



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastersc.org](http://www.mylanastersc.org)

**ZONING MAP AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

**GENERAL INFORMATION**

Property Address 1108 FORT MILL HWY  
City INDIAN LAKE (FM) State SC Zip 29107 Tax Parcel ID 0008-00-007.00  
Current Zoning MX Current Use VACATED RESIDENTIAL DWELLING  
Proposed Zoning GB Total Acres 4.29 AC  
Project Description FUTURE COMMERCIAL DEVELOPMENT (TRD)

Surrounding Property Description RETAIL, APARTMENTS

**CONTACT INFORMATION**

Applicant Name GEORGE BARKS MCGINN, SALLIE COOPER  
Address 1825 SHADY PINE CIRCLE  
City FORT MILL State SC Zip 29115 Phone 803-487-7150  
Fax \_\_\_\_\_ Email BARKSMCGINN@GMAIL.COM

Property Owner Name GEORGE BARKS MCGINN  
Address 1825 SHADY PINE CIRCLE  
City FORT MILL State SC Zip 29115 Phone 803-487-7150  
Fax \_\_\_\_\_ Email BARKSMCGINN@GMAIL.COM

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

George Bark M. G.  
Applicant

11/2/22  
Date

George Bark M. G.  
Property Owner(s)

11/2/22  
Date

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

#### LANCASTER COUNTY OFFICE USE ONLY

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_

Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_

Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

#### SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

#### 2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

#### 3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

2006000339



DEED  
RECORDING FEES \$11.00  
**EXEMPT**  
PRESENTED & RECORDED:  
01-09-2006 02:54 PM  
JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
By: CANDICE KIRKLEY DEPUTY  
**BK:DEED 316**  
**PG:200-204**

RECORDED THIS 13th DAY  
OF JANUARY, 2006  
IN BOOK O PAGE M-01

*Cheryl Morgan*  
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR  
Tax Map:  
0008 00 007 00

**LE TO REAL ESTATE**  
**ROBERT H. BREAKFIELD**  
**Attorney at Law**  
**DEED PREPARED ONLY**  
**NO TITLE SEARCH**

**KNOW ALL MEN BY THESE PRESENTS,** That I, **GRACE MCGINN** (hereinafter referred to as the "Grantor") in consideration of the sum of **Love and Affection** to me in hand paid at and before the sealing of these Presents by **SALLIE E. COOPER and GEORGE BANKS MCGINN** of 1825 Shady Pine Circle, Fort Mill, SC, 29715 (hereinafter referred to as the "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, their heirs and assigns, **RESERVING TO HERSELF A LIFE ESTATE**, the following described property, to wit:

**PROPERTY DESCRIPTION**

Please see attached legal description

**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, their heirs and assigns forever.

And the said Grantor hereby binds herself and her heirs and assigns, to warrant and forever defend all and singular the said Premises unto the said Grantee, their heirs and assigns against the Grantor and the Grantor's heirs and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.



Witness my Hand and Seal this 5 day of Dec in the year of our Lord Two Thousand and Five and in the two hundred and twenty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Jammy D Ford  
Chet H. Bunch

Grace B. McGinn  
Grace McGinn

STATE OF SOUTH CAROLINA )  
COUNTY OF )

**PERSONALLY APPEARED** before me the undersigned witness and made oath that \_he saw GRACE MCGINN, sign, seal, and as her act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that \_he, with the other witness, whose signature appears above, witnessed the execution thereof.

Jammy D Ford  
Witness

**SWORN to** before me this  
5 day of Dec, 2005.

Chet H. Bunch  
Notary Public for South Carolina

My Commission Expires: 08-01-2006

### **PROPERTY DESCRIPTION**

All that interest in that certain parcel or land lying and being in Lancaster County, South Carolina and being more particularly described as follows: Lots 10, 11, 12, 13 and 14 on South Carolina Highway No. 160, in Pleasant Valley section of the Indian Land Township, and more particularly described in a map surveyed December 29, 1947, by L. E. Carothers, Surveyor, and recorded in the Public Records of Lancaster County, South Carolina.

