



**LANCASTER COUNTY
BOARD OF ZONING APPEALS
AGENDA
MARCH 3, 2020
ADMINISTRATIVE BUILDING
101 N. Main Street, Suite 224
Lancaster SC 29720
(803) 416-9777
6 p.m.**

- I. Call to Order

- II. Roll Call

- III. Approve Agenda

- IV. Approve Minutes – November 5, 2019

- V. New Business
 - 1. Sharonview Federal Credit Union to request a variance from Section 10.10 Maximum Sign Surface Area for other than Freestanding Signs of the Unified Development Ordinance of Lancaster County. The subject property is located at 1955 Sharonview Way, Indian Land Community, Lancaster County, S.C. (TMS 0008-00-027.02) (BZA 2020-001) (Zoning District Regional Business District (RB)).

 - 2. Michael McCarter to request a variance from Chapter 6, Subdivision and Infrastructure Standards, Section 6.18.C One Access Subdivision of the Unified Development Ordinance of Lancaster County. The subject property is located at 781 Hilldale Lane, Lancaster County Community, Lancaster County, S.C. (TMS 0080-00-033.00 (BZA 2020-002) (Zoning District Medium Density Residential (MDR)).
Staff request to defer this item until the newly revised Subdivision plan can be reviewed.

- VI. Adjourn



MINUTES

**Lancaster County Board of Zoning Appeals
101 N. Main Street, Suite 158
P O Box 1809
Lancaster, South Carolina
November 5, 2019 6:00 P.M.**

The Lancaster County Board of Zoning Appeals met on November 5, 2019 at 6:00 P.M. in the County Administration Building, located in Lancaster, South Carolina.

Board members present were as follow: Frances Liu, Darrell Reid, Harvey Carnes, Jabo Sims, Donald Duve, Beverly Williams.

Board Members absent were as follows: Kemesha Lowery

Staff members present were as follows: Chanda Kirkland Zoning Officer, Mika Garris Zoning Secretary and the County Attorney.

Members of the press were not present.

The meeting was called to order at approximately 6:05 p.m. by Chair-Woman Fran Liu.

APPROVAL OF AGENDA

At this time, a motion was made by Darrell Reid and seconded by Donald Duve .The motion carried by a unanimous vote to approve the agenda.

APPROVAL OF MINUTES

Chair- Woman Fran Liu asked if there were any comments, changes or corrections to the minutes of the June 4, 2019 meeting. Jabo Sims made a motion to approve the minutes as written, seconded by Harvey Carnes. The motion carried by a unanimous vote. Approving with a unanimous vote to adopt the June 4 , 2019 minutes.

ITEM OF BUSINESS

1. Application of Mark Bennett to request a variance from chapter 6.4.1(A), Block Lengths of the Unified Development Ordinance of Lancaster County. The subject property is located at West rebound Road, Van Wyck Community (TMS 0025-00-046.04 & 0025-00-046.05) (BZA 2019-010) (RN-Rural Neighborhood District).

Overview:

- Staff presentation was given by Chanda Kirkland.
- Mika Garris Affirms testimony
- Applicant was Mark Bennett, was present to address the board with the reason for the variance request.
- Speaking for as a citizen was Roy Sansbury.
- No one was present to speak in opposition.

Record of Vote:

- Don Duve made the motion to approve the Variance.
- Seconded by Beverly Williams.
- A vote of 3-2 against the Variance.
- Frances Liu and Harvey Carnes voted to oppose the variance.
- Variance not approved

VOTE FOR CHAIR

- Don Duve made the motion to nominate Frances Liu.
- Unanimous vote was passed.
- Frances Liu will be Madam Chair.

VOTE FOR VICE CHAIR

- Darrell Reid made the motion to elect Don Duve as Vice-Chair.
- Unanimous vote was passed.
- Don Duve will be Vice-Chair.

OTHER BUSINESS

No new Business was discussed.

ADJOURNMENT

With no further business at 7:45p.m. Frances Liu made a motion to adjourn. Beverly Williams Seconded with a Unanimous Vote.

Chair

Zoning Official



Location:	1955 Sharonview Way Indian Land SC 29707
Request:	Signage Variance
Tax Map Number:	0008-00-027.02
Zoning District:	(RB) Regional Business District
Applicant:	Jeremy Inman 10020 Farrow Road Columbia SC 29203
Owner:	Sharonview FCU 1081 Red Venture Drive Fort Mill SC 29707

Background

The applicant is requesting a variance to increase the maximum area wall signage for the Sharonview Federal Credit Union. According to the Unified Development Ordinance, the business maximum allowed wall signage is 75 square foot. As presented, the proposal is for an additional 46 square foot of signage on the front elevation.

It should be noted that three (3) tenants occupy this building. The total building is 182,040 square foot with Sharonview Federal Credit Union occupying 40,143 square foot. The total width of this building is 260 feet. This building was constructed in 2005 under the 1998 UDO. Sharonview Federal Credit Union purchased this building in July 2018.

If the variance is granted the total wall signage for Sharonview Federal Credit Union will be 120.59 square foot.

Site Description

The property is located at 1955 Sharonview Way, in the Indian Land community.

The property is zoned (RB) Regional Business District. Surrounding properties are zoned RB, and MX zoning district.

Relation to UDO

10.10 Maximum Sign Surface Area for Other than Freestanding Signs.

Subject to the other provisions of this section, the maximum sign surface area (excluding freestanding sign surface area) permitted on any building in a commercial or industrial zoning district shall be one (1) square foot of sign surface area for each foot of building frontage facing a street. However, in no case shall the total sign surface area (excluding freestanding sign surface area) exceed 75 square feet in any commercial district or 100 square feet in any industrial district.

If a building in a commercial or in a industrial zoning district has frontage on more than one (1) street, then the total sign surface area permitted on that building shall be the sum of the sign surface area allotments related to each street {as determined in accordance with subsection (3)} on which the building has frontage. However, the total sign surface area that is oriented toward a particular street shall not exceed the portion of the building's total sign surface area allocation that is derived from frontage on that street.

Existing Zoning District Summary RB-General Business District

The Regional Business District is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns.

