

Parcel ID: 0010-00-061.00 Card 1 of 1 Location: Hwy 126 Lancaster Cost: \$4,000

Current Ownership

#	Title	Last Name	First Name	Res ex	% Own	Type
#1:		INDIAN LAND INVESTMENTS LLC				
#2:						
#3:						

Street #1: 114 E MAIN ST STE 103 Fill Home Phone: _____
 Street #2: _____ List Cell Phone: _____
 City/Town: ROCK HILL Verify Work Phone: _____
 Province/State: SC Postal: 29730 E-mail: _____

Country: _____ Account Type: _____ Separate Bill: _____
 D.O.B.: MM/DD. Legal Reference: 789-178 Valid Owner: _____
 Owner Occupied: _____ Sale Date: 2/19/2014 Private Info: _____

Owner Lookup Number: 72164

Open 5/30/2014 2:02 PM 1400 QuickList

Exhibit 5

Indexed By Card #

Parcel ID: 0010-00-061.03
Account: 91108
Sticker #:
Location: COLLINS RD Indian Land
Land Use: NCOR - CorpAg
Owner #1: SIX MILE CREEK INVESTMENTS LLC

Card: 1/1
Distlot: 01 - County
Ent. Parcel Area: 65,505 - AC
Neigh: 01 -01
Own Type:

Market Adj Value	Current	Year 2013	Local Description
Calc. Land Area:	65,505	65,505	
Full Market Value:	2,298,609	2,298,609	
Full Land Value:	2,298,609	2,298,609	
Building Value:			
Yard Items:			
Land Value:	7,992	7,992	
Total Value:	7,992	7,992	
Assessed Value:	480	480	
Capped Total:	2,298,609	2,298,609	

Sales Information:
Grantor: SIX MILE CREEK INVESTMENTS LLC, This Parcel contains 65,505 AC of land mainly classified as CorpAg.
Sale Price: 0
Sale Date: 2/19/2014
Legal Ref: 789-157
Validity: 9E
Sold Vacant: No

Reval/Market Distlot: 01
Narrative Description:

Office Notes Notes

No Picture Available

No Map Available

No Sketch Available

Add Mod Del Save Cancel

Parcel ID: [Yellow Box] Card #: [Yellow Box]

Location: COLLINS RD Indian Land Cost: \$7.9

Parcel ID: 0010-00-061.03 Card: 1 of 1 Location: COLLINS RD Indian Land Cost: \$7.9

Current Owner: **Current Ownership** ID/Factors/Taxes

Prior Owner: [Blank]

#	Title	Last Name	Res ex	% Own	Type
#1:		SIX MILE CREEK INVESTMENTS LLC	F		
#2:			F		
#3:			F		

Street #1: 114 EAST MAIN ST STE 103 Home Phone: [Blank]
 Street #2: [Blank] Cell Phone: [Blank]
 City/Town: ROCK HILL Work Phone: [Blank]
 Province/State: SC Postal: 29730 Email: [Blank]

Account Type: [Blank] Separate Bill: [Blank]
 Legal Reference: 789-157 Valid Owner: [Blank]
 Owner Occupied: [Blank] Sale Date: 2/19/2014 Private Info: 72443
 Owner Lookup Number: [Blank]

Sales Exemptions More Owners Other Parties

Open 5/30/2014 2:01 PM Move to Prev Record Card 91108 QuickList

Indexed By:
 Card #:

Parcel ID: 0010-00-061.04
Account: 91109
Sticker #:
Location: COLLINS RD Indian Land
Land Use: NCOR - CorpAg
Owner #1: ILTOP INC

Market Adj. Value
 Calc. Land Area: 43,282
 Full Market Value: 1,522,338
 Full Land Value: 1,522,338
 Building Value:
 Yard Items:
 Land Value: 5,280
 Total Value: 5,280
 Assessed Value: 317
 Capped Total: 1,522,338

Sales Information
 Grantor: ILTOP INC,
 Sale Price: 0
 Sale Date: 2/19/2014
 Legal Ref: 789-167

Validity: 9E
 Sold Vacant: No

Card: 1/1
 District: 01 - County
 Ent. Parcel Area: 43,282 -
 Neigh: 01 - 01
 Own Type:

Year: 2013
 43,282
 1,522,338
 1,522,338

Local Description
 Reval / Market Districts: 01
Neighborhood Description
 This Parcel contains 43,282 of land mainly classified as CorpAg.

Office Notes

Open 6/6/2014 2:35 PM 91109 QuickList

Exhibit 5

Parcel ID: 0010-00-061.06 **Card:** 1/1

Account: 91110 **District:** 01 - County

Sticker #: **Ent. Parcel Area:** 34,849 - AC

Location: COLLINS RD Indian Land **Neigh:** 01 -01 **Own. Type:** **Leasehold**

Land Use: NCOR - CorpAg

Owner #1: SIX MILE CREEK INVESTMENTS LLC

Market Adj. Value	Current	Year	2013
Calc. Land Area:	34,849		
Full Market Value:	1,227,962		
Full Land Value:	1,227,962		
Building Value:			
Yard Items:			
Land Value:	4,252		
Total Value:	4,252		
Assessed Value:	255		
Capped Total:	1,227,962		

Sales Information

Grantor: SIX MILE CREEK INVESTMENTS LLC, **Reval/Market Districts:** 01

Sale Price: 0 **Validity:** 9E **Narrative Description:** This Parcel contains 34,849 AC of land initially classified as CorpAg.

Sale Date: 2/19/2014 **Sold Vacant:** No

Legal Ref: 789-188

Office Notes **Notes**

No Picture Available

No Map Available

No Sketch Available

Add Mod Del Save Cancel

Parcel ID: 00110-00-051.016 Card 1 of 1 Location: COLLINS RD Indian Land Cost: 34

Current Ownership **Prior Owner** **ID/Factors/Taxes**

#	Title	Last Name	Elect Name	Elect	% Divid	Type
#1:	SIX MILE CREEK INVESTMENTS LLC					
#2:						
#3:						

Street #1: 114 E MAIN ST STE 103 Home Phone: _____
 Street #2: _____ Call Phone: _____
 City/Town: ROCK HILL Work Phone: _____
 Province/State: SC Postal: 29730 Email: _____
 Country: _____ Account Type: _____
 D.O.B.: MM/DD. Legal Reference: 789-188 Owner Lookup Number: _____
 Owner Occupied: _____ Sale Date: 2/19/2014

Separate Bill: Other Parties
 Valid Owner: More Owners
 Private Info: Exemptions
 74896 Sales 91110 QuickList

Open 5/30/2014 2:01 PM 91110 QuickList

Exhibit 5

Exhibit C

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

Ordinance No. 959

AN ORDINANCE

TO ESTABLISH THE 411 ACRE COLLINS ROAD SITE PLANNED DEVELOPMENT DISTRICT (PDD-26); TO APPROVE THE MASTER PLAN FOR THE DEVELOPMENT; AND TO APPROVE THE REGULATIONS FOR THE DEVELOPMENT OF THE PROPERTY AND OTHER MATTERS RELATED THERETO.

BE IT ORDAINED BY THE COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA:

Section 1. Citation. This ordinance may be cited as the 411 Acre Collins Road Site Planned Development District (PDD-26) Ordinance or as the PDD-26 Ordinance.

Section 2. Purpose; PDD-26. (a) The purpose of this ordinance is to establish the 411 Acre Collins Road Site Planned Development District (PDD-26), to approve the Master Plan for the development and to provide for the regulations that apply to the development of the property.

(b) The 411 Acre Collins Road Site development is a mixed use master planned community, comprised of a combination of residential, employment, flex office/retail, institutional, and open space uses organized around an integrated development concept that utilizes a series of villages or components that support the various land uses (the "Development" or "PDD-26").

Section 3. Authority. This ordinance is enacted pursuant to the authority of Chapter 29, Title 6 of the Code of Laws of South Carolina 1976, as amended, and the Unified Development Ordinance of Lancaster County, as amended (the "UDO").

Section 4. Jurisdiction. This ordinance applies to the property known as the 411 Acre Collins Road Site development which consists of approximately 411 acres (the "Property"). The Tax Map Number for the property is 0010-00-00-061.

Section 5. Official Zoning Map. The Official Zoning Map is amended to show the Property as a Planned Development District (PDD-26).

Section 6. Master Plan. The master plan, attached hereto as Exhibit A and incorporated into this ordinance by reference, is approved (the "Master Plan").

Section 7. Master Plan Amendments. (a) Unless otherwise provided in this ordinance, all amendments to the Master Plan shall be made in accordance with the UDO.

(b) Development depicted on the Master Plan is intended to reflect a generalized arrangement of proposed land uses on the site, but the exact configuration, placement or size of the individual site elements may be altered or modified within the limits prescribed by this ordinance during the design and development and construction phases.

(c) Changes in land use from those depicted on the Master Plan may be made subject to the following conditions:

(1) Lot sizes and mixtures may be adjusted and moved throughout villages, provided, that, the minimum lot size is not less than 7,800 square feet and the lot width is not less than 60 feet for single family residential lots or 20 feet for multi-family lots. The total lot count shall not exceed 510 for Villages A, B, C, D, & E.

(2) Village F may be developed with a combination of either one or more of the following uses: multi-family housing, apartments, and/or flex/office/retail space. The mixtures of uses in Village F may be adjusted, provided, that Village "F" shall not contain more than 150 multi-family housing units, and/or 300 apartments and/or 250,000 square feet of flex/office space.

(3) Village G may be developed with flex/office/commercial/retail space, provided, that the total combined building floor area shall not exceed 500,000 square feet.

(4) Village H may be developed with a combination of either one or more of the following uses: hospital or medical institutional living and/or office space. The mixture of uses may be adjusted, provided, that, Village H shall not contain more than 150 dwelling units and/or 150,000 square feet.

(5) Areas designated for recreational or open space use for any Component may be increased or decreased in size up to twenty percent (20%) of any Component, provided, that a decrease in one Component shall be offset by an equivalent or greater increase in one or more other Components in recreational area or open space.

(6) Park/Recreation or Civic uses may be developed anywhere within the boundaries of Village D, provided, that the location of the Park/Recreation or Civic use shall not cause a decrease in the overall number of lots allowed within Village D.

(d) Alterations may be made to lot lines and dimensions, roadway alignments, and other configurations as necessary to implement the changes in land use authorized in subsection (b) of this section.

(e) Land use changes authorized by this section are effective upon the property owner filing with the Planning Department a document showing the change

Section 8. Land Uses. (a) The land uses authorized for the Development are as follows:

(1) Villages A, B, C, D, & E: Single-family residences and multifamily residences including duplexes.

(2) Village F: Multifamily residences including duplexes and apartments and flex office/commercial/retail.

(3) Village G: Flex office/commercial/retail.

(4) Village H: Hospital or medical institutional living or associated office space.

(b) Each Village may be developed with any land use allowed in the Table of Permissible Uses as contained in the UDO for the respective land use district designation (residential, commercial) unless otherwise provided in this ordinance.

(c) The following land uses are prohibited in PDD-26:

(1) Adult entertainment;

(2) Auto business, etc.;

(3) Automobile wrecking and/or junk, salvage yard;

(4) Commercial kennels;

(5) Industrial mining;

(6) Livestock auction house;

(7) Lumber and/or building materials dealer;

- (8) Manufactured home type units;
- (9) Modular housing;
- (10) Motorized race and testing track;
- (11) Pistol, rifle, skeet range or turkey shoot;
- (12) Private or commercial horse stables; and
- (13) Rooming and boarding houses.

(d) In areas designated for flex office/commercial/retail use, residential uses are allowed on ground floors of the office, commercial or retail building and on floors above the office, commercial or retail use. Office, commercial or retail uses are allowed on any floor of an office, commercial or retail building.

Section 9. Definitions. In this Ordinance, each of the following terms shall have the meaning assigned to it:

Apartment Housing – Multiple for rent dwelling units which are attached vertically or horizontally with shared access, parking, and open space.

Attached Housing – A single dwelling unit attached to another dwelling unit on one or more sides.

Civic Use - Police stations, libraries, daycare facilities, fire stations, emergency medical service stations, meeting halls, recreational facilities, government buildings, museums, schools, performing arts centers, religious buildings, picnic areas, recreation centers, public park or any other cultural, civic or social use.

Commercial Use - Business and retail establishments providing consumer services and products.

Cul-de-sac – Cul-de-sac length shall be measured from the first point of intersection with an existing street, to the center radius of the cul-de-sac bulb.

Detached Housing - A single dwelling unit not attached to any other dwelling unit, with an open yard on all sides of the structure.

Flex Office / Commercial / Retail – Hybrid of mixed office, flex office, and commercial / retail uses included on the commercial sites on 411 Acre Collins Road Site that are allowed per PDD-26 ordinance.

Flex Office – A mixture of office space, showrooms, light assembly, distribution, and/or warehouse uses within a building.

Institutional Use - Schools, religious buildings, hospitals or other care facilities, and other private or public facilities that support the community.

Land Use Designations - the use to which a particular area of the Property may be put as shown on the Master Plan and described more particularly in Section 10.

Master Developer – UHF Development, Coleman & Associates, The Tuttle Company or a successor owner to whom UHF Development, Coleman & Associates, The Tuttle Company sells the entire Property, and not just a portion of such Property.

Master Plan - the conceptual master plan for the development of the Property.

Multi-Family Housing- Any group of attached housing containing two or more dwelling units on a single lot. Multi-family housing may include but not be limited to the following: duplexes, quadraplexes, townhouses, apartments, and condominiums.

Office Use - Business, professional, service, or governmental occupations, and institutions and commercial activities not involved with the sale of merchandise.

Open Space - any open space designated for use as Park Amenity Center Site/ Facilities Floodway, Floodplain and/or Open Space on the Master Plan.

Property - all of the land comprising the 411 Acre Collins Road Site (PDD-26) development.

Property Owner - The Master Developer of the Property or, as to a particular Component, any single sub-developer the Property Owner designates in an Assignment of Property Owner Rights.

Residential - any residential land use permitted in the Unified Development Ordinance.

Retail Use - Any use associated with the sale of consumer goods, products or merchandise.

Villages - any one of the Components depicted on the Master Plan.

Section 10. Development Regulations. (a) Unless otherwise provided in this ordinance, the development of the Property must comply with the UDO. To the extent that this ordinance may contain zoning and development standards which conflict with zoning and development standards contained in the UDO, the standards contained in this ordinance control and supersede the UDO provision.

(b) The provisions of the Carolina Heelsplitter Overlay District (Section 2.1.2 of the UDO, as added by Ordinance No. 901, and as may be amended) apply to the Property.

(c) Notwithstanding the applicable provision of the UDO, the following development regulation applies to the development of the property:

(1) **Block and Roadway Configuration** – Block lengths, block widths, and cul-de-sacs may vary, provided, that it does not exceed 800 feet and adequate fire protection criteria is maintained.

Master Developer – UHF Development, Coleman & Associates, The Tuttle Company or a successor owner to whom UHF Development, Coleman & Associates, The Tuttle Company sells the entire Property, and not just a portion of such Property.

Master Plan - the conceptual master plan for the development of the Property.

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(c) Notwithstanding the applicable provision of the UDO, the following development regulation applies to the development of the property:

(1) Block and Roadway Configuration – Block lengths, block widths, and cul-de-sacs may vary, provided, that it does not exceed 800 feet and adequate fire protection criteria is maintained.

(2) Sidewalks and Public Crosswalks -- Connectivity shall be provided through the use of sidewalks to link various areas of the site. Sidewalks will be provided on one side of the secondary streets and along both sides of all major roads in the community and the entrance road.

(3) Driveways -- No restriction applies to the location of driveways for non-residential uses, provided, that all access roads into the subdivision or commercial areas from U.S. 521, Collins Road, Shelley Mullis Road, and other surrounding roads are subject to approval by the South Carolina Department of Transportation ("SCDOT").

(4) Buffers -- Buffers and setbacks, for the perimeter of the development, shall be in accordance with Section 13.12 of the UDO unless otherwise specifically provided in this ordinance. An internal Type 3 25' buffer, meeting the requirements of Section 12.9 of the UDO, shall be provided between the internal residential and commercial uses of the development.

(5) Parking -- Parking shall be provided in accordance with Section 11.4 of this ordinance.

(6) Open Space requirements -- For purposes of applying Section 17.1(2)(b)(1) of the UDO to the development, the narrow strip of common area must be at least twenty-five feet (25') in width.

(7) Open Space requirements -- For purposes of applying Section 17.1(2)(a) of the UDO to the development, sidewalk and utility crossings and any associated improvements required to construct and maintain such crossings, encroachments or facilities may be included in the areas designated for incorporation into the development's Open Space calculations.

(8) Floodway Restrictions -- In addition to the uses allowed by Section 16.1.3.2 of the UDO for land within a floodway, the following uses are allowed: (i) Open Space and non-buildable portions of single family residential lots; and (ii) roadway crossings, utility crossings and any associated improvements necessary to develop such crossings.

(9) Floodplain restrictions -- In lieu of the provisions of Section 16.1.4 of the UDO, the following requirement shall apply: No building or fill material shall be located within a distance of the stream bank equal to five (5) times the width of the stream at the top of the bank area unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(10) Submission Requirements -- Environmental Characteristics of the Site -- When submitting flood frequency information as a part of the subdivision approval process, the person seeking subdivision approval is required to submit only one hundred (100) year frequency flood information, provided, however, buildings or fill material shall not be placed within a FEMA one hundred (100) year floodplain without a LOMR-F.

(11) Connectivity -- The minimum connectivity index for PDD-26 is 1.0.

Section 11. Density/Intensity. (a) Development intensity for a particular use shall not exceed the following use densities:

<u>Land Use</u>	<u>Density/Intensity</u>	<u>Total Number of Acres/ Units/Facilities</u>
Single Family Village Villages A, B, C and D	4 Dwelling Units/ acre, on average	Up to 350 Units
Multifamily Village E	8 Dwelling Units/ acre, on average	Up to 160 Units

Mixed Use Village F		
Multifamily	150 Units	Up to 47 Acres
Apartments	300 Units	Up to 47 Acres
Flex/Office	250,000 square feet	Up to 47 Acres
Flex/Office/Commercial/ Retail Village G		
	500,000 square feet	Up to 73 Acres
Hospital or Medical Institutional Living/ Office Village H		
	150,000 square feet	Up to 15 acres
	150 Units	Up to 15 acres

(b)(1) The Property Owner may vary the intensity of development within any Component or any use category of any Component on one or more occasions by up to thirty percent (30%) without further approval, provided, that the total number of overall units of residential housing and the number of total acres of retail commercial within the overall development does not increase from the maximums stipulated on the Master Plan.