This being a portion of the entire property conveyed by Deed of S. E. Bailes and wife, Mrs. S. E. Bailes to W. C. McGinn, Jr. and wife, Grace McGinn dated March 16, 1950, recorded in Deed Book A-4, Page 602.

#### **DERIVATION:**

Deed of Sallie E. Cooper and George Banks McGinn to Grace McGinn, recorded January 9 2006 in Book 316 at Page 193 in the Office of the Clerk of Court for York County, South Carolina.

STATE OF SOUTH CAROLINA

## AFFIDAVIT

COUNTY OF Lancaster

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 in Lancaster County, bearing Tax Map Number \_\_\_\_\_ and was transferred by Grace McGinn to Sallie E. Cooper + George Banks on December 5, 2005.

3. Check one of the following: The deed is

(a) \_\_\_\_\_ subject to the deed recording fee as transfer for consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.

(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):

#8, Love & Affection

(If exempt, skip items 4-7 and go to item 8.)

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

(a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.

(b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.

(c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.

5. Check Yes \_\_\_\_\_ or No \_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: \$ \_\_\_\_\_

(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): \$ \_\_\_\_\_

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

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



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

*[Handwritten Signature]*

SWORN to before me this 9th  
day of Jan, 2006  
*[Handwritten Signature]*  
Notary Public for S.C.  
My commission expires: 1-21-2009

**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 the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interest 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, partnership, or a trust in order to become, or as, a stockholder, partner or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantor's interest in the partnership or trust. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, and the spouses and lineal descendants of any of 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.
- (13) transferring realty subject to a mortgage to the mortgagee whether by deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

## LANCASTER COUNTY ASSESSOR

Tax Map:

0008 00 007 00

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF LANCASTER

DEED OF DISTRIBUTION

IN THE MATTER OF:

GRACE B. MCGINN

(Decedent)

(Real Property Only)

NOT A WARRANTY DEED

CASE NUMBER: 2016ES2900511

RECORDED THIS 11th DAY

OF OCTOBER, 2017

IN BOOK 0 PAGE 0

The undersigned states as follows:

*Jessie D. Hunter McFall*

Auditor, Lancaster County,

Decedent died on SEPTEMBER 4, 2016; and probate of the Estate is being administered in the Probate Court for LANCASTER County, South Carolina, in File #2016ES2900511.

I/We was/were appointed Personal Representative (s) on OCTOBER 26, 2016.

Decedent owned real property described as follows:

Tax Map Number: 0008-00-007

Street/Property Address:

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

2017014969

DEED OF DISTRIBUTION  
RECORDING FEES

\$10.00

PRESENTED &amp; RECORDED:

10-06-2017 03:29 PM

JOHN LANE

REGISTER OF DEEDS

LANCASTER COUNTY, SC

By: CANDICE PHILLIPS DEPUTY

BK: DEED 1087

PG: 274-276

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

☒ Decedent's Will

☐ Intestacy Statute: SCPC 62-2-103

☐ Private Family Agreement: SCPC 62-3-912

☐ Disclaimer by: \_\_\_\_\_

☐ Probate Court Order issued on \_\_\_\_\_

☐ Other: \_\_\_\_\_



In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: GEORGE BANKS MCGINN  
Address: 1825 SHADY PINE CIRCLE  
FORT MILL, SC 29715

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Name: SALLIE COOPER  
Address: 10 SHADED WAY  
ROUND ROCK, TX 78664

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 28 day of SEPTEMBER, 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness:

Patricia Davis

Print Name: PATRICIA DAVIS

Witness:

Robert H. Breakfield

Print Name: ROBERT H. BREAKFIELD

Estate of: GRACE B. MCGINN

Signature of Personal

Representative: George Banks McGinn

Print Name: GEORGE BANKS MCGINN

If applicable,  
Signature of Co-Personal  
Representative: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
 )

ACKNOWLEDGMENT

COUNTY OF YORK

I, KELLY S. SUMWALT, Notary Public, a notary for the State of South Carolina do hereby certify that GEORGE BANKS MCGINN, as Personal Representative(s) of the Estate of GRACE B. MCGINN, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 28 day of September, 2017.