Analysis of Request for Variance

§9.2.12: Variance 2. Standard Review a. General Variance Request. The Board of Zoning Appeals shall not grant a variance unless and until it makes all of the following findings:

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

In granting a variance, the Board may attach to it such conditions regarding the location, character or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Public Notification

The following public notification actions have been taken:

- February 16: Board of Zoning Appeals public hearing advertisement published in the local newspaper.
- February 18: Public Hearing notification letters sent to property owners adjacent to the subject property.
- February 18: Public Hearing notification signs posted on the property.

Public Feedback

At the time of this report, staff has not received any phone calls inquiring about the variance.

Attachments

- Staff Report
- Application
- Plot Plan
- Property report
- Ordinance
- Sign renderings
- Deed
- Zoning Map

Staff Contact:

Shannon Catoe, Zoning Director
shannoncatoe@lancastersc.net
803.416.9319

2020-001

pd 325.00
CK# 0002120128
WJ

003



Lancaster County Zoning Department

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

Telephone (803) 416-9777

Fax (803) 416-9797

BOARD OF ZONING APPEALS APPLICATION

IF YOU NEED ASSISTANCE WITH THIS APPLICATION, PLEASE CONTACT OUR OFFICE AT 803-416-9777.
PLEASE SUBMIT THE COMPLETED APPLICATION, ALL ADDITIONAL MATERIAL ALONG WITH THE REQUIRED FEE
\$325.00

THE FOLLOWING INFORMATION MUST BE PROVIDED FOR THE REQUEST:
PROPERTY INFORMATION:

TAX MAP NUMBER: 0008-00-027.02
STREET ADDRESS: 1955 Sharonview Way
CITY/STATE/ZIP CODE: Indian Land, SC 29707
LOT DIMENSIONS/ LOT AREA: _____ PLAT BOOK/PAGE: PB 2006 PG 361-362
CURRENT ZONING CLASSIFICATION: Regional Business District

PROPERTY OWNER OF RECORD:

NAME: Sharonview FCU
ADDRESS: 1081 Red Venture Dr.
CITY/STATE/ZIP CODE: Fort Mill, SC 29707 TELEPHONE/FAX NUMBER: 1-704-969-6922
EMAIL ADDRESS: Mark.Johnson@sharonview.org
SIGNATURE OF OWNER/ DATE: Mark Johnson 1/23/2020

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

AGENT OF OWNER:

NAME: Jeremy Inman (Concept Unlimited Inc)
ADDRESS: 10020 Farrow Road
CITY/STATE/ZIP CODE: Columbia, SC 29203 TELEPHONE/FAX NUMBER: 803-978-9023
EMAIL ADDRESS: jinman@conceptunlimited.com
SIGNATURE OF AGENT/ DATE: Jeremy Inman 1-23-2020
SIGNATURE OF OWNER/ DATE: Mark K. Johnson 1/23/2020

VARIANCE APPLICATION

DATE FILED: _____ APPLICATION NO. _____

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

Request for variance of a new exterior wall sign on existing building which was purchased by Sharonview Federal Credit Union. The allowable square footage for wall signs has already been reached by other tenants. Sharonview also request variance to allow a larger sign due to the size of the building.

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

Sharonview FCU would like to be allowed to have a new wall sign per attached rendering showing 120.59 square feet on the building for the new exterior wall sign.

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

It has been determined the new request for exterior wall sign would be denied because 75 square feet has already been used on the building.

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

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

There is no more allowable square footage for wall signs on the building. The unnecessary hardship is that Sharonview would not have identification on the building although they are the majority tenant of the building.

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

The variance will allow Sharonview to have an exterior wall sign on the building so they can have visibility from the road and be recognized by the public. Without the variance they will not be allowed an exterior wall sign.

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

Sharonview is requesting a variance to allow for a larger sign because the overall size of the building would easily allow for a larger sign that could be seen from Lengers Way.

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

No other property values would be affected by the additional sign that Sharonview is requesting.

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

Sharonview did not realize at the time the property was purchased that allowable square footage for signs had already been met.

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

The variance would be in line with the general purpose of the ordinance which is to allow tenants to have visibility for a business from the road. The overall size of this building is such that the new sign would not appear to large for this size building.

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

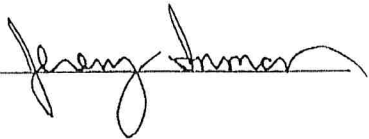
The variance would be the minimum necessary for Sharonview to have a visible presence on US 521.