(2) Density calculations for the Development apply only to Villages A, B, C, D, & E. Density for Village F is in addition to the density for Villages A, B, C, D and E, provided, that the density for Village F must not exceed 150 units if developed as multi-family, 300 units if developed as apartments, or 250,000 square feet if developed as Flex/Office space or a combination of the three uses.

(c)(1) The Property Owner may transfer development uses or intensity (the number of residential units or the number of acres devoted to any particular use) within the Property by transferring density or portions of the commercial square footage from any component or area within the Property to any other Component or area within the Property, so long as the total intensity of development within the Property, as a whole (measured in total number of residential units or acreage, as applicable) does not increase. If any density (total number of dwelling units or building area of commercial property) allocated to a Component by an Assignment of Property Owner Rights 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/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 than the rear yard shall be 10' from the edge of the alley for those lots.

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	NA

(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 emergency preparedness department and the building and zoning department.

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)
Multi-Family Village "E"	1,000 S.F. (attached)
Mixed Use Village "F"	
Office/Retail	7,000 S.F.
Multifamily	1,000 S.F. (attached)
Apartments	600 S.F. (attached)
Flex/Office/Commercial/Retail Village "G"	7,000 S.F.
Hospital or Medical Institutional Living/ Office Village "H"	7,000 S.F.
Park/Open Space	No Minimum

(b) Lot size excludes road right-of-way, common open space, easements, 100 year floodplain, and other areas within a subdivision that typically are not controlled or developed by the lot owner.

Section 15. Lot Width. All lots shall meet or exceed the minimum widths indicated in the following table:

Land Use	Minimum Lot Width
Single Family Village "A, B, C, & D"	60' (detached)
Multi-Family Village "E"	20' (attached)
Mixed Use Village "F"	
Office/Retail	
Multifamily	20'(attached)
Apartments	20'(attached)
Flex/Office/Commercial/Retail Village "G"	60'
Hospital or Medical Institutional Living/ Office Village "H"	60'
Park/Open Space	No Minimum

Section 16. Buffers. (a) A perimeter buffer is not required where the uses are adjacent to an existing or proposed road. The border of the proposed PDD that is not adjacent to a road must be buffered by a minimum of 40 foot buffer. Where steep topography is present, pedestrian/vehicular access, utility easements, or sidewalks are needed, grading will be allowed in these buffers. The bufferyards are to remain as open space, except to the extent necessary to accommodate berms, walls, fences, signs and graphics, lighting fixtures, access points, drainage easements, utility lines and other facilities, and other uses identified in the UDO. Where there is an insufficient natural buffer, plantings may be installed by the developer at the developer's discretion. If the use is adjacent to a similar use, on an adjacent tract, this perimeter buffer may be removed with approval of the Planning Department.

(b) There shall be an internal buffer between residential and commercial uses consisting of a 25' Class 3 buffer in accordance to Section 12.9 of the UDO.

(c) If the Property Owner can demonstrate to the Planning Director that the topography or elevation of a development site, the size of the parcel to be developed, or the presence of a greenway, buffer or screening on adjacent property would make strict adherence to the buffer requirements of the UDO serve no meaningful purpose, then the Planning Director shall waive the buffer requirements for that site.

(d) Along the property line of the PDD, adjacent to parcel 0010-00-060-04, the 40' buffer shall remain undisturbed except for grading and construction where the required stub road will be located.

Section 17. Parking. (a) All uses within the PDD may utilize on street and/or alley parking to meet the requirements of Section 11.2 of the UDO. If parking is allowed on any road within this development regardless of which section it is allowed in, the road must be wide enough to allow the parking of vehicles on the street and the travel width of the road must be at least 24 feet excluding the parking areas. Parking garages are an allowed use in Villages "H", "G", and "F" of the PDD.

(b) For commercial and retail uses and institutional uses, one parking space must be provided for each 300 square feet of gross acreage.

Section 18. Roadways and Traffic. (a) The number, location and alignment of the internal roadways shown on the Master Plan may be modified, provided that they are constructed in conformance with the roadway design and construction standard set forth in this section.

(b) All internal roadways shall be built to the County's construction standards set forth in the UDO except as otherwise specified in (c) through (e) of this section.

(c) Any portion of the Property may have private roads.

(d) All internal roads will be constructed with curb and gutter.

(e) All internal roadways will be constructed in accordance with the following minimum standards:

	Street Standards	R/W Width
1. Local Limited Res Street	20' Asphalt	40' r/w
	24' BC/BC	
2. Local Residential	22' Asphalt	50' r/w
	26' BC/BC	
3. Residential Collector Street	32' Asphalt	60' r/w
	36' BC/BC	
4. Private Street/Drive	20' Asphalt	30' Clear Zone
(Townhomes/Commercial/ Office/Institutional)	23' BC/BC (Standard 1' - 6" Curb)	

(f) All connections to SCDOT roadways must meet SCDOT regulations and be approved by SCDOT.

(g) Alleys per Lancaster County Standards are allowed in Village "D".

Section 19. Street Lighting. (a) Community street lighting shall be provided within the Property, and shall be designed and constructed in accordance with the requirements of this section and the UDO.

(b) All community street lighting within each Component shall be of uniform design and all lighting throughout the Property shall be complementary.

(c) The community street lighting shall be part of an overall street lighting program for the Property. The street lighting shall be maintained and operated by the appropriate electric utility, a property owners association, or some other non-profit entity.

(d) Nothing in this section shall be construed to limit or otherwise impair the ability of any individual resident or lot owner to construct or install lighting anywhere on such resident's or owner's lot. Such lighting, however, shall be appropriately shielded so that it does not interfere with the reasonable enjoyment of neighboring properties.

Section 20. Model Homes and Other Buildings. Prior to the installation of water and sewer for the development or any of its components, the developer may be issued not

more than ____ () building permits of which ____ () may be for model single family residences for sale ("Model Homes"), one (1) may be for a welcome center and ____ () for sales office. The Model Homes may be connected to temporary water and sewer services, including septic tanks, provided, that the Model Homes shall be connected to central water and sewer services as soon as the central services are available. Prior to issuing the building permits for the Model Homes, the developer shall provide the County with proof of applicable approvals by other government entities, including, but not limited to the South Carolina Department of Health and Environmental Control. Except for the water and sewer connections, the Developer must comply with all ordinary requirements for the issuance of building permits including, but not limited to, any then applicable county-wide building, housing, electrical, plumbing, and gas codes. A certificate of occupancy for the Model Homes shall not be issued until the Model Homes are connected to central water and sewer service and must meet otherwise applicable requirements. The absence of a certificate of occupancy does not prevent developer from using the Model Home for Model Home purposes.

Section 21. **Mass Grading and Timber Harvesting.** The Property Owner may mass grade all or any portion of the Property, sell or relocate excess soils resulting from such mass grading, and harvest and process timber within the Property, provided, that, the Property Owner complies with section 12.11 of the UDO.

Section 22. **Open Space.** Storm water detention facilities may be included as Open Space.

Section 23. **Severability.** If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, it is the intent of the Council for the remaining sections, subsections and clauses to also be invalid and that the entire ordinance be held unconstitutional or invalid.

Section 24. **Controlling Ordinance.** To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 25. **Effective Date.** This ordinance is effective upon execution and recording of the development agreement approved in Ordinance No. 960.

AND IT IS SO ORDAINED THIS _____ DAY OF _____, 2008.

LANCASTER COUNTY, SOUTH CAROLINA

Rudy L. Carter
Chair, County Council

Wesley Grier
Secretary, County Council

Approved as to form:

County Attorney

ATTEST:

Irene Plyler, Clerk to Council

1st reading: 10-27-08 PASSED 7-0
2nd reading: 11-24-08 PASSED 7-0
3rd reading:

Exhibit C

EXHIBIT A

**411 Acre Collins Road Site
Planned Development District (PDD-26)**

Master Plan

See attached.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Rezoning application of Lancaster County to rezone 5 acres from R-45A, Rural Residential/Intense Agricultural District, to I
1, Light Industrial District. The purpose of this rezoning is to correct a zoning error on the Lancaster County Official Zoning
Map. RZ-014-014 {Public Hearing} pgs. 100-117
TMS #0141-00-030.00

Alex Moore

Conclusions:

Action items:

PLANNING STAFF REPORT: RZ-014-014

I. Facts

A. General Information

Proposal: This is the rezoning application of Lancaster County to rezone 5 acres from R-45A, Rural Residential/Intense Agricultural District, to I-1, Light Industrial District. The purpose of this rezoning is to correct a zoning error on the Lancaster County Official Zoning Map. The site presently contains a large industrial building.

Property Location: The property is located at 450 Little Dude Avenue in Lancaster County, SC.

Legal Description: TMS # 0141-00-030.00

Zoning Classification: Current: R-45A, Rural Residential/Intense Agricultural District

Voting District: District 6, Jack Estridge

B. Site Information

Site Description: This property is located 450 Little Dude Avenue

C. Vicinity Data

Surrounding Conditions: To the north, (across Little Dude Avenue) all adjacent properties are zoned I-1, Light Industrial. To the south, all adjacent properties are zoned R-45A, Rural Residential/Intense Agricultural. To the east, all adjacent properties are zoned R-45A, Rural Residential/Intense Agricultural. To the west, all adjacent properties are zoned R-45A, Rural Residential/Intense Agricultural.

D. Exhibits

1. Rezoning Application
2. Location Map
3. Tax Inquiry Sheet
4. UDO – Section: 2.1.1 Residential Districts and 2.1.3 Industrial Districts
5. Table of Uses

II. Findings

Code Considerations:

The R-45A, Rural Residential/Intense Agricultural District, is designed to accommodate a wide range of use including low density residential development, low intensity commercial uses and high intensity agricultural uses. The minimum residential lot size, minimum residential lot width and maximum residential density of the district are the same as for the R-45 district. However, both single-wide and multi-wide manufactured housing units are allowed on individual lots based on certain siting requirements. See [section 4.1.22](#) . Stockyards, slaughter houses, commercial poultry houses and swine lots are only allowed as conditional uses.

The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local residents and agricultural businesses. Such uses shall only be allowed on lots located at the intersection of two roads. One of the two roads shall be part of the state highway system and the other shall be a collector street. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are the same as those allowed in the R-45B district, and are specified in the Table of Permissible Uses.

All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

The **I-1 Light Industrial District**, is designed to accommodate businesses engaged in the manufacturing, processing, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. Further, the I-1, Light Industrial District is designed to accommodate industries that do not tend to have adverse impacts on surrounding properties.

III. Conclusions

The facts and findings of this report show that the property located at 450 Little Dude Avenue in Lancaster County, SC contains a large industrial building constructed in +/- 1994 that is +/- 16,160 square feet in size. Presently, the surrounding properties include unimproved land along with parcels containing industrial and residential uses respectively.

The subject property is designated as residential on the Lancaster County Future Land Use Map. Typically the Future Land Use Map illustrates how particular areas of the county *could* develop rather than how individual parcels of land will develop. The subject parcel is in close proximity to the Haile Gold Mine. It is anticipated that, pending permits, the Haile Gold Mine will be reopened and expanded which would further increase the industrial nature of this vicinity. Additionally there is currently an operational industrial facility located at 369 Little Dude Avenue.

IV. Recommendation:

It is therefore the recommendation of the Planning Staff that the rezoning request for the property located at 450 Little Dude Avenue (TMS # 0141-00-030.00) be approved.

LANCASTER COUNTY
SOUTH CAROLINA

APPLICATION TO AMEND OR CHANGE THE TEXT OR MAP OF THE
LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE

Do Not Write In This Box

Application No. RZ 014-014 Date Received _____ Fee Paid _____

1. The application is for amendment to the: (check one)

District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)

Ordinance Text (fill in items # 8 & 9 only)

2. Give either exact address or tax map reference to property for which a district boundary change is requested: 0141-00-030.00

(SAC)

3. How is this property presently designated on the map? R45-A

4. How is the property presently being used? INDUSTRIAL

5. What new designation or map change do you purpose for this property? I-1

6. What new use do you propose for the property? NONE - REMAIN INDUSTRIAL

EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.

7. Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:

THIS IS COMING FROM COUNTY COUNCIL

8. If this involves a change in the Ordinance text, what section or sections will be affected? _____

9. Explanation of and reasons for proposed change: TO CORRECT ZONING ERROR

(use back of form if additional space is needed)

NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)

STEVE WILLIS

ADDRESS:

PO Box 1809

LANCASTER, SC 29221

Phone:

416-9300

Steve Willis

SIGNATURE



101 N. Main Street
P.O. Box 1809
Lancaster, South Carolina 29721-1809

Telephone (803) 416-9777

Fax (803) 416-9797

Date: 5-22-14

Vickie T. Stewart
I, Robert Poye Stewart, do hereby give my consent for Lancaster

County Council to rezone my property located at 450 Little Duke Ave

Parcel ID number 0141-00-030.00. I/we understand that this rezoning is to

correct the zoning classification to the proper district that coincide with the allowed uses designated in the Table of Permissible Uses for Lancaster County. I/we understand that there will be no charge for this case.

Corrected Zoning Classification is R-45A Residential corrected to I-1 Light Industrial

Signature of Property Owner Vickie T. Stewart
Robert Poye Stewart

Staff Signature [Signature]

Notary Public for South Carolina Milla Grooms

Commission Expires 12-1-2018

Deed Drawn By David R. Blackwell

0006077 Bk: 0126 Pg: 0097

FILED, RECORDED, INDEXED
07/27/2001 09:10:15AM
Rec Fees 10.00 St Fees 260.00
Co Fees 110.00 Pages 4
Clerk of Court
LANCASTER COUNTY, SC

State of South Carolina
County of Lancaster }

TITLE TO REAL ESTATE

Know All Men by These Presents, That Blackwell Limited

hereinafter referred to as grantor for and in consideration of the sum of One Hundred Thousand and no/100ths (\$100,000.00) dollars

to grantor paid by Robert P. Stewart and Vickie T. Stewart
3408 Corinth Road
Monroe, NC 28112

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

"All that certain piece, parcel or tract of land, with improvements thereon, containing 5.01 acres, situate, lying and being near the Town of Kershaw, Lancaster County, SC, and more particularly being bounded and described as follows: On the NORTH by Little Dude Avenue (S-29-564) and by Petersburg Road; On the EAST by other property of Blackwell Limited; On the SOUTH by other property of Blackwell Limited; and, On the WEST by other property of Blackwell Limited. Being more particularly shown and described on a survey prepared for James H. Whitman, Jr., by Daniel D. Riddick, Surveyor, dated October 19, 1994, and recorded as Plat # 15175, in the Office of the Clerk of Court for Lancaster County, Reference to said plat is made for a more accurate description."

Being the identical property conveyed to Blackwell Limited by Deed of James H. Whitman, Jr. dated November 9, 2000 and recorded November 15, 2000 in Deed Book 100 Page 146 in the Office of the Clerk of Court for Lancaster County, South Carolina.

ALSO: "All that certain piece, parcel or lot of land lying, being and situate in Lancaster County, South Carolina, north of the Town of Kershaw, fronting on the south side of Little Dude Avenue (Highway S-29-564) containing 0.568 acre and being shown and described on plat of survey entitled 'Boundary Survey for Robert P. and Vickie T. Stewart' dated July 24, 2001, made by Kenneth A. Johnson, RLS, recorded as Plat NO. 2001-453 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference incorporated herein."

The above described property is a portion of that conveyed to Blackwell Limited by Deed of Danny R. Blackwell, Betty Lou G. Blackwell, and Betty Lou G. Blackwell, as Trustees, dated January 15, 1969, and recorded in Deed Book Z-5, at Page 1497, in the Office of the Clerk of Court for Lancaster County, South Carolina.

ASSESSOR'S OFFICE
Received 7-30-01
Tax Map Code 141-30
Or Portion Of _____

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

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.

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

WITNESS the Grantor's Hand and Seal this 26th day of July, 2001, and in the two hundred and twenty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Blackwell Limited
By: [Signature] (Seal)

[Signature]
Witness

[Signature]
Witness

STATE OF SOUTH CAROLINA
County of Lancaster

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

WITNESS my hand and official seal this the 26th day of July, 2001.

[Signature] (Seal)
Notary Public of South Carolina
My Commission Expires: 9-1-2014

RKF

State of South Carolina,
County of Lancaster

Blackwell Limited

To

Robert P. Stewart and Vickie T. Stewart

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at M. o'clock on the day of 20, and was immediately entered upon the proper indexes and duly recorded in Book of Deeds, page

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

I hereby certify that the within Deed has been this 27th day of July A.D. 2001. Recorded in Book 0 of Deeds, page 5-11

[Signature] Auditor of the State and County aforesaid.

COMMISSIONER OF THE LAND-RECORDS

STATE OF SOUTH CAROLINA
COUNTY OF Lancaster)

AFFIDAVIT

Page 1 of 2

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 5.01 acres, Little Dude Avenue bearing Lancaster County Tax Map Number 141/30 was transferred by Blackwell Limited to Robert P. Stewart and Vickie T. Stewart in July 26, 2001.
3. Check one of the following: The deed is
 - (a) XX subject to the deed recording fee as a *transfer* for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____ (If exempt please skip items 4 - 7, and go to item 8 of this affidavit)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 100,000.00
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes or No XX To the following: a lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 100,000.00
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 100,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 370.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

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.

