



To: Lancaster County Planning Department
From: Steve Willis, Administrator
Date: September 22, 2016
Subject: Avondale, PDD-27

Pursuant to the Council's positive vote on September 12, 2016 to revive Ordinance 2015-1386 through the passage of a Motion to Rescind, attached please find the Lancaster County application which is signed by me as the Council's authorized representative. Inasmuch as this is a Council driven matter, I believe it appropriate that the rezoning application for this multi- parcel project be waived.

A handwritten signature in blue ink that reads "Steve Willis".

Steve Willis, Administrator

Revived/Revised

LANCASTER COUNTY

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

Do Not Write In This Box
Application# _____ Date _____ Paid _____

- 1. The application is for amendment to the: (check one)
[X] 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: See attached list of parcels. Additional information previously provided.
3. How is this property presently designated on the map? B-3 and R-15P
4. How is the property presently being used? Existing homes and vacant parcels
5. What new designation or map change do you purpose for this property? Planned Development District
6. What new use do you propose for the property? residential, commercial, office, retail

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

- 7. Does the applicant own the property proposed for this change? [] YES [X] NO If no, give the name and address of the property owner and attach notarized letter from property owner: See attached
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: To incorporate the highest and best use for the property; to provide various concessions to the county for public safety and recreational needs.
(attach another page if additional space is needed)

10. Applicant's can request a 5 minute PowerPoint presentation at County Council to be given during the ordinance reading time and at 1st reading only. You will be allowed 5 slides or less. This information must be given to the Clerk to Council by the Friday prior to the Monday Council meeting. Please check the appropriate box to indicate whether or not you will be giving a PowerPoint presentation. [] YES [] NO

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)
Lancaster County, a body politic
ADDRESS:
101 North Main Street
Lancaster, SC 29720

Signature of Steve Willis
SIGNATURE
STEVE WILLIS, Administrator

Phone: 803-416-9300

EXHIBIT A

List of Sellers and Properties Located in Lancaster County

<u>Seller</u>	<u>PIN</u>
Hood	0005-00-093.04
Hudson	0005-00-092.00
Devinney	0005-00-093.05
Patterson, Alan	0005-00-091.03
Smith	0005-00-091.00
Withers	0005-00-075.00 / 0005-00-075.01
Blakely	0005-00-079.01
Hawfield LLC	0005-00-076.00
Hawfield Trust	0005-00-077.00
Owsley	0005-00-078.00
Moore	a portion of 0005-00-074.03
Gallap	0005-00-090.00
Patterson, Carl	0005-00-083.00
Harvell	0005-00-089.01 / 0005-00-089.00

Lancaster
County
South Carolina

Dear Applicant,

You have applied for a re-zoning of your property. By signing this document you acknowledge and agree to the Lancaster County Assessor's Office creating a new parcel based on the plat you record for your re-zoning.

Signature: Stuart Ellis

Date: September 22, 2016

CERTIFICATION OF RIGHT TO PURCHASE

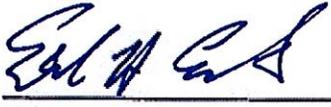
The undersigned is the contract Purchaser named in each those certain Purchase and Sale Agreements (collectively, the "Agreements") with each of the named property owners identified on Exhibit A (the "Owners") attached hereto. The Agreements pertain to the Owners' properties which are referred to on Exhibit A by tax parcel number.

The undersigned Purchaser hereby certifies to Lancaster County that the Purchaser has the right to acquire the Properties under the terms of the Agreements, pending the final approval of the rezoning of the properties by Lancaster County. The Agreements shall remain in full force and effect in all cases at least until December 31, 2016.

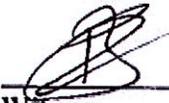
This the 21st day of September, 2016.

PURCHASER:

Sinacori Builders, LLC,
a North Carolina limited liability company

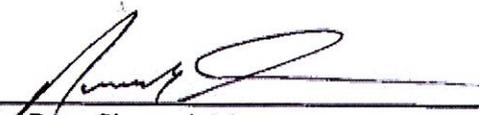


Witness



Witness

By:



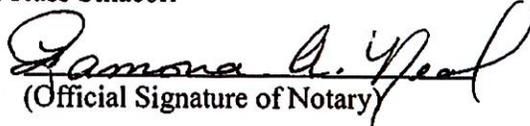
Russ Sinacori, Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Russ Sinacori

September 21, 2016


(Official Signature of Notary)

Ramona A. Neal, Notary Public
Notary's printed or typed name

February 11, 2021
My Commission Expires

SEAL

