



**Town of Summerville
Planning Commission**
The public and Town Council members are invited to attend
February 24, 2020 - 4:00 PM
Summerville Town Hall, Training Room
200 S. Main Street, Summerville, SC

For additional information regarding items on this agenda including any public hearings, please contact the Planning Department at 843.851.5200. Applications and related documents for this meeting are available for review at any time at www.summervillesc.gov, Public Notices; and, in the Planning Department during regular business hours, Monday–Friday, 8:30–5:00 excluding Town of Summerville holidays.

I. APPROVAL OF MINUTES, ELECTION OF OFFICERS, AND CODE OF ETHICS AND CONDUCT:

1. Approval of minutes from meeting on December 16, 2019.
2. Election of Chairman and Vice Chairman
3. Code of Ethics and Conduct

II. PUBLIC HEARINGS: *(public hearing signs posted on properties beginning on 02.07.20 and with notice in Post & Courier on 02.09.20)*

1. Petition by Thomas A. Limehouse to annex Dorchester Co. TMS#s 129-05-10-003, -004, -005, -006, -007, -008, and -009; 129-05-09-007, -008, -009, -010, -011, -012, -013, and -014; and 129-09-06-009, -010, and -011, located along Renau Blvd., Major Dr., Michele Dr., and Richard Dr.; 18 parcels and two quit-claimed unimproved right-of-ways totaling approximately 8.5 acres. Currently zoned R-1(M), Single-Family Residential Manufactured Housing in Dorchester County and will be zoned GR-5, General Residential, upon annexation into the Town of Summerville's municipal limits.
2. Proposed amendment to the Summerville Unified Development Ordinance, Chapter 13, Section 13.5.2.A, Site Analysis.

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. New Street Names:
 - a. The Reserve at Pine Forest (one road name) – Whistling Straights Lane or Bandon Dunes Lane
 - b. Access easement off of E. Doty Ave. – Journal Alley
2. Petition by Thomas A. Limehouse to annex Dorchester Co. TMS#s 129-05-10-003, -004, -005, -006, -007, -008, and -009; 129-05-09-007, -008, -009, -010, -011, -012, -013, and -014; and 129-09-06-009, -010, and -011, located along Renau Blvd., Major Dr., Michele Dr., and Richard Dr.; 18 parcels and two quit-claimed unimproved right-of-ways totaling approximately 8.5 acres. Currently zoned R-1(M), Single-Family Residential Manufactured Housing in Dorchester County and will be zoned GR-5, General Residential, upon annexation into the Town of Summerville's municipal limits.
3. Proposed amendment to the Summerville Unified Development Ordinance, Chapter 13, Section 13.5.2.A, Site Analysis.

V. MISCELLANEOUS:

1. Comprehensive Plan & Master Transportation Plan Overview – Vision, Goals and Objectives

VI. ADJOURNMENT:

Chairman or Vice Chairman

Posted February 14, 2020

The Town of Summerville Planning Commission Meeting
Minutes
December 16, 2019

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Tom Hart; Elaine Segelken; Jonathan Lee; Kevin Carroll; and Betty Profit. Staff in attendance included Jessi Shuler, Director of Planning.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

Approval of Minutes:

The Chairman asked if there were any edits or additions to the minutes from the meeting on November 18, 2019. Ms. Segelken made a motion to approve the minutes as presented, and Mr. Hart made the second. The motion passed 5-0 with Mr. Carroll abstaining as he was not in attendance at the previous meeting.

Public Hearings:

With the support of the Commission, Mr. Reaves held the two public hearing simultaneously. The public hearings opened at 4:01 PM and were for the proposed amendments to the Summerville Unified Development Ordinance, Chapter 2, Section 2.5, Mixed-Use District Standards and proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.3, Table of Permitted Uses, Section 3.4.5.A, Adult Establishment, and 3.6.1.B, Permitted Temporary Uses; Chapter 4, Section 4.3.1, Applicability; Chapter 8, Section 8.3.3.E.2, Other Preservation Areas; Chapter 13, Section 13.1.2, Conformity With Code, Section 13.3.1, General Provisions For All Boards And Commissions, Section 13.4.7.B, Vested Rights And Expiration Of Approvals, Section 13.6.2.B.3, Application Forms And Fees, Section 13.8.1.B, Certificate Of Appropriateness (Minor), Section 13.11.2.D, Planned Unit Development Districts; and Chapter 14, Section 14.1.2, Violations Generally, Section 14.3.2.B.3, Other Remedies And Penalties. Mr. Reaves introduced the requests and seeing that no public was in attendance, Mr. Reaves closed the public hearings at 4:01 PM.

Old Business:

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names (as applicable). Ms. Shuler explained that they did not have any street names for approval at this time.

The second item under New Business was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 2, Section 2.5, Mixed-Use District Standards. Ms. Shuler introduced the request and explained that the proposed changes were being made at the request of Town Council, which had already given first reading. Ms. Shuler detailed each proposed change to the N-R zoning district. The Commission members asked for clarification on where the N-R zoning was found in the Town, and Ms. Shuler used the zoning map to show them the areas, which primarily included the Brownsville area and the area near the intersection of Parsons Road and Central Avenue, with other little pockets throughout the Town. She explained that the original minimum front setback of zero was primarily intended to provide more flexibility for attached housing, as this district does not allow for attached front-loaded garages or parking in the front, so attached garages would have to be rear-loaded. Mr. Reaves questioned the minimum lot width at front setback and how that would work with a detached home due to the required side setbacks, and Ms. Shuler responded that Council requested to add a minimum width to address townhomes or other attached housing, not detached homes. Ms. Segelken

stated that she wasn't sure if these changes would work with the other requirements, but recognized that they could always be amended again in the future if needed.

Mr. Hart made a motion to approve the proposed amendments as presented, and Ms. Segelken made the second. The motion passed unanimously.

The third item under New Business was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.3, Table of Permitted Uses, Section 3.4.5.A, Adult Establishment, and 3.6.1.B, Permitted Temporary Uses; Chapter 4, Section 4.3.1, Applicability; Chapter 8, Section 8.3.3.E.2, Other Preservation Areas; Chapter 13, Section 13.1.2, Conformity With Code, Section 13.3.1, General Provisions For All Boards And Commissions, Section 13.4.7.B, Vested Rights And Expiration Of Approvals, Section 13.6.2.B.3, Application Forms And Fees, Section 13.8.1.B, Certificate Of Appropriateness (Minor), Section 13.11.2.D, Planned Unit Development Districts; and Chapter 14, Section 14.1.2, Violations Generally, Section 14.3.2.B.3, Other Remedies And Penalties. Ms. Shuler introduced the request and noted that most of these changes were housekeeping items that had been inadvertently left out previously. She detailed each change, and informed that the changes in Chapter 13 were changes made at the request of Town Council, as they reviewed Chapter 13 after adopting the UDO. Mr. Lee asked about the need to add lodging to the description of the N-MX zoning district detailed in Section 2.4.2.

Following discussion, Mr. Lee made a motion to amend the request to include adding "limited lodging" to the description in Section 2.4.2, and Mr. Hart made the second. The motion passed unanimously. Mr. Hart then made a motion to recommend approval of all of the proposed amendments with the additional change to Section 2.4.2 adding "limited lodging." Mr. Reaves called for the question, and the motion passed unanimously.

Miscellaneous:

The first item under Miscellaneous was the Comprehensive Plan & Master Transportation Plan Update. Ms. Shuler informed the Commission that she'd had a conference call with the consultants for the Comprehensive Plan last week, and they planned to deliver draft core plan components by mid-February for review and would be coming back into Town February 26. She also stated that there was a CPAC meeting this Tuesday at 2:00 pm. Mr. Hart asked about the remaining timeline, and Ms. Shuler stated that after February, the consultants would make any requested changes and deliver a full draft to be reviewed by the CPAC and by the public, and it would then come to the Planning Commission and Town Council for approval.

Adjourn

With no further business for the Commission, Mr. Carroll made a motion to adjourn with Mr. Lee making the second, and Mr. Reaves adjourned the meeting at 4:38 PM.

Respectfully Submitted,

Jessi Shuler
Director of Planning

Date: _____

Approved: _____
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

TOWN OF SUMMERVILLE
CODE OF ETHICS AND CONDUCT
FOR
ELECTED AND APPOINTED OFFICIALS

AS AMENDED by RESOLUTION of TOWN COUNCIL

January 29, 2020

PURPOSE

The Town of Summerville adopts this Code of Ethics and Conduct to ensure that all elected and appointed officials conduct themselves in the exercise of their offices in a manner that will instill public confidence and trust in the fair operation and integrity of the Town's "Council" form of government.

CODE OF ETHICS

The citizens of the Town of Summerville are entitled to have fair, ethical and accountable local government. To this end, the public should have full confidence that their elected and appointed officials:

- Comply with the laws and policies affecting the operations of government;
- Are independent, impartial, and fair in their judgment and actions;
- Use their public office for the public good; and
- Conduct public deliberations and processes openly in an atmosphere of respect and civility.

Therefore, the Mayor and other members of the Town Council, and members of all Boards, Commissions and Committees of the Town (collectively, "Members") shall conduct themselves in accordance with the following ethical standards:

1. **Act as Community Stewards.** Recognizing that community stewardship must be their primary concern, Members will work for the common good of all of the people of the Town and not for any special or personal interests, and they will ensure fair and equal treatment of all persons, claims and transactions coming before them.
2. **Comply with the Law and Town Policy.** Members shall comply with the laws of the nation, the State of South Carolina and the Town of Summerville in the performance of their public duties.

3. **Conduct of Members.** The professional and personal conduct of Members while exercising their office must be beyond reproach and avoid the appearance of impropriety. Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of Council, Boards, Committees and Commissions, or Town staff.
4. **Respect for Process.** Members shall perform their duties in accordance with the processes and rules of order established by Town Council.
5. **Conduct at Public Meetings.** Members shall prepare themselves for public issues, listen courteously and attentively to all public discussions before the body, and focus on the business at hand.
6. **Adjudicative Decisions Based on Merit.** Members of those Boards or Commissions of the Town which make adjudicative or quasi-judicial decisions shall base their decisions on the merits and substances of the matter on hand, rather than on unrelated considerations. Where such Members are called upon to determine and apply facts peculiar to an individual matter, they shall maintain an open mind until the conclusion of the hearing on the matter and shall base their decisions on the facts presented at the hearing and the law. For such adjudicative matters pending before a Board or Commission, Members shall refrain from receiving information outside of an open public meeting or the agenda materials, except on advice of Corporation Counsel.
7. **Conflicts of Interest.** In order to ensure their independence and impartiality on behalf of the common good and compliance with conflict of interest laws, the Mayor and other members of Town Council and members of the Boards, Commissions, and Committees of the Town shall use their best efforts to refrain from creating an appearance of impropriety in their actions and decisions. Members shall not use their official positions to influence government decisions in which they have a material financial interest. A member who has a potential conflict of interest regarding a particular decision shall disclose the matter to Corporation Counsel and reasonably cooperate with Corporation Counsel to analyze the potential conflict. If the existence of a conflict of interest is determined, the Member shall provide a written explanation of the conflict to Corporation Counsel and the Town Clerk, and shall refrain from participating in any deliberations or decision making regarding the matter. In providing assistance to Members, Corporation Counsel represents the Town and not individual Members.

8. **Confidential Information.** Members must maintain the confidentiality of all written materials or verbal information provided to Members which are confidential or privileged, including but not limited to confidential or privileged materials and information relating to personnel or pending contractual matters, and pending or threatened litigation. Members shall neither disclose confidential information without proper legal authorization, nor use such information to advance their private, financial, political, or other personal interests.
9. **Use of Public Resources.** Members shall not use public resources which are not available to the public in general (e.g., Town staff time, equipment, supplies or facilities) for private gain or for political or other personal purposes not otherwise authorized by law.
10. **Representation of Private Interests.** In keeping with their role as Community Stewards, the Mayor and other members of Town Council shall not appear on behalf of private interests of third parties before the Council or any Board, Commission, or Committee of the Town. Members of Boards, Commissions, and Committees of the Town shall not appear before their own bodies or before Town Council on behalf of the interests of the private interests of third parties on matters related to the area of service of their bodies.
11. **Policy or Political Advocacy.** Members shall represent the official policies or positions of the Town Council, Board, Commission or Committee to the best of their ability when designated as delegates for this purpose. *When presenting their individual opinions and positions, Members shall explicitly state they do not represent their body or the Town of Summerville, nor will they allow the inference that they do.* Members have the right to endorse candidates for Mayor and other Council seats or any other elected office, however it is inappropriate to mention or display endorsements during Council meetings, or Board, Commission or Committee meetings of the Town, or to engage in electoral campaign activity or advocacy on Town property or with the use or aid of any Town resources.
12. **Role of Individual Members in Council Form of Government.** Members shall respect and adhere to the Council form of government as prescribed by state law and Town ordinances. In this structure, Council *as a whole* determines the policies of the Town and administers these policies with the assistance of a Town Administrator. *Neither the Mayor nor any other individual member of Town Council* shall act in any manner to impair the ability of staff to implement Council decisions.
13. **Independence of Boards, Commissions and Committees.** Because of the value of independent advice of Boards, Commissions, and Committees to the public policy process, the Mayor and other members of Council shall refrain from

using their position to influence the deliberations or outcomes of Board, Commission and Committee proceedings.

14. **Positive Work Place Environment.** The Mayor and other members of Town Council and the members of the Boards, Commissions, and Committees of the Town shall support the maintenance of a positive and constructive workplace environment for Town employees and for citizens dealing with the Town.

CODE OF CONDUCT

This Code of Conduct is designed to describe the manner in which elected officials and appointed officials should treat one another, Town staff, constituents, and others they come into contact with while representing the Town of Summerville:

1. Members' Conduct with Each Other in Public Meetings

(a) The Role of Chair in Maintaining Order

It is the responsibility of the Chair to keep the comments of Members on track during public meetings. Members should honor efforts by the Chair to focus discussion on current agenda items. If there is disagreement about the agenda or the Chair's actions, those objections should be voiced politely and with reason.

Civility and Decorum in Discussions and Debate

Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of debate by a free democracy in action. Free debate does not justify, however, public officials making belligerent, personal, impertinent, slanderous, threatening, abusing or disparaging comments toward each other.

(b) Personal Comments Offensive to Other Members

If a Member is personally offended by the remarks of another Member, the offended Member should make notes of the actual words used and call for "a point of personal privilege" that challenges the other member to justify or apologize for the language used.