Robert P. Stewart, Vickie T. Stewart
Responsible Persons connected with Transaction

SWORN to before me this 26th
day of July, 2001

Robert P. and Vickie T. Stewart
Print or Type Name Here

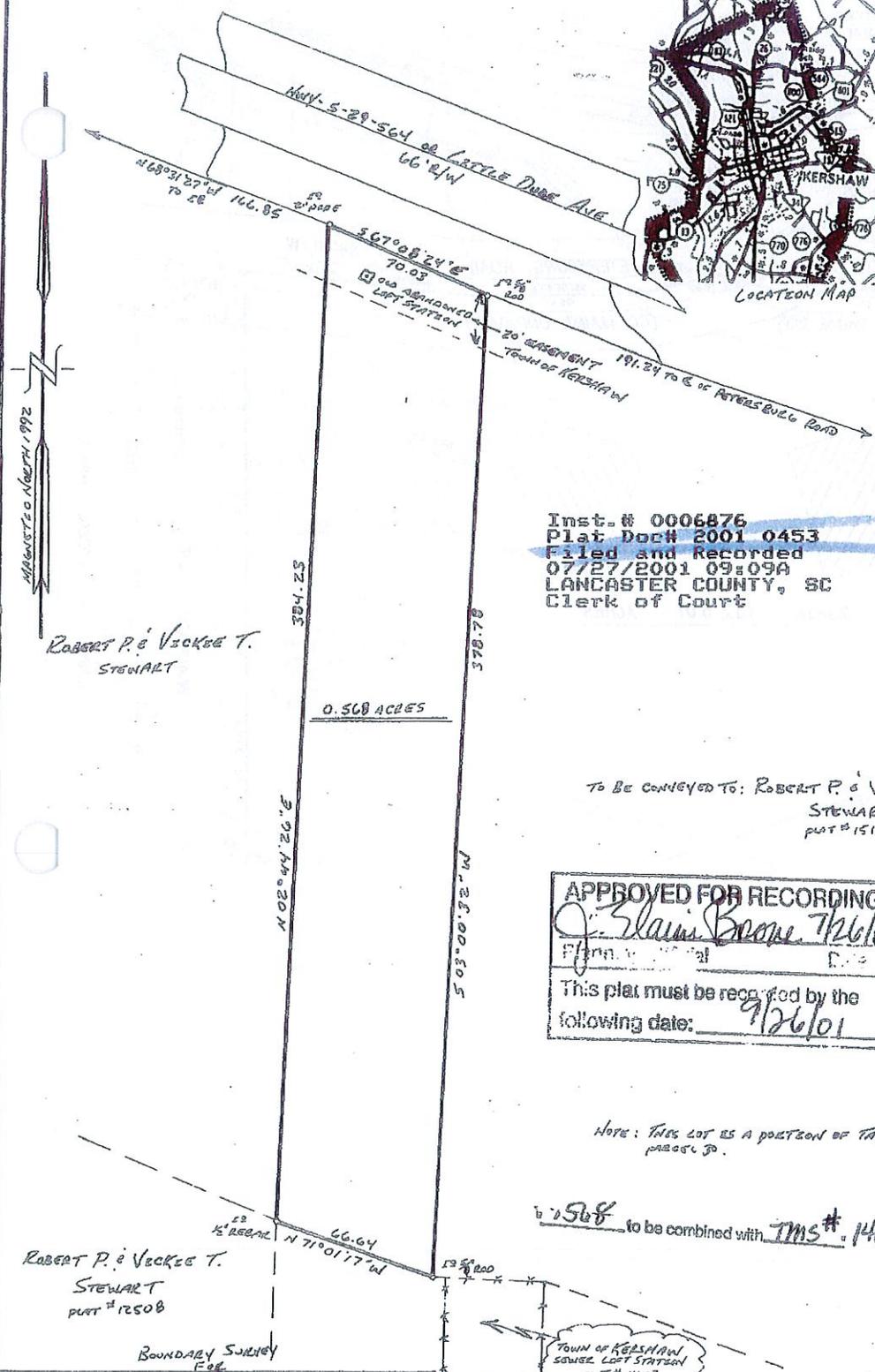
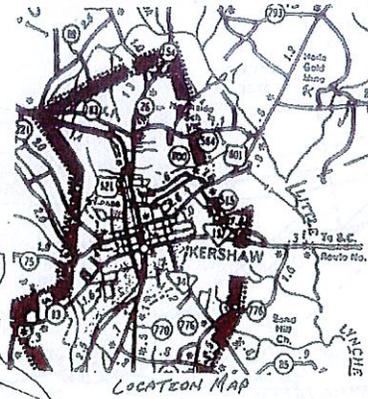
Sharon G. Roberts
Notary Public for DC
My Commission Expires: 12-15-2006

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 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 the grantor'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, aunts, 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; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.



Inst. # 0006876
 Plat Doc# 2001 0453
 Filed and Recorded
 07/27/2001 09:09A
 LANCASTER COUNTY, SC
 Clerk of Court

ROBERT P. & VICKEE T.
 STEWART

TO BE CONVEYED TO: ROBERT P. & VICKEE T.
 STEWART
 PLAT # 15175

APPROVED FOR RECORDING
J. Slain Brown 7/26/01
 This plat must be recorded by the
 following date: 9/26/01

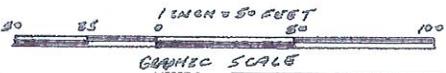
Note: THIS LOT IS A PORTION OF TOWN MAP 141
 PARCEL 30.

Sub to be combined with TMS# 141-30

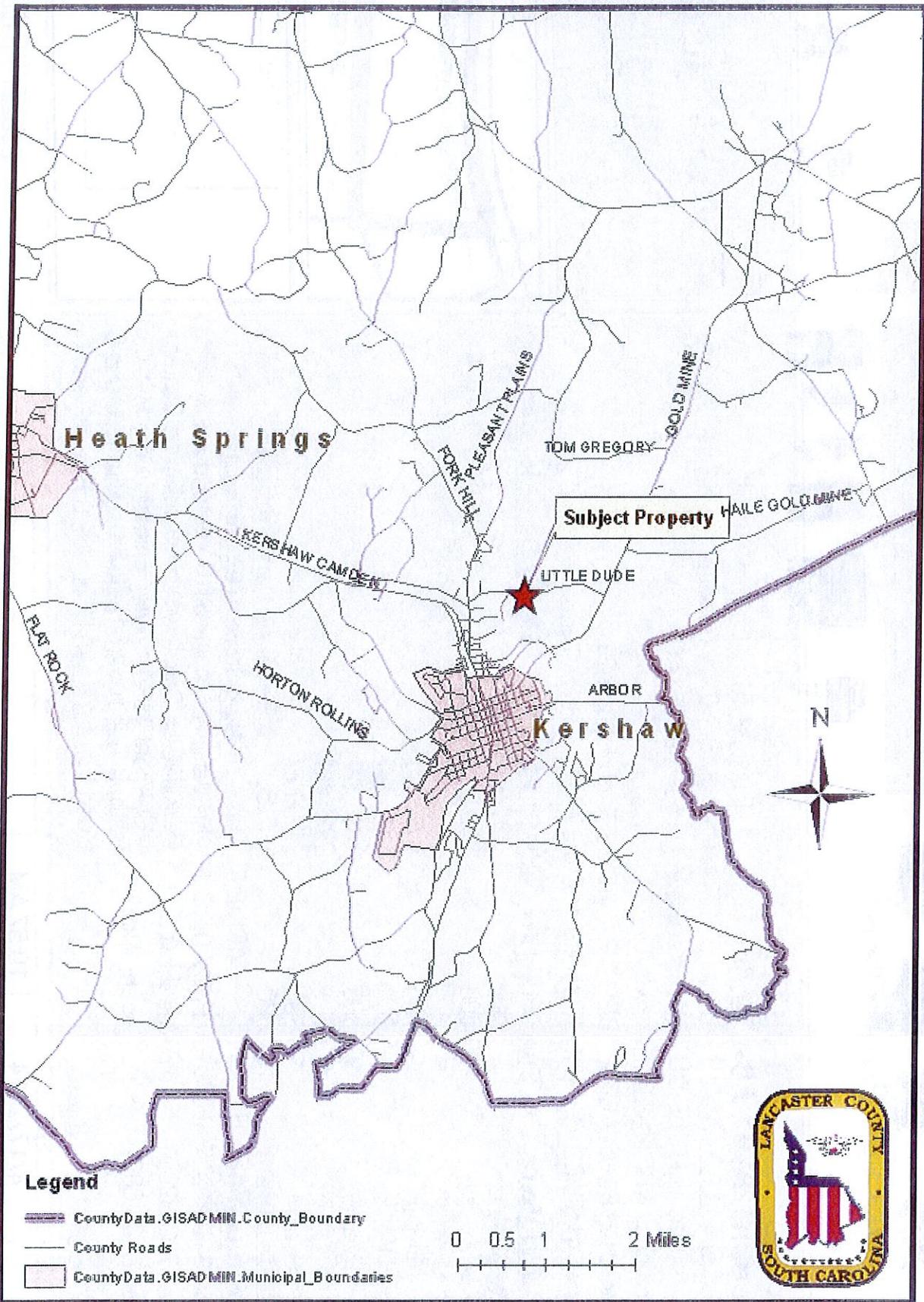
ROBERT P. & VICKEE T.
 STEWART
 PLAT # 12508

ROBERT P. AND VICKEE T. STEWART
 STATE OF SOUTH CAROLINA
 LANCASTER COUNTY
 LOCATED JUST NORTH OF KERSHAW
 - JULY 24, 2001
 KENNETH A. JOHNSON R.L.S. No. 7879
 P.O. Box 57, JEFFERSON S.C. 29718
 PHONE No. 843-658-3622

n/f BLACKWELL L.T.D.
 p. 2 of 81
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE,
 INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON
 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
 THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE
 OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR
 EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS
 SPECIFIED THEREIN. ALSO, THERE ARE NO APPARENT
 ENCROACHMENTS, PROJECTIONS OR SETBACKS AFFECTING
 THE PROPERTY OTHER THAN THOSE SHOWN.



RZ 014-014: Location Map



Add Mod Del Save Cancel

Indexed By Parcel ID Card #

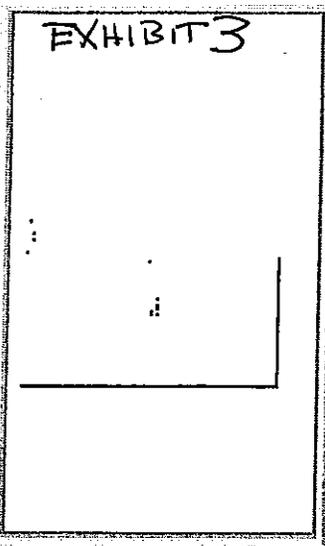
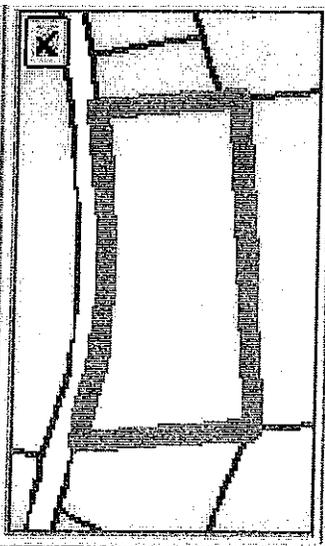
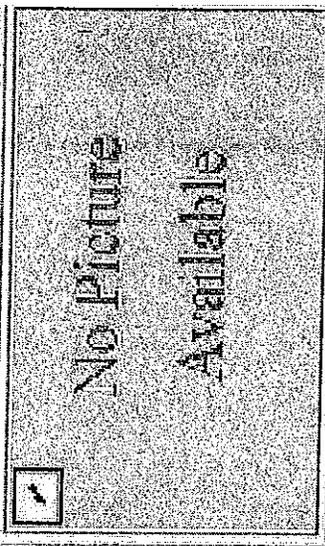
EXHIBIT 3

Parcel ID: 0141-00-030.00 Card: 171
 Account: 23622 District: 01 - County
 Sticker #: Ent Parcel Area 5 - AC
 Location: LITTLE DUDE AV Keishaw Neigh: 06 - 06
 Land Use: NCOM - Comm Own Type
 Owner: #1 STEWART ROBERT P & MICKIE T

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area	5,000	5,000	
Full Market Value	223,000	223,000	
Building Value	171,700	171,700	
Yard Items	3,000	3,000	
Land Value	48,300	48,300	
Total Value	223,000	223,000	
Assessed Value	13,380	13,380	
Capped Total	197,580	197,580	Reval / Market 04

Sales Information
 Grantor: STEWART ROBERT P & MICKIE T This parcel contains 5 AC of land mainly classified as Comm with a Warehouse Building built about 1994, having primarily Corg Metal Exterior and 16160 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 Half Bath, 0 Rooms, and 0 Bdrm.
 Sale Price: 100,000 Validity: 0
 Sale Date: 7/26/2001 Sold Vacant: No
 Legal Ref: 0126-0097

Office Notes Notes



Indexed By Parcel ID Card #

Add Mod Del Save Cancel

Parcel ID: 0141-00-030.00 Card 1 of 1 Location: LITTLE DUDE AV Kershaw Cost: \$223,000

Current Owner **Prior Owner** **ID/Factors/Taxes**

Current Ownership

#	Title	Last Name	First Name	Res Ex	% Own	Type
#1		STEWART	ROBERT P			
#2						
#3						

Street #1: 3408 CORINTH ROAD Home Phone:

Street #2: Cell Phone:

City/Town: MONROE Work Phone:

Province/State: NC Postal: 28112-0000 Email:

Country:

D.O.B.: MM/DD/YYYY Legal Reference:

Owner Occupied: Account Type:

Separate Bill: Valid Owner:

Owner Lookup Number: 17576 Sale Date: 7/26/2001

The R-45A, Rural Residential/Intense Agricultural District, is designed to accommodate a wide range of use including low density residential development, low intensity commercial uses and high intensity agricultural uses. The minimum residential lot size, minimum residential lot width and maximum residential density of the district are the same as for the R-45 district. However, both single-wide and multi-wide manufactured housing units are allowed on individual lots based on certain siting requirements. See section 4.1.22. Stockyards, slaughter houses, commercial poultry houses and swine lots are only allowed as conditional uses.

The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local residents and agricultural businesses. Such uses shall only be allowed on lots located at the intersection of two roads. One of the two roads shall be part of the state highway system and the other shall be a collector street. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are the same as those allowed in the R-45B district, and are specified in the Table of Permissible Uses.

All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

Section 2.1.3 Industrial districts.

The following industrial districts are hereby established: I-1 and I-2. These districts are designed to accommodate businesses engaged in the manufacturing, processing, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. Other objectives of these districts are explained in the remainder of this section.

In addition to the stated objectives of each zoning district, all districts are designed to encourage the perpetuation of general agricultural activities such as general row crop production, free-range livestock operations and pasture land, hay land, woodland and wildlife management areas. Intensive agricultural enterprises such as turkey barns, hog farms and other confined livestock operations shall only be allowed in the R-45A district.

The use of vinyl, tin, metal and masonry block except split face/decorative masonry shall be prohibited on the exterior walls of any building located on a parcel that has frontage on U.S. Highway 521 from the southern right-of-way line of S.C. Highway 75 northward to the state line or frontage on S.C. Highway 160 from U.S. Highway 521 westward to the county line. All sides of the building shall comply with this requirement with the exception of any side of a building that is not visible from any point on an adjoining road(s) right-of-way. Sides of the building that are screened with landscaping, a fence or some combination of the two shall be considered to be visible from an adjoining street. This requirement is being added to these regulations for aesthetic purposes only and has nothing to do with the enforcement of building code requirements or standards.

1. The I-1, Light Industrial District, is designed to accommodate industries that do not tend to have adverse impacts on surrounding properties.
2. The I-2, Heavy Industrial District, is designed to accommodate industries that tend to have adverse impacts on surrounding properties.
3. All uses allowed in these districts shall comply with the regulations contained in section 4.1.17 [applicable regulations of Chapter 4].

(Ord. No. 871, 12-3-07)

USES PERMITTED:

1. **Support Activities for Crop Production**
2. **Veterinary Service w/outdoor pens**
3. **Support Activities for Animal Production: Breeding Services for Animals**
4. **Boarding Horses**
5. **Dairy Herd Improvements**
6. **Livestock Spraying**
7. **Sheep Dipping and Shearing**
8. **Landscape and Horticultural Service**
9. **Retail Store-Home Furniture, Furnishings and Appliances**
10. **Restaurants**
11. **Fast Food with drive through window**
12. **Funeral Service and Crematories**
13. **Automotive Rental and Leasing Agency**
14. **Automobile Parking**
15. **Miscellaneous Repair Services**
16. **Drive-In Movie Theater**
17. **Motion Picture Production and/or Distribution Services**
18. **Amusement and Recreation Facilities (Non-Public)**
19. **Medical or Dental Laboratory**
20. **Miscellaneous Health or Allied Service**
21. **Building Construction-General Contractors Facility (no outdoor storage)**
22. **Building Construction-General Contractors Facility with outdoor storage**
23. **Heavy Construction Contractors Facilities(other than building construction)**
24. **Construction-Special Trade Contractors**
25. **Public Warehousing and Storage Facility**
26. **Durable Goods-Wholesale/Distribution Facility**
27. **Nondurable Goods-Wholesale/Distribution Facility**
28. **Vocational School**
29. **Religious Institution**
30. **Taxi Company Facility**
31. **Intercity and Rural Bus Transportation Facility**
32. **Charter Bus Service Facility**
33. **Independent Motor Vehicle Terminal, Service, or Maintenance Facility**
34. **Trucking and Courier Service Facility (except air)**
35. **Motor Freight Transportation Terminal and Maintenance Facility**
36. **Air Transportation Terminal**
37. **Telephone Communications Facilities**
38. **Telegraph or Other Message Communications Facilities**
39. **Radio or Television Broadcasting Facilities**
40. **Park or Playground**
41. **Botanical or Zoological Garden**
42. **Other Designated Community Open Space Area**

INDUSTRIAL I-1 / UPDATED 7/11/07/Ord.#832

- 43. Livestock Facility (except Commercial Meat Production Centers)**
- 44. General Agricultural Activities (i.e.) general row crop production, free-range Livestock operations, pasture land, hay land, woodland and wildlife Management areas**
- 45. Forest Production-Including Christmas Trees**

CONDITIONAL USES:

- 1. Home Occupation**
- 2. Automotive Repair Shop**
- 3. Food Processing Plant**
- 4. Tobacco Processing Plant**
- 5. Textiles Dye/Finish Processing Plant (Fabric, Knitting, Carpet, etc.)**
- 6. Apparel and Other Finished Products Factory**
- 7. Lumber, Logging, and Wood Products Mill/Factory (except furniture)**
- 8. Furniture and Fixtures Plant (Residential and Non-Residential Products)**
- 9. Paper, Paperboard, Pulp, and Allied Products Mill**
- 10. Printing, Publishing and Allied Industries Plant**
- 11. Chemical/Allied Products Plant**
- 12. Petroleum Refining and Related Products Plant**
- 13. Industrial and Commercial Factories**
- 14. Manufacturing of Hi-Tech Products**
- 15. Mini-Warehouse Facilities**
- 16. Recycling Facilities, Convenience Centers and Resource Recovery Facilities**
- 17. Wireless Communication Towers (i.e. Cellular Communications)**
- 18. Nature Preserve or Wildlife Sanctuary**

USES REQUIRING REVIEW BY BOARD OF ZONING APPEALS:

- 1. Automotive Wrecking, and/or Junk, Salvage Yard (Shall comply with the Regulations of (See Section 4.2.1)**
- 2. Special Events (See Section 4.2.9)**
- 3. Motorized Race and Testing Tracks (See Section 4.2.5)**
- 4. Construction, Demolition and Land Clearing Debris (See Section 4.2.3)**
- 5. Sanitary Landfills (See Section 4.2.7)**
- 6. Solid Waste Storage and Transfer Facilities, Waste Tire Treatment Sites And Composting Facilities (See Section 4.2.8)**
- 7. Solid Waste Collection, Treatment and/or Disposal Facility**
- 8. Recoverable Waste Collection and Recycling Centers**

USES REQUIRING REVIEW BY PLANNING COMMISSION:

- 1. United States Postal Service Facility**
- 2. Police Station**
- 3. Fire Station**
- 4. Ambulance Service/Rescue Squad**
- 5. School Bus Facility**

INDUSTRIAL I-1 / UPDATED 7/11/07

6. Electricity, Water, Sewer, and Petroleum Distribution/Collection Facilities and Collections

Rezoning application of Lewis Plyler, Jr. to rezone ± 6.71 acres from R-15P, Moderate Density Residential/Agricultural Panhandle District, to B-3, General Commercial District. The site presently contains a single-family residential home along with several accessory structures. RZ-014-017 {Public Hearing} pgs. 118-145
TMS #0006-00-057.00

Alex Moore

Conclusions:

Action items:

PLANNING STAFF REPORT: RZ-014-017 (Lewis Plyer, Jr.)