Kelly S. Sumwalt (SEAL)  
(Signature of Notary Public)  
KELLY S. SUMWALT  
(Print name of Notary Public)  
Notary Public for State of S.C.  
My Commission Expires: 1-16-2019

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

Legal Description

All that interest in that certain parcel or land lying and being in Lancaster County, South Carolina and being more particularly described as follows: Lots 10, 11, 12, 13, and 14 on South Carolina Highway No. 160, in Pleasant Valley Section of the Indian Land Township, and more particularly described in a map surveyed December 29, 1947, by L.E. Carouthers, Surveyor, and recorded in the Public Records of Lancaster County, South Carolina.

This being a portion of the entire property conveyed by Deed of S. E. Bailes and wife, Mrs. S. E. Bailes to W. C. McGinn, Jr. and wife, Grace McGinn dated March 16, 1950, recorded in Deed Book A-4, page 602.

DERIVATION: This being the identical property conveyed to Grace McGinn by deed of Sallie E. Cooper and George Banks McGinn, recorded January 9, 2006 in Deed Book 316, page 193, Office of the Clerk of Court for Lancaster County, SC.

STATE OF SOUTH CAROLINA,  
COUNTY OF LANCASTER.

TITLE TO REAL ESTATE--A-4

KNOW ALL MEN BY THESE PRESENTS, THAT

We, S. E. Bailes and wife, Mrs. S. E. Bailes of Eustis, Florida  
in consideration of the sum of  
Six hundred and twenty-five and no/100  
to US in hand paid at and before the sealing of these presents by W. C. McGinn, Jr. and Wife, Grace DOLLARS

of the State aforesaid the receipt whereof is hereby  
acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said  
W. C. McGinn, Jr. and wife, Grace, the following described property, to wit:

All that certain parcel of land lying and being in Lancaster County, South Carolina and being more particularly described as follows: Lots 10, 11, 12, 13 and 14 on South Carolina Highway No. 160, in Pleasant Valley Section of the Indian Land Township, and more particularly described in a map surveyed December 29, 1947, by L. E. Carothers, Surveyor, and recorded in the Public Records of Lancaster County, South Carolina.

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said  
W. C. McGinn, Jr. and wife, Grace, their  
Heirs and Assigns forever.

AND We do hereby bind ourselves, our Heirs  
Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said  
W. C. McGinn, Jr. and wife, Grace, their  
Heirs and Assigns, against ourselves and our Heirs, Executors, Administrators  
and Assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS Our Hand and Seal this 4th day of February in the year of our Lord  
one thousand nine hundred and Forty-eight and in the one hundred and Seventy-second year of the Sovereignty and  
Independence of the United States of America.

Signed, sealed and delivered in the presence of

Ruth A. Wirth  
J. R. Ashmore  
S. E. Bailes (L.S.)  
Mrs. S. E. Bailes (L.S.)

THE STATE OF SOUTH CAROLINA,  
COUNTY OF LANCASTER.

PERSONALLY appeared before me Ruth A. Wirth  
and made oath that she saw the within-named S. E. Bailes and Mrs. S. E. Bailes

sign, seal, and as their Act and Deed deliver the within-written Deed; and that  
with J. R. Ashmore witnessed the execution thereof.

Sworn to before me, this 4th day of March, 19 48  
Ruth A. Wirth (L.S.)  
J. R. Ashmore

N. P. for Florida  
Notary Public for South Carolina, Florida

THE STATE OF SOUTH CAROLINA,  
COUNTY OF LANCASTER.