(c) Effective Problem-Solving as Community Stewards

Members have a public stage and have the responsibility as Community Stewards to demonstrate how individuals with disparate points of view can find common ground and seek a compromise that benefits the Town as a whole.

2. Members' Conduct with the Public in Public Meetings

Making the public feel welcome is an important part of the democratic process. No signs of partiality, prejudice or disrespect should be evident on the part of Members toward an individual participating in a public meeting. Every effort should be made to be fair and impartial in listening to public comments or testimony.

(a) Be Welcoming and Respectful to Speakers.

While questions of clarification may be asked by the Chair, the Members' role during public comment or testimony is to listen.

(b) Be Fair and Equitable in Allocating Public Time to Individual Speakers.

(c) Listen Actively.

(d) Maintain an Open Mind.

(e) Ask for Clarification, but Avoid Debate and Argument with the Public.

Only the Chair – not individual members – may interrupt a speaker during a presentation. However, a Member may ask the Chair for a point of order if the speaker is off the topic or exhibiting behavior or language the Member finds offensive or disturbing.

3. Members' Conduct with Town Staff.

Governance of the Town of Summerville relies on the cooperative efforts of elected officials who set and administer policy as a whole, appointed officials who advise the elected, and Town staff who implement the Town's policies. Therefore, every effort should be made to be cooperative and show mutual respect for the contributions made by each individual as stewards of the community.

(a) Treat all Staff as Professionals.

Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards Town staff is not acceptable.

(b) Do not disrupt Town Staff from their Jobs.

Members should not disrupt Town staff in order to have their individual needs met. Do not attend Town staff meetings unless requested by staff or designated by Council as a whole to attend.

(c) Never Publicly Criticize Performance of an Individual Employee.

Members should never express concerns about the performance of a Town employee in public. Comments about staff performance should only be made to Town Administrator or Town Attorney through private correspondence or conversation or in an executive session of Council. Nothing herein prevents a member of Town Council from asking clarifying questions of Town employees in regard to public matters in a public or private meeting.

(d) Never Become Individually Involved in Administrative Functions.

Members should never act individually or in a group comprised of less than the whole of their respective body to attempt to influence Town staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of Town licenses or permits. Rather, any involvement in such administrative functions must be made by the Council (or Board, Commission or Committee) as a whole.

4. Councilmembers' Conduct with Boards, Commissions and Committees

The Town of Summerville has established several Boards, Commissions and Committees as a means of gathering more community input. Citizens who serve on Boards, Commissions and Committees become more involved in government and serve as advisors to the Town Council. They are a valuable resource to the Town's leadership and should be treated with appreciation and respect.

(a) Limit Contact with Board, Commission and Committee members to Questions of Clarification.

It is inappropriate for a Mayor or other member of Town Council to contact a Board, Commission or Committee member to lobby on behalf of or against individuals, groups or entities with matters before the Board, Commission or Committee. It is acceptable for Councilmembers to contact Board, Commission, or Committee members in order to clarify a position taken by the Board, Commission or Committee.

(b) Respect that Boards, Commissions and Committees serve the Community, not individual Councilmembers.

Town Council appoints individuals to serve on Boards, Commissions, and Committees, and it is the responsibility of Boards, Commissions, and Committees to follow policy established by the Council as a whole. Board, Commission and Committee members do not report to the Mayor or to any other individual Councilmember. Neither the Mayor nor any other individual Councilmember should feel they have the power or right to threaten Board, Commission or Committee members with removal if they disagree about an

issue. Appointment and re-appointment to a Board, Commission or Committee should be based on such criteria as expertise, ability to work with staff and the public, and commitment to fulfilling official duties. A Board, Commission or Committee appointment should not be used as a political “reward.”

(c) Respect for Diverse Opinions.

A primary role of Boards, Commissions, and Committees is to represent many points of view in the community and to provide Town Council with advice based on a full spectrum of concerns and perspectives. Councilmembers may have a closer working relationship with some individuals serving on Boards, Commissions and Committees, but must be fair and respectful of all citizens serving on Boards, Commissions and Committees.

SANCTIONS

- (a) **Acknowledgement of Code of Ethics and Conduct.** Councilmembers who do not sign an acknowledgement that they have read and understand the Code of Ethics and Conduct shall be ineligible for intergovernmental assignments or service on any of the Council’s standing committees. Board, Commission or Committee members who do not sign an acknowledgment that they have read and understand the Code of Ethics and Conduct are not eligible to hold office.
- (b) **Behavior and Conduct.** The Town of Summerville Code of Ethics and Conduct for Elected and Appointed Officials expresses standards of conduct expected for the Mayor and other members of Town Council and members of the Boards, Commissions and Committees of the Town. Members themselves have the primary responsibility to assure that
- (c) ethical standards are understood and met, and the public can continue to have full confidence in the integrity of government. The Chairs of the Boards, Commissions and Committees have the additional responsibility to intervene when actions of respective members appear to be in violation of the Code of Ethics and Conduct are brought to their attention.

Mayor and Town Council:

In the event that the Mayor or any other member of Town Council intentionally or repeatedly fails to follow proper conduct, the Member may be reprimanded or formally censured by the Council or may lose Chair or committee assignments. Such action may only be taken by vote of a majority of the Council at a properly-noticed public meeting.

Boards, Commissions and Committees:

When deemed warranted, a majority of Council may call for an investigation of Board, Commission or Committee member conduct which appears to have intentionally or repeatedly violated the Code of Ethics and Conduct. Also, should the Town Administrator or Corporation Counsel believe such an investigation is warranted, they shall confer with the Council in this regard. Once an investigation is authorized by Council, the Town Administrator and Corporation Counsel shall investigate the allegations and report their findings in a written report to Council with supporting documentation. Town Council may impose sanctions on Board, Commission and Committee members whose conduct fails to comply with the Code of Ethics and Conduct - up to and including written reprimand, required counseling, censure, removal as Chair, or removal from office. Removal from office of a Board, Commission or Committee member must be by unanimous vote of all members of Council at a properly-noticed public meeting. Lesser sanctions may be imposed by a majority vote of at least a quorum of the Council at a properly-noticed public meeting.

IMPLEMENTATION

The Town of Summerville Code of Ethics and Conduct for Elected and Appointed Officials is intended to be self-enforcing and is an expression of the standard of conduct for Members expressed by the Town. It therefore is most effective when Members are thoroughly familiar with it and embrace its provisions.

For this reason, this document shall be including in the filing materials for candidates for Mayor and other Town Council positions, the application materials for all Boards, Commissions and Committees of the Town, and in the orientation materials for all newly elected or appointed officials. Upon adoption by resolution of Town Council, all current Members and new Members entering office shall sign the statement below acknowledging they have read and understand the Code of Ethics and Conduct.

I affirm that I have read and understand the Town of Summerville Code of Ethics and Conduct for Elected and Appointed Officials.

Signature

Date

**ANNEXATION
STAFF REPORT
PLANNING COMMISSION
February 24, 2020**

TMS#s: 129-05-09-007, 008, 009, 010, 011, 012, 013, 014; 129-05-10-003, 004, 005, 006, 007, 008, 009; 129-09-06-009, 010, 011; and unimproved portion of Michele Dr. & Richard Dr.

Location: 427 Renau Blvd. and unimproved Major Dr., Michele Dr., & Richard Dr. – Pinehill Acres

Description: 18 parcels and two unimproved right-of-ways, approximately 8.5 acres

Request: Annexation and zoning to GR-5

The property owner is requesting for the above referenced parcels to be annexed into the Town from Dorchester. The existing zoning in Dorchester County is R-1(M), Single-Family Residential Manufactured Housing.

This property is included in the Town's 'Medium Density Residential Neighborhood' District within the Town's 2009-2011 Comprehensive Plan and Update as well as on the accompanying Future Land Use Map. Both proposed annexation and zoning classification appear to be in conformance with the Town's Comprehensive Plan & Update 2009-2011.

STATE OF SOUTH CAROLINA)

COUNTY OF DORCHESTER

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF SUMMERVILLE

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a Town by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located at see attached location map (approximately 8.5 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # see attached list to include, if necessary to establish contiguity, any road, waterway, easement, railroad track, marshland or utility line that intervenes between this property and the municipal limits of the Town of Summerville.

NOW, THEREFORE, the undersigned petition the Town Council of Summerville to annex the above described area into the municipal limits of the Town of Summerville.

Dated this 29th day of Jan., 2020.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

[Signature]

1/29/2020

(Signature)

(Date)

Thomas A Linchouse

(Print Name)

(Date)

(Signature)

(Print Name)

Limehouse Tract Rezoning Request			
TMS#	Acreage	Recorded Plat	Recording Date
129-05-10-009.000	0.459	Bk 26 Pg 277	11/20/1978
129-05-10-008.000	0.467	Bk 16 Pg 119	7/2/1967
129-05-10-007.000	0.451	Bk 16 Pg 119	7/2/1967
129-05-10-006.000	0.445	Bk 16 Pg 119	7/2/1967
129-05-10-005.000	0.475	Bk 16 Pg 119	7/2/1967
129-05-10-004.000	0.45	Bk 16 Pg 119	7/2/1967
129-05-10-003.000	0.452	Bk 16 Pg 119	7/2/1967
129-05-09-014.000	0.462	Bk 16 Pg 119	7/2/1967
129-05-09-013.000	0.473	Bk 16 Pg 119	7/2/1967
129-05-09-012.000	0.466	Bk 16 Pg 119	7/2/1967
129-05-09-011.000	0.463	Bk 16 Pg 119	7/2/1967
129-05-09-010.000	0.457	Bk 16 Pg 119	7/2/1967
129-05-09-009.000	0.481	Bk 16 Pg 119	7/2/1967
129-05-09-008.000	0.462	Bk 16 Pg 119	7/2/1967
129-05-09-007.000	0.504	Bk 16 Pg 119	7/2/1967
129-09-06-010.000	0.445	Bk 16 Pg 119	7/2/1967
129-09-06-009.000	0.463	Bk 16 Pg 119	7/2/1967
129-09-06-011.000	0.451	Bk 16 Pg 119	7/2/1967
Michele Drive			
Richard Drive			



MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2018026256		
Receipt Number:	53939	Return To:	THOMAS LIMEHOUSE
Recorded As:	DEED		
Recorded On:	October 19, 2018		
Recorded At:	01:55:28 PM	Received From:	THOMAS LIMEHOUSE
Recorded By:	NW	Parties:	
Book/Page:	RB 11595: 315 - 319		Direct- DORCHESTER COUNTY
Total Pages:	5		Indirect- LIMEHOUSE, THOMAS A

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$10.00
Exempt Tax Charge:	\$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

QUIT CLAIM DEED

FILED/RECORDED
 OCTOBER 19, 2018
 DORCHESTER COUNTY
 REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS that Dorchester County, South Carolina, in the State aforesaid, for and in consideration of the sum of FIVE DOLLARS (\$5.00), TO IT IN HAND PAID AT AND BEFORE THE SEALING OF THESE PRESENTS BY, Thomas A. Limehouse, 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 Thomas A. Limehouse, his heirs and assigns, all of Grantor's interest, if any, in and to the following described property, to-wit:

ALL those certain pieces, parcels or lots of land, situate, lying and being in Pinehill Acres Subdivision, near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being shown and designated as Block XX on a plat recorded in Book 16 at Page 119, now Cabinet B, Slide 94.

Grantee's Address: Post Office Box 2005 *Return*
 Summerville, SC 29484

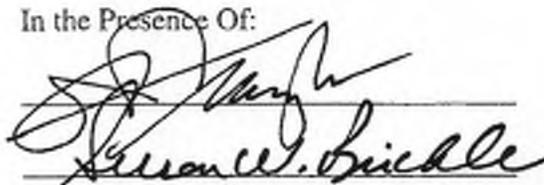
Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said Thomas A. Limehouse, his heirs and assigns forever.

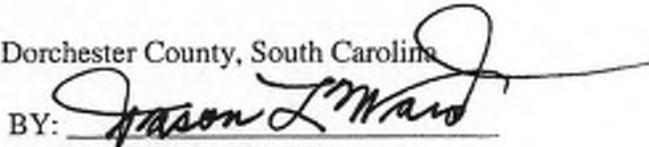
Witness its hand and seal, this 16th day of October in the year of our Lord two thousand Eighteen.

Signed, Sealed and Delivered

In the Presence Of:


 Suzanne W. Biddle

Dorchester County, South Carolina

BY: 
 JASON L. WARD
 Its: Administrator

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

ACKNOWLEDGMENT

The foregoing instrument was sworn to and acknowledged before me this 16th day of October, 2018, by Jason L. Ward, Administrator for DORCHESTER COUNTY, SOUTH CAROLINA.

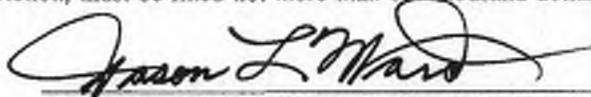
 (SEAL)
 NOTARY PUBLIC FOR SOUTH CAROLINA
 PRINT NAME: John G. Frampton
 My Commission Expires:

7-16-2019

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
 COUNTY OF DORCHESTER)

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

- I have read the information on this Affidavit and I understand such information.
- The property is being transferred by **Dorchester County, South Carolina** to Thomas A. Limehouse on Oct. 16, 2018.
- Check one of the following:
 - subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - 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 distribution to a trust beneficiary.
 - EXEMPT from the deed recording fee because (exemption 1 - Transferring realty less than \$100).
 (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
- Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____
 - The fee is computed on the fair market value of the realty which is _____
 - The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
- 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 \$ _____
- The Deed Recording Fee of \$ _____ is computed as follows:
 - the amount listed in item 4 above \$300.00
 - the amount listed in item 5 above (no amount place zero) _____
 - Subtract Line 6(b) from Line 6(a) and place the result _____
- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
- 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.


 DORCHESTER COUNTY, SOUTH CAROLINA
 BY: JASON L. WARD
 Its: ADMINISTRATOR

SWORN to before me this 16th
 day of Oct., 2018

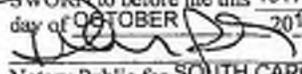
 (SEAL)
 NOTARY PUBLIC FOR SOUTH CAROLINA
 Print Name: John G. Frempton
 My Commission Expires: 7/16/2019

STATE OF SOUTH CAROLINA)
 COUNTY OF DORCHESTER)

Affidavit

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

- I have read the information on this affidavit and I understand such information.
- The property being transferred is located at BLOCK XX PINEHILL ACRES, bearing DORCHESTER County Tax Map Number "SEE ATTACHED", was transferred by DORCHESTER COUNTY to THOMAS A. LIMEHOUSE on OCTOBER 16, 2018.
- Check one of the following: The deed is
 - subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - 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.
 - exempt from the deed recording fee because (see information section of affidavit): EXEMPTION #1 - \$100 OR LESS (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
- Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - The fee is computed on the fair market value of the realty which is _____.
 - The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
- 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: _____.
- The deed recording fee is computed as follows:
 - Place the amount listed in item 4 above here: _____
 - Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - Subtract line 6(b) from line 6(a) and place result here: _____
- The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: _____.
- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTEE.
- 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.