I. Facts

A. General Information

Proposal: This is the rezoning application of Lewis Plyer, Jr. to rezone ± 6.71 acres from R-15P, Moderate Density Residential/Agricultural Panhandle District, to B-3, General Commercial District. The site presently contains a single-family residential home along with several accessory structures.

Property Location: The property is located at 9831 Barberville Road. This is the northwest intersection of SC HWY 160 and Barberville Road.

Legal Description: TMS # 0006-00-057.00

Zoning Classification: Current: R-15P, Moderate Density Residential/Agricultural Panhandle District

Voting District: District 7, Brian Carnes

B. Site Information

Site Description: The property is located at the northwest intersection of SC HWY 160 (Fort Mill Highway) and Barberville Road. The site contains a single-family residential home along with several accessory structures.

C. Vicinity Data

Surrounding Conditions: To the north, all adjacent properties are zoned R-15, Moderate Density Residential/Agricultural District. To the south, the adjacent properties are zoned B-4, Restricted Commercial District and R-15P, Moderate Density Residential/Agricultural Panhandle District, To the east, the adjacent property is zoned R-15S, Moderate Density Manufactured Housing, Agricultural District, To the west, the adjacent property is zoned B-3, General Commercial District.

D. Exhibits

1. Rezoning Application
2. Location Map
3. Tax Inquiry Sheet
4. UDO – Section: 2.1.1 Residential Districts and Section 2.1.2 Business Districts
5. Table of Uses

II. Findings

Code Considerations:

The R-15P, Moderate Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential developments (not including manufactured homes) in the northern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire stations, etc. The maximum density allowed in this zoning district is 1.5 dwelling units per acre, minimum lot size is 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer

shall not change: (1) the maximum density allowed; (2) the minimum lot size and (3) the minimum lot width from what is stated above.

The B-3, General Commercial District, is designed to accommodate a wide variety of general commercial uses characterized primarily by retail, office, and service establishments which are oriented primarily towards major traffic corridors and/or extensive areas of predominantly commercial usage and characteristics. Commercial uses encouraged in this district are generally patronized in single purpose trips and emphasize large general merchandise establishments, sale of large or bulky items, commercial services, repair services, automobile related sales and repair, various types of convenience stores, restaurants, and other recreational and entertainment uses. This district is also suited to accommodate travel oriented uses such as hotels and motels and gas stations.

Outdoor storage is permitted if a Type 1 Bufferyard is installed around the outside of the storage area when the area is adjacent to a nonresidential district. A Type 3 Bufferyard is required around the storage area when it is adjacent to a residential district or use and all such areas shall be located completely behind the building. No storage areas shall be located in any required or not required front or side yard. Automobile dealerships are allowed to park automobiles in the front or side yard of the property.

III. Conclusions

The facts and findings of this report show that the property referenced as TMS # 0006-00-057.00 in Lancaster County, SC is designated as commercial on the Lancaster County Future Land Use Map. As noted above, this parcel is located at the northwest side of the SC HWY 160 and Barberville Road intersection. Improvements have been made at this road intersection within approximately the last two years to accommodate increased traffic.

Presently, the surrounding parcels are utilized as single-family residential, motorcycle repair, a small manufacturing business, auto repair, a mulch business, and vacant land. Additionally, there is a current rezoning case (RZ-014-012: Barber Rock South) on an adjacent parcel (TMS # 0006-00-053.00, 0006-00-053.01, and 0006-00-053.02).

IV. Recommendation:

It is therefore the recommendation of the Planning Staff that the rezoning request for the property referenced as TMS # 0006-00-057.00 in Lancaster County, SC be approved.

LANCASTER COUNTY
SOUTH CAROLINA

APPLICATION TO AMEND OR CHANGE THE TEXT OR MAP OF THE
LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE

Do Not Write In This Box

Application No. RZ014-017 Date Received 5/20/14 Fee Paid

1. The application is for amendment to the: (check one)

District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)

Ordinance Text (fill in items # 8 & 9 only)

2. Give either exact address or tax map reference to property for which a district boundary change is requested: 9831 Barberville Rd. TMS# - 6-57

3. How is this property presently designated on the map? R15P

4. How is the property presently being used? Residential

5. What new designation or map change do you purpose for this property? B3, General Comm. District

6. What new use do you propose for the property? no plans at this time

EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.

7. Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:

Lewis Plyler, JR - son / Power of Attorney

8. If this involves a change in the Ordinance text, what section or sections will be affected? n/a

9. Explanation of and reasons for proposed change: Want to rezone for potential commercial development

(use back of form if additional space is needed)

NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)

Lewis Plyler, JR.

ADDRESS:

2976 Devonshire Drive
RHSC 29732

Lewis Plyler Jr. POA
SIGNATURE

Phone: 803-366-1517

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, LEWIS JAMES PLYLER, SR., of the Town of Fort Mill, do hereby name, constitute and appoint LEWIS JAMES PLYLER, JR., of the City of Rock Hill, as my true and lawful Attorney-in-Fact to do and perform each and every act, deed, matter and thing whatsoever, in my behalf, and in my stead, with regard to my personal and business affairs, and my real and personal property, as fully and as effectively, to all intents and purposes, as I might or could do in my own person if personally present.

This power may be exercised in the absolute and unrestricted discretion of my said Attorney-in-Fact, from time to time and at any time, with respect to my said property, whether the same be considered or designated as real, personal or mixed, and at any time owned or held by me, without the necessity of Court approval, and is in addition to any and all other rights, powers or authorities granted by statute, common law, or general rules of law in effect at the time of the execution and delivery of this Power of Attorney.

Included in the powers and authority herein granted to my said Attorney-in-Fact, and in no way to be construed as any limitation whatsoever thereon, is the right of my Attorney-in-Fact to:

- (a) Collect and receive, or to take such action as may be necessary to collect and receive, all such sums of money, debts, accounts, interest, dividends, annuities, and demands whatsoever as now are, or may hereafter become due, owing or payable to me, and to sign any such papers or documents as may be necessary to approve any funds to which I may be entitled.
- (b) Make, execute and deliver acquittances, receipts, releases, or other discharges as may be necessary upon collection or receipt of indebtedness due me as set forth in Paragraph (a) above.
- (c) Buy, sell, pledge, hypothecate, and in every way and manner, deal in and with goods, wares and merchandise, and chooses in action.
- (d) Sell, exchange, give, transfer as a gift, encumber or otherwise dispose of any real estate of which I am now or may hereafter be seized or possessed, in fee simple, or for any lesser estate, to any person, persons, or other entity or entities, upon such terms or conditions or manner whatsoever or to purchase any real estate or personal property on my account, and for these or other purposes to execute any acknowledgement in deeds, mortgages, bills of sale contracts or other instruments whatsoever, as may be necessary or appropriate in the premises. To act as trustee in my behalf and to invest and reinvest all or any part of my property in any property or interest (including undivided interest) in property, whether real, personal, intangible, or mixed, wheresoever the same may be located.
- (e) To transfer property, real and/or personal, to himself/herself, by deed, title or whatever document is appropriate, without limitation or consequence to my Attorney-in-Fact.
- (f) Engage in, do and transact any and every kind of business in my behalf that he may, in his sole and exclusive discretion, deem proper.
- (g) Sell, transfer, purchase, pledge or otherwise dispose of stocks, bonds or similar property.


JAD

- (h) Endorse without restriction, my name on my behalf, negotiate checks, promissory notes, letters of credit or other negotiable instruments payable to me or my order or which may require my endorsement and to deposit proceeds to any checking accounts, savings accounts or similar accounts in my name at any financial institution.
- (i) Make, receive, and endorse checks and drafts, deposit and withdraw funds, acquire and redeems certificates of deposit, in banks, savings and loan associations and other institutions as may be necessary or proper in the exercise of the rights and powers herein granted. To deposit in my name and for my account, with any bank, banker or trust company or any building or savings and loan association or any other banking or similar institution, all monies to which I am entitled or which may come into my Attorney's hands as such Attorney-in-Fact, and all bills of exchange, drafts, check, promissory notes and other securities for money payable belonging to me, and for that purpose to sign my name and endorse each and every such instrument for deposit or collection; and from time to time, or at any time, to withdraw any or all monies deposited to my credit at any bank, banker or trust company or any building or savings and loan association or any other banking or similar institution having monies belonging to me, and in connection therewith to draw checks or to make withdrawals in my name; to make, do, execute, acknowledge and deliver, for and upon my behalf and in my name, all such checks, notes and contracts.
- (j) To apply for the Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment.
- (k) To prepare, sign and file joint or separate income tax returns or declarations of estimated tax for any year or years; to prepare, sign and file gift tax returns with respect to gifts made by me for any year or years; to consent to any gift and to utilize any gift-splitting provisions or other tax election; and to prepare, sign and file any claims for refund of any tax.
- (l) To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institute in which any such safe deposit box may be located shall not incur any liability to me or my state as a result of permitting my Attorney-in-Fact to exercise this power.
- (m) Authorize any and all kinds of medical procedures and treatment including, but not limited to medication, therapy, surgical procedures, and dental care, and to consent to all such treatment, medication or procedures where such consent is required; to obtain the use of medical equipment, devices or other equipment and devices deems by Attorney-in-Fact needful for proper care, custody and control of my person and to do so without liability for any neglect, omission, misconduct or fault with respect to such medical treatment or other matters authorized herein.
- (n) To negotiate, buy or sell any negotiable instruments, securities or bonds.
- (o) To institute, prosecute, defend, abandon, compromise, settle, arbitrate, and dispose of legal, equitable, or administrative hearings, actions, suits, attachments, arrests, distresses or other proceedings, or otherwise engage in litigation involving me, my property or any interest of mine; to supervise compromise, enforce, arbitrate, defend or settle any claim by or against me arising out of property damages or personal


JAD

injuries suffered by or caused by me, or under such circumstances that the loss resulting there from will, or may fall on me; or to intervene in any action or proceeding relating thereto.

- (p) To insure my property against damage or loss and my Attorney-in-Fact against liability with respect to third persons; to obtain, make claim upon, collect and dispose of insurance and insurance proceeds for my care, custody and control.
- (q) To do all acts necessary for maintaining my customary standard of living, including by way of illustration and not by way of restriction, power to provide living quarters by purchase, lease or by other contract, or by payment of the operating costs including interest, amortization payments, repairs and taxes of premises owned and occupied by me, to provide normal domestic help for the operation of my household, to provide usual vacations and usual travel expenses, to provide usual educational facilities, and to provide funds for all my current living costs, including, among other things shelter, clothing, food and incidental; and if necessary to make all necessary arrangements, contractual or otherwise, for me at any hospital, nursing home, convalescent home or similar establishment.
- (r) To hire, to discharge and to compensate any attorney, accountant, expert witness or other assistant or assistants where my Attorney-in-Fact shall think such action to be desirable for the proper execution my Attorney-in-Fact of any of the powers described in this section, and for the keeping of needed records thereof.
- (s) To employ and compensate medical personnel including physicians, surgeons, dentists, medical specialists, nurses and paramedical assistants deemed by my Attorney-in-Fact needful for the proper care, custody and control of my person and to do so without liability for any neglect, omission, misconduct or the fault of any such physicians or other medical personnel, provided such physician or other medical personnel were selected and retained with reasonable care, and to dismiss any such persons at any time with or without cause.
- (t) To apply for, elect, receive, deposit and utilize on my behalf all benefits payable by any governmental body or agency, state, federal, county, city or other.
- (u) To make advance arrangements for funeral services, including but not limited to purchase of a burial plot and marker and such other and related arrangements for services, flowers, ministerial services, transportation and other necessary, related, convenient or appropriate goods and services as my Attorney-in-Fact shall deem advisable or appropriate under the circumstances.

My said Attorney-in-Fact is hereby authorized to make photocopies of this Power of Attorney as frequently and in such quantity as he shall deem appropriate, and all photocopies shall have the same force and effect as the original hereof.

This Durable Power of Attorney is made as permitted by Section 62-5-501 et. seq., of the Code of Laws of South Carolina, 1976, as amended, and this Power of attorney shall not be affected by any physical disability or mental incompetence which I may suffer, either temporarily or permanent, and which may render me incapable of managing my own affairs or my estate.

In the event of my mental disability, my said Attorney-in-Fact shall not be required to file an inventory of deposits, chooses in action, and personal property with the Probate Court, and shall not be required to power a surety bond or other security bond or other security for the performance of his duty under the terms hereunder.

All acts done by my said Attorney-in-Fact pursuant to this Durable Power of Attorney shall bond me, my heirs devisees, legatees and personal representative or representatives notwithstanding any later physical or mental disability or mental incompetence, any prior Power of Attorney made by me is hereby revoked.

And I, the said LEWIS JAMES PLYLER, SR., hereby ratify all that my said Attorney-in-Fact may lawfully do, or cause to be done, by virtue hereof, and shall remain in full force and effect during the term of my life, unless revoked by me in writing.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of December, 2003.

Lewis James Plyler
LEWIS JAMES PLYLER, SR.

SIGNED, SEALED, PUBLISHED AND DECLARED by the said LEWIS JAMES PLYLER, SR. as and for his Power of Attorney, in the presence of use and each of us, who in his presence, in the presence of each other and at his request, have hereunto set our hands and seals as witnesses hereto at the end of the Power of Attorney.

[Signature]
[Signature]

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

PERSONALLY appeared before me the undersigned witness and made oath that s/he was present and saw the within named LEWIS JAMES PLYLER, SR., sign, seal and as his act and deed, deliver the within written Durable Power of Attorney, and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd
Day of December, 2003

[Signature]

[Signature]
Notary Public for South Carolina
My Commission Expires: 10/11/2011

Transportation on November 6, 2012 and recorded in Deed Book 699, at Page 101, in the Office of the Clerk of Court for Lancaster County, South Carolina.

Being a portion of property conveyed to Lewis J. Plyler and Madreth C. Plyler by deed from Bennie A. Drennan recorded April 3, 1967 in Book V-5, at Page 351, in the Office of the Clerk of Court for Lancaster County, South Carolina.

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

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said, Lewis J. Plyler, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 12th day of May, 2014.

Estate of: MADRETH CARNES PLYLER

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

by Signature:

Lewis J. Plyler Jr.
LEWIS J. PLYLER, JR.

Whitney Sellsworth

STATE OF SOUTH CAROLINA
COUNTY OF YORK

PROBATE

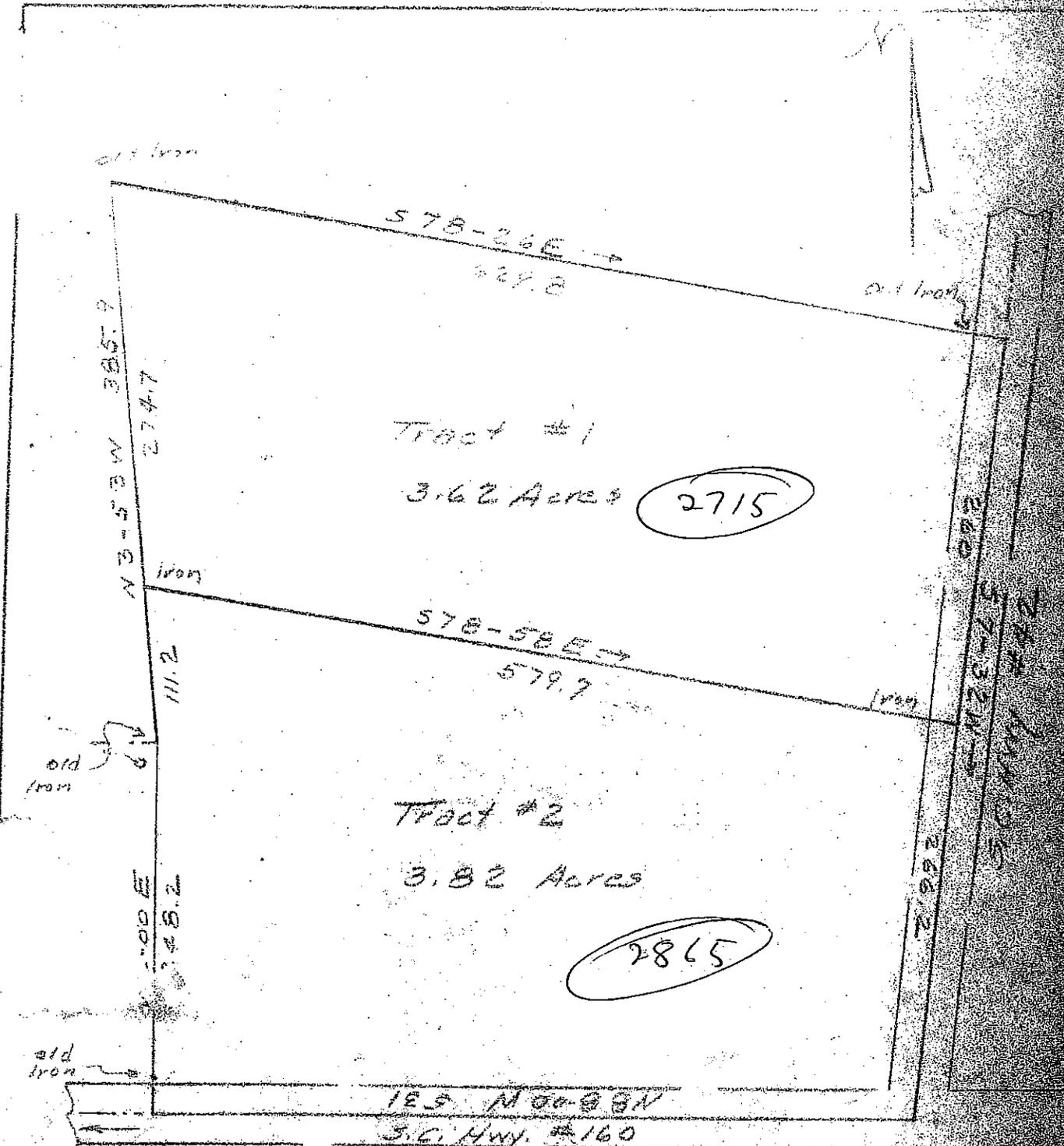
PERSONALLY appeared before me Janus R Honeycutt and made oath that s/he saw the within named Personal Representative(s) sign, seal and as his act and deed, deliver the within written Deed, and that s/he with Whitney Sellsworth witnessed the execution thereof.