I, Ruth A. Wirth

RENUNCIATION OF DOWER

all whom it may concern, that Mrs. S. E. Bailes do hereby certify unto  
the wife of the within-named S. E. Bailes  
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  
W. C. McGinn, and wife, Grace, their

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

Given under my hand and seal, this 4th day of March, Anno Domini 19 48

Ruth A. Wirth (L.S.)  
Mrs. S. E. Bailes (L.S.)  
N. P. for Florida--My Comm. exp. Sept. 14, 1949  
Recorded 16th day of March, 19 50  
Lee O. Montgomery (L.S.)  
Clerk.



SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness #1

George Bank McG  
By:  
Its: Sallie M Cooper

[Signature]  
Witness #2

STATE OF South Carolina ACKNOWLEDGMENT  
COUNTY OF York )

I, Kelly M Clark, a Notary Public for the State of South Carolina do hereby certify that George B. McGinn + Sallie M. Cooper personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

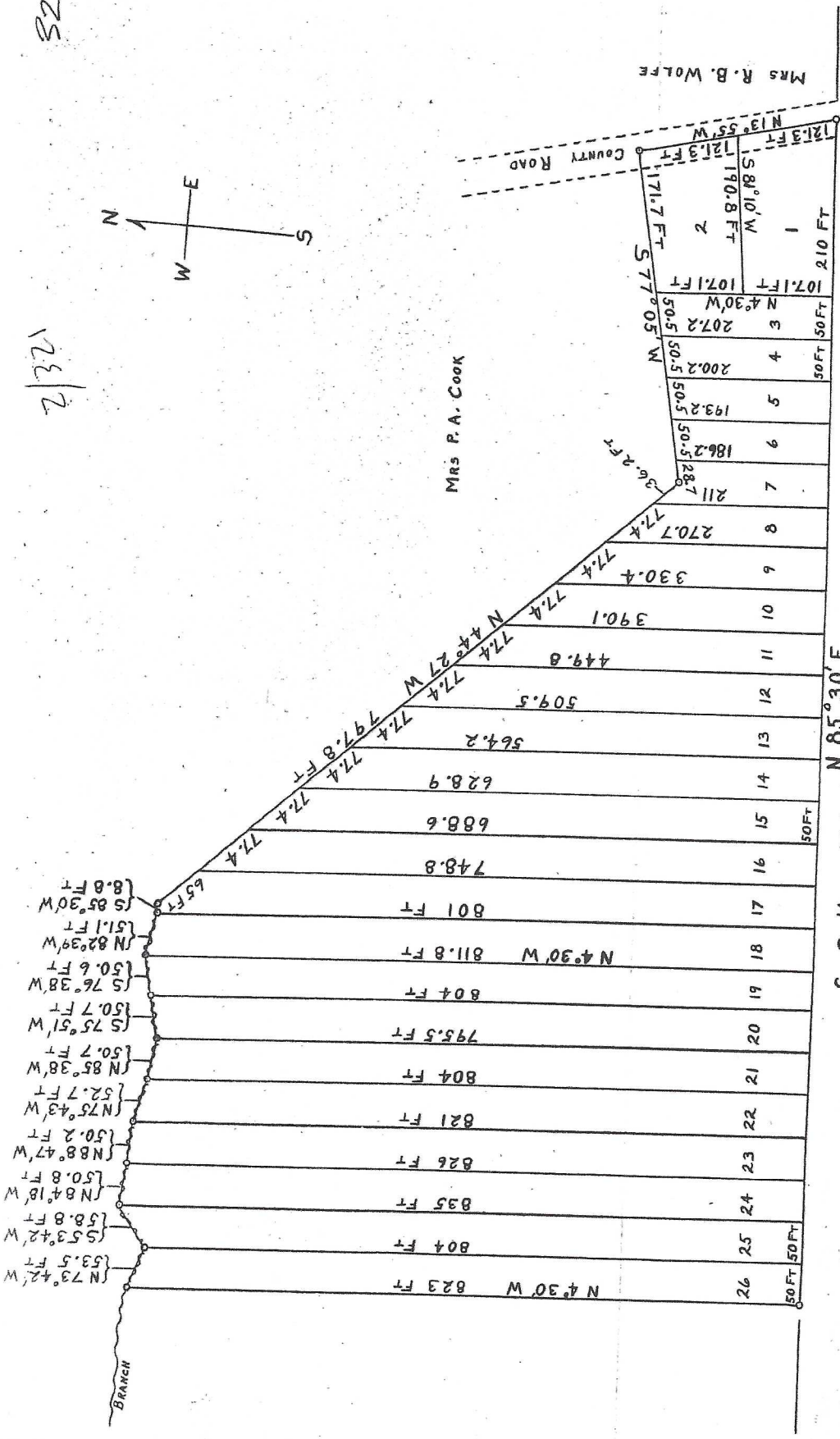
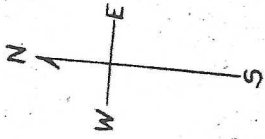
WITNESS my hand and seal this 9th day of Sept 2020.



[Signature] (SEAL)  
Notary Public for State of South Carolina  
My commission expires: 4/28/2027

321

2321



THE ABOVE MAP REPRESENTS 26 LOTS, PROPERTY OF  
MRS. S.E. BAILES  
LOCATED IN THE PLEASANT VALLEY SECTION OF  
INDIAN LAND TOWNSHIP, LANCASTER COUNTY, S.C.  
SCALE: 1"=100'. 29 DEC. 1947. L.E. Carothers SURVEYOR





STATE OF SOUTH CAROLINA

REQUEST TO BE REMOVED FROM  
ORDINANCE 2020-1686

COUNTY OF LANCASTER

AND RELEASE OF CLAIMS *L.B. Mc*

*Same*

The undersigned is the owner of real property identified by Tax Map No. 0008-00-007,00 (168 Four Mill Way) and subject to Lancaster County initiated rezoning bearing Planning Commission Case No. RZ-020-1614 and Ordinance 2020-1686.

The undersigned acknowledges that their property currently has a mixed-use zoning designation, but the property does not meet the minimum acreage required for development of the property as a mixed-use property. The undersigned acknowledges that he/she/it has requested that Lancaster County remove the property from the aforesaid rezoning ordinance as the undersigned believes that there is a reasonable and foreseeable possibility that a developer will purchase the property and combine it with adjacent properties for a development project. The undersigned understands and acknowledged that, unless rezoned or combined with adjacent properties, the subject property is not capable of development as a mixed-use property with its current zoning designation. The undersigned acknowledges and agrees that the pending rezoning application by Lancaster County would remedy the nonconformity of the property and allow marketability and development under a new zoning designation.

*L.B. Mc*

The undersigned, having requested removal from the rezoning ordinance that would remedy the property's nonconformity, on behalf of himself/herself/itself and its successors and assigns, hereby releases Lancaster County from all causes of action and claims for damages, whether present or future, know or unknown, that arise from the property's current zoning designation. The undersigned acknowledges that Lancaster County has agreed to remove the property from the pending rezoning ordinance at the undersigned's request and that the request is voluntarily made without duress or coercion.

The undersigned agrees and acknowledges that the zoning designation of the real property may be revisited periodically by Lancaster County and, if the property remains in non-conformity for a period of time greater than eighteen (18) months, Lancaster County may contact the undersigned to discuss a potential rezoning of the real property. The undersigned acknowledges that Lancaster County has agreed to waive rezoning fees associated with a future rezoning application of the subject property, if such rezoning is needed, to bring the subject property into compliance with applicable development standards.