SWORN to before me this 19TH
 day of OCTOBER, 2018

 Notary Public for SOUTH CAROLINA
 My Commission Expires: 8/24/22
Rebecca Harper


 Responsible Person Connected with the Transaction

THOMAS A. LIMEHOUSE
 Print or Type Name Here

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

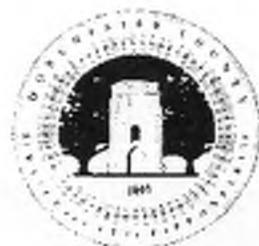
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2018016982		
Receipt Number:	48716	Return To:	THOMAS LIMEHOUSE
Recorded As:	DEED		
Recorded On:	July 13, 2018		
Recorded At:	01:49:31 PM	Received From:	THOMAS LIMEHOUSE
Recorded By:	CB	Parties:	
Book/Page:	RB 11449: 260 - 272		Direct- BRYANT, JOSEPH
Total Pages:	13		Indirect- LIMEHOUSE, THOMAS A

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$18.00	RECEIVED
Consideration:	\$35,000.00	2018 JUL -16 AM 09:34
County Tax:	\$38.50	DORCHESTER CO ASSESSORS OFFICE
State Tax:	\$91.00	RECEIVED 16th Day
Tax Charge:	\$129.50	of JULY 2018
		JAMES MESSERVY, JR
		Auditor Dorchester County SC



Margaret Bailey

Margaret Bailey - Register of Deeds

12
 After recording return to: THOMAS A. LIMEHOUSE
 P.O. BOX 2005
 SUMMERVILLE, SC 29484

FILED/RECORDED
 July 13, 2016
 DORCHESTER COUNTY
 REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)

COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE
(Quitclaim)

KNOW ALL MEN BY THESE PRESENTS, that we, ESTATE OF JOSEPH BRYANT, EMMA BRYANT BANNISTER, ESTATE OF JOSEPH FRANKLIN BRYANT a/k/a Joseph F. Bryant, SARAH BRYANT a/k/a Sarah D. Bryant a/k/a Sarah Denise Bryant, ESTATE OF CARRIE MAE BRYANT BUCKNER, DWAYNE BUCKNER a/k/a Dwayne P. Buckner, CHRISTAL BUCKNER, MICHCELL BRANCH a/k/a Michcell N. Branch, CHRISTOPHER BRANCH a/k/a Christopher A. Branch, JIMMY BRANCH, JR. a/k/a Jimmy Branch ("Grantor"), in the State aforesaid for and in consideration of the sum of THIRTY FIVE THOUSAND AND NO/100 (35,000.) DOLLARS to us in hand paid at and before the sealing of these Presents by THOMAS A. LIMEHOUSE, ("Grantee"), the receipt whereof is hereby acknowledged, have remised, released, relinquished and forever quit-claimed, and by these Presents do remise, release, relinquish, and forever quit-claim unto Grantee, Grantee's heirs and assigns forever, all of the Grantor's right, title and interest, if any, in and to the following described real property (the "Property"), to wit:

Lot 43, Block XX, Section U, on a certain Plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., R. L. S., dated July 2, 1967 and recorded in the office of the clerk of Court for Dorchester County, in Plat Book 16, Page 119, said Lot butting, bounding and measuring as will more fully appear by reference to said plat.

Being the same property conveyed to Joseph Bryant by deed recorded in the ROD Office for Dorchester County on March 4, 1999 in Book 2147, Page 270.

Being the same property conveyed to Emma Bryant Bannister, Estate of Joseph Franklin Bryant, Estate of Carrie Mae Bryant Buckner, Michcell Branch, Christopher Branch, Jimmy Branch by deed recorded in the ROD Office for Dorchester County on May 5, 2016 in Book 10211, Pages 115-118 and re-recorded on May 11, 2016 in Book 10220, Pages 33-38.

TMS #129-05-09-013

Grantee's Address: Post Office Box 2005
 Summerville, SC 29484

TO HAVE AND TO HOLD all and singular the said property, before mentioned unto the Grantee, THOMAS A. LIMEHOUSE, his heirs, successors and assigns forever, the aforesaid premises and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this 16 day of September, 2016.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

FILED/RECORDED
July 13, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS

[Signature]

Emma Bryant Bannister
ESTATE OF JOSEPH BRYANT
By: EMMA BRYANT BANNISTER F.R.

Faye Beale

[Signature]

Emma Bryant Bannister
EMMA BRYANT BANNISTER

Faye Beale

[Signature]

Sarah Bryant
ESTATE OF JOSEPH FRANKLIN BRYANT
By: SARAH BRYANT F.R.

[Signature]

[Signature]

Sarah Bryant
SARAH BRYANT

[Signature]

Melissa Buckner

Dwayne T. Buckner
ESTATE OF CARRIE MAE BRYANT BUCKNER
By: Dwayne T. Buckner, F.R.

[Signature]

SIGNATURE PAGE CONTINUES NEXT PAGE

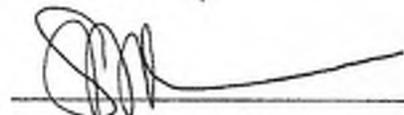
SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

FILED/RECORDED
July 27, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS



Michelle Branch
MICHCELL BRANCH

Faye Beale



Christopher Branch
CHRISTOPHER BRANCH

Faye Beale

Melissa Buckner

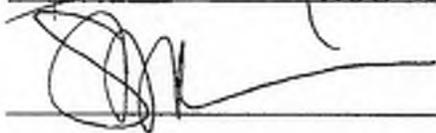
Dwayne Buckner
DWAYNE BUCKNER

Alfred Barnette

Dawn

Christal Buckner
CHRISTAL BUCKNER

Shelby Malcher



Jimmy Branch Jr.
JIMMY BRANCH, JR.

Faye Beale

STATE OF SOUTH CAROLINA)

COUNTY OF DORCHESTER)

PERSONALLY APPEARED before me **the undersigned witness** and made oath that (s)he saw the within-named ESTATE OF JOSEPH BRYANT by EMMA BRYANT BANNISTER, sign, seal and as its act and deed deliver the within-written Title to Real Estate and that deponent, with the other witness above subscribed, witnessed the execution thereof and that (s)he is not a party to or beneficiary of the transaction.

Sworn to before me this
24 day of October, 2016

Faye Beale

Rebecca Harper
 NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 8/24/22

Rebecca Harper
 (AFFIX NOTARIAL SEAL OR STAMP)

STATE OF SOUTH CAROLINA)

COUNTY OF DORCHESTER)

PERSONALLY APPEARED before me **the undersigned witness** and made oath that (s)he saw the within-named EMMA BRYANT BANNISTER, sign, seal and as her act and deed deliver the within-written Title to Real Estate and that deponent, with the other witness above subscribed, witnessed the execution thereof and that (s)he is not a party to or beneficiary of the transaction.

Sworn to before me this
24 day of October, 2016

Faye Beale

Rebecca Harper
 NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 8/24/22

Rebecca Harper
 (AFFIX NOTARIAL SEAL OR STAMP)

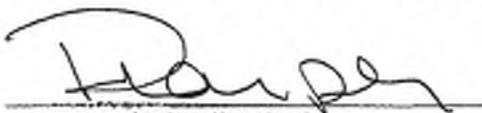
STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

ACKNOWLEDGEMENT

I, Rebecca Harper, a Notary Public for the State of South Carolina, do hereby certify that the ESTATE OF JOSEPH FRANKLIN BRYANT by SARAH BRYANT, personally appeared before me and acknowledged the due execution and delivery of the foregoing instrument, Title to Real Estate transferring Lot 43, Block XX, Section U, Pinehill Acres Subdivision (Dorchester County TMS # 129-05-09-013) to Thomas A. Limehouse.

WITNESS my hand and seal on this 24th day of July, 2017



(Notary Signature)

REBECCA HARPER
 NOTARY PUBLIC FOR SOUTH CAROLINA
 My Commission Expires: 8/24/22
 (AFFIX NOTARIAL SEAL OR STAMP)



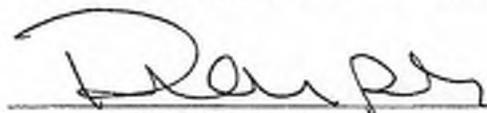
STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

ACKNOWLEDGEMENT

I, Rebecca Harper, a Notary Public for the State of South Carolina, do hereby certify that Sarah Bryant, personally appeared before me and acknowledged the due execution and delivery of the foregoing instrument, Title to Real Estate transferring Lot 43, Block XX, Section U, Pinehill Acres Subdivision (Dorchester County TMS # 129-05-09-013) to Thomas A. Limehouse.

WITNESS my hand and seal on this 24th day of July, 2017



(Notary Signature)

REBECCA HARPER
 NOTARY PUBLIC FOR SOUTH CAROLINA
 My Commission Expires: 8/24/22
 (AFFIX NOTARIAL SEAL OR STAMP)



STATE OF SOUTH CAROLINA

COUNTY OF COLLETON

ACKNOWLEDGEMENT

I, Rebecca Harper, a Notary Public for the State of South Carolina, do hereby certify that ESTATE OF CARRIE MAE BRYANT BUCKNER by Dwayne Buckner a/k/a Dwayne T. Buckner, personally appeared before me and acknowledged the due execution and delivery of the foregoing instrument, Title to Real Estate transferring Lot 43, Block XX, Section U, Pinehill Acres Subdivision (Dorchester County TMS # 129-05-09-013) to Thomas A. Limehouse.

WITNESS my hand and seal on this 14th day of April, 2017



(Notary Signature)

REBECCA HARPER
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 8/24/22
(AFFIX NOTARIAL SEAL OR STAMP)



STATE OF SOUTH CAROLINA

COUNTY OF Darchester

PERSONALLY APPEARED before me **the undersigned witness** and made oath that (s)he saw the within-named MICHCELL BRANCH, sign, seal and as her act and deed deliver the within-written Title to Real Estate and that deponent, with the other witness above subscribed, witnessed the execution thereof and that (s)he is not a party to or beneficiary of the transaction.

Sworn to before me this
24 day of October, 2016

Rebecca Harper
 NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 8/24/22

Rebecca Harper
 (AFFIX NOTARIAL SEAL OR STAMP)

Faye Bealer



STATE OF SOUTH CAROLINA

COUNTY OF Darchester

PERSONALLY APPEARED before me **the undersigned witness** and made oath that (s)he saw the within-named CHRISTOPHER BRANCH, sign, seal and as his act and deed deliver the within-written Title to Real Estate and that deponent, with the other witness above subscribed, witnessed the execution thereof and that (s)he is not a party to or beneficiary of the transaction.

Sworn to before me this
24 day of October, 2016

Rebecca Harpe
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 8/24/22
Rebecca Harpe
(AFFIX NOTARIAL SEAL OR STAMP)

Faye Beale

STATE OF SOUTH CAROLINA)

✧

ACKNOWLEDGEMENT

COUNTY OF COLLETON)

I, Rebecca Harper, a Notary Public for the State of South Carolina, do hereby certify that DWAYNE BUCKNER a/k/a Dwayne T. Buckner, personally appeared before me and acknowledged the due execution and delivery of the foregoing instrument, Title to Real Estate transferring Lot 43, Block XX, Section U, Pinehill Acres Subdivision (Dorchester County TMS # 129-05-09-013) to Thomas A. Limehouse.

WITNESS my hand and seal on this ~~13th~~^{14th} day of April, 2017



(Notary Signature)

REBECCA HARPER
NOTARY PUBLIC FOR SOUTH CAROLINA

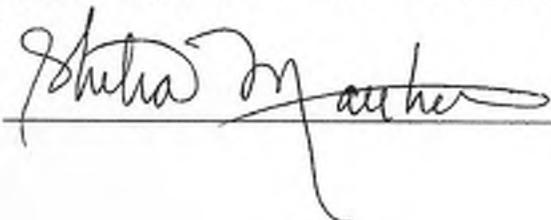
My Commission Expires: 8/24/22

(AFFIX NOTARIAL SEAL OR STAMP)

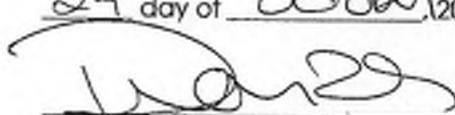
STATE OF SOUTH CAROLINA)

COUNTY OF Charleston)

PERSONALLY APPEARED before me **the undersigned witness** and made oath that (s)he saw the within-named CHRISTAL BUCKNER, sign, seal and as her act and deed deliver the within-written Title to Real Estate and that deponent, with the other witness above subscribed, witnessed the execution thereof and that (s)he is not a party to or beneficiary of the transaction.



Sworn to before me this
24 day of October, 2016



NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 8/24/22

Rebecca Harper
 (AFFIX NOTARIAL SEAL OR STAMP)



STATE OF SOUTH CAROLINA)

COUNTY OF Dorchester)

PERSONALLY APPEARED before me **the undersigned witness** and made oath that (s)he saw the within-named JIMMY BRANCH, JR., sign, seal and as his act and deed deliver the within-written Title to Real Estate and that deponent, with the other witness above subscribed, witnessed the execution thereof and that (s)he is not a party to or beneficiary of the transaction.