SWORN to before me this 12th
Day of May, 2014.

Whitney Sellsworth (LS)
Notary Public for South Carolina
My Commission Expires: 10/30/22

J. Honeycutt





To Fort Mill, S.C.

Map of Property of
 Mrs. BENNIE A DRENNAN
 Lancaster County, S.C.
 Dec. 6, 1966 Scale 1" = 100'
 W. C. White, R.L.S.

old iron

578-26E →
578.8

old iron

N 3-52 W 385.7
274.7

Tract #1

3.62 Acres

2715

iron

578-58E →

579.7

iron

111.2

Tract #2

3.82 Acres

2865

148.2

286.2

old iron

12.5 MOOSEBURN
S.C. Hwy. #160

To Port Mill, S.C.

Map of Property of

Mrs. BENNIE A DRENNAN

Lancaster County, S.C.

Dec. 6, 1966

Scale 1" = 100'

W. C. White, R.L.S.

TITLE TO REAL ESTATE Form 16
The E. L. Hines Company, Columbia, S. C.

State of South Carolina,
COUNTY OF LANCASTER

RECEIVED

Know All Men by These Presents, That I, Bennie A. Drennan,



in the State aforesaid,-----for and----- in consideration of the
sum of Four Thousand Four Hundred Sixty-four and no/100 (\$4,464.00) Dollars
to me paid by Lewis J. Plyler and Madreth C. Plyler

in the State aforesaid

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Lewis J. Plyler and Madreth C. Plyler, their heirs and assigns, the following described property:

All that certain piece, parcel or tract of land situate, lying and being in Indian Land Township, Lancaster County, South Carolina and being more particularly described as follows: BEGINNING at a point in the center of S. C. Highway No. 160 and running thence N. 2 E. 248.2 feet to an iron; thence N. 3-53 W. 111.2 feet to an iron; thence S. 79-58 E. 579.7 feet to a point in the center of S. C. Highway No. 42; thence with said highway S. 7-32 W. 266.2 feet to a point at the intersection of said highway and Highway No. 160; thence with the center of Highway No. 160 N. 88 W. 531 feet to the point of beginning; containing 3.82 acres and being designated as Tract No. 2 on map of property of Mrs. Bennie A. Drennan, prepared by W. C. White, R.L.S., December 6, 1966.

All that certain piece, parcel or tract of land situate, lying and being in Indian Land Township, Lancaster County, South Carolina and being more particularly described as follows: BEGINNING at an iron on line of Tract No. 2 as shown on plat aforesaid, and running thence N. 3-53 W. 274.7 feet to an iron; thence S. 78-26 E. 629.8 feet to a point in the center of S. C. Highway No. 42; thence with said highway S. 7-32 W. 260 feet to a point; thence N. 78-58 W. 579.7 feet to the point of beginning; containing 3.62 acres and being shown and designated as Tract No. 1 on map of property of Mrs. Bennie A. Drennan, prepared by W. C. White, R.L.S., December 6, 1966.

This being a portion of the property conveyed to the grantor herein by deed of E. J. and Ossie G. Alexander, recorded in Deed Book G-4 at Page 384 in the Office of the Clerk of Court for Lancaster County, South Carolina.

Deed book V-5 pg 351.1

Auditor: *[Signature]* York County, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

The undersigned Ossie C. Alexander, surviving grantor of a lease of land described in deed from B. J. Alexander and Ossie C. Alexander dated July 29, 1953, and recorded August 21, 1953, in Deed Book G-7 at Page 304 in the Office of the Clerk of Court for Lancaster County, South Carolina, wherein the grantors reserved unto themselves the rent from four (4) rooms houses standing on the said premises for and during the term of their natural lives, does hereby release same for the purpose of this conveyance

In the presence of:

Samuel B. Mendenhall
C. F. Givens

Ossie C. Alexander
OSSIE C. ALEXANDER

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

PERSONALLY appeared before me C. F. Givens and made oath that he saw the within named Ossie C. Alexander sign, seal and as her act and deed deliver the within release, and that he with Samuel B. Mendenhall witnessed the execution thereof.

SWORN to and subscribed before me this 28th day of March, 1967.

Samuel B. Mendenhall, S.
Notary Public for South Carolina

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

To HAVE AND TO HOLD all and singular the premises before mentioned unto the said

Lewis J. Plyler and Madreth C. Plyler, their

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

Lewis J. Plyler and Madreth C. Plyler, their

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 31st day of March

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

and in the one hundred and ninety-first year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Samuel B. Mendenhall
Phillip A. Sligh

Mrs. Bennie D. Orenman (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

PERSONALLY

and made oath that I sign, seal and, as mentioned and that he, execution thereof.

SWORN to

day of

March

STATE OF SOUTH CAROLINA

I,

unto all whom it may concern, the wife of the within named, did this day appear voluntarily and never relinquish un

and assigns, all I within mentioned

Given in

day of

BK 1277PR649

Filed for record
Date 7-23-99
Time 3:45
Print R. M.
BY G. P. P. Clerk of Deeds

UNION COUNTY
IN
\$122.00
STATE OF NORTH CAROLINA
Real Estate Excise Tax

RECORDED
AND
VERIFIED

095921

Recording Time, Book and Page

Excise Tax \$ 122.00

Tax Lot No. Portion of 04-278-013A Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to John T. Burns
This instrument was prepared by John T. Burns

Brief Description for the index **28.40 Acres Dudley Road**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of July, 1999, by and between

GRANTOR
**GEORGE DENNIS COURTNEY and wife,
DENISE D. COURTNEY**

GRANTEE
**LEWIS J. PLYLER and wife,
MADRTH C. PLYLER**
9831 Barkerville Road
Ft. Mill, SC 29715

Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Buford Township, Union County, North Carolina and more particularly described as follows:

BEGINNING at a nail in the center line of Dudley Road, a corner of the Evan T. Threatt (now or formerly) property described in deed recorded in Book 143, at Page 551, Union County Registry, and runs thence with a line of said Threatt (now or formerly) property, South 81-00-48 East passing an iron stake on the eastern edge of the right of way of Dudley Road at 26.80 feet, a total distance of 1052.03 feet to a metal fence post, a corner of the Louis Plyler (now or formerly) property described in deed recorded in Book 141, Page 513, Union County Registry; thence with a line of said Plyler (now or formerly) property, South 01-10-05 East 2182.19 feet to a metal fence post in a line of the Curtis B. Mangum (now or formerly) property described in deed recorded in Book 204, Page 187, Union County Registry; thence with a line of said Mangum (now or formerly) property; North 89-38-30 West 266.30 feet to an iron stake, a corner of the Jessie Mangum (now or formerly) property described in deed recorded in Book 203, Page 776, Union County Registry; thence with a line of said Mangum (now or formerly) property, North 89-52-38 West 435.18 feet to an iron stake, a corner of the Steve D. Threatt (now or formerly) property described in deed recorded in Book 269, Page 202, Union County Registry; thence with a line of said Threatt (now or formerly) property, North 16-44-20 West 897.08 feet to a nail in the center line of Dudley Road; thence with the center line of said road three calls as follows: 1st. North 03-53-30 East 45.64 feet to a nail; 2nd. North 00-44-52 West 99.97 feet to a nail; 3rd. North 01-35-44 West 56.07 feet to a nail; thence North 88-24-16 East, passing an iron stake on the eastern edge of the right of way of Dudley Road at 30.0 feet, a total distance of 612.42 feet to an iron stake; thence North 01-35-44 East 500.0 feet to an iron stake; thence South 88-24-16 West 612.42 feet, passing an iron stake on the eastern edge of the right of way of Dudley Road to a nail in the center line of said road; thence with the center line of Dudley Road four calls as follows: 1st. North 03-01-10 West 100.0 feet to a nail; 2nd. North 05-27-10 West 100.0 feet to a nail; 3rd. North 07-37-08 West 100.02 feet to a nail; 4th. North 09-35-50 West 490.61 feet to the point and place of BEGINNING and containing 40.00 acres, more or less, as surveyed by Carroll L. Rushing, NCRLS, on May 5, 1980.

LESS AND EXCEPT from the above described property, the following parcel:

BEGINNING at a nail in the center line of Dudley Road, Wesley Temple's corner (Book 480, Page 526) and runs thence with the Temple line and continuing with Evan Threatt (Book 143, Page 551) South 81-01-49 East 1052.18 feet to

N. C. Bar Assoc. Form No. 7 * 1977
Printed by Agreement with the N. C. Bar Assoc.
#003

RECEIVED

STATE OF SOUTH CAROLINA

COUNTY OF: LANCASTER

THE MATTER OF: MADRETH CARNES
PHYLER

IN THE PROBATE COURT

**RENUNCIATION OF RIGHT TO ADMINISTRATION
AND/OR NOMINATION AND/OR WAIVER OF BOND**

CASE NUMBER: PENDING

The undersigned hereby (check all that apply):

- renounces his/her right to serve as Personal Representative of the captioned estate.
- nominates the following person to serve as Personal Representative.
- I agree to waive bond for the person(s) nominated below:

Name: Lewis Phyler Jr.
 Address: 2976 Devonshire Dr.
Rock Hill, S.C. 29732

I understand this is effective only to the extent the law allows for nomination and waiver of bond.

Executed this 30 day of January, 2013.

*Witnessed by:

Donald L. Crechaw Sr.

Signature: Lewis J. Phyler
 Name: Lewis J. Phyler
 Address: 9831 Barberville Rd
 E-mail: _____
 Telephone (O): _____
 (H): _____

*Must be a disinterested party not related to the decedent, the beneficiary, or the personal representative.

RECEIVED
 2013 FEB -6 P 11:57
 SHERIFF'S OFFICE
 LANCASTER COUNTY

an iron, Lewis Plyler's corner (Book 141, Page 513); thence with Plyler's line South 01-10-05 East 473.65 feet to an iron; thence three new lines as follows: 1st. South 88-09-12 West 386.23 feet to an iron; 2nd. North 86-56-09 West 219.72 feet to an iron; 3rd. North 55-20-13 West 462.13 feet to an iron in the center line of Dudley Road; thence with the center line of Dudley Road North 09-35-19 West 380.78 feet to the point and place of BEGINNING and containing 11.60 acres, more or less, according to a survey by Walter L. Gordon, NCRLS, dated April 27, 1999.

BK 1277 PG 650

The property hereinabove described was acquired by Grantor by instrument recorded in Book 701, Page 77.

A map showing the above described property is recorded in Plat Book, Page .

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Rights of way for roads and utilities that border or cross said property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

George Dennis Courtney (SEAL)
George Dennis Courtney

Denise D. Courtney (SEAL)
Denise D. Courtney

(SEAL)

(SEAL)

SEAL-STAMP



USE BLACK INK ONLY

NORTH CAROLINA, Union County.

I, a Notary Public of the County and State aforesaid, certify that GEORGE DENNIS COURTNEY and wife, DENISE D. COURTNEY Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of July, 1999.

My commission expires: 08/22/2001

Claudette B. Kay Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, Union County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she is _____ Secretary of, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by him/her as its _____ Secretary. Witness my hand and official stamp or seal, this ___ day of _____, 19__.

My commission expires: 08/22/2001

Notary Public

The foregoing Certificate of Claudette B. Kay, NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

JUDY G. PRICE

REGISTER OF DEEDS FOR UNION COUNTY

By Terema Cioce Deputy/Assistant-Register of Deeds.

STATE OF SOUTH CAROLINA

COUNTY OF: LANCASTER

IN THE MATTER OF: MADRETH CARNES
PHYLER

IN THE PROBATE COURT

**RENUNCIATION OF RIGHT TO ADMINISTRATION
AND/OR NOMINATION AND/OR WAIVER OF BOND**

CASE NUMBER: PENDING

The undersigned hereby (check all that apply):

- renounces his/her right to serve as Personal Representative of the captioned estate.
- nominates the following person to serve as Personal Representative.
- I agree to waive bond for the person(s) nominated below:

Name: Lewis Plyler Jr.
 Address: 2976 Devonshire Dr.
Rock Hill, S.C. 29732

I understand this is effective only to the extent the law allows for nomination and waiver of bond.

Executed this 30 day of January, 2013.

*Witnessed by:

Donald L. Crenshaw Sr.

Signature: Lewis J. Plyler
 Name: Lewis J. Plyler
 Address: 9831 Barberville Rd

E-mail: _____
 Telephone (O): _____
 (H): _____

*Must be a disinterested party not related to the decedent, the beneficiary, or the personal representative.

RECEIVED
 2013 FEB -6 P 1:57
 SHERIFF'S OFFICE
 LA



NOTICE OF ENTRY UPON LAND

Section 6-29-340(A) of the Code of Laws of South Carolina 1976, as amended, provides, in part, that "[t]he planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom."

This notice is dated May 28, 2014 and serves as written notice to the owner of record of the following property: TMS # 0006-00-057.00
(the "Property") that the employees of the Lancaster County Planning Department and the members of the Lancaster County Planning Commission may enter upon the Property at any time after ten days from the date of this notice for the purpose of making examinations, surveys and to perform their respective official duties, without consent or further notice to the owner of record.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

By signing below, I acknowledge receipt of the above Notice of Entry Upon Land.

Lewis Plyler Jr. POA
Signature

Lewis Plyler Jr.
Printed Name

06-08-2014
Date

If the owner of record refuses to acknowledge receipt of the Notice of Entry Upon Land, then the Planning Director, or a person authorized by the Planning Director, shall sign and date the area below:

Planning Director or Authorized Person Signature

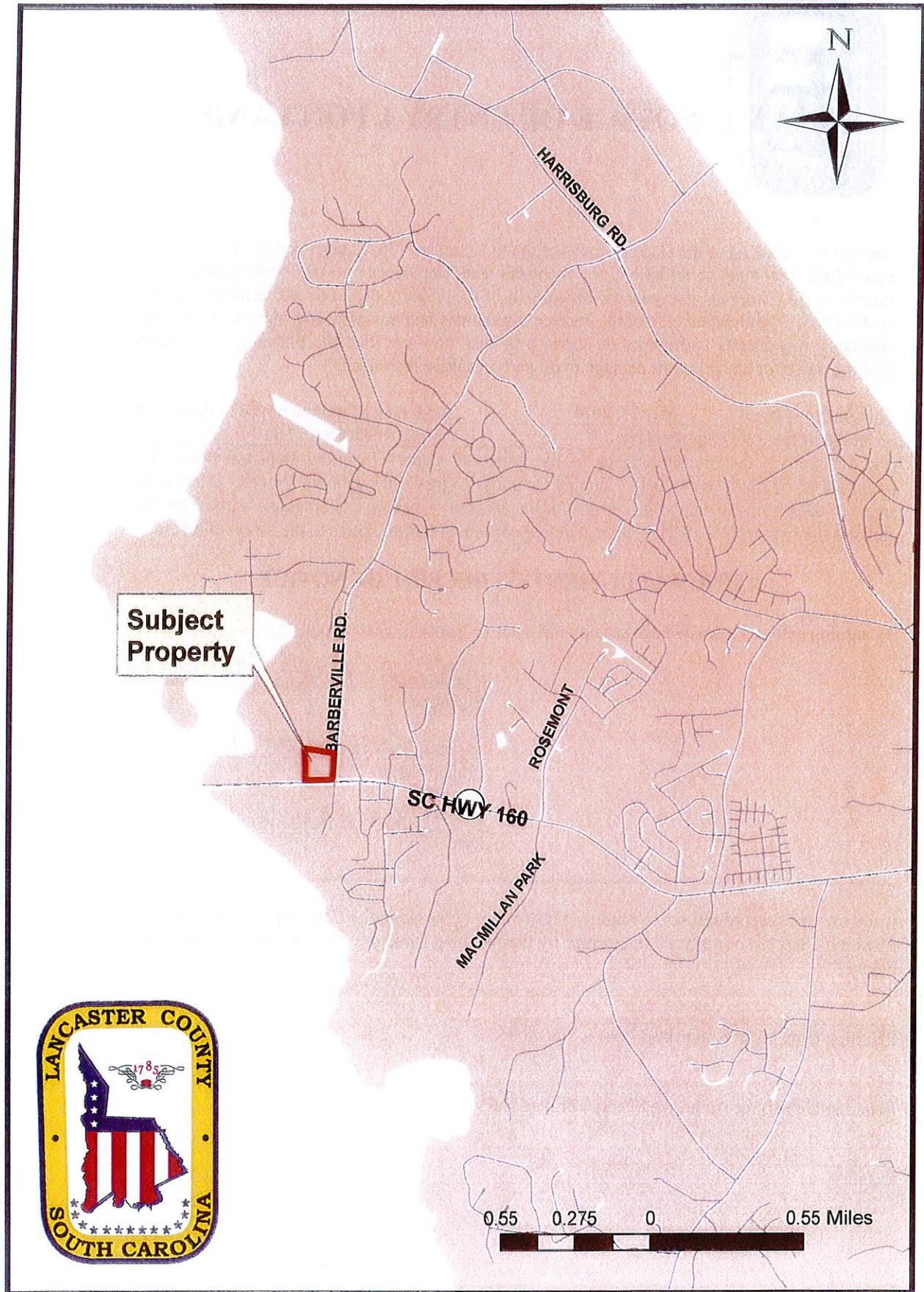
Planning Director or Authorized Person Printed Name

Date

COLUMBIA 1143430v1

RZ 014-017: Lewis Plyer, Jr.
Location Map

EXHIBIT 2



Indexed Parcel ID Card #

542

0006-00-057.00

9831 BARBERVILLE RD Indian Land

QR - QualRes

PLYLER, LEWIS J

6.709

313,800

98,600

43,400

171,800

313,800

13,928

Save

Del

Cancel

Act

Office Notes

Notes

Open

5/30/2014

9:14 AM

542

QuickList

Parcel ID: 0006-00-057.00

Account: 542

Sticker #:

Location: 9831 BARBERVILLE RD Indian Land

Land Use: QR - QualRes

Owner #: PLYLER, LEWIS J

Card: 1/1

District: 01 - County

Eht. Parcel Area: 6.709 - AC

Neigh: 01 - 01

Own Type:

Market Adj Value

Current

6.709
313,800

Year 2013

6.709
313,800

Legal Description

Building Value: 98,600
Yard Items: 43,400
Land Value: 171,800
Total Value: 313,800
Assessed Value: 13,928
Capped Total: 313,800

Sales Information

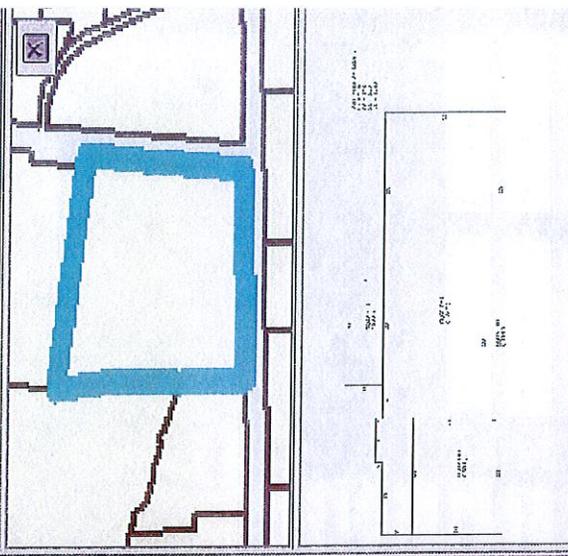
Grantor: PLYLER, LEWIS J & MADRETH G
Sale Price: 0
Sale Date: 5/12/2014
Legal Ref: 7960-59

Reval / Market Districts: 01
Narrative Description

This parcel contains 6.709 AC of land mainly classified as QualRes with a Sing Fam Dw Building built about 1975, having primarily Brick Exterior and 1840 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.