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

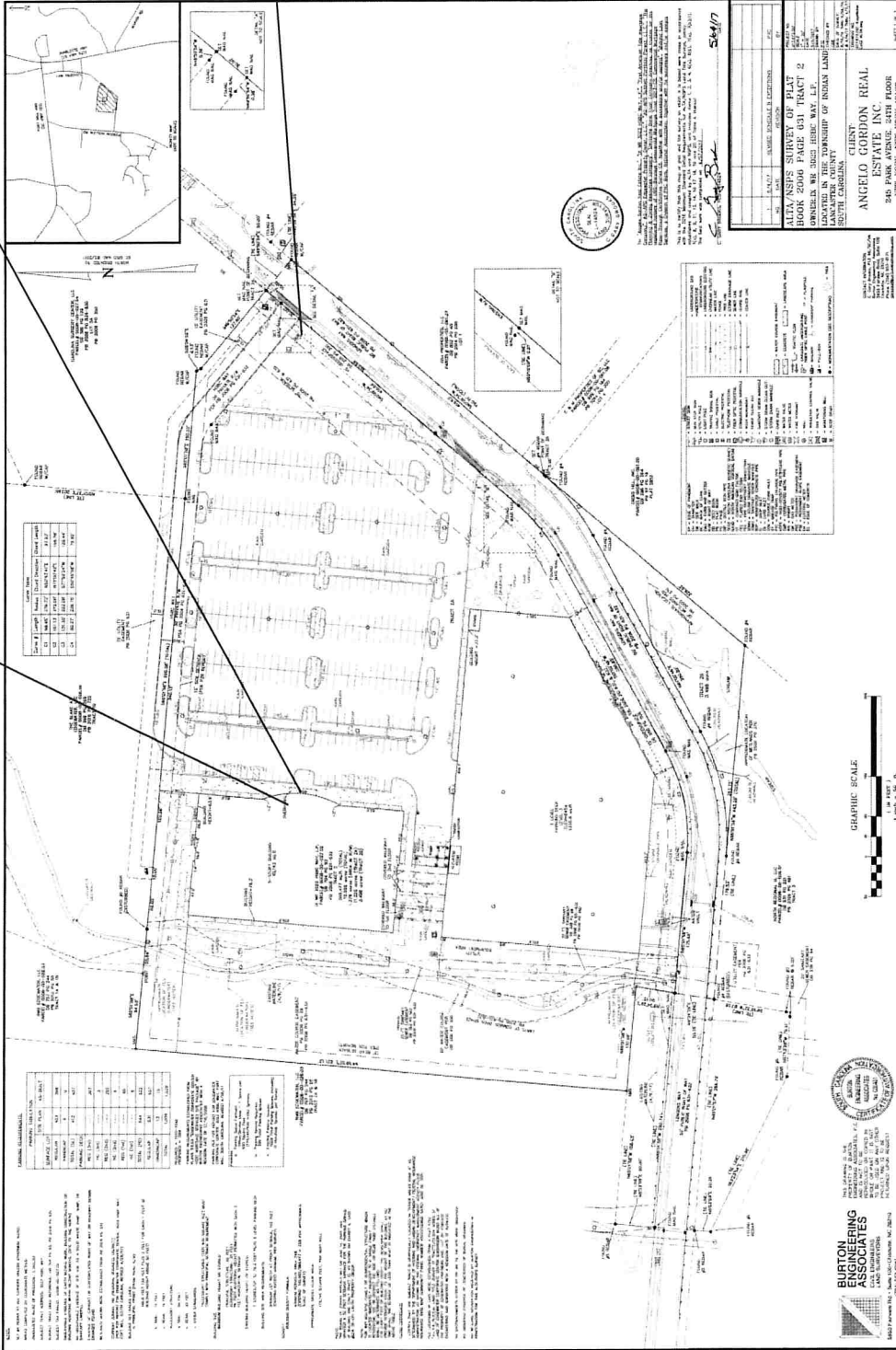
The public health, safety and general welfare will not be affected by the allowing Sharonview to have an additional sign on the building.

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

Date: 1-23-2020

Applicant Signature: 

1955



Scale 1/2" = 1'-0"



Concept Unlimited, Inc.
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

SITE PLAN

THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED, INC. FOR THE PROJECT. IT IS TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IT IS TO BE USED, COPIED, REPRODUCED OR EXHIBITED IN ANYWAY WHATSOEVER, ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADE-MARKS) REMAIN THE PROPERTY OF CONCEPT UNLIMITED, INC.

EDGEWATER

CUSTOMER: SHARONVIEW FCU
Salesman: Jeremy Inman
Drawn By: AS
Date: 11/5/2019
Drawing No.: A13246
Pg. 5 of 9



Parcel Summary

Parcel ID 0008-00-027.02
 Account # 80395
 Millage Group 01 - County - County - (1)
 Land Size 13.004 ACRES
 Location Address 1955 SHARONVIEW WAY , Indian Land
 Zoning RB : Regional Business
 (Note: Not to be used on legal documents)
 Neighborhood 01B
 Property Usage PICKED UP BY DOR (DOR)
 Plat Book/Page 2006/631
 Block # / Lot # 2

Owner Information

SHARONVIEW FEDERAL CREDIT UNION
 1081 RED VENTURES DR
 INDIAN LAND SC 29707

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
DOR (DOR)	13.00	ACRES	SITE	0	0	\$0

Accessory Information

Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
PARKING DECK	2006	PARKING DECK (72)	0 x 0	1	203139 SF	
SURFACE PARK	2006	SURFACE PARK (73)	0 x 0	497	1 LEN	

Sales Information

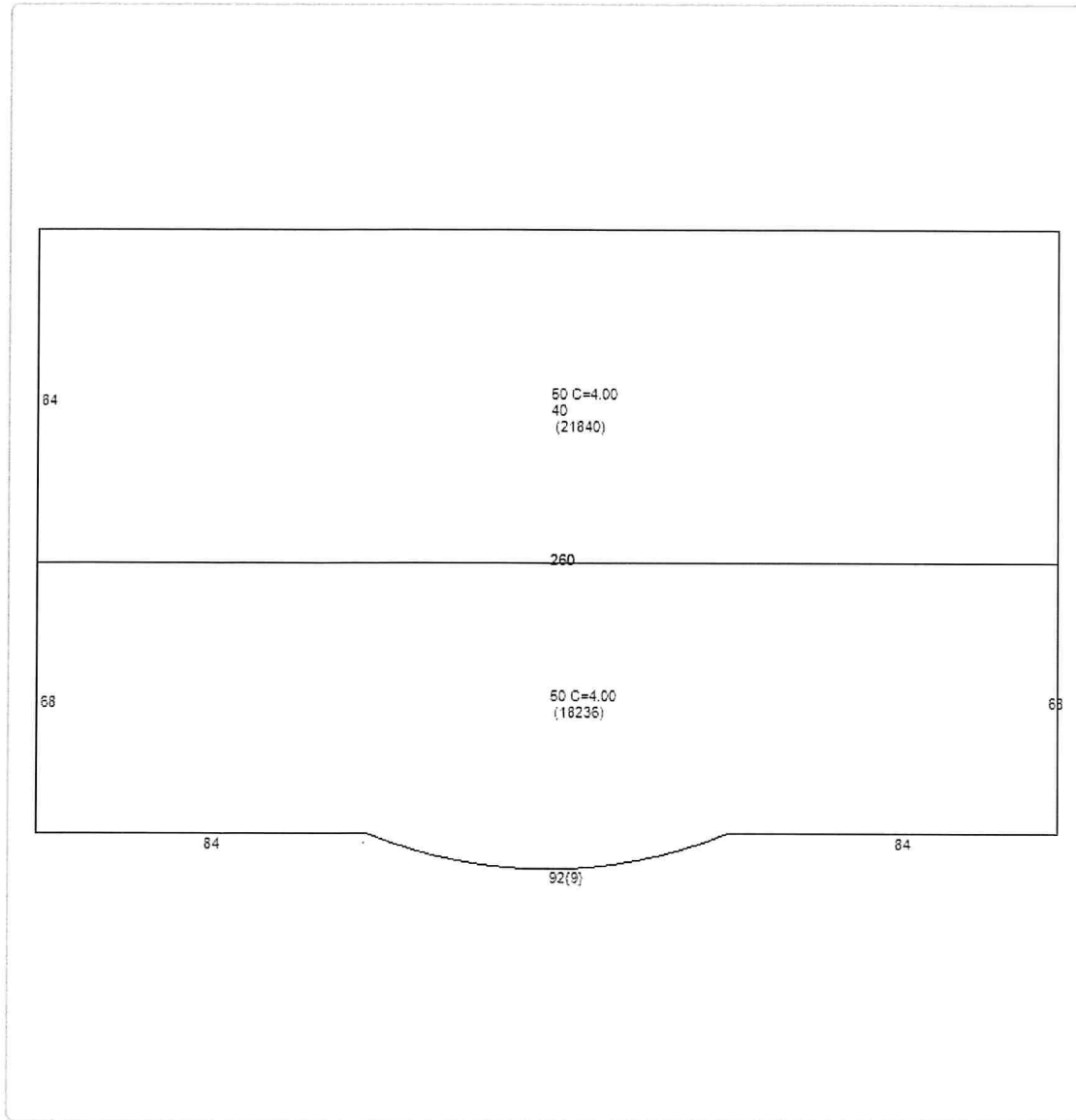
Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/24/2018	\$32,557,500	<u>DEED</u>	1157	225	Qualified	Improved	AG-APG EDGEWATER PROPERTY OWNER LLC	SHARONVIEW FEDERAL CREDIT UNION
6/30/2017	\$0	<u>DEED</u>	1067	31	Unqualified - QUIT CLAIM	Improved	IX WR 3023 HSBC WAY LP	AG-APG EDGEWATER PROPERTY OWNER LLC
6/30/2017	\$21,497,000	<u>DEED</u>	1067	20	Qualified	Improved	IX WR 3023 HSBC WAY L P	AG-APG EDGEWATER PROPERTY OWNER LLC
12/5/2012	\$21,686,304	<u>DEED</u>	704	93	Unqualified - SOLD DOES NOT MATCH APPRAISAL RECORD	Improved	WELLS REIT II	IX WR 3023 HSBC WAY LP
8/25/2006	\$35,502,000		353	181	Qualified	Improved	EDGEWATER PARTNERS ONE LLC	WELLS REIT II
7/1/2005	\$1,352,519	<u>DEED</u>	289	95	Qualified	Improved	WELLS REIT II	EDGEWATER PARTNERS ONE LLC

Assessed Values

	2019	2018	2017	2016
Market Land Value	\$2,103,200	\$1,325,000	\$1,331,100	\$1,331,100
+ Market Improvement Value	\$19,948,400	\$19,598,100	\$19,598,100	\$19,598,100
+ Market Misc Value	\$6,175,300	\$6,175,300	\$6,175,300	\$6,175,300
= Total Market Value	\$28,226,900	\$27,098,400	\$27,104,500	\$27,104,500
Taxable Land Value	\$2,103,200	\$1,325,000	\$1,331,100	\$1,331,100
+ Taxable Improvement Value	\$19,948,400	\$19,598,100	\$19,598,100	\$19,598,100
+ Taxable Misc Value	\$6,175,300	\$6,175,300	\$6,175,300	\$6,175,300
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$28,226,900	\$27,098,400	*\$27,104,500	*\$27,104,500
Assessed Land Value	\$0	\$0	\$0	\$0
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0	\$0

*This parcel is subject to the value cap

Sketches



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

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Version 2.3.40



UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY

- (5) Banners shall have reinforced eyelets in each corner and a continuous reinforced border around the perimeter of the banner and air vents shall be provided in each banner to allow air to pass through the banner.
 - (6) Banners shall be erected for a period not to exceed two (2) weeks.
 - (7) No more than two (2) such signs per establishment shall be erected within a calendar year and
 - (8) No banner shall be erected above the level of the roof of the building on which it is located.
- j. Temporary signs not covered in the foregoing categories, so long as such signs meet all of the following restrictions:
1. Not more than one (1) such sign shall be located on any lot.
 2. No such sign shall exceed four (4) square feet in surface area.
 3. Such sign shall not be displayed for longer than three (3) consecutive days nor more than a total of 10 days out of any 365-day period.
2. Other temporary signs not listed in subsection (1) shall be regarded and treated in all respects as permanent signs.

Section 10.9 Computation of Sign Surface Area.

1. The surface area of a sign shall be computed by including the entire area within a single, continuous, rectilinear perimeter of not more than eight (8) straight lines, or a circle or an ellipse, enclosing the extreme limits of the writing, representation, section emblem, or other display, together with any material or color forming an integral part of the background of the display used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself. (See Section 10.22)
2. If the sign consists of more than one (1) section or module, all of the area, excluding the area between sections or modules, shall be included in the computation of the sign surface area. (See Section 10.22)
3. With respect to two (2) sided, multi-sided, or three (3) dimensional signs, the sign surface shall be computed by including the total of all sides designated to attract attention or communicate information that can be seen at any one time by a person from one vantage point. Without otherwise limiting the generality of the foregoing:
 - a. The sign surface area of a double faced, back to back sign shall be calculated by using the area of only one (1) side of such sign, so long as the distance between the backs of such signs does not exceed three (3) feet.
 - b. The sign surface area of a double faced sign constructed in the form of a "V" shall be calculated by using the area of only one (1) side of such sign (the larger side if there is a size difference), so long as at no point does the distance between the backs of such sides exceed ten (10) feet and only one of the two sides of the sign can be read from any public/ private right-of-way or easement.
4. The sign surface area of any sign located on the wall of a structure where the closest element of the sign is at least 500 feet from the edge of the traveled portion of the street then the sign surface area shall be computed by multiplying the true sign surface area by 0.3.

Section 10.10 Maximum Sign Surface Area for Other Than Freestanding Signs.

1. Unless otherwise provided in this section, the total surface area devoted to all signs (other than freestanding signs) on any lot shall not exceed the limitations set forth in this section, and all signs except exempt signs, Section 10.6 and Section 10.7, and temporary signs described in Section 10.8 subsection (1) shall be included in this calculation.

UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY

2. Unless otherwise provided in this ordinance, the maximum sign surface area (other than freestanding signs) permitted on a lot in any residential district is four (4) square feet. Commercial businesses which are permitted in any residential district shall be allowed a sign based on the requirements of this section. However, because these commercial uses are not located in areas which are primarily commercial, the maximum sign surface area shall be equal to 32 square feet.
3. Subject to the other provisions of this section, the maximum sign surface area (excluding freestanding sign surface area) permitted on any building in a commercial or industrial zoning district shall be one (1) square foot of sign surface area for each foot of building frontage facing a street. However, in no case shall the total sign surface area (excluding freestanding sign surface area) exceed 75 square feet in any commercial district or 100 square feet in any industrial district.
4. If a building in a commercial or industrial zoning district has frontage on more than one (1) street, then the total sign surface area permitted on that building shall be the sum of the sign surface area allotments related to each street [as determined in accordance with subsection (3)] on which the building has frontage. However, the total sign surface area that is oriented toward a particular street shall not exceed the portion of the building's total sign surface area allocation that is derived from frontage on that street.

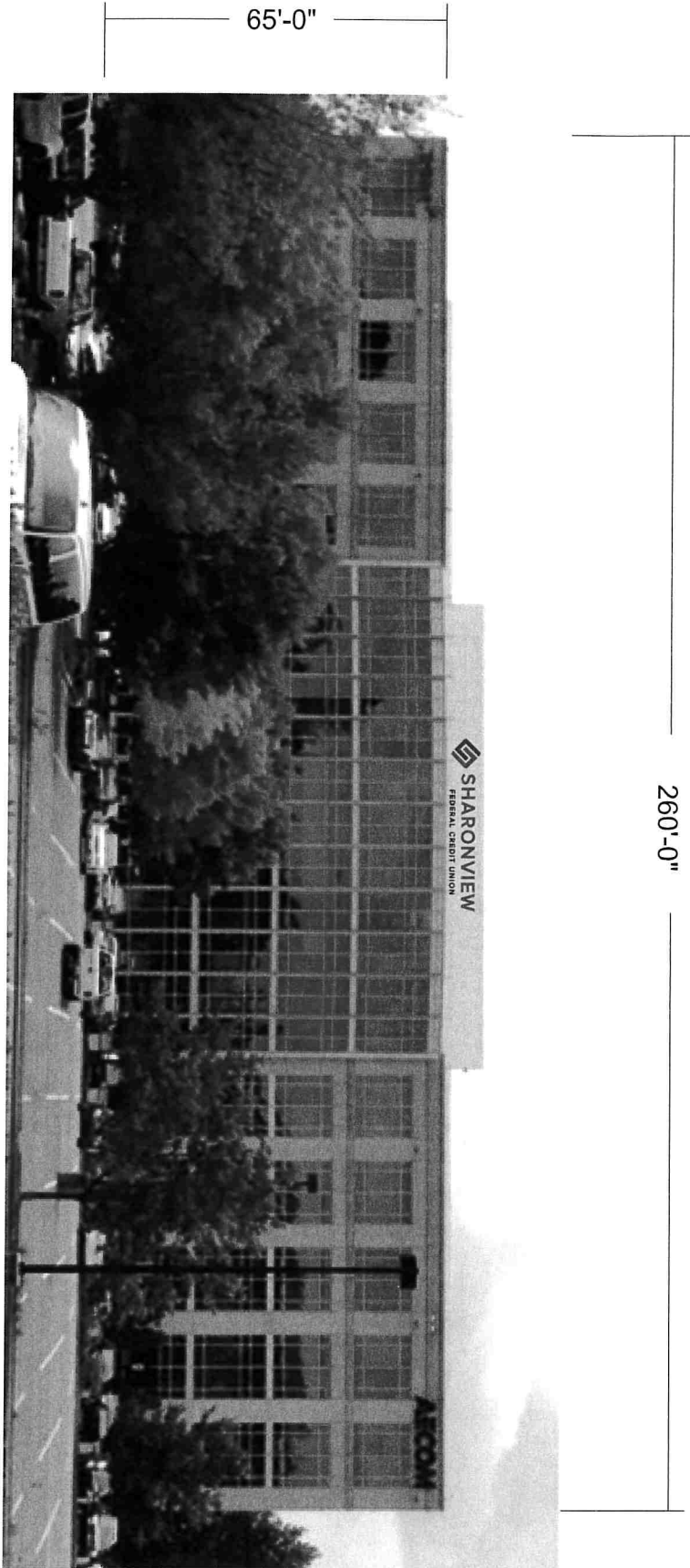
For example, if a building, in a commercial district, has 75 feet of building frontage on Road "A" and 50 feet of building frontage on Road "B" then the maximum sign surface area for each sign shall be as follows: The sign surface area for the sign facing Road "A" shall not exceed 75 square feet. The sign surface area for the sign facing Road "B" shall not exceed 50 square feet. Under no circumstances shall any portion of the sign surface area for the sign facing Road "A" be allowed to be transferred to the sign facing Road "B" or vice versa. Additionally, no portion of the sign surface area from either of these signs can be used to allow a sign on a portion of the building which does not face either Road "A" or Road "B".

Section 10.11 Freestanding Sign Surface Area.

1. Unless otherwise provided in this ordinance, the maximum freestanding sign surface area permitted on any lot in a residential district is four (4) square feet.
2. Unless otherwise provided in this ordinance, a freestanding sign in a commercial or industrial district shall not exceed one (1) square foot of sign surface area for each foot of street frontage along the street toward which such sign is primarily oriented. However, in no case shall such sign exceed 50 square feet in the B-1, Business/Office District or the B-2, Community Business District or 100 square feet in the B-3, General Commercial District, B-4, Restricted Commercial District, I-1, Light Industrial District and I-2, Heavy Industrial District. Commercial businesses which are permitted in any residential district shall be allowed a sign based on the requirements of this section. However, because these commercial uses are not located in areas which are primarily commercial, then the maximum sign surface area shall be equal to 32 square feet.
3. Whenever a lot is situated such that it has no street frontage and an applicant desires to install a sign that is oriented toward a street, then the total sign surface area permitted on that lot shall be the sign surface area that would be allowed if the entire length of the property line closest to the street toward which such sign is to be oriented fronted on such street. Such lots shall be allowed only one (1) freestanding sign.

Section 10.12 Number of Freestanding Signs.

1. Except as authorized by this Section, there shall be no more than one (1) freestanding sign on a single lot.
2. If a development is located on a corner lot that has at least 500 feet of frontage on each of the two (2) intersecting public streets, then the development shall have not more than one (1) freestanding sign along each side of the development bordered by such streets.
3. If a development is located on a lot that is bordered by two (2) public streets that do not intersect at the lot's boundaries (double front lot), then the development shall have not more than one (1) freestanding sign on each street.
4. If a corner lot contains a building, then a freestanding sign may be located along each of the intersecting streets that abut such lot if the freestanding signs are located such that, when a person is standing next to one such sign, the building on that lot totally obscures the view of the other freestanding sign.



65'-0"

260'-0"

**FRONT BUILDING LETTERSET
OPTION 2**

TOTAL SQ. FT. = 120.59

EDGEWATER

Scale 1/32" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**
10020 Fenwick Rd., Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1

**NEW BACKLIT CHANNEL
LETTERS (EXTERIOR)**

THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED FOR YOUR PERSONAL USE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IT IS TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANYWAY WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADE-MARKS) REMAIN THE PROPERTY OF CONCEPT UNL. INC.

Customer: SHARONVIEWFCU
Salesman: Jeremy Inman
Drawn By: AS
Date: 12/4/2019
Drawing No: A13246
Pg. 7 of 9

**LETTERSET TO BE UL LISTED & LABELED.
PHOTOCELL AND DISCONNECT
SWITCH REQUIRED.
UL LABELS AND DISCONNECT SWITCH
TO BE VISIBLE FROM GROUND.**

GENERAL NOTES:

Letters to be fabricated using standard aluminum construction. paint returns PMS #634c teal, PMS #445c dk. grey and PMS #300c blue with a smooth finish.

Faces to be 3/16" thk. #7328 white acrylic. Translucent printed vinyl to match PMS #634c teal and PMS #300c blue (3630-127 intense blue)

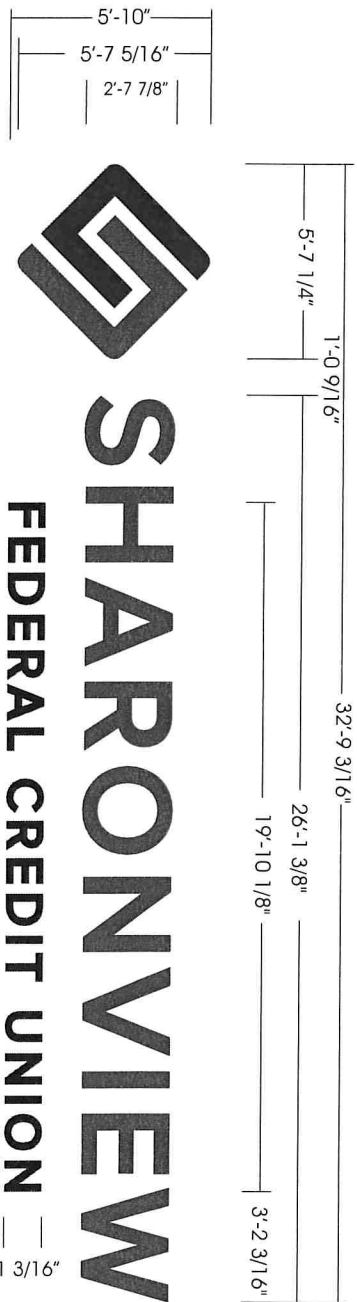
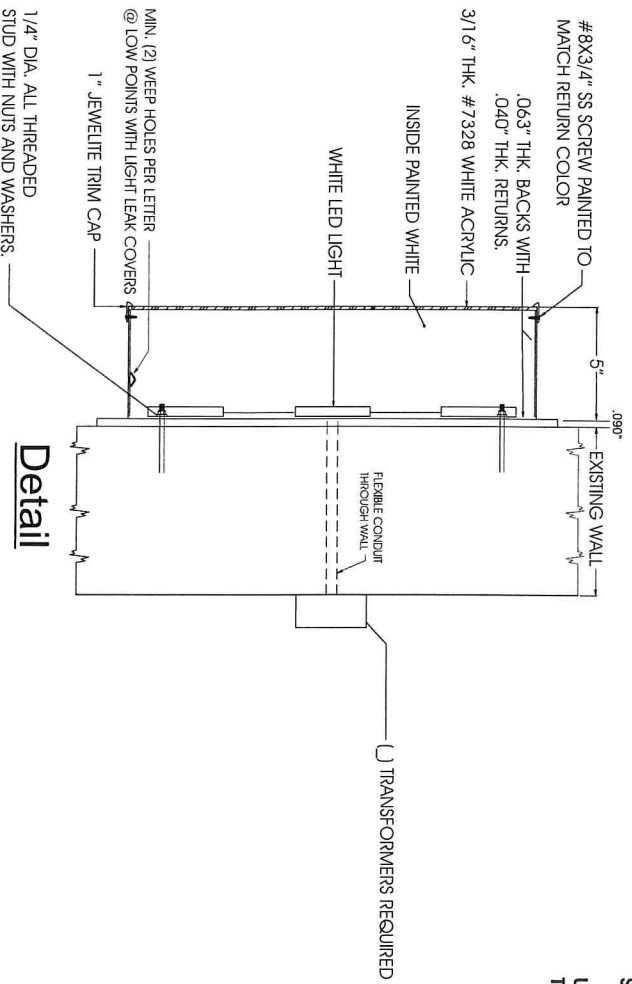
White jewelrite trim cap to be used.

120V electrical. white LED lighting. Electrical to come out center back of raceway.

THIS SIGN TO BE FABR. UNDERWATER EMB LABEL
120V VOLTS IS REQUIRED FOR THIS SIGN TO BE FABR. FOR INFORMATION ONLY: THIS SIGN IS NOT TO BE USED IN WET LOCATIONS UNLESS SPECIFICALLY DESIGNED FOR SUCH USE.
Suitable for Wet Locations
ALL ELECTRICAL COMPONENTS TO BE UL LISTED.

ACCEPTED BY: _____
DATE: _____

**SURVEY REQUIRED
BEFORE FABRICATION**



**FRONT BUILDING LETTERSET
OPTION 2**

Scale 3/16" = 1'-0"

LOGO: 31.44
SHARONVIEW: 69.40
FEDERAL: 7.62
CREDIT: 6.43
UNION: 5.70
TOTAL SQ. FT. = 120.59

EDGEWATER

Customer: SHARONVIEWFCU
Salesman: Jeremy Inman
Drawn By: AS
Date: 12/4/2019
Drawing No: A13246
Pg. 6 of 9

Concept Unlimited, Inc.
10020 Farrow Rd., Columbia, SC 29203
Phone (803) 735-9100

Revision: RT

**ILLUMINATED CHANNEL
LETTERS (EXTERIOR)**

THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED FOR YOUR PERSONAL USE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IT IS TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANYWAY WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADE MARKS) REMAIN THE PROPERTY OF CONCEPT UNL, INC.

RECORDED THIS 31st DAY
OF JULY, 2018
IN BOOK 00 PAGE 00

Sharon D. Sinkler Boyd
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR
Tax Map:
0008 00 027 02

THIS INSTRUMENT PREPARED BY:

Benton D. Williamson
Haynsworth Sinkler Boyd, P.A.
1201 Main St., Suite 2200
Columbia, SC 29201

LANCASTER COUNTY, SC	
2018010513	DEED
RECORDING FEES	\$14.00
STATE TAX	\$84649.50
COUNTY TAX	\$35813.25
PRESENTED & RECORDED	
07-24-2018	12:53 PM
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1157 PG:225-232	

SEND SUBSEQUENT TAX BILLS TO:

Sharonview Federal Credit Union
1081 Red Ventures Dr.
Fort Mill, South Carolina 29707
Attention: Mark Johnson

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

**TITLE TO REAL ESTATE
(LIMITED WARRANTY)**

KNOW ALL MEN BY THESE PRESENTS, THAT **AG-APG EDGEWATER PROPERTY OWNER, L.L.C.**, a Delaware limited liability company, whose address is c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 24th Floor, New York, New York 10167 (hereinafter referred to as "Grantor"), for and in consideration of the sum of \$10.00 and other valuable consideration to Grantor in hand paid at and before the sealing of these Presents by, **SHARONVIEW FEDERAL CREDIT UNION**, a federal credit union (hereinafter referred to as "Grantee"), whose address is 1081 Red Ventures Dr., Fort Mill, South Carolina 29707 (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever, the following described property (the "Premises"), to wit:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE**

**THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE
FOLLOWING EXCEPTIONS:**

**SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.**

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee, its successors and assigns, forever.

And, SUBJECT TO the matters set forth above, Grantor covenants to warrant and forever defend all and singular the Premises unto Grantee and Grantee's successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed and delivered the within Title to Real Estate (Special Warranty) effective as of the 24th day of July, 2018.

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

**AG-APG EDGEWATER PROPERTY OWNER, L.L.C., a
Delaware limited liability company**

Witness #1 [Signature]

By: AG-APG Sunbelt Parent, L.L.C., a Delaware limited liability company, its sole member

Print Name: Dominique Delva

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

Witness #2: [Signature]

By: [Signature]
Name: Matthew Lazar
Title: Vice President

Print Name: AWANA N. REDDIE

STATE OF NEW YORK

COUNTY OF NEW YORK

I, Esmeralda Peña, Notary Public, do hereby certify that Matthew LAZAR, Vice President of AG REAL ESTATE MANAGER, INC., a Delaware corporation, the manager of AG-APG SUNBELT PARENT, L.L.C., a Delaware limited liability company, the sole member of AG-APG EDGEWATER PROPERTY OWNER, L.L.C, a Delaware limited liability company, personally appeared before me this day, and acknowledged to me that he duly executed the foregoing document for the purpose stated therein on behalf of said limited liability company.

Witness my hand and official seal, this 18th day of July, 2018.

[Signature]
Official Signature of notary
Esmeralda Peña
Notary's printed or typed name

Notary Public for NEW YORK

My Commission Expires: January 22, 2022

(Official Seal)

ESMERALDA PENA
Notary Public, State of New York
No. 01PE6369766

Qualified in New York County
My Commission Expires January 22, 2022



EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Lying and being situate in Lancaster County, South Carolina, and being more particularly described as follows:

Being a portion of that parcel of land, lying and being situated in the Township of Indian Land, County of Lancaster, State of South Carolina, being a portion of the property of Hans L. Lengers VIII, LLC, as described in the Office of Register of Deeds for the County of Lancaster in Deed Book T-12 at Page 294 (Plat #3243), being shown on a map by Foresite Engineering and Surveying dated June-July 2006, last revised August 24, 2006, titled A.L.T.A./A.C.S.M. Land Title Survey of Tract 2/13.004 acres of land of Edgewater Corporate Center Subdivision being all of the property of Edgewater Partners One, LLC located in Indian Land Township, County of Lancaster, State of South Carolina, being more fully described as follows:

Commencing at a found South Carolina Department of Highways and Transportation Department (SCDOT) Monument (No Identification) in the median of US Highway 521 (Public Right of Way of 182 feet); thence from said monument South 52° 02' 55" West for a distance of 1,108.70 feet, to a set iron pin on the northerly line of property of Billy Howard Revocable Declaration of Trust, et al., as described in Deed Book 63 at Page 164 (also shown on Plat #9659), and the Point of Beginning; thence with said line and the northerly line of property of Crisis Hill, Inc. as described in Deed Book O at Page C-01 South 40° 09' 34" West for a distance of 750.70 feet to a set iron pin; thence leaving said line and through the lands of Edgewater Partners One LLC the following seven courses and distances: 1) North 85°01' 58" West for a distance of 443.28 feet to a set iron pin; 2) thence North 09° 34' 29" East for a distance of 100.31 feet to a set iron pin; 3) thence North 85° 01' 58" West for a distance of 130.62 feet to a point in Edgewater Lake; 4) thence along a line within Edgewater Lake North 04° 58' 02" East for a distance of 621.13 feet to a point in said lake; 5) thence South 85° 01' 58" East, and passing over an existing iron pin on the bank of the lake at a distance of 150.00 feet, and continuing for a total distance of 849.83 feet to a set iron pin in the line of Tract 5 as shown in Plat Book 2006, Page 29 and 30 in the Lancaster County Office of the Register of Deeds; 6) thence with said line of Tract 5 South 28° 04' 02" East for a distance of 6.13 feet to a set iron pin; 7) thence continuing with said line South 49° 50' 54" East for a distance of 177.85 Feet to the Point of Beginning.

Less and Except:

That certain portion of the property described above identified as "Lengers Way, 50' R/W To Be Dedicated Hereon/Tract 2 R/W To Be Dedicated" on that certain plat entitled "Edgewater Corporate Center Subdivision of a Portion of The Property of Hans L. Lengers VIII, LLC, as described in Deed Book T-12, at Page 294 and all of the property of Edgewater Partners One, LLC, as described in Deed Book 289, at Page 95, located in Indian Land Township, County of Lancaster, State of South Carolina", prepared by Foresite Engineering and Surveying dated May 27, 2005, last revised September 23, 2005, and recorded in Plat Book 2006, at Pages 29 and 30, in the Office of the Register of Deeds for the County of Lancaster, South Carolina.

Together with:

Easement Parcel One:

The nonexclusive easement appurtenant to the Land created under Section 2(c) of that certain Grant of Easement Agreement among Queensgate Investment Partners, LLC, Hans L Lengers VIII, L.L.C., and Southcross Development Group, LLC, dated as of November 18, 2004, recorded in Book 260, Page 91, as amended by First Amendment of Grant of Easement Agreement, by and between Queensgate Investment Partners, LLC, Edgewater Park Partners, LLC, Edgewater Partners, LLC, Southcross Development Group, LLC, Southcross Management Group, LLC, Carolina Surgery Center, LLC and Wells REIT II – Edgewater Corporate Center, LLC dated September 17, 2008, recorded in Book 485, page 221, and as affected by Assignment of Lengers’ Rights Under Grant of Easement Agreement, by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16, M&I dated April 18, 2012, recorded in Book 667, page 121, Lancaster County Registry.

Easement Parcel Two:

The perpetual nonexclusive beneficial rights and easements appurtenant to the Land created under that certain Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center by Edgewater Park Partners, LLC and Hans L. Lengers VIII, L.L.C., dated June 30, 2005, recorded in Book 288, page 300, Lancaster County Registry, as amended by Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated August 31, 2006, recorded in Book 353, page 155, and as further affected by Assignment of Declarant/Initial Owner’s Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16, M&I, dated April 18, 2012, recorded in Book 667, Page 107, Lancaster County Registry.

Derivation: This being the same property conveyed to Grantor by Deed of IX WR 3023 HSBC Way, L.P., a Delaware limited partnership, dated June 30, 2017 and recorded on July 10, 2017 in the Office of the Register of Deeds for Lancaster County in Deed Book 1067 at Page 20.

Parcel ID Number: 0008-00-027.02

EXHIBIT B

PERMITTED EXCEPTIONS

- 1) City, State and County ad valorem taxes for the year 2018, and subsequent years, not yet due and payable;
- 2) All such valid and enforceable easements, covenants, restrictions and other matters of public record;
- 3) Such matters and conditions as would be revealed by a current, accurate physical survey and/or inspection of the Property;
- 4) Non-compliance with local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the Property.

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

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

1. The undersigned have read the information on this affidavit and understand such information.
2. The property being transferred is Tax Parcel No. 0008-00-027.02 and is located in Lancaster County, South Carolina, and was transferred by **AG-APG EDGEWATER PROPERTY OWNER, L.L.C.** to **SHARONVIEW FEDERAL CREDIT UNION** on July 24 2018, 2018.
3. Check one of the following: The deed is
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ 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.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$32,557,500.00.
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.

5. Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. 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: \$32,557,500.00
- (b) Place the amount listed in item 5 above here: \$0

(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$32,557,500.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$120,462.75.

8. As required by Code Section 12-24-70, the undersigned states that it is a responsible person who was connected with the transaction as: Grantor.

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

AG-APG EDGEWATER PROPERTY OWNER,
L.L.C., a Delaware limited liability company

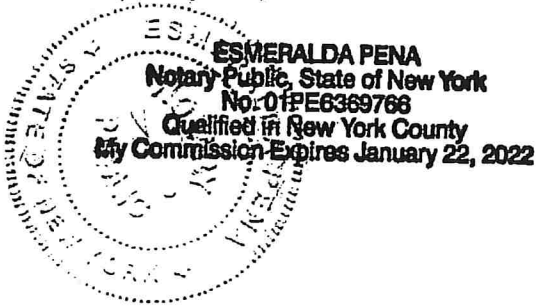
By: AG-APG Sunbelt Parent, L.L.C., a Delaware limited liability company, its sole member

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By: Frank Virga
Name: Frank Virga
Title: Vice President

SWORN to before me this 19th
day of July, 2018.

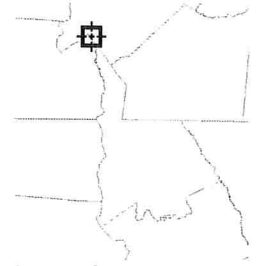
E. Pena
Notary Public Name: Esmeralda Pena
Notary Public for New York
My Commission Expires: January 22, 2022
(Notary Seal)



1955 Sharon V. Calvey



Overview



Legend

- Zoning**
- <all other values>
 - AR
 - CITY
 - GB
 - HDR
 - HI
 - HSPRGS
 - IMX
 - INS
 - KER
 - LDR
 - LI
 - M
 - MDR
 - MH
 - MX
 - NB
 - OSP
 - PB
 - PDD
 - RB
 - RMX
 - RN
 - RR
 - RUB
 - UR
- Parcels**
-
- Roads**
-
- Railroad**
-

Parcel ID	Class Code	Taxing District	Land Size	ACRES	Owner	Physical Address	Assessed Value	Last 2 Sales Date	Price	Reason	Qual
0008-00-027.02	PICKED UP BY DOR	County Indian Land	13		SHARONVIEW FEDERAL CREDIT UNION	1081 RED VENTURES DR INDIAN LAND, SC 29707		7/24/2018	\$32557500	TRUE SALE	Q
						1955 SHARONVIEW WAY		6/30/2017	0	QUIT CLAIM	Q

(Note: Not to be used on legal)