Sworn to before me this
24 day of October, 2016

Faye Beale

Darpen
 NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 8/24/27
Rebecca Harper
 (AFFIX NOTARIAL SEAL OR STAMP)

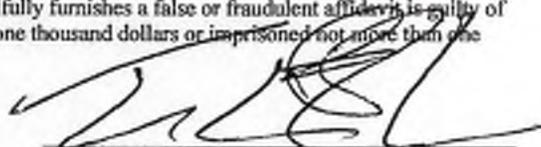
STATE OF SOUTH CAROLINA)
 COUNTY OF DORCHESTER)

Affidavit

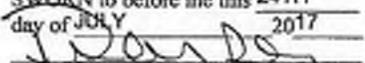
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- I have read the information on this affidavit and I understand such information.
- The property being transferred is located at PINE HILL ACRES
 bearing DORCHESTER County Tax Map Number 129-05-09-013, was transferred
 by ESTATE OF JOSEPH BRYANT, ET AL
 to THOMAS A. LIMEHOUSE on SEPTEMBER 16, 2016
- 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.)
- 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 \$35,000
 (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 _____
- 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: _____
- The deed recording fee is computed as follows:
 (a) Place the amount listed in item 4 above here: \$35,000.
 (b) Place the amount listed in item 5 above here:
 (If no amount is listed, place zero here) 0.
 (c) Subtract line 6(b) from line 6(a) and place result here: \$35,000.
- The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :

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


 Responsible Person Connected with the Transaction

THOMAS A. LIMEHOUSE
 Print or Type Name Here

SWORN to before me this 24TH
 day of JULY 2017

 Notary Public for SOUTH CAROLINA
 My Commission Expires: 8/24/22



MARGARET L BAILEY
 DORCHESTER COUNTY
 REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2016920979		
Receipt Number:	11038	Return To:	JENNY HORNE
Recorded As:	DEED		
Recorded On:	August 26, 2016		
Recorded At:	10:09:59 AM	Received From:	JENNY HORNE
Recorded By:	NW	Parties:	
Book/Page:	RB 10397: 353 - 356		Direct- WILLIAMS, THERESA L
Total Pages:	4		Indirect- LIMEHOUSE, THOMAS A

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$10.00	
Consideration:	\$130,000.00	RECEIVED
County Tax:	\$143.00	2016 NOV -08 AM 09:37
State Tax:	\$338.00	DORCHESTER CO ASSESSORS OFFICE
Tax Charge:	\$481.00	RECEIVED 08th Day
		of NOVEMBER 2016
		JAMES MESSERVY, JR
		Auditor Dorchester County SC



Margaret Bailey

Margaret Bailey - Register of Deeds

FILED/RECORDED
AUGUST 26, 2008
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)

COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, **THERESA L. WILLIAMS**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor paid by **THOMAS A. LIMEHOUSE**, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **THOMAS A. LIMEHOUSE**, his Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel, or lot of land; situate, lying and being in Pinehill Acres Subdivision, near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being shown and designated as Lot 35, Block XX, Section U, on a certain Plat of said lot by Thomas E. Young, Sr., R.L.S., dated November 20, 1978; said lot butting, bounding and measuring as will more fully appear by reference to said Plat, which Plat is recorded in the Office of the Clerk of Court for Dorchester County, in Plat Book 26, Page 277.

Said lot being composed of the southern one-half of Lot 35, Block XX, Section U, and the southern one-half of Lot 35, Block XX, Section U, on the certain Plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., R.L.S. dated July 2, 1967, and of record in the Office of the Clerk of Court for Dorchester County in Plat Book 16, Page 119.

Being the same property conveyed to Theresa L. Williams by deed of Benjamin D. Williams dated February 21, 2008 and recorded on April 29, 2008 on the ROD Office for Dorchester County in Book 6604 at Pages 166. Also, conveyed to Benjamin D. Williams, Jr. and Theresa L. Williams by deed of Bernice E. Williams, dated March 27, 1984 and recorded in the Office of the RMC on April 4, 1984 in Book 511, Page 165.

TMS No.: 129-05-10-009

GRANTEE'S ADDRESS: DO Box 2005
Summerville, SC 29484

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 **THOMAS A. LIMEHOUSE**, and his Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Heirs and Assigns against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Jenny Home Law Firm, LLC
133 E. 1st North St. Suite 5
Summerville, SC 29483

WITNESS my hand and seal this 18th day of August in the year of our Lord, Two Thousand and Sixteen (2016) and in the Two Hundred Forty-First (241st) year of the Sovereignty and Independence of the United States of America.

FILED/RECORDED
AUGUST 26, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness No. 1 Alex. D. Scott

Theresa L. Williams
Theresa L. Williams

Witness No. 2 Summer Y. Reyes

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

Before me personally appeared Theresa L. Williams, on this the 18th day of August, 2016, and acknowledged the due execution of the foregoing instrument.

Summer Y. Reyes
Notary Public

My Commission Expires: 7-8-26

(SEAL)



STATE OF SOUTH CAROLINA)
) AFFIDAVIT
 COUNTY OF DORCHESTER)

Date of Transfer of Title
 August 19, 2016

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

- I have read the information on this Affidavit and I understand such information.
- The property is being transferred by Theresa L. Williams TO Thomas A. Limehouse on August 8, 2016.
- Check one of the following: The deed is:
 - subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - 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.
 - EXEMPT from the deed recording fee because _____ (Explanation, if required: n/a if exempt, please skip items 4-6 and go to item No. 7 of this affidavit.
- Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$130,000.00.
 - The fee is computed on the fair market value of the realty, which is \$_____.
 - The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____.
- 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 \$_____.
- The DEED Recording Fee is computed as follows:
 - \$130,000.00 the amount listed in Item No. 4 above
 - \$0.00 the amount listed on Item No. 5 above (no amount, please zero)
 - \$130,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
- 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.

SWORN to before me this the 19th day of August, 2016.

Notary Public
 My Commission Expires: 7-8-2016

(SEAL)



Theresa L. Williams
 Grantor, Grantee or Legal Representative
 Connected with this Transaction

Theresa L. Williams
 Print or Type Name Here

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2016912809		
Receipt Number:	6482	Return To:	THOMAS LIMEHOUSE
Recorded As:	DEED		
Recorded On:	June 03, 2016		
Recorded At:	02:58:20 PM	Received From:	THOMAS LIMEHOUSE
Recorded By:	NW	Parties:	
Book/Page:	RB 10255: 286 - 290	Direct-	RAYBURN, CASSANDRA
Total Pages:	5	Indirect-	LIMEHOUSE, THOMAS A

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$10.00	
Consideration:	\$2,000.00	RECEIVED
County Tax:	\$2.20	2016 JUN -30 AM 10:02
State Tax:	\$5.20	DORCHESTER CO ASSESSORS OFFICE
Tax Charge:	\$7.40	RECEIVED 30th Day
		of JUNE 2016
		JAMES MESSERVY, JR
		Auditor Dorchester County SC



Margaret Bailey

Margaret Bailey - Register of Deeds

Lot 44, Block XX, Section U, on a certain Plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., R. L. S., dated July 2, 1967 and recorded in the Register of Deeds Office for Dorchester County, in Plat Book 16, Page 119, said Lot butting, bounding and measuring as will more fully appear by reference to said plat.

Being a portion of the same property conveyed to John M. Rayburn and Gwendolyn S. Rayburn by deed recorded February 10, 1983 in the Register of Deeds Office for Dorchester County in Book 482, Page 469.

Being the same property conveyed to Forfeited Land Commission, by deed of the Dorchester County Tax Collector dated February 25, 2014, and recorded March 17, 2014 in the Register of Deeds Office for Dorchester County on Deed Book 9212 at Page 212.

Being a portion of the same property conveyed to Thomas A. Limehouse by deed of Forfeited Land Commission dated August 19, 2014, and recorded August 20, 2014 in the Register of Deeds Office for Dorchester County in Book 9403, Page 141.

TMS #129-05-09-012

and

Lot 45, Block XX, Section U, on a certain Plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., R. L. S., dated July 2, 1967 and recorded in the Register of Deeds Office for Dorchester County, in Plat Book 16, Page 119, said Lot butting, bounding and measuring as will more fully appear by reference to said plat.

Being a portion of the same property conveyed to John M. Rayburn and Gwendolyn S. Rayburn by deed recorded February 10, 1983 in the Register of Deeds Office for Dorchester County in Book 482, Page 469.

Being the same property conveyed to Forfeited Land Commission, by deed of the Dorchester County Tax Collector dated February 25, 2014, and recorded March 17, 2014 in the Register of Deeds Office for Dorchester County on Deed Book 9212 at Page 217.

Being a portion of the same property conveyed to Thomas A. Limehouse by deed of Forfeited Land Commission dated August 19, 2014, and recorded August 20, 2014 in the Register of Deeds Office for Dorchester County in Book 9403, Page 141.

TMS #129-05-09-011

and

Lot 46, Block XX, Section U, on a certain Plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., R. L. S., dated July 2, 1967 and recorded in the Register of Deeds Office for Dorchester County, in Plat Book 16, Page 119, said Lot butting, bounding and measuring as will more fully appear by reference to said plat.

Being a portion of the same property conveyed to John M. Rayburn and Gwendolyn S. Rayburn by deed recorded February 10, 1983 in the Register of Deeds Office for Dorchester County in Book 482, Page 469.

Being the same property conveyed to Forfeited Land Commission, by deed of the Dorchester County Tax Collector dated February 25, 2014, and recorded March 17, 2014 in the Register of Deeds Office for Dorchester County on Deed Book 9212 at Page 222.

Being a portion of the same property conveyed to Thomas A. Limehouse by deed of Forfeited Land Commission dated August 19, 2014, and recorded August 20, 2014 in the Register of Deeds Office for Dorchester County in Book 9403, Page 141.

TMS #129-05-09-010

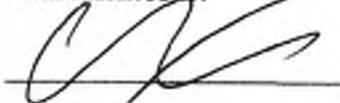
Grantee's Address: Post Office Box 2005
Summerville, SC 29484

2 CR

TO HAVE AND TO HOLD all and singular the said property, before mentioned unto the Grantee, THOMAS A. LIMEHOUSE, his heirs, successors and assigns forever, the aforesaid premises and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this 26 day of May, 2016.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:



John King



CASSANDRA ROSE RAYBURN

FILED/RECORDED
JUNE 3, 2016
DORCHESTER COUNTY
REGISTER OF GOODS

STATE OF GEORGIA)
COUNTY OF Dekalb)

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within-named CASSANDRA ROSE RAYBURN, sign, seal and her act and deed deliver the within-written Title to Real Estate and that deponent, with the other witness above subscribed, witnessed the execution thereof and that (s)he is not a party to or beneficiary of the transaction.



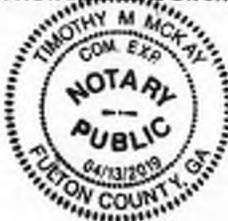
Sworn to before me this

26th day of May, 2016



Notary Public for GEORGIA
My Commission Expires: 04-13-2016

(AFFIX NOTARIAL SEAL OR STAMP)



³ CR

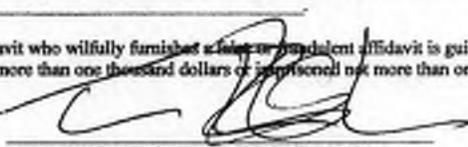
STATE OF SOUTH CAROLINA }
 COUNTY OF DORCHESTER } AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

- I have read the information on this affidavit and I understand such information.
- The property was transferred by CASSANDRA ROSE SAYBURN
 to THOMAS A. LIMEHOUSE on MAY 26, 2016
- Check one of the following: The deed is
 - subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - 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 distribution to a trust beneficiary.
 - exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
 (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

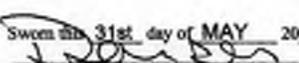
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
 Check Yes or No
- Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$2,000.
 - The fee is computed on the fair market value of the realty which is _____.
 - The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
- 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 _____.
- The deed recording fee is computed as follows:

(A) Place the amount listed in item 4 above here:	<u>\$ 2,000</u>
(B) Place the amount listed in item 5 above here:	<u>\$ 0</u>
(If no amount is listed, place zero here.)	
(C) Subtract Line 6(b) from Line 6(a) and place the result here:	<u>\$ 2,000</u>
- The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.
- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
GRANTEE
- 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.


 Responsible Person Connected with the Transaction

Thomas A. Limehouse
 Print or Type Name Here

Sworn this 31st day of MAY, 2016


 Notary Public for SOUTH CAROLINA

My Commission Expires: 8/24, 2022



MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnson Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT ***



Instrument #:	2016902353	Return To:	JENNY HORNE LAW FIRM
Receipt Number:	157		
Recorded As:	DEED		
Recorded On:	February 02, 2016	Received From:	JENNY HORNE LAW FIRM
Recorded At:	09:43:31 AM	Parties:	
Recorded By:	CHERYL	Direct-	MILLS, SANDRA ELAINE
Book/Page:	RB 10083: 90 - 94	Indirect-	LIMEHOUSE, THOMAS A
Total Pages:	5		

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$10.00	
Consideration:	\$170,000.00	
County Tax:	\$187.00	RECEIVED
State Tax:	\$442.00	2016 FEB -08 AM 09:05
Tax Charge:	\$629.00	DORCHESTER CO ASSESSORS OFFICE



RECORDED
2016 FEB-2 AM 9:43
JAMES NESSERVY, JR
AUDITOR DORCHESTER COUNTY SC

Margaret Bailey

Margaret Bailey - Register of Deeds

FILED/RECORDED
February 7, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, **SANDRA ELAINE MILLS AKA SANDRA MILLS**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor paid by **THOMAS A. LIMEHOUSE**, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **THOMAS A. LIMEHOUSE**, his Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

All those certain pieces, parcels or lots of land, with any buildings and improvements thereon, situate, lying and being in Pinehill Acres Subdivision, near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being shown and designated as Lots 28, 29, 38 & 39, Block XX, Section U, on a certain Plat of Pinehill Acres Subdivision by Thomas E. Young, Sr., R.L.S., dated July 2, 1967, and of record in the Office of the Clerk of Court for Dorchester County in Plat Book 16, at Page 119; said lots having such size, shape, location, dimensions, buttings and boundings as will be shown by the above referenced plat.

ALSO conveying with this property is one (1) 1979 MANS BRISTO MBH bearing VIN#: MHCNCA&B8004. Said mobile home is currently taxed together with the land with Dorchester County, SC, under TMS#: 129-05-10-015. Said mobile home title is being transferred to the new owner with the SCDMV but is not being retired as a part of this transaction.

BEING the same property conveyed to Sandra Elaine Mills by Deed of the Estate of Freda J. Bostain, By Noel F. Bostain, Its Personal Representative, dated July 17, 2009 and recorded July 22, 2009 in the RMC Office for Dorchester County, SC, in Book 7162 at Page 69.

TMS#: 129-05-10-016 (Lot 28)

129-05-10-015 (Lot 29)

129-05-10-006 (Lot 38)

129-05-10-005 (Lot 39)

GRANTEE'S ADDRESS: P.O. Box 2005
Summerville, SC 29484

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 **THOMAS A. LIMEHOUSE**, and his Heirs and Assigns forever.

Jerity Home Law Firm, LLC
133 E. 1st North St.
Suite 5
Summerville, SC 29483

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantees' Heirs and Assigns against the Grantor and the 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 22nd day of January in the year of our Lord, Two Thousand and Sixteen (2016) and in the Two Hundred Fortieth (240th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lusack Grindberg

Witness No. 1

[Signature]

Witness No. 2

Sandra Elaine Mills aka Sandra Mills

Sandra Elaine Mills aka Sandra Mills

FILED/RECORDED
February 3, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Before me personally appeared Sandra Elaine Mills aka Sandra Mills on this the 22nd day of January, 2016, and acknowledged the due execution of the foregoing instrument.

[Signature]
Notary Public
My Commission Expires:
(SEAL)



STATE OF SOUTH CAROLINA
 COUNTY OF DORCHESTER

)
) AFFIDAVIT
)

Date of Transfer of Title
 January 28, 2016

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 is being transferred by Sandra Elaine Mills aka Sandra Mills TO Thomas A. Limehouse on January _____, 2016.
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 _____ (Explanation, if required: n/a if exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - a. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$170,000.00.
 - 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 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. \$170,000.00 the amount listed in Item No. 4 above
 - b. \$0.00 the amount listed on Item No. 5 above (no amount, please zero)
 - c. \$170,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

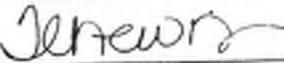
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.

STATE OF SOUTH CAROLINA

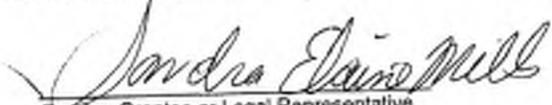
COUNTY OF CHARLESTON

I, TRACIE H. LEWIS, a Notary Public for the County of Charleston and State of South Carolina, do hereby certify that Sandra Elaine Mills aka Sandra Mills personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th of Jan., 2016.


Notary Public
My Commission Expires
(SEAL)




Grantor, Grantee or Legal Representative
Connected with this Transaction

Sandra Elaine Mills aka Sandra Mills
Print or Type Name Here



Recording Date: 02/02/2015

Instrument: 31

Book: 9599 Page: 138-142

FILED-RECORDED
RMC / ROD

2015 Feb 02 AM 10:31:05

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #: 12
MARGARET L. BAILEY
Register of Deeds

THIS PAGE IS HEREBY ATTACHED AND MADE PART OF
THE PERMANENT RECORD OF THIS DOCUMENT. IT IS
NOT TO BE DETACHED OR REMOVED AND MUST BE
CITED AS THE FIRST PAGE OF THE RECORDED
DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR
RECORDING PURPOSES AND IS NOT TO BE USED FOR
ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

Re-record to correct Plat Reference to Plat 16 Page 119



Recording Date: 11/06/2014

Instrument: 55

Book: 9503 Page: 178-181

[REDACTED]
RMC / ROD

2014 Nov 06 AM 10:14:53

FILED/RECORDED
FEBRUARY 2, 2015
DORCHESTER COUNTY
REGISTER OF DEEDS

DORCHESTER COUNTY
SC Deed Rec Fee: 26.00
Dor Co Deed Rec Fee: 11.00
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



THIS PAGE IS HEREBY ATTACHED AND MADE PART OF THE PERMANENT RECORD OF THIS DOCUMENT. IT IS NOT TO BE DETACHED OR REMOVED AND MUST BE CITED AS THE FIRST PAGE OF THE RECORDED DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR RECORDING PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

FILED/RECORDED
FEBRUARY 2, 2015
DORCHESTER COUNTY
REGISTER OF DEEDS

FILED/RECORDED
NOVEMBER 6, 2014
DORCHESTER COUNTY
REGISTER OF DEEDS

When Recorded Please Return to:
Jenny Horne Law Firm, LLC
133 E. 1st North St. Suite 5 Summerville, SC 29483
LIMEHOUSE 14-083

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That **Floyd Hughes and Rebecca O. Hughes**, (Grantor/s) of the County of Dorchester, in the State aforesaid, for and in consideration of the sum of **Ten Thousand and 00/100 (\$10,000.00) Dollars**, to him/it paid by **Thomas A. Limehouse** (Grantee) in the State aforesaid, 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 Grantees, the following property.

All that certain piece, parcel or lot of land, situate, lying and being in Pinehill Acres Subdivision, near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being shown and designated on Lot 36, Block XX on a certain plat of Pinehill Acres Subdivision by Thomas E. Young, R.L.S. dated July 2, 1967, and recorded in the RMC Office for Dorchester County in Plat Book 14 Page 119. Said lot having such size, shape, metes, bounds, location and dimensions as shown on said plat.

Being the same property conveyed to Floyd Hughes and Rebecca O. Hughes by deed of Vernon J. Ashley, Sr. dated 02/06/1998 and recorded 02/26/1998 in Book 1904 at Page 068 in the RMC Office for Dorchester County.

129-05-10-008

GRANTEE'S ADDRESS:

PO Box 2005
Summerville SC 29484

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said as hereinabove provided, Grantee/s' successors, heirs and assigns, forever.

Grantor/s hereby bind Grantors' successors, heirs, personal representatives and administrators, to warrant and forever defend, all and singular, the said Premises unto the said, as hereinabove provided, Grantee/s' successors, heirs and assigns against Grantor/s and Grantor/s' successors, heirs and assigns, and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor/s' hand and seal this 23rd day of October, 2014.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

FILED/RECORDED
FEBRUARY 2, 2015
DORCHESTER COUNTY
REGISTER OF DEEDS

FILED/RECORDED
NOVEMBER 6, 2014
DORCHESTER COUNTY
REGISTER OF DEEDS

M. A. Bullen
Witness #1

J. A. Howe
Witness #2

Floyd Hughes
Floyd Hughes Grantor

Rebecca O. Hughes
Rebecca O. Hughes Grantor

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Grantor/s sign, seal and as Grantor/s' act and deed, deliver the within-written Deed, and that s/he with the other witness subscribed above, witnessed the execution thereof.

M. A. Bullen
Witness #1

SWORN to before me this 23rd day of October, 2014.

J. A. Howe (SEAL)
Notary Public for South Carolina
My Commission Expires: 5/16/17

STATE OF SOUTH CAROLINA)
 COUNTY OF DORCHESTER)

AFFIDAVIT

Date of Transfer of Title
 (Closing Date) **October 23, 2014**

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

- I have read the information on this Affidavit and I understand such information.
- The property is being transferred by **Floyd Hughes and Rebecca O. Hughes** to **Thomas A. Limehouse** contemporaneously herewith.
- Check one of the following: The Deed is

(A)	<input checked="" type="checkbox"/>	Subject to deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(B)	<input type="checkbox"/>	Subject to 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)	<input type="checkbox"/>	EXEMPT from the deed recording fee because (Exemption Number 1) transfer of property to family member or under \$100.00.

- Check one of the following if either item 3(A) or item 3(B) above has been checked.

(A)	<input checked="" type="checkbox"/>	The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$10,000.00
(B)	<input type="checkbox"/>	The fee is computed on the fair market value of the realty, which is \$0.00.
(C)	<input type="checkbox"/>	The fee is computed on the fair market value of the realty as established for property tax purposes, which is \$0.00.

- 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 \$0.00.

- The deed recording fee is computed as follows:

(A)	\$10,000.00	The amount listed in Item 4 above.
(B)	\$0.00	The amount listed in Item 5 above (no amount, place zero).
(C)	\$10,000.00	Subtract line 6(B) from line 6(A) and place result here.

- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: ATTORNEY.
- Check if Property other than Real Property is being transferred on this Deed.
 (A) Mobile Home
 (B) Other
- DEED OF DISTRIBUTION-ATTORNEY'S AFFIDAVIT: Estate of _____ deceased
 CASE NUMBER _____ Personally appeared before me the undersigned attorney, who being duly sworn, certified that (s) he is licensed to practice law in the State of South Carolina; that (s) he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
- 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.

SWORN TO before me this

23rd day of October, 2014.

M. Sullivan
 Notary Public for South Carolina
 My Commission Expires: 10/30/10

Signed

Jenny A. Horne
 Jenny A. Horne, Attorney

(Seal)



Recording Date: 01/23/2015

Instrument: 36

Book: 9590 Page: 154-158

FILED-RECORDED
RMC / ROD

2015 Jan 23 AM 10:42:17

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #: 12
MARGARET L. BAILEY
Register of Deeds

THIS PAGE IS HEREBY ATTACHED AND MADE PART OF
THE PERMANENT RECORD OF THIS DOCUMENT. IT IS
NOT TO BE DETACHED OR REMOVED AND MUST BE
CITED AS THE FIRST PAGE OF THE RECORDED
DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR
RECORDING PURPOSES AND IS NOT TO BE USED FOR
ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181



Recording Date: 12/08/2014

Instrument: 12

Book: 9537 Page: 212-215

[REDACTED]
RMC / ROD

FILED/RECORDED
JANUARY 23, 2015
DORCHESTER COUNTY
REGISTER OF DEEDS

2014 Dec 08 AM 8:51:13

DORCHESTER COUNTY
SC Deed Rec Fee: 91.00
Dor Co Deed Rec Fee: 38.50
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



THIS PAGE IS HEREBY ATTACHED AND MADE PART OF THE PERMANENT RECORD OF THIS DOCUMENT. IT IS NOT TO BE DETACHED OR REMOVED AND MUST BE CITED AS THE FIRST PAGE OF THE RECORDED DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR RECORDING PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor/s' hand and seal this 25th day of November, 2014.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Mel A Sullivan
Witness #1

Clinton D. Ashley
Ashley Construction Company, Inc Grantor
By: Clinton D. Ashley

J. Osborne
Witness #2

Grantor

FILED/RECORDED
DECEMBER 8, 2014
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF DORCHESTER)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Grantor/s sign, seal and as Grantor/s' act and deed, deliver the within-written Deed, and that s/he with the other witness subscribed above, witnessed the execution thereof.

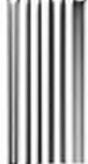
Mel A Sullivan
Witness #1

SWORN to before me this 25th day of
November, 2014.

J. Osborne [SEAL]
Notary Public for South Carolina
My Commission Expires: 5/16/17

FILED/RECORDED
JANUARY 23, 2015
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)



COUNTY OF DORCHESTER)



AFFIDAVIT

Date of Transfer of Title



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

- I have read the information on this Affidavit and I understand such information.
- The property is being transferred by **Ashley Construction Company, Inc.** to **Thomas A. Limehouse** contemporaneously herewith.
- Check one of the following: The Deed is

(A)	<input checked="" type="checkbox"/>	Subject to deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(B)	<input type="checkbox"/>	Subject to 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)	<input type="checkbox"/>	EXEMPT from the deed recording fee because (Exemption Number 1) transfer of property to family member or under \$100.00.

- Check one of the following if either item 3(A) or item 3(B) above has been checked.

(A)	<input checked="" type="checkbox"/>	The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$35,000.00
(B)	<input type="checkbox"/>	The fee is computed on the fair market value of the realty, which is \$0.00.
(C)	<input type="checkbox"/>	The fee is computed on the fair market value of the realty as established for property tax purposes, which is \$0.00.

- 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 \$0.00.

- The deed recording fee is computed as follows:

(A)	\$35,000.00	The amount listed in Item 4 above.
(B)	\$0.00	The amount listed in Item 5 above (no amount, place zero).
(C)	\$35,000.00	Subtract line 6(B) from line 6(A) and place result here.

- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: ATTORNEY.
- Check if Property other than Real Property is being transferred on this Deed.
(A) Mobile Home
(B) Other
- DEED OF DISTRIBUTION-ATTORNEY'S AFFIDAVIT: Estate of _____ deceased
CASE NUMBER _____ Personally appeared before me the undersigned attorney, who being duly sworn, certified that (s) he is licensed to practice law in the State of South Carolina; that (s) he has prepared the Deed of Distribution for the Personal Rep. In the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
- 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.

SWORN TO before me this 25th day of
November, 2014Notary Public for South Carolina
My Commission Expires: 10/20/16

Signed

Jenny A. Home, Attorney

(Seal)



Recording Date: 08/20/2014

Instrument: 2

Book: 9403 Page: 141-145

FILED-RECORDED
RMC / ROD

2014 Aug 20 AM 9:18:02

DORCHESTER COUNTY
SC Deed Rec Fee: 36.40
Dor Co Deed Rec Fee: 15.40
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds

THIS PAGE IS HEREBY ATTACHED AND MADE PART OF
THE PERMANENT RECORD OF THIS DOCUMENT. IT IS
NOT TO BE DETACHED OR REMOVED AND MUST BE
CITED AS THE FIRST PAGE OF THE RECORDED
DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR
RECORDING PURPOSES AND IS NOT TO BE USED FOR
ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE
 QUIT CLAIM DEED

FILED/RECORDED
 AUGUST 20, 2014
 DORCHESTER COUNTY
 REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS That the Forfeited Land Commission of Dorchester County in the State aforesaid, for and in consideration of the sum of FOURTEEN THOUSAND AND 00/100 Dollars (\$14,000.00) to it paid by Thomas A. Limehouse in the State aforesaid have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Thomas A. Limehouse his heirs and assigns.

ALL that certain lot, piece or parcel of land, situate, lying and being in Pinehill Acres Subdivision, near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being shown and designated as Lot 42, Block XX, Section U, on a plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., RLS, dated July 2, 1967, and recorded in the Register of Deeds Office for Dorchester County in Plat Book 16, Page 119; said lot butting, bounding and measuring as will more fully appear by reference to said plat.

SUBJECT to restrictive covenants recorded in Book 156, Page 323 and amendment thereto recorded in Book 172, Page 104 in the Register of Deeds Office for Dorchester County; also subject to any and all other easements or rights-of-way heretofore granted affecting the above-described property recorded in the Register of Deeds Office for Dorchester County.

Being the same property conveyed to Forfeited Land Commission, by deed of the Dorchester Delinquent Tax Collector dated February 25, 2014, and recorded March 17, 2014, in the Register of Deeds Office for Dorchester County on Deed Book 9212 at Page 207.

TMS # 129-05-09-014

ALSO:

ALL that certain lot, piece or parcel of land, situate, lying and being in Pinehill Acres Subdivision, near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being shown and designated as Lot 44, Block XX, Section U, on a plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., RLS, dated July 2, 1967, and recorded in the Register of Deeds Office for Dorchester County in Plat Book 16, Page 119; said lot butting, bounding and measuring as will more fully appear by reference to said plat.

SUBJECT to restrictive covenants recorded in Book 156, Page 323 and amendment thereto recorded in Book 172, Page 104 in the Register of Deeds Office for Dorchester County; also subject to any and all other easements or rights-of-way heretofore granted affecting the above-described property recorded in the Register of Deeds Office for Dorchester County.