No Picture Available



542

QuickList

9:14 AM 5/30/2014

Parcel ID: 0006-00-057.00 Card: 1 of 1 Location: 9831 BARBERVILLE RD Indian Land Cost: \$31,315

Current Ownership

#	Title	Last Name	First Name	Res ex	% Own	Type
#1:	PLYLER		LEWIS J			
#2:						
#3:						

Street #1: 9831 BARBERVILLE RD Home Phone: _____
 Street #2: _____ Cell Phone: _____
 City/Town: INDIAN LAND Work Phone: _____
 Province/State: SC Postal: 29707-0000 Email: _____

Account Type: _____
 Legal Reference: 7960-59
 Owner Occupied: _____ Sale Date: 5/12/2014
 Owner Lookup Number: 76475

Separate Bill:
 Valid Owner:
 Private Info:

Current Owner: _____

Prior Owner: _____

ID/Factors/Taxes: _____

Other Parties: _____

More Owners: _____

Exemptions: _____

Sales: _____

Open 5/30/2014 9:14 AM 542 QuickList

Section 2.1.1 Residential districts established.

The following residential use districts are hereby established: R-15, R-15S, R-15D, R-30, R-30S, R-30D, R-45, R-45A, R-45B, MF, and MHP. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities. Other objectives of these districts are explained in the remainder of this section.

In addition to the stated objectives of each zoning district, all districts are designed to encourage the perpetuation of general agricultural activities such as general row crop production, free-range livestock operations and pasture land, hay land, woodland and wildlife management areas. Intensive agricultural enterprises such as turkey barns, hog farms and other confined livestock operations shall only be allowed in the R-45A district.

The R-15P, Moderate Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential development (not including manufactured homes) in the northern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire station, etc., the maximum density allowed in this zoning district is 1.5 dwellings per acre (1.5 du/acre), minimum lot size of 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size, and (3) the minimum lot width from what is stated above.

Section 2.1.2 Commercial districts.

The following commercial districts are hereby established: B-1, B-2, B-3, and B-4. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section. Additionally, any use allowed in these districts shall comply with the regulations contained in section 4.1.17 [applicable regulations of Chapter 4].

In addition to the stated objectives of each zoning district, all districts are designed to encourage the perpetuation of general agricultural activities such as general row crop production, free-range livestock operations and pasture land, hay land, woodland and wildlife management areas. Intensive agricultural enterprises such as turkey barns, hog farms and other confined livestock operations shall only be allowed in the R-45A district.

The use of vinyl, tin, metal and masonry block except split face/decorative masonry shall be prohibited on the exterior walls of any building located on a parcel that has frontage on U.S. Highway 521 from the southern right-of-way line of S.C. Highway 75 northward to the state line or frontage on S.C. Highway 160 from U.S. Highway 521 westward to the county line. All sides of the building shall comply with this requirement with the exception of any side of a building that is not visible from any point on an adjoining road(s) right-of-way. Sides of the building that are screened with landscaping, a fence or some combination of the two shall be considered to be visible from an adjoining street. This requirement is being added to these regulations for aesthetic purposes only and has nothing to do with the enforcement of building code requirements or standards.

The B-3, General Commercial District, is designed to accommodate a wide variety of general commercial uses characterized primarily by retail, office and service establishments which are oriented primarily towards major traffic corridors and/or extensive areas of predominantly commercial usage and characteristics. Commercial uses encouraged in this district are generally patronized in single purpose trips and emphasize large general merchandise establishments, sale of large or bulky items, commercial services, repair services, automobile related sales and repair, various types of convenience stores, restaurants, and other recreational and entertainment uses. This district is also suited to accommodate travel oriented uses such as hotels and motels and gas stations.

Outdoor storage is permitted if a Type 1 Buffer yard is installed around the outside of the storage area when the area is adjacent to a nonresidential district. A Type 3 Buffer yard is required around the storage area when it is adjacent to a residential district or use and all such areas shall be located completely behind the building. No storage areas shall be located in any

required or not required front or side yard. Automobile dealerships are allowed to park automobiles in the front or side yard of the property.

BUSINESS B-3 / UPDATED 1/22/07

USES PERMITTED:

- 1. Bed and Breakfast**
- 3. Service – Agricultural Service Facility**
- 4. Veterinary Service w/outdoor pens**
- 5. Veterinary Service w/indoor pens – Animal Hospital, Veterinarian Office/Clinic, Veterinary Testing Labs**
- 6. Pedigree Record Services**
- 7. Commercial Kennels w/indoor pens**
- 8. Commercial Kennels w/outdoor pens**
- 9. Farm Labor and Management Service**
- 10. Landscape and Horticultural Service**
- 11. Liquor Stores**
- 12. Lumber and/or Other Building Materials Dealer**
- 13. Paint, Glass or Wallpaper Store**
- 14. Hardware Store**
- 15. Retail Nurseries, Lawn and Garden Supply Store**
- 16. Manufactured Home Dealer**
- 17. Retail Trade Store/Center – General Merchandise – Large Scale**
- 18. Retail Store-Food (Including Grocery Stores)**
- 19. Open Air Market (farm, crafts, produce),etc.)**
- 20. Motor Vehicles Dealer (new and/or used)**
- 21. Auto Supply Store**
- 22. Boat and Marine Supplies Dealer**
- 23. Recreation Vehicle Dealer**
- 24. Motorcycle Dealer**
- 25. Automobile Dealers, not elsewhere classified**
- 26. Retail Store – General – Small Scale (i.e.) Clothing, Shoe, Antiques**
- 27. Retail Store – Home Furniture, Furnishings and Appliances**
- 28. Bars and Taverns**
- 29. Nightclubs with alcohol**
- 30. Restaurants**
- 31. Fast Food with drive through window**
- 32. Car Wash (Full Service)**
- 33. Car Wash (Self Service)**
- 34. Convenience Store with Fuel**
- 35. Convenience Store without Fuel**
- 36. Office/Banks, Savings & Loans and Credit Unions**
- 37. General Office**
- 38. Hotels and Motels (Except Casino Hotels)**
- 39. Travel Arrangement and Reservation Services**
- 40. Freight Transportation Arrangement Agency**
- 41. Miscellaneous Incidental Transportation Service**
- 42. Personal and Laundry Services**

43. Florist Shop
44. Funeral Service and Crematories
45. Automotive Rental and Leasing Agency
46. Automobile Parking
47. Automotive Service (except repair)
48. Miscellaneous Repair Services
49. Drive-In Movie Theater
50. Motion Picture Production and/or Distribution Services
51. Motion Picture Theater
52. Video Tape Rental Store
53. Amusement and Recreation Facilities (Non-Public)
54. Offices and Clinics of Doctors, Dentists, & Other Health Practitioners
55. Nursing and Personal Care Facility
56. Medical or Dental Laboratory
57. Miscellaneous Health or Allied Service
58. Building Construction – General Contractors Facility (no outdoor storage)
59. Construction – Special Trade Contractors
60. Durable Goods – Wholesale/Distribution Facility
61. Nondurable Goods – Wholesale/Distribution Facility
62. Museums and Art Galleries
63. Job Training and Vocational Rehabilitation Service
64. Child Day Care Service or Facility
65. Adult Day Care Service or Facility
66. Residential Care Service or Facility (i.e.) Children’s Home, Halfway House
67. Intermediate Care Institution
68. Nursing Care Institution
69. Membership Organization Facilities (i.e.) Business, Civic, Social
70. Religious Institution
71. Taxi Company Facility
72. Intercity and Rural Bus Transportation Facility
73. Charter Bus Service Facility
74. Independent Motor Vehicle Terminal, Service, or Maintenance Facility
75. Trucking and Courier Service Facility (except air)
76. Motor Freight Transportation Terminal and Maintenance Facility
77. Telephone Communications Facilities
78. Telegraph or Other Message Communications Facilities
79. Radio or Television Broadcasting Facilities
80. Cable or Other Pay Television Facilities
81. Park or Playground
82. Recreation Facility (except golf courses)
83. Golf Course (public or membership)
84. Botanical or Zoological Garden
85. Cemetery/Mausoleum
86. Other Designated Community Open Space Area

BUSINESS B-3 / UPDATED 1/22/07

- 87. Livestock Facility (except Commercial Meat Production Centers)**
- 88. General Agricultural Activities (i.e.) general row crop production, free-range livestock operations, pasture land, hay land, woodland and wildlife management areas**
- 89. Forest Production – Including Christmas Trees**

CONDITIONAL USES:

- 1. Site Built Single-Family Detached House**
- 2. Modular Single-Family Detached House (Meets CABO Building Code)**
- 3. Temporary Dependent Care Residences**
- 4. Temporary emergency, construction, and repair residence**
- 5. Temporary Structure used in connection with the construction of a Permanent building or for some non-recurring purpose**
- 6. Home Occupation**
- 7. Manufactured Home Storage Lot**
- 8. Gasoline Service Station**
- 9. Automotive Repair Shop**
- 10. Manufacturing of Hi-Tech Products**
- 11. Mini-Warehouse Facilities**
- 12. Recycling Facilities, Convenience Centers and Resource Recovery Facilities**
- 13. Wireless Communication Towers (i.e. Cellular Communications)**
- 14. Nature Preserve or Wildlife Sanctuary**
- 15. Deer Processing**

USES REQUIRING REVIEW BY BOARD OF ZONING APPEALS:

- 1. Special Events**
- 2. Motorized Race and Testing Tracks**
- 3. Chemical Dependency Treatment Center**
- 4. Recoverable Waste Collection and Recycling Centers**

USES REQUIRING REVIEW BY PLANNING COMMISSION:

- 1. Hospital**
- 2. United States Postal Service Facility**
- 3. Elementary or Secondary School**
- 4. College, University or Professional School**
- 5. Library**
- 6. Vocational School**
- 7. Schools and Educational Service Facility (not elsewhere classified)**
- 8. Coliseum, Stadium, or Arena designed for capacity greater than 1000 people**
- 9. Government Offices**
- 10. Courthouse**
- 11. Police Station**

Rezoning application of Essex Homes c/o Scott Development Group to rezone ± 9.01 acres from R-15P, Moderate Density Residential/Agricultural Panhandle District, to MF, Multiple-Family/Agricultural District. RZ-014-018
{Public Hearing} pgs. 146-172

TMS #0006-00-084.00, 0006-00-084.01, & 0006-00-084.02

Alex Moore

Conclusions:

Action items:

PLANNING STAFF REPORT: RZ-014-018 (Essex Homes c/o Scott Development Group)

I. Facts

A. General Information

Proposal: This is the rezoning application of Essex Homes c/o Scott Development Group to rezone ± 9.01 acres from R-15P, Moderate Density Residential/Agricultural Panhandle District, to MF, Multiple-Family/Agricultural District.

Property Location: The properties are located at the intersection of SC HWY 160 and Blackash Road in the Indian Land area of Lancaster County.

Legal Description: TMS # 0006-00-084.00, 0006-00-084.01, and 0006-00-084.02.

Zoning Classification: Current: R-15P, Moderate Density Residential/Agricultural Panhandle District

Voting District: District 7, Brian Carnes

B. Site Information

Site Description: The three parcels that comprise this rezoning application are located at the intersection of SC HWY 160 (Fort Mill Highway) and Blackash Road. Blackash Road is a County maintained road. The site contains two single-family residential homes along with several accessory structures and a pond.

C. Vicinity Data

Surrounding Conditions: To the north, all adjacent properties are zoned PDD. To the south, the adjacent properties are zoned I-1 Light Industrial District. To the east, the adjacent property is zoned PDD. To the west, the adjacent property is zoned PDD and R-15P.

D. Exhibits

1. Rezoning Application
2. Location Map
3. Tax Inquiry Sheet
4. UDO – Section: 2.1.1 Residential Districts
5. Table of Uses

II. Findings

Code Considerations:

The R-15P, Moderate Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential developments (not including

manufactured homes) in the northern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire stations, etc. The maximum density allowed in this zoning district is 1.5 dwelling units per acre, minimum lot size is 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size and (3) the minimum lot width from what is stated above.

The MF, Multiple-Family/Agricultural District, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the County's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre (see Section 4.1.20) and for multiple-family development is eight (8) dwelling units per acre.

III. Conclusions

The facts and findings of this report show that the properties referenced as TMS # 0006-00-084.00, 0006-00-084.01, and 0006-00-084.02 in Lancaster County, SC are designated as PDD on the Lancaster County Future Land Use Map. The Rosemont PDD is adjacent to this property. Staff has found that the three parcels involved in this rezoning application were originally planned to be included in the Rosemont PDD but ultimately were not part of that plan.

This vicinity of Lancaster County along the SC HWY 160 corridor is experiencing a quickening pace of development. This includes the Bailes Ridge Apartments which are being constructed approximately one mile to the east. The existing land uses immediately adjacent to the subject properties include commercial and industrial buildings to the east and south respectively. The site is also adjacent to single family land uses to the west and to the north.

There is no multi-family designation on the current Lancaster County Future Land Use Map. However, the Lancaster County Comprehensive Plan states that residential development would be appropriate along the northern right-of-way of SC HWY 160 from Fortson Drive east to Possum Hollow Road. The Comprehensive Plan specifically mentions the area across from McMillan Business Park and recommends that through good planning and adequate buffering residential would fit into the overall plan of this vicinity.

Any future development under the proposed Multiple-Family zoning designation within the combined area of these parcels would be required to meet the landscaping and

buffering standards of the Lancaster County Unified Development Ordinance. Additionally, it is anticipated that the proposed Highway Corridor Overlay District would apply to parcels along SC HWY 160. Mandated buffering and landscaping within this Overlay District would further the spirit and intent of the Comprehensive Plan, which as noted in the paragraph above, calls for adequate buffering in order to better facilitate potential residential development in this area.

The subject acreage is located at the nexus of industrial, single-family, and office/commercial land uses. Thus, rezoning of these parcels to Multiple Family/Agricultural District could facilitate an appropriate transitional land use at this location.

IV. Recommendation:

It is therefore the recommendation of the Planning Staff that the rezoning request for the property referenced as TMS # 0006-00-084.00, 0006-00-084.01, and 0006-00-084.02 in Lancaster County, SC be approved.

LANCASTER COUNTY
SOUTH CAROLINA

APPLICATION TO AMEND OR CHANGE THE TEXT OR MAP OF THE
LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE

Do Not Write In This Box

Application No. 014-018 Date Received 5-23-14 Fee Paid

1. The application is for amendment to the: (check one)

District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)

Ordinance Text (fill in items # 8 & 9 only)

2. Give either exact address or tax map reference to property for which a district boundary change is requested: 0006-00-084.00, 0006-00-284.01 and 0006-00-084.02
3. How is this property presently designated on the map? R-15P
4. How is the property presently being used? ~~MF~~ Vacant/Underdeveloped
5. What new designation or map change do you propose for this property? MF
6. What new use do you propose for the property? 63 Townhome Units

EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.

7. Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:

Michael H. Holcomb and James W. Holcomb
9769 Blackash Road and 9751 Blackash Road

8. If this involves a change in the Ordinance text, what section or sections will be affected?

NA

9. Explanation of and reasons for proposed change:

Property is ideally
sited for Townhome development due to very visible
location on SC Hwy 160
(use back of form if additional space is needed)

NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)

Essex Homes
Co Scott Development Group
ADDRESS:
10801 Johnston Road
Suite 127
Charlotte, NC 28226
Phone: 704-907-7425

SIGNATURE

[Signature]
Michael H Holcomb

Property Owner

James W. Holcomb
Signature

March 7, 2014

J. Elaine Boone
Planner II
Lancaster County
101 North Main Street
Lancaster, SC 29721

RE: Rezoning Application for Parcel # 0006-00-084.00, 0006-00-084.01, and 0006-00-084.02

Dear Ms. Boone:

Please accept this correspondence as our consent for Scott Development Group, Inc. to act as our agent in the Rezoning Application as attached.

Thank you.

[SIGNATURE PAGES FOLLOW]

James W. Holcomb
Name: James W. Holcomb

STATE OF South Carolina
COUNTY OF Lancaster

On this day personally appeared before me James W. Holcomb, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 10th day of March, 2014.

Judy H. Barfield

Printed Name: Judy H. Barfield

My Commission Expires: 5-18-2020

Michael H. Holcomb

Name: Michael H. Holcomb

STATE OF South Carolina

COUNTY OF Lancaster

On this day personally appeared before me Michael H. Holcomb, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 10th day of March, 2014.