Being the same property conveyed to Forfeited Land Commission, by deed of the Dorchester Delinquent Tax Collector dated February 25, 2014, and recorded March 17, 2014, in the Register of Deeds Office for Dorchester County on Deed Book 9212 at Page 212.

TMS # 129-05-09-012

ALSO:

ALL that certain lot, piece or parcel of land, situate, lying and being in Pinehill Acres Subdivision, near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being shown and designated as Lot 45, Block XX, Section U, on a plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., RLS, dated July 2, 1967, and recorded in the Register of Deeds Office for Dorchester County in Plat Book 16, Page 119; said lot butting, bounding and measuring as will more fully appear by reference to said plat.

SUBJECT to restrictive covenants recorded in Book 156, Page 323 and amendment thereto recorded in Book 172, Page 104 in the Register of Deeds Office for Dorchester County; also subject to any and all other

easements or rights-of-way heretofore granted affecting the above-described property recorded in the Register of Deeds Office for Dorchester County.

Being the same property conveyed to Forfeited Land Commission, by deed of the Dorchester Delinquent Tax Collector dated February 25, 2014, and recorded March 17, 2014, in the Register of Deeds Office for Dorchester County on Deed Book 9212 at Page 217.

TMS # 129-05-09-011

ALSO:

ALL that certain lot, piece or parcel of land, situate, lying and being in Pinehill Acres Subdivision, near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being shown and designated as Lot 46, Block XX, Section U, on a plat of Pinehill Acres Subdivision, by Thomas E. Young, Sr., RLS, dated July 2, 1967, and recorded in the Register of Deeds Office for Dorchester County in Plat Book 16, Page 119; said lot butting, bounding and measuring as will more fully appear by reference to said plat.

SUBJECT to restrictive covenants recorded in Book 156, Page 323 and amendment thereto recorded in Book 172, Page 104 in the Register of Deeds Office for Dorchester County; also subject to any and all other easements or rights-of-way heretofore granted affecting the above-described property recorded in the Register of Deeds Office for Dorchester County.

Being the same property conveyed to Forfeited Land Commission, by deed of the Dorchester Delinquent Tax Collector dated February 25, 2014, and recorded March 17, 2014, in the Register of Deeds Office for Dorchester County on Deed Book 9212 at Page 222.

TMS # 129-05-09-010

Grantee's Address: Post Office Box 2005
Summerville, SC 29484

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 Thomas A. Limehouse his heirs and assigns forever.

Witness its hand and seal, this 19 day of August in the year of our Lord two thousand fourteen.

Signed, Sealed and Delivered

In the Presence Of:

Kerina Judy
Ashley Hanna

Forfeited Land Commission of Dorchester County

BY: Margaret Bailey
MARGARET BAILEY
Its Register of Deeds

BY: Mary L. Pearson
MARY L. PEARSON
Its Treasurer

BY: [Signature]
JAMES "JJ" MESSERVY, JR.

FILED/RECORDED
AUGUST 20, 2014
DORCHESTER COUNTY
REGISTER OF DEEDS

Ret. FLO

Its Auditor

State of South Carolina)
)
 County of Dorchester)

PROBATE

Personally appeared before me *Kenini Judy* and made oath that she/he saw the above named Forfeited Land Commission of Dorchester County, by Margaret Bailey, Its Register of Deeds, by Mary L. Pearson, its Treasurer, and by James "JJ" Messervy, Jr., its Auditor, sign, seal, and as an act and deed deliver the above Deed and Conveyance; and that she/he, with *Ashley Hanna* witnessed the execution thereof.

Kenini Judy

Sworn before me this 19 day of
August A. D., 20 14

Ashley Hanna (L.S.)
 Notary Public for South Carolina
 My Commission expires: 12-22-2019

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)- AFFIDAVIT

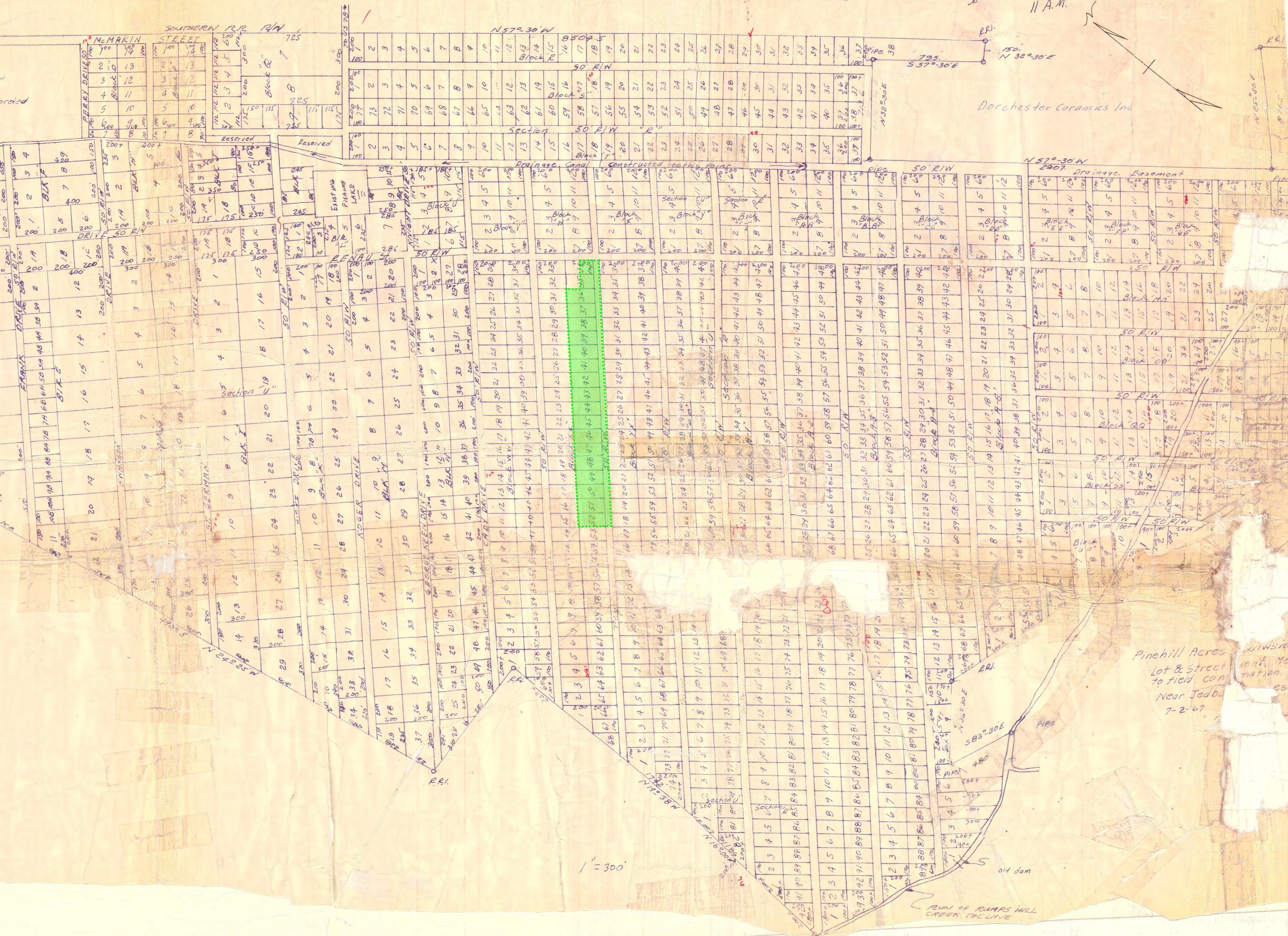
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Dorchester County Forfeited Land Commission to Thomas & Limehouse on Aug 19, 2014.
3. Check one of the following:
 - (a) x 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 distribution to a trust beneficiary.
 - (c) ___ EXEMPT from the deed recording fee because (exemption ___).
 (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 14,000⁰⁰
 - (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 L 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 of \$ _____ is computed as follows:
 - (a) the amount listed in item 4 above \$300.00
 - (b) the amount listed in item 5 above (no amount place zero)
 - (c) Subtract Line 6(b) from Line 6(a) and place the result
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
8. 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.

Dorchester County Forfeited Land Commission
 DORCHESTER COUNTY FORFEITED LAND
 COMMISSION, BY: Margaret Sauler
 Its: Chairman

SWORN to before me this 19
 day of August, 2014
Ashley Hanna (SEAL)
 NOTARY PUBLIC FOR SOUTH CAROLINA
 My Commission Expires: 12-22-2019

#119 Rec. July 5, 1967
11 A.M.



Dorchester Ceramics Inc.

1" = 300'

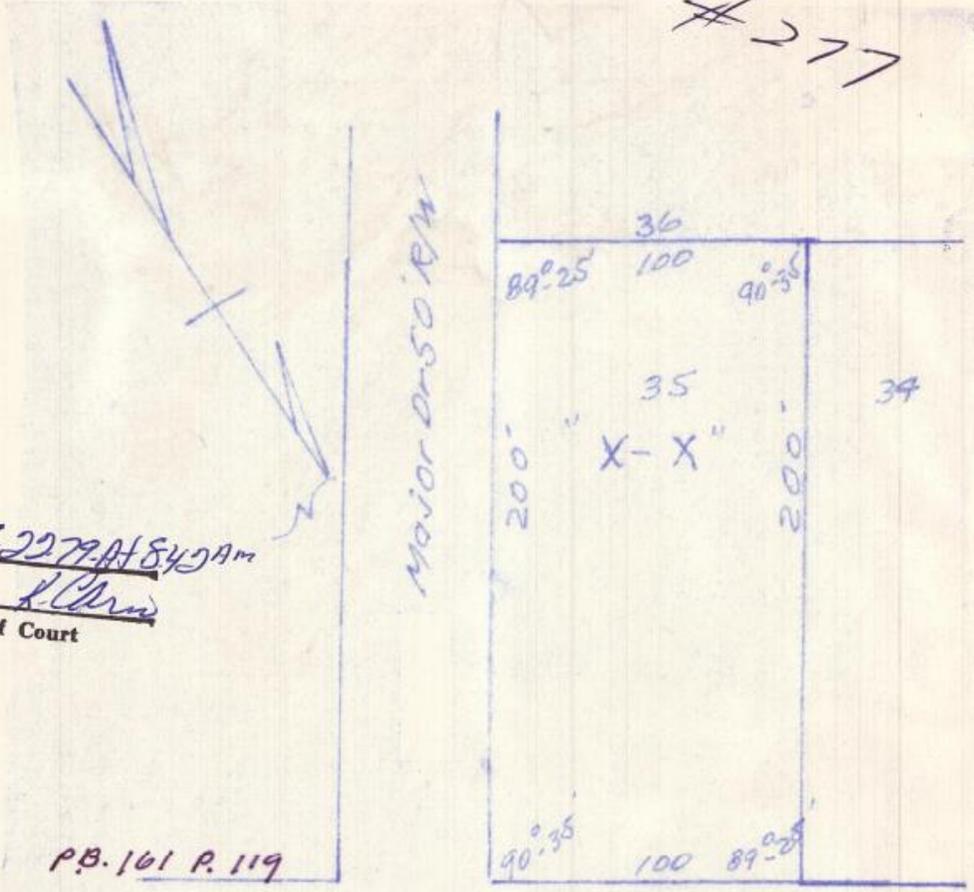
Pinehill Acres
Lot & street
to field con
Near Jedbu
7-2-67

RUN OF RUMBLE HILL
CREEK THE LINE

MAILED TO:

Walker, Smith, Bailey Curran
PO Drawer D
Summerville SC 29483

#277



Recorded 52279A 84AM
M. D. Curran
Clerk of Court

P.B. 161 P. 119

Reneau Blvd 50' R/W

Pinehill Acres S1D Dorchester Co. S.C. Sec. 11
Owner - Bernice Williams

Date 11-20-78

Scale: 1" = 50'

Stoman G. Young Jr. R.L.S. SC. 2412

**UDO AMENDMENT
STAFF REPORT
PLANNING COMMISSION
February 24, 2020**

Description: Amendment of Section 13.5.2.A Site Analysis

Reason for request: In applying the UDO, staff realized that the description of the requirements for a tree survey were not referenced in the document. Staff is drafting a Development Standards Manual to address the more detailed policies, which were removed from the UDO due to their detailed nature. This document will include specifications and details for road materials and grading, curb and gutter, tree wells, planting strips, bike parking, tree protection, silt fence, landscape bonds, tree surveys, etc. This section will now reference this manual for details on tree survey requirements, which will remain as previously required.

AN ORDINANCE

TO AMEND THE SUMMERVILLE UNIFIED DEVELOPMENT ORDINANCE, SECTION 13.5.2 APPLICATION ELEMENTS, SUBSECTION (A) ENTITLED SITE ANALYSIS, OF THE TOWN OF SUMMERVILLE CODE OF ORDINANCES

BE IT ORDAINED by the Mayor and Council members of the Town of Summerville, in Council assembled, that the Summerville Unified Development Ordinance, Section 13.5.2 Application Elements, subsection (A) entitled Site Analysis is amended as follows:

13.5.2. Application Elements

- A. Site Analysis: A Site Analysis is intended to identify forest stands or trees of a uniform size and species; specimen trees of varying sizes and species, particularly free standing or open-grown or field grown trees; a distinctive tree line or forest edge; existing watercourses; previously documented Federal- or State-recognized endangered species habitats; and areas of historic, cultural, or archaeological significance. This requirement provides the Town and the applicant the ability to evaluate the proposed development in order to preserve vegetation, to improve the appearance of the development proposed and to encourage the use of the existing forest and tree canopy, specimen trees, and significant vegetation to satisfy the requirements of this ordinance. ~~It is the expectation that readily available spatial data, including GIS information, will be sufficient for this survey.~~ Tree surveys conducted to meet this requirement shall follow the requirements specified in the Town's Development Standards Manual.

Ratified this _____ day of _____, 2020 A.D.

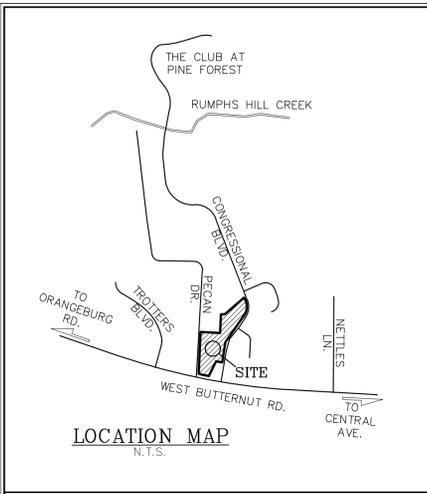
Richard Waring, Mayor

Beth Messervy, Town Clerk

PUBLIC HEARING: February 24, 2020

FIRST READING: _____

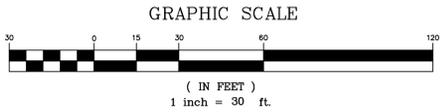
SECOND READING: _____



TREE MITIGATION NOTE

INDIVIDUAL LOT MITIGATION SHALL BE PLANTED BASED ON CALCULATION BELOW. EXACT LOCATION AND TYPE TO BE APPROVED BY TOWN OF SUMMERVILLE PRIOR TO C.O.

- SINGLE FAMILY LOTS: 20 TREES PER ACRE REQUIRED
(LOT SQ.FT./43,560) x 20 = MITIGATION TREES REQUIRED PER LOT*
*FRACTIONS SHALL BE ROUNDED UP TO THE NEXT HIGHEST WHOLE NUMBER
- MITIGATION TREES SHALL BE PINE OR HARDWOODS. IF NO PINES ARE EXISTING ON THE SITE, A MINIMUM OF ONE PINE SHALL BE PLANTED AS PART OF THE MITIGATION REQUIREMENT.
- MITIGATION TREES SHALL BE A MINIMUM OF 2.5" CALIPER WITH THE EXCEPTION OF LONGLEAF PINE TREES WHICH SHALL BE A MINIMUM OF 1" CALIPER.



PROJECT DESCRIPTION

TMS #: 136-01-04-033
 LOCATED IN FLOOD ZONE "X" AS SHOWN FROM F.I.R.M. PANEL #45035C0338E. (REVISED 07/18/2017)

AREA: TOTAL 3.29 AC
 LOTS 2.14 AC
 RIGHT-OF-WAY 0.40 AC
 OPEN SPACE 0.75 AC

OPEN HOA LANDSCAPE AREAS, SPACE (STORMWATER, & UTILITIES)

ZONING: PUD
 SETBACKS:
 FRONT 10'
 REAR 10'
 SIDE 3'
 (6' TOTAL BETWEEN STRUCTURE)

PROPOSED SETBACKS:
 FRONT 20'
 REAR 20' (10' FOR ACCESSORY)
 SIDE 10'

PROPOSED RIGHT-OF-WAY & ROADWAY:
 50' RIGHT-OF-WAY / 26' BACK OF CURB TO BACK OF CURB
 20' RIGHT-OF-WAY / 16' EDGE OF PAVEMENT TO EDGE OF PAVEMENT

REVISIONS: 09/20/2019 - REVISED AS PER TOWN OF SUMMERVILLE COMMENTS

PROJECT: THE RESERVE AT PINE FOREST
 TITLE: GEOMETRIC & SIGNAGE PLAN
 FOR: HUNTER QUINN HOMES

DRAWN BY: RMB
 FILE: 1113
 SCALE: 1" = 30'
 DATE: SEPT 2019

SOUTH CAROLINA CIVIL ENGINEER No. 9156 FRANK DAVID STEVENS

SOUTH CAROLINA CIVIL ENGINEER No. 9156 FRANK DAVID STEVENS

SOUTH CAROLINA CIVIL ENGINEER No. 9156 FRANK DAVID STEVENS

CSE ENVIRONMENTAL

668 MARINA DRIVE
 SUITE 3-1
 CHARLESTON, S.C. 29492

PHONE: (843) 849-8945
 FAX: (843) 849-8974
 EMAIL: CSE@CIVILSITEENV.COM

CSE JOB NUMBER
1113
 SHEET NUMBER
C02



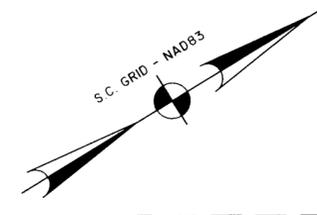
PLATS
RECORDING FEES \$25.00

PRESENTED & RECORDED: 12-30-2019 01:02:46 PM
BK M PG 195-196

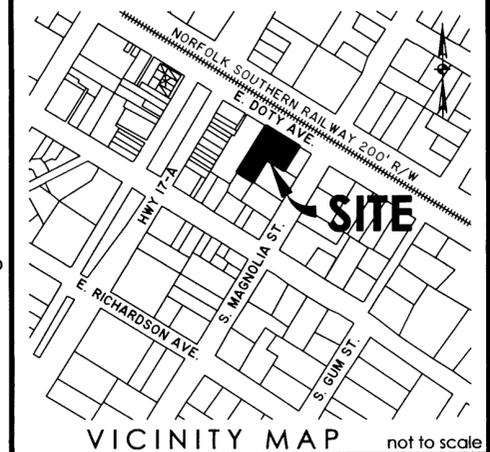
MARGARET L. BAILEY
REGISTER OF DEEDS
DORCHESTER COUNTY, SC

Easement to be named is highlighted in green

TMS 137-07-II-002
TOWN OF SUMMERVILLE
P.B. L. Pg. 130



S 46°24'33" E 299.32' (GRID)
TIE TO NGS STA DOTY
PID DE30060
N: 432,634.92
E: 2,253,060.80
MAD083/JUNE 2012



This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

SUBDIVISION PLAT OF
104 E. DOTY AVENUE
TO CREATE
PARCEL A (0.418 Ac.) & PARCEL B (0.211 Ac.)

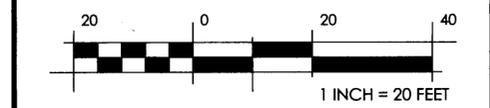
TOWN OF SUMMERVILLE
DORCHESTER COUNTY, SOUTH CAROLINA
prepared for & owned by
SUMMERVILLE COMMUNICATIONS, INC.

1	Revised as per Town comments	ABQ	11/15/19
No.	Revision	By	Date

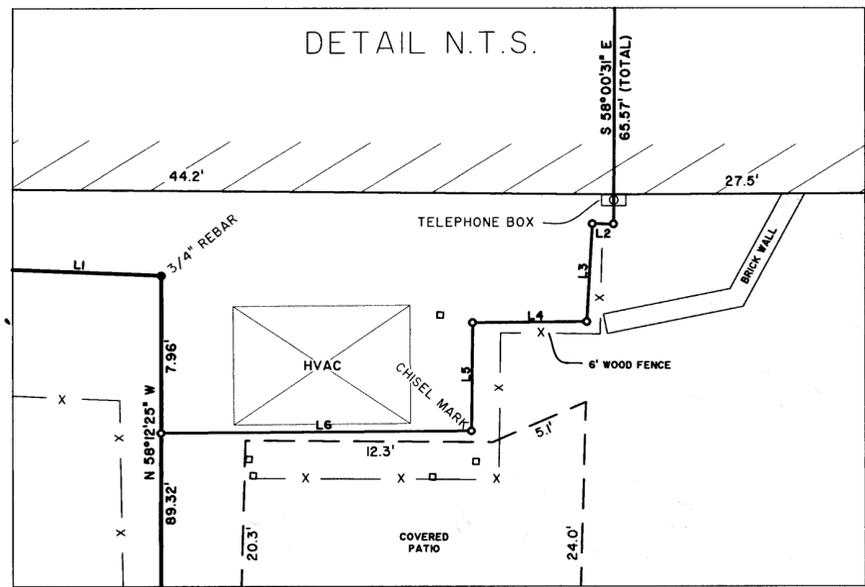


682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200

www.thomasandhutton.com



plat	drawn	reviewed	field	crew
10/30/19	ABQ	FEQ	10/28/19	NO



TMS 137-07-II-005
SAMUEL D & TAMMY C COX
P.B. B. Pg. 200

- REFERENCES:**
- PLAT BY RANDOLPH B. LEE
DATED DECEMBER 3, 1929
PLAT BOOK A, PAGE 30
 - PLAT BY M.J. HALTER ENGINEERING & SURVEYING, LLC
DATED JULY 2, 2009
PLAT BOOK L, PAGE 130
 - PLAT BY TRICO ENGINEERING & SURVEYING, INC.
DATED OCTOBER 11, 1990
PLAT BOOK H, PAGE 67

- NOTES**
- TAX MAP NO. (PARENT TRACT): 137-07-II-003
 - ACCORDING TO F.I.R.M. MAP NO. 45035C, PANEL O343E, REVISED JULY 18, 2017, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
 - COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES. AVERAGE GROUND TO GRID SCALE FACTOR=0.99985737
 - PROPERTY BEING A PORTION OF BLOCK 65 OF THE DETMOLD SURVEY. REFERENCE IS CALLED TO THE DETMOLD BASELINE COMMITTEE REPORT FOR 1997 DETMOLD LINE ADJUSTMENT COORDINATES
 - A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
 - THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - DEED REFERENCE: D.B. 975, PG. 65.
 - THE POSITION OF ANY UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
 - CURRENT TOWN OF SUMMERVILLE ZONING: D-MX (DOWNTOWN MIXED-USE)

LEGEND

●	IRON PIPE FOUND (SIZE & TYPE NOTED)
●	IRON PIPE SET (1" O.D. W/ T&H PLASTIC CAP)
●	IRON REBAR FOUND
△	MAG NAIL FOUND
○	MEANDER POINT (NO MONUMENT)
⚡	POWER POLE
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊕	GAS METER
— X —	6' WOOD FENCE
— OHP —	OVERHEAD POWER

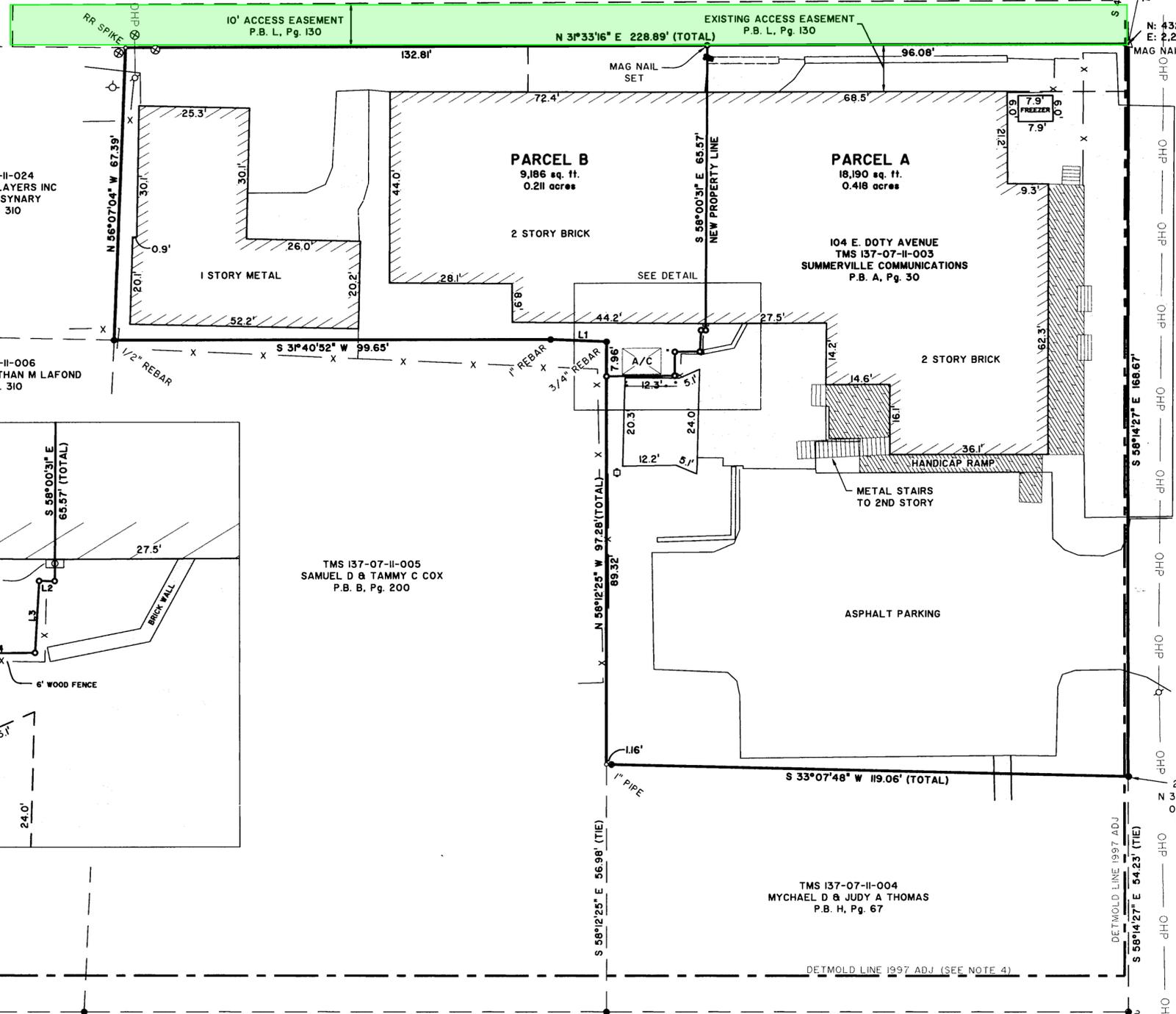
LINE TABLE

LINE	BEARING	LENGTH
L2	S 32°40'53" W	1.06'
L3	S 55°01'13" E	5.00'
L4	S 3°30'40" W	5.70'
L5	S 57°39'09" E	5.46'
L6	S 3°16'49" W	15.53'

PLAT APPROVED
Russell W. Cornette, P.E.
TOWN ENGINEER
TOWN OF SUMMERVILLE, SC
DATE 12-5-2019

S. MAGNOLIA ST.
(S-18-208)
100' R/W

DOTY AVE E / RAILROAD AVE
200' NORFOLK SOUTHERN RAILROAD R/W



Introduction

Summerville: Our Town, Our Future will be a new Comprehensive Plan for the Town of Summerville. A Comprehensive Plan is the foundation document for local planning efforts. The plan is required by S.C. Code Ann. § 6-29-510(E) for the community to adopt and amend zoning ordinances, enable planning decision-making, guide capital improvements programs, and support other important Town policies and programs.

South Carolina state code also requires that the plan address certain topics or “elements”. As a preliminary outline, *Summerville: Our Town, Our Future* will include the following elements to meet these requirements and to provide a valuable, community-driven resource for Summerville’s future:

- Community Profile and Population
- Land Use and Development
- Economic Development
- Housing and Neighborhoods
- Transportation and Mobility
- Community Facilities and Infrastructure
- Natural Resources, Resiliency, Parks and Open Space
- Cultural Resources

Note: The Community Profile and Population element for the plan is addressed in project research contained in the [Demographics and Market Report](#). This report begins with discussion on element #2 - Land Use and Development. The Vision Statement will be incorporated to this section of the Plan.

The planning process for [Summerville: Our Town, Our Future](#) began in early 2019 and is scheduled for completion in early 2020.

Purpose

Vision, Goals, and Objectives is an interim document in the process to develop the new Comprehensive Plan. The purpose of this document is to establish an overall “vision” for the Town of Summerville that can provide the direction for near- and long-range planning activities. The aspirational quality of the plan’s vision is meant to inspire. It is derived from a rational planning approach based on identification of community issues and opportunities and guided by popular consensus on those topics received via public input in the planning process. This document addresses a variety of topics and defines a path forward for future growth, investment, and community building across Summerville and its planning area.

As an interim document, the recommendations included in the vision, goals, and objectives are not final, and will be updated to reflect additional comments received throughout the remaining steps of the comprehensive plan’s development. Vision, goals, and objectives provide direction for [Summerville: Our Town, Our Future](#) before the plan is drafted. In the pages that follow, the content is grouped into categories that reflect the preliminary outline and chapter structure for each element of the upcoming draft plan.

Vision, Goals & Preliminary Objectives

The vision, goals, and preliminary objectives will set the initial framework for the community-wide plans and policies of *Summerville: Our Town, Our Future*. For the purpose of the Plan, vision, goals, and preliminary objectives are defined as follows:

Vision – The vision is an aspirational description of what the Town of Summerville would like to accomplish in the long term. The vision statement is meant to serve as a foundation upon which to base the Town’s future goal setting and decision making. It is based on the Visioning Workshop, feedback from initial community outreach activities, and observations from the project consultant team.

Goals – The goals describe desired results toward which planning efforts should be directed. They are broad and long-range. They represent an ambition to be sought and require the culmination of many smaller actions in order to be fully achieved.

Preliminary Objectives – The preliminary objectives contained in this report are intended to be specific and measurable. They quantify the goals and set a target for their achievement.

Vision Statement

The Town of Summerville will be known as a community with big-city opportunities and small-town charm. The community's patchwork of neighborhoods will be connected to one another by a comprehensive roadway and pedestrian network and complemented by a mix of new infill neighborhoods and commercial districts. The new Unified Development Ordinance (UDO), adopted in 2019, will guide targeted development that leverages existing infrastructure, and encourages development in already served areas of the Town, over the premature and poorly planned development of greenfield sites currently lacking infrastructure.

Downtown will remain the heart of the Town with flourishing local businesses. Mixed-use development within the Downtown will expand housing options while fostering continuous activity and increasing the number of local customers for Downtown retail shops and offices. While Downtown will grow more dense over time, the historic character of the district and surrounding neighborhoods will be maintained. Downtown will also be better connected to other areas of Town such as Oakbrook and Knightsville, creating a cohesive, interconnected network of places. A greater range of housing options will be provided throughout the community to better accommodate the needs of current and future populations at all socioeconomic levels and stages of life.

Established businesses will help set the tempo for economic and employment growth in Summerville through regular and open communication with Town officials and staff. New businesses will thrive, and local entrepreneurs will have the opportunity to test their ideas in a startup incubator located in one of Summerville's several established employment centers. Growth from these startups and expanding companies will create new employment opportunities. Any company in Summerville and the greater Charleston region will be able fill their job listings with the Town's knowledgeable and skilled workforce.

Commuters will get to work quicker with the completed expansion of the Berlin G. Myers Parkway and the implementation of the Lowcountry Rapid Transit (LCRT) network. Additional large-scale, interjurisdictional projects will be completed with ease through targeted partnerships and cooperation with adjacent agencies. Similarly, employees, residents, and visitors will be able to navigate Summerville with ease via the Town's extensive multimodal transportation system. Infrastructure and connectivity improvements, such as Bear Island Road and North Maple Street Extension, will help reduce congestion and travel times supporting Summerville's future growth.

As the Town continues to grow, annexation will occur according to a well-defined strategy that emphasizes a fiscally responsible growth pattern. The strategy will prevent overextension of resources and ensure that community facilities and services can adequately expand to match growth and continue to support the population.

The Town will have a complete parks and recreation system with new indoor and outdoor facilities allowing residents in all parts of Summerville to utilize these amenities year-round. Natural areas such as the Ashley River will be further activated for recreation while balancing the need for conservation. Connections between natural areas will also be improved via an integrated network of greenways and blueways that provide residents and visitors with opportunities to connect to Summerville's abundant natural resources while protecting critical habitats and prominent scenic areas.

Through *Summerville: Our Town, Our Future*, the Town will continue to be one of the most desirable places to live in the Charleston region. It will be a place where young professionals, families, and retirees are excited to build their lives, and where established residents can thrive. Summerville will be known as an inclusive community whose diverse and quality housing options, employment opportunities and local businesses, natural features, strong heritage and history, and recreational amenities provide all residents with a high quality of life.

3 Land Use & Development

Goal

Improve and enhance land use patterns and direct new development in a manner that ensures land use compatibility and alignment with infrastructure capacity to promote sustainability of the natural and built environment.

Preliminary Objectives

- Preserve established neighborhoods in the Town and promote appropriate reinvestment while supporting existing commercial and employment areas.
- Encourage infill development that can take advantage of existing infrastructure over the premature and unplanned development of unimproved areas or open space, as a means of minimizing the overextension of services and infrastructure cost for the Town.
- Ensure land use compatibility and provide adequate buffering and screening between existing incompatible land use arrangements.
- Require new development to match the established character of the community, particularly in Downtown and historic neighborhoods.
- Utilize the Future Land Use Plan to balance the ratio of residential to business development in the Town, supporting the development of mixed-use and multifamily buildings.
- Promote context-sensitive commercial and industrial development that does not adversely impact the character or quality of life of surrounding residential areas.
- Embrace the improved development standards in the UDO that promote quality form and appearance.
- Promote mixed-use development in Downtown Summerville to generate pedestrian activity and build upon the area's vibrant, established character.
- Identify and preserve natural and environmentally sensitive areas.
- Coordinate new development and land use with adjoining jurisdictions along boundary edges.

4 Economic Development

Goals

1. Fortify Summerville's economy through the retention and attraction of a diverse mix of businesses that provide livable wages and fill identified commercial gaps. Living wage: a wage that allows an individual to afford all physiological and safety needs and services, such as healthy food, quality housing, accessible transportation, etc., and all relevant taxes to live comfortably in the community.
2. Strengthen the Town's workforce by working with other organizations to establish a variety of education, training, and employment opportunities, with a focus on preparation for high-skill, high-wage jobs.

Preliminary Objectives

Goal One:

- Reinforce Downtown as the primary location for local-serving businesses that offer a mixture of goods and services that support the needs of residents and businesses.
- Consider the development of a conference/event center or boutique hotel in Downtown, with careful consideration of context and character, to increase the number of visitors to Downtown and support local businesses.
- Utilize the results of the 2019 retail market study to strategically prioritize commercial recruitment efforts by pursuing businesses that will fill identified commercial gaps.
- Continue to leverage Summerville's desirable location to recruit new businesses and capture development within desired and growing sectors such as healthcare, technology, and logistics.
- Regularly communicate with established businesses in Summerville to understand their needs and how the Town can best support them.
- Continue to direct new businesses to the employment centers such as in Oakbrook, along Interstate 26, North Maple Street, or Knightsville.
- Work with local economic development agencies and higher-education institutions to support the planned business incubator at Nexton Parkway and Brighton Park Boulevard.
- Take advantage of the Opportunity Zone designation to recruit investment and contextually appropriate commercial development in traditionally underserved communities, while avoiding gentrification.

Goal Two:

- Work with secondary and post-secondary education operators, such as Dorchester County Career and Technology Center (DCCTC) and Trident Technical College (TTC), to coordinate efforts to provide skills necessary for those joining the workforce.
- Collaborate with partners at the county economic development offices, Charleston Regional Development Alliance, and others to prioritize the types of training and development needed.
- Coordinate with public and nonprofit agencies such as SC Works Dorchester to help create and promote local job opportunities.
- Support the expansion of existing businesses to create new employment opportunities for Summerville residents.

5 Housing & Neighborhoods

Goal

Encourage a balance of housing types that fosters high-quality, livable neighborhoods to address the needs of all existing and future residents.

Preliminary Objectives

- Promote a mixture of housing types at various price points to ensure residents at all stages of life and across a variety of income levels can live comfortably throughout Summerville.
- Develop housing and neighborhoods in areas that rely on existing Town infrastructure with good access to schools and other community facilities.
- Use the UDO to preserve historic residential neighborhoods and address gentrification of traditionally lower-income areas through the “right-sizing” of development regulations while maintaining the historical character and use of these areas.
- Support new development and rehabilitation that utilizes materials, construction techniques, and infrastructure systems that reduce the negative environmental impacts of residential development.
- Preserve and protect neighborhoods from physical deterioration by addressing substandard construction practices, lack of maintenance, and encroachment of incompatible development.
- Identify the financial programs and mechanisms related to affordable housing needed to support Summerville residents.
- Market incentives to developers to help facilitate new attainable housing options to ensure a wider range of housing is available across all income groups.
- Bolster code enforcement to help maintain the desired character of residential neighborhoods and improve overall quality of life.

6 Transportation & Mobility

Goal

Coordinate with surrounding jurisdictions to improve multimodal connectivity throughout Summerville to improve efficiency, access, and safety for drivers, cyclists, pedestrians, and transit riders.

Preliminary Objectives

- Develop an interconnected network of local and arterial roads linking existing and planned neighborhoods, commercial and employment centers, and parks and recreation areas to provide complete access to all areas of the Town.
- Utilize transportation best practices and update infrastructure to reduce congestion throughout the Town while mitigating impacts to the natural environment.
- Support the completion of the Berlin G. Myers Parkway extension to alleviate traffic congestion in Downtown and improve regional connections.
- Emphasize pedestrian and cyclist mobility as the primary mode of transportation in and around Downtown to further establish the area's sense of place.
- Facilitate the creation of a fully connected active transportation network to allow cyclists and pedestrians to safely travel throughout Summerville.
- Work with TriCounty Link and Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) to enhance existing bus transit routes while supporting Lowcountry Rapid Transit (LRCT).
- Explore opportunities to coordinate with other roadway jurisdictions in the Town to ensure they are well-maintained.

7 Community Facilities & Infrastructure

Goals

1. Continue to provide high-quality community facilities and services to improve quality of life for all residents through collaboration with local and regional partners.
2. Coordinate annexation with strategic infrastructure expansion to prevent overextension of Town resources.

Preliminary Objectives

Goal One:

- Consider recommendations from the Master Facilities Plan to ensure compatibility with the Comprehensive Plan.
- Work with emergency response organizations to identify issues that may delay emergency response times.
- Foster additional partnerships with community groups in the Town of Summerville related to public health and safety, fire, and crime prevention.
- Evaluate Town growth to adjust expansion of hiring and facilities for public safety, local government, and public organizations to ensure appropriate level of service is provided.
- Coordinate and maintain relationships with intergovernmental agencies and public and private utilities on infrastructure projects.
- Work with utility providers to regularly update their systems to ensure that there is sufficient capacity for future demand while ensuring that it does not adversely impact the character or quality of life in surrounding areas.
- Implement colocation (such as joint trenching) during utility relocations and road-widening projects.
- Coordinate with local nonprofit services, to ensure community centers, libraries, and other community services are distributed and accessible to all Town residents.
- Continue to collaborate with the local school districts to provide high-quality education in Summerville.

Goal Two:

- Support a fiscally-responsible growth pattern and annexation policy to maintain and improve existing levels of service for current residents and future generations.
- Develop a strategy for Town annexations for adjacent unincorporated areas, and several unincorporated “donut holes” within the Town boundaries, based on the direction provided in the Vision Plan.
- Explore funding mechanisms, such as updating rates for development impact fees, to support Town operations and infrastructure as growth and development occurs.
- Utilize existing infrastructure for new growth and development and extend Town infrastructure and services in a judicious manner with consideration of future costs.
- Ensure that development agreements related to annexation efforts adequately address the long-term costs to the Town of assuming responsibility for all infrastructure costs.

8 Natural Resources, Resiliency, Parks & Open Space

Goals

1. Continue to expand Summerville's network of parks, trails, and recreational amenities to support active and passive recreation throughout Summerville and improve public health.
2. Support the conservation of Summerville's natural resources to preserve important environmental and habitat areas as well as bolster Summerville's resiliency to natural hazards.

Preliminary Objectives

Goal One:

- Identify opportunities to expand funding and staff to ensure the parks system can provide outdoor recreation access to all residents throughout the Town.
- Evaluate the ability to provide additional recreation facilities in the community to maintain interest and usership in outdoor recreation and meet public health goals.
- Continue coordinating with the South Carolina Department of Parks, Recreation, and Tourism at Colonial Dorchester to provide recreation related to historic preservation.
- Support projects that improve access to the Ashley River, such as the Jessen Boat Landing/Bend on the Ashley project, as opportunities to better connect residents and visitors to this natural resource.
- Utilize smaller waterways, such as the Sawmill Branch, to connect various parts of Summerville to each other with trails or water recreation activities.
- Explore grant opportunities to establish a bike share program that facilitates economic development and greater connection across the commercial and residential nodes of town.
- Maintain and improve existing facilities, such as Sawmill Branch Trail.

Goal Two:

- Identify open spaces that should be conserved for habitat protection, hazard mitigation, and resiliency.
- Use the 2017 Green Infrastructure Plan as a guide for Town staff when reviewing future development proposals to analyze potential impact on identified conservation areas.
- As new development occurs, develop, update, and implement specific drainage and flood controls to protect local waterways and wetlands, and prohibit development in the floodplain.
- Expand upon the existing Town-wide emergency management plan to include flood mitigation, disaster preparedness, and community resiliency.
- Protect scenic vistas and viewsheds throughout the Town to preserve the Summerville landscape's unique character.
- Regularly update the Stormwater Management Plan (SWMP) in accordance with the MS4 permit and support minimum control measures that use the most modern best management practices (BMP) for stormwater management.
- Encourage and/or incentivize the use of Low-Impact Development or Green Infrastructure techniques as a viable alternative to traditional BMPs for stormwater management, including consideration of tree canopy coverage in stormwater calculations.

9 Cultural Resources

Goal

Maintain historic places while enhancing and reinforcing cultural diversity to strengthen Summerville's established character.

Preliminary Objectives

- Preserve and enhance Summerville's historic structures and the architectural character of the Summerville Historic District.
- Ensure that the small-town, historic character is not undermined by future development through distinct development