Judy H. Barfield

Printed Name: Judy H. Barfield

My Commission Expires: 5/18/2020



NOTICE OF ENTRY UPON LAND

Section 6-29-340(A) of the Code of Laws of South Carolina 1976, as amended, provides, in part, that "[t]he planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom."

This notice is dated May 28th, 2014 and serves as written notice to the owner of record of the following property: TMS # 0006-00-084.00, 0006-00-084.01, 0006-00-084.02 (the "Property") that the employees of the Lancaster County Planning Department and the members of the Lancaster County Planning Commission may enter upon the Property at any time after ten days from the date of this notice for the purpose of making examinations, surveys and to perform their respective official duties, without consent or further notice to the owner of record.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

By signing below, I acknowledge receipt of the above Notice of Entry Upon Land.

Michael H Holcomb
Signature

James W. Holcomb
Printed Name

5-30-2014
Date

If the owner of record refuses to acknowledge receipt of the Notice of Entry Upon Land, then the Planning Director, or a person authorized by the Planning Director, shall sign and date the area below:

Planning Director or Authorized Person Signature

Planning Director or Authorized Person Printed Name

Date

COLUMBIA 1143430v1

State of South Carolina,

County of LANCASTER

HARRISON H. HOLCOMB, ET AL.

TO

JAMES W. HOLCOMB

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at 27th M. o'clock on the June day of 1983 and was immediately entered upon the proper indexes and duly recorded in Book F-6 of Deeds, page 4580

Register of Mesne Conveyances

for San Carter County, S. C.

I hereby certify that the within Deed has been this day of

19 , Recorded

in Book, of Deeds, page

Auditor for County

1983 JUN 27 11 03 AM

1983 JUN 27 11 03 AM

CLERK OF COURT
LANCASTER COUNTY, S.C.

State of South Carolina,

COUNTY OF LANCASTER

Know All Men by These Presents, That

I, HARRISON H. HOLCOMB AND JEAN BRYANT HOLCOMB

hereinafter referred to as Grantor(s)

in the State aforesaid, for and in consideration of the sum of Five (\$5.00) Dollars, Love and Affection

to us paid by JAMES W. HOLCOMB, 2325 E. Tom Hall Street, hereinafter referred to as Grantee(s) in the State aforesaid (the receipt of which is hereby acknowledged)

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Grantee(s) James W. Holcomb, his heirs and assigns, the following described property, to-wit:

ALL that certain piece, parcel or lot of land, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, being more specifically described as follows:

BEGINNING at a point on an existing dirt road off S. C. Highway 160, and running with the northern edge of said dirt road N 68 02 01 W 59.6 feet to a point; thence S 50 20 53 W 51.21 feet to a point; thence S 89 25 03 W 43.7 feet to an iron; thence N 16 53 23 E 123.59 feet to an iron; thence N 16 39 00 E 196.32 feet to an iron; thence N 43 28 44 E 149.52 feet to an iron; thence S 42 36 59 E 225.51 feet to an iron; thence S 41 19 31 W 316.99 feet to the point of beginning, all of which is more accurately and specifically shown on a Plat of Property of James Holcomb, prepared by Bradford M. Hucks, R.L.S., on April 5, 1983 and recorded as Plat No. 6019, Office of the Clerk of Court for Lancaster County, S.C.

Being a portion of the property conveyed to Grantors herein by deed of John Helms, dated August 14, 1961 and recorded August 28, 1961 in Deed Book 3-5, at page 262, Office of the Clerk of Court for Lancaster County, S.C.

ASSESSOR'S OFFICE

Received 6-28-83

Tax Map Code 6-8401

Or Portion Of _____

This being the same (a part of the) property heretofore conveyed to the Grantor(s) by Deed of

recorded _____, 19 _____, Deed Book

, at page

... or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s) his Heirs and Assigns forever.

And the Grantor(s) do hereby bind Grantor(s) Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee(s) his

and Assigns, against Grantor(s) and Grantor(s) Heirs and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 27th day of May in the year of our Lord one thousand nine hundred and eighty-three and in the two hundredth and seventh year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

1st Witness: Jean R. Hargrett
2nd Witness: Karen H. Morton

Harrison H. Holcomb (SEAL)
Jean Bryant Holcomb (SEAL)

STATE OF SOUTH CAROLINA, LANCASTER COUNTY.

PERSONALLY appeared before me the undersigned and made oath that s/he saw the within-named Grantor(s) sign, seal and, as his/her/their act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that s/he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of May 19 83.
Notary Public of South Carolina

My Commission Expires: 3/28/85

Jean R. Hargrett (WITNESS)

STATE OF SOUTH CAROLINA, COUNTY.

RENUNCIATION OF DOWER

I, Karen H. Morton, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Jean Bryant Holcomb the wife of the within-named Grantor 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 forever relinquish unto the within-named Grantee(s) 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.

Notary Public of South Carolina
My Commission Expires: 3/28/85

Emmie Jean Holcomb
Jean Bryant Holcomb

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(s), their Heirs and Assigns forever.

And the Grantor(s) do hereby bind Grantor(s) Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee(s), their

Heirs and Assigns, against Grantor(s) and Grantor(s) Heirs and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 15th day of July
in the year of our Lord one thousand nine hundred and ninety-one
and in the two hundredth and sixteenth year of the Sovereignty
and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

John H. Holcomb
Angela N. Shore
1st WITNESS
2nd WITNESS

John H. Holcomb (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA,
Lancaster COUNTY.

PERSONALLY appeared before me the undersigned and made oath that s/he saw the within-named Grantor(s) sign, seal and, as his/hers/their act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that s/he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this

15th

day of July 19 91
Angela N. Shore
Notary Public of South Carolina

John R. Hight

(WITNESS)

My Commission Expires: 1-20-94

Herrington
County of _____
State of South Carolina,

TO

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at _____ M. o'clock on the _____ day of _____ 19 _____ and was immediately entered upon the proper indexes and duly recorded in Book _____ of Deeds, page _____

Register of Misses Conveyances
County, S. C.
I hereby certify that the within Deed has been this _____ day of _____ 19 _____ Recorded in Book _____ of Deeds, page _____
Charles H. Morgan
Auditor for Lancaster County

THE S. L. BRINK COMPANY, CHARLESTON, S. C.

INST # 10830

B-10 v. 73

State of South Carolina,
County of Lancaster

Know All Men by These Presents, That
I, John Harrison Holcomb

FILED
OFFICE OF CLERK
OF COURT
AUG 23 11 39 AM '91
to consideration of the

hereinafter referred to as Grantor(s)

in the State aforesaid, for and

sum of Five and no/100ths (\$5.00) Dollars, Love and Affection

to me paid by James W. Holcomb and Nealie Marie Holcomb, hereinafter referred to as Grantee(s) in the State aforesaid (the receipt of which is hereby acknowledged)

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee(s) James W. Holcomb and Nealie Marie Holcomb, their heirs and assigns, the following described property, to wit:

All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Lancaster, in Indian Land Township on South Carolina Highway 160 containing 1.08 acres and according to a survey thereof prepared by Bradford M. Hucks, R.L.S. dated February 14, 1986 and recorded as Plat No. 9166, having the following courses and distances, to wit:

BEGINNING at a railroad spike in center of right of way of SC Highway 160; thence along center line of said right of way N84-03-36W 30.80 feet to a railroad spike in center of said right of way; thence N27-01-40W 484.91 feet to an iron pin; thence N53-58-55E 38.02 feet to an iron pin; thence S51-55-47E 48.54 feet to an iron pin; thence N35-56-13E 41.43 feet to an iron pin; thence S41-21-57E 99.61 feet to an iron pin; thence S17-05-03E 88.51 feet to an iron pin; thence N89-42E 50.09 feet to an iron pin which iron pin is located S2-59-59E 257.03 feet from an elm tree; thence S3-00-00E 302.41 feet to the point of beginning.

RECORDING OFFICE
8-23-91
6-8402

RELEASE, WAIVER AND CONSENT:

Harrison Hughes Holcomb agrees and consents to the transfer of the property herein described and waives and releases the restrictions prohibiting transfer placed against said property in the deed to John Harrison Holcomb dated December 8, 1987, recorded December 12, 1987 in Book J-7, at page 345, Office of the Clerk of Court for Lancaster County, S.C. Emma Jean Holcomb died on

July 15, 1991.
[Signature]
[Signature]
HARRISON HUGHES HOLCOMB

STATE OF SOUTH CAROLINA
COUNTY OF YORK

Personally appeared before me James R. [Signature] and made oath that he/she shaw the within-named Harrison Hughes Holcomb sign, seal and as his act and deed, deliver the within Release, Waiver and Consent and that he/she with the other witness witnessed the execution thereof.

BWORN to before me this 15th day of July, 1991.
[Signature]
Notary Public for South Carolina My Commission Expires: 1-20-94

This being the same (a part of the) property heretofore conveyed to the Grantor(s) by Deed of Harrison Hughes Holcomb and Emma Jean Holcomb recorded December 11, 1987, Deed Book J-7, at page 345.

September 11, 1990 and conveyed her interest by Will to Harrison H. Holcomb. See Estate file 91ES2900148. Harrison H. Holcomb died testate on July 18, 2005 and devised his interest to his son, Michael Hilton Holcomb. See Estate file 2005ES2900277.

TMS# 0006-00-084.00

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 Grantees and Grantees' heirs and assigns, forever so that neither I, the undersigned Grantor, nor Grantor's heirs, nor any other person or persons, claiming under us or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

WITNESS my hand and seal this ^{2nd} 10th day of October, 2006 in the year of our Lord two thousand six and in the two hundred and thirtieth-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Ashaka M. Wakeyem
Witness

Elizabeth E. Holcomb
Elizabeth Elenore Holcomb

[Signature]
Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

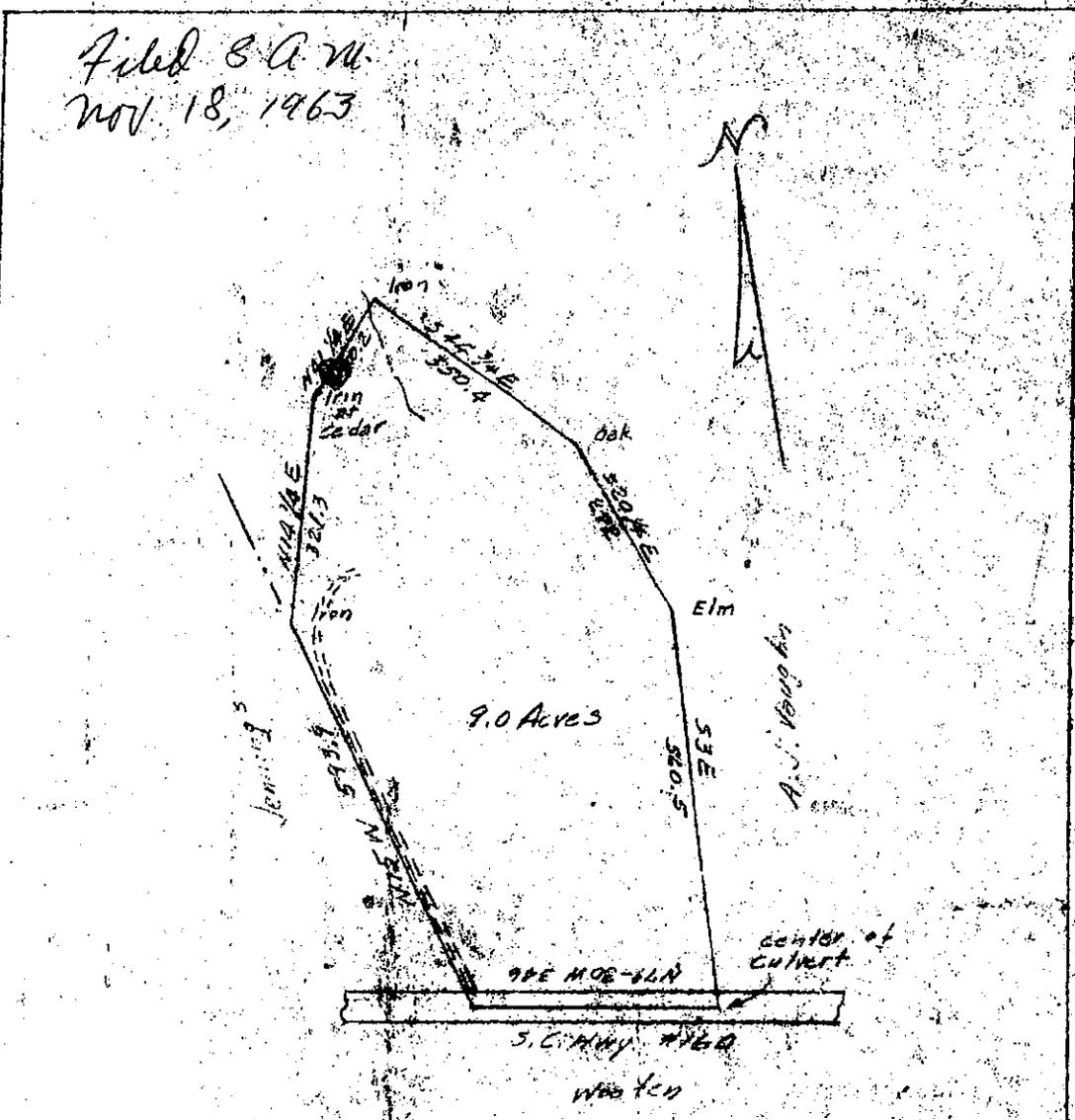
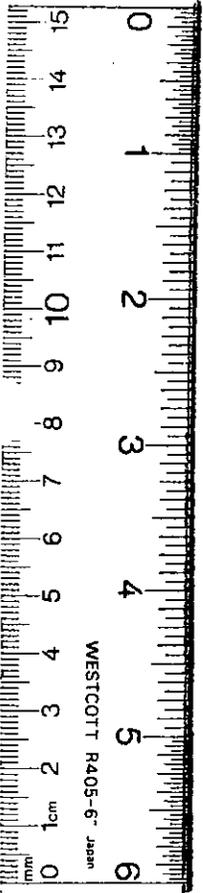
PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the Grantor sign, seal and, as Grantor's act and deed, deliver the within-written Quit Claim Deed for the uses and purposes therein mentioned and that (s)he, with the other witness above, witnessed the execution thereof.

Ashaka M. Wakeyem
Witness

SWORN to before me this
2nd day of October, 2007

[Signature] (Seal)
Notary Public for South Carolina
Commission expires: Sept 1, 2010

Filed 8 A.M.
Nov. 18, 1963



Map of Property to be Conveyed by
A. J. VAUGHN to HARRISON HUGHES and EMMA JEAN
HOLGOME

Lancaster County, S.C.

Nov. 6, 1963 Scale 1" = 200'

W.C. White, R.L.S.

40

1983 JUN 27 AM 10:58
Plot # 6019
 CLERK OF COURT
 LANCASTER COUNTY, S.C.

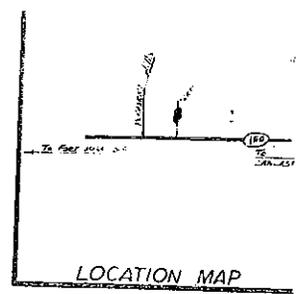
HOLCOMB
 06 2-3-A-117

HOLCOMB
 06 2-3-FG-119

1.67 AC.

PAUL T. HUCKS
 08 2-5-16 2887

PAUL T. HUCKS
 08 2-6-PG. 2887

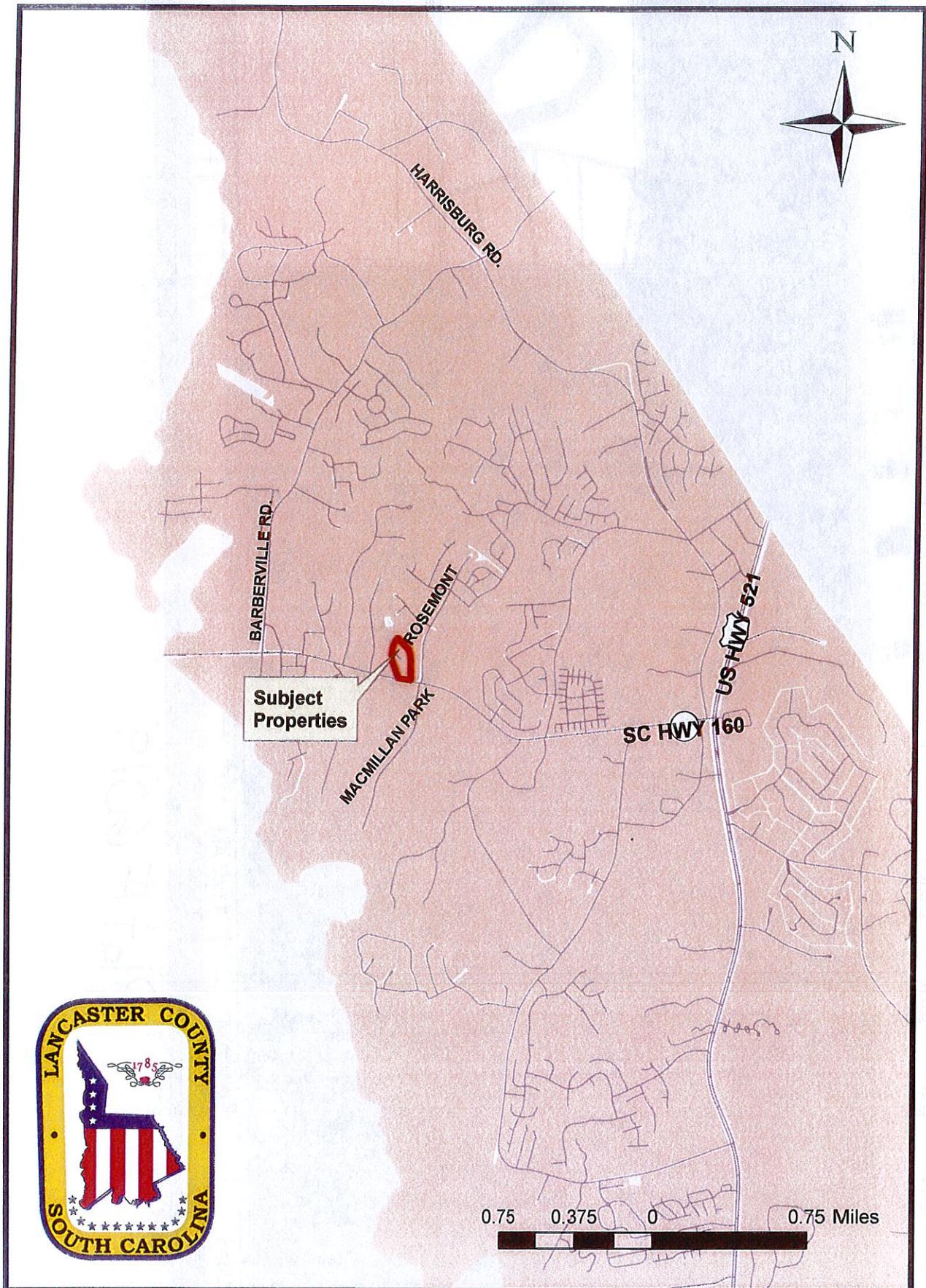


I hereby certify that the copy of
 this map is a true and correct
 copy of the original map on file
 in my office.

REVISIONS	JAMES HOLCOMB	
	LANCASTER CO.	SC.
	BRADFORD M. HUCKS & SON	
	LAND SURVEYORS & LAND PLANNING	
	140 GREENBAY DR.	ROCK HILL, S.C. 29730
	SCALE: 1" = 60'	DATE: FILE NO: 7014



RZ 014-018 (Essex Homes c/o Scott Development Group)
Location Map



Card #

Indexed By

Parcel ID

Add Mod Del Save Cancel

Parcel ID: 000006-00-084-01

Acres: 11.576

Location: 8761 BLACKASH RD Indian Land

Land Use: GMH - QUELIMH

Owner: HOLCOMBE JAVES W

Market Value

Original Value 11670

Full Market Value 76300

Building Value 18300

Land Value 41500

Land Value 50500

Total Value 76300

Assessed Value 2962

Capped Value 76300

Sales Information

Owner: HOLCOMBE JAVES W

Sales Photo

Sale Date: 5/27/1988

Legal Ref: B6-4580

Office Notes

Notes

Parcel ID: 000006-00-084-01
Acres: 11.576
Location: 8761 BLACKASH RD Indian Land
Land Use: GMH - QUELIMH
Owner: HOLCOMBE JAVES W

Market Value

Original Value 11670

Full Market Value 76300

Building Value 18300

Land Value 41500

Land Value 50500

Total Value 76300

Assessed Value 2962

Capped Value 76300

Sales Information

Owner: HOLCOMBE JAVES W

Sales Photo

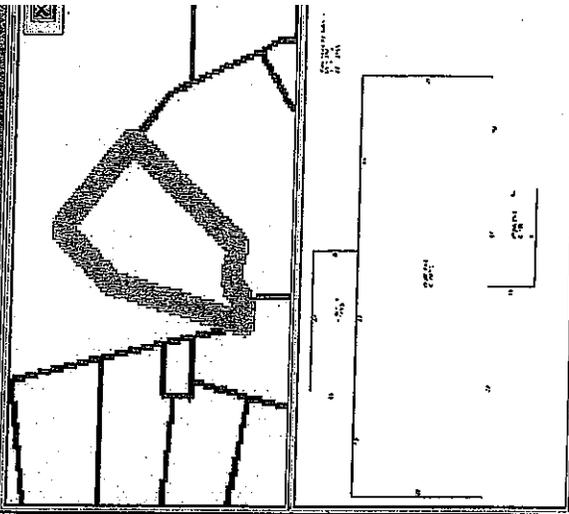
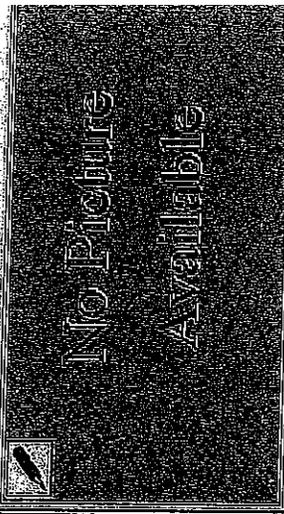
Sale Date: 5/27/1988

Legal Ref: B6-4580

Office Notes

Notes

This parcel contains 1.67 AC. of land originally owned by QUIMH with the Home Building built about 1984. It originally had Wood Stalling Exterior and 1680 Square Feet with 0 Units, 2 Baths, 0-0/4 Bath, 0 Hall Bath, 0 Rooms, and 0 Bdrm.



Open 5/30/2014 11:03 AM

576

QuickList

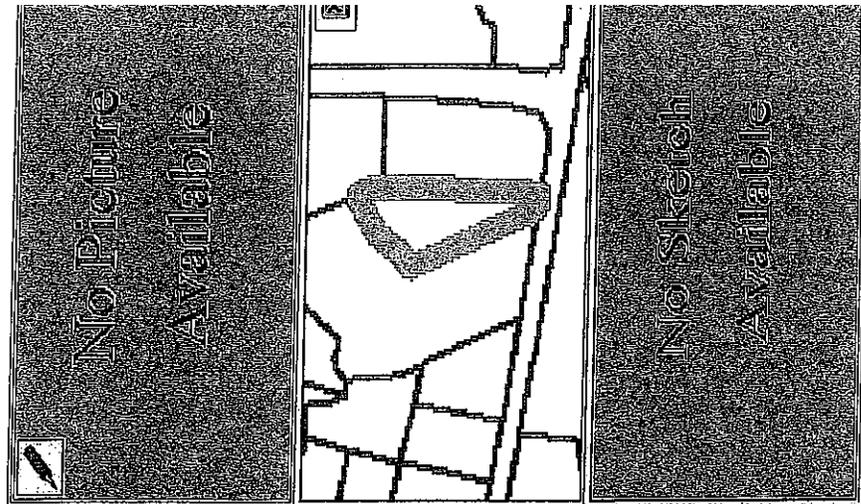
Plat # 6019

Indexed By Parcel ID Card #

Parcel ID: 0006-00-084102
 Accession: 27002
 Stake #
 Location: HWY 160 Lancaster
 Land Use: NUN - Land Only
 Owner: HOLCOMB JAMES W & NEALE MARIE
 Current Year: 2016

Market/Ad Value	Year	Legal Description
Old Land Area	2260	
Full Market Value	269300	
Full Land Value	194695	
Building Value		
Yard Items		
Land Value	269300	
Total Value	269300	
Assessed Value	116158	
Capped Total	194695	

Sales Information
 Current: HOLCOMB JAMES W & NEALE MARIE
 Sale Parcel: 5
 Sale Date: 7/15/1991
 Legal Ref: B010-0079
 Sold: Vending
 Validity: 90



Plot # 011607

Parcel ID: 0006-00-08102 Parcel ID: 0006-00-08102 Parcel ID: 0006-00-08102

Current Owner: **PRIOR OWNER** ID/Factors/Taxes: **ID/Factors/Taxes**

Current Ownership Title: **HOLCOMB JAMES W & NEALIE MARIE**

#1: **9751 BLACKASH RD** #2: **INDIAN LAND** #3: **INDIAN LAND**

Street #1: **9751 BLACKASH RD** Street #2: **INDIAN LAND** Street #3: **INDIAN LAND**

City/Township: **INDIAN LAND** Parcel Index/State: **SC** Parcel #: **29707-0000**

County: **INDIAN LAND** Property Type: **MM/DD.** Date Acquired: **7/15/1991**

Assessor's Office: **INDIAN LAND** Assessor's Name: **INDIAN LAND** Assessor's Phone: **INDIAN LAND**

Assessor's Cell Phone: **INDIAN LAND** Assessor's Work Phone: **INDIAN LAND** Assessor's Email: **INDIAN LAND**

Assessor's Website: **INDIAN LAND** Assessor's Address: **INDIAN LAND** Assessor's City: **INDIAN LAND**

Sales	Exemptions	More Owners	Other Parties
Open	5/30/2014 11:04 AM		27002 QuickList

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 00006-00-084100
Account #: 575
Block #:
Location: 6769 BLACKASH RD Indian Land
Land Use: NRN - NRRes
Owner: MICHAEL HESTAL

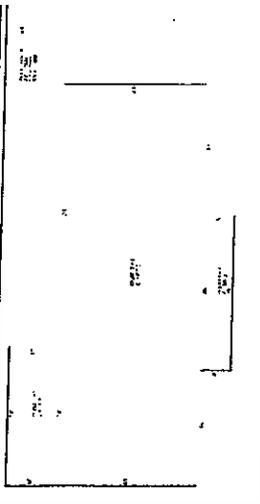
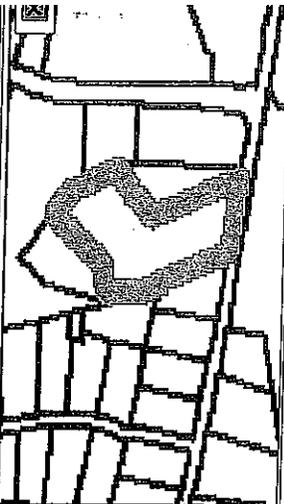
Market Ad Value

Calcd Land Value	5080
Full Market Value	262300
Building Value	98200
Land Value	11500
Total Value	162600
Assessed Value	262300
Capex Total	15768
262300	

Sales Information
Grantor: HOLCOMB HARRISON HUGHES
Sale Price: 5
Sale Date: 10/2/2007
Legal Ref: 425-158

Legal Description:
 This parcel contains 5.08 AC of land mainly classified as NRRes with a single family dwelling built about 2008 having primarily vinyl Siding, vinyl exterior and 1458 square feet with 0 Unit, 2 Baths, 0 6/4 Bath, 0 Half Bath, 0 Rooms and 0 Bdrm.

No Picture Available



Open 5/30/2014 11:02 AM 575 QuickLis

Plot Bk 1A P2 DAD ✓

Add Mod Del Save Cancel
 Indexed By Parcel ID Card #

Parcel ID: 00006-00084-00 Parcel Name: 9286 HORSESHOE CIRCLE Parcel Type: 100 Parcel Area: 0.12 Parcel Date: 10/22/2007

Current Owner	Prior Owner	ID/Factors/Taxes
Current Ownership #1: HOLCOMB #2: 9286 HORSESHOE CIRCLE #3: INDIAN LAND #4: SC #5: 29707-0000 #6: MM/DD. #7: 43735	Prior Ownership #1: MICHAEL H ETAL #2: 9286 HORSESHOE CIRCLE #3: INDIAN LAND #4: SC #5: 29707-0000 #6: MM/DD. #7: 43735	ID: 100 Factor: 100 Tax: 100

Sales	Exemptions	More Owners	Other Parties
Open	5/30/2014	11:02 AM	575

Add Mod Del Save Cancel
 Indexed By Parcel ID Card #

Section 2.1.1 Residential districts established.

The following residential use districts are hereby established: R-15, R-15S, R-15D, R-30, R-30S, R-30D, R-45, R-45A, R-45B, MF, and MHP. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities. Other objectives of these districts are explained in the remainder of this section.

In addition to the stated objectives of each zoning district, all districts are designed to encourage the perpetuation of general agricultural activities such as general row crop production, free-range livestock operations and pasture land, hay land, woodland and wildlife management areas. Intensive agricultural enterprises such as turkey barns, hog farms and other confined livestock operations shall only be allowed in the R-45A district.

The R-15P, Moderate Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential development (not including manufactured homes) in the northern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire station, etc., the maximum density allowed in this zoning district is 1.5 dwellings per acre (1.5 du/acre), minimum lot size of 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size, and (3) the minimum lot width from what is stated above.

The MF, Multiple-Family/Agricultural District, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the County's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre (see Section 4.1.20) and for multiple-family development is eight (8) dwelling units per acre. (See Chapter 17 for recreational facilities and open space requirements.)

MULTI-FAMILY - RESIDENTIAL / UPDATED 1/22/07

USES PERMITTED:

1. Duplex
2. Multi-Family Apartments
3. Multi-Family Townhomes
4. Multi-Family Converted or Other Multi-Family Housing
(not elsewhere classified)
5. Bed and Breakfast
6. Religious Institution
7. Telephone Communications Facilities
8. Park or Playground
9. Botanical or Zoological Garden
10. Other Designated Community Open Space Area
11. General Agricultural Activities (i.e.) general row crop production, free range
Livestock, etc.

CONDITIONAL USES:

1. Site Built Single-Family Detached House
2. Modular Single-Family Detached House (meets CABO building code)
3. Double-Wide
4. Single-Wide
5. Manufactured Home Subdivision
6. Temporary Dependent Care Residences
7. Temporary emergency, construction, and repair residence
8. Temporary Structure used in connection with the construction of a
Permanent building of for some non-recurring purpose
9. Home Occupation
10. Recycling Facilities, Convenience Centers and Resource Recovery Facilities
11. Wireless Communication Towers (i.e. Cellular Communications)
12. Nature Preserve or Wildlife Sanctuary

USES REQUIRING REVIEW BY THE PLANNING COMMISSION:

1. United States Postal Service Facility
2. Elementary or Secondary School
3. College, University or Professional School
4. Library
5. Police Station
6. Fire Station
7. Ambulance Service/Rescue Squad
8. Electricity, Water, Sewer, and Petroleum Distribution/Collection
Facilities and Services

UDO-TA-014-012 – Text amendment application of Steve Willis, Lancaster County Administrator, to amend Section of the Lancaster County Code, relating to the appointment of Planning Commission members, and to amend Section Appendix B of the Lancaster County Code (Unified Development Ordinance of Lancaster County), relating to the appointment of members of the Board of Zoning Appeals, both so as to provide that the residency requirement is inapplicable if proposed by the recommending council member and approved by a special vote of the County Council, and to limit the number of members from a specific council district. {Public Hearing} pgs. 173-176

Alex Moore

Conclusions:

Action items:

PLANNING STAFF REPORT (TA-014-012)

I. Facts

A. General Information

The following is a text amendment application of Steve Willis, Lancaster County Administrator, to amend Section 25-21 of the Lancaster County Code, relating to the appointment of Planning Commission members, and to amend Section 8.1.1 of Appendix B of the Lancaster County Code (Unified Development Ordinance of Lancaster County), relating to the appointment of members of the Board of Zoning Appeals, both so as to provide that the residency requirement is inapplicable if proposed by the recommending council member and approved by a special vote of the County Council, and to limit the number of members from a specific council district; and to provide for other matters related thereto.

Current Text: See attachment

Proposed Text: See same attachment but the text is underlined for the new proposed text amendment.

II. Findings

One of the County Council members is having a hard time finding a volunteer for the Planning Commission board and this has prompted the County Administrator to file this text amendment. It was discussed as an information item at the May 28, 2014 County Council meeting and County Council agreed to send it to the Planning Commission for an amendment to the Lancaster County Code and the Unified Development Ordinance for the Board of Zoning Appeals and Planning Commission. I contacted the York County Planning Department and they informed me that they have nine members appointed by the York County Council. One member shall be appointed from each of the seven Council Districts and two members at-large. I am afraid that if we do not have equal representation from citizens living in their County Council district on the Planning Commission and Board of Zoning Appeals boards, then these communities would not be represented equally. I understand that it can be difficult to find volunteers on these boards because of the many night meetings and controversial issues they discuss on a monthly basis. However, it is important that these districts have someone representing their community interests on the Planning Commission and Board of Zoning Appeals board. Currently, we have two districts that represent the unincorporated area of Indian Land and we often hear from the residents of Lancaster that they do not have more representation from the other areas of Lancaster County, specifically since District 7 was redrawn for Indian Land and then other remaining Districts became larger to represent larger geographical areas of the eastern and southern part of Lancaster County.

III. Recommendation

It is the recommendation of the planning staff that the above text amendment be **denied**.

LANCASTER COUNTY
SOUTH CAROLINA

APPLICATION TO AMEND OR CHANGE THE TEXT OR MAP OF THE
LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE

Do Not Write In This Box		
Application No. <u>UDO-TA-014-012</u>	Date Received <u>5/20/14</u>	Fee Paid <u>—</u>

- The application is for amendment to the: (check one)
 District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)
 Ordinance Text (fill in items # 8 & 9 only)
- Give either exact address or tax map reference to property for which a district boundary change is requested: _____
- How is this property presently designated on the map? _____
- How is the property presently being used? _____
- What new designation or map change do you purpose for this property? _____
- What new use do you propose for the property? _____

EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.

- Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:

- If this involves a change in the Ordinance text, what section or sections will be affected? _____

SECTION 8.1.1.CA)

- Explanation of and reasons for proposed change: TO HANDLE SITUATIONS

WHERE A COUNCIL MEMBER CAN NOT FIND AN APPOINTEE,
(use back of form if additional space is needed)

NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)

STEVE WILLIS

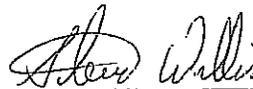
ADDRESS:

PO Box 1809

LANCASTER, SC 29721

Phone:

416-9380



SIGNATURE

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2014-____

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND SECTION 25-21 OF THE LANCASTER COUNTY CODE, RELATING TO THE APPOINTMENT OF PLANNING COMMISSION MEMBERS, AND TO AMEND SECTION 8.1.1 OF APPENDIX B OF THE LANCASTER COUNTY CODE (UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY), RELATING TO THE APPOINTMENT OF MEMBERS OF THE BOARD OF ZONING APPEALS, BOTH SO AS TO PROVIDE THAT THE RESIDENCY REQUIREMENT IS INAPPLICABLE IF PROPOSED BY THE RECOMMENDING COUNCIL MEMBER AND APPROVED BY A SPECIAL VOTE OF THE COUNTY COUNCIL, AND TO LIMIT THE NUMBER OF MEMBERS FROM A SPECIFIC COUNCIL DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Planning Commission.

Section 25-21(b) of the Lancaster County Code is amended to read:

/The planning commission shall have seven (7) members appointed by the county council. One (1) member must be appointed from each of the seven (7) county council districts, upon recommendation of the council member elected from that district. The member must reside in the district for which the member is appointed, provided, however, upon recommendation of the council member elected from that district and a two-thirds (2/3) vote of the county council members, a person who resides in a district other than the district of the recommending council member, may be appointed to the commission. At no time may the planning commission have three (3) or more members appointed by council that reside within the same council district. In the appointment of planning commission members, the council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. Members shall represent a broad cross section of the interests and concerns within the county./

Ordinance No. 2014-____
Page 1 of 3

AND IT IS SO ORDAINED, this ___ day of _____, 2014.

LANCASTER COUNTY, SOUTH CAROLINA

Larry McCullough, Chair, County Council

Jack Estridge, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading:
Second Reading:
Third Reading;

Approved as to form:

County Attorney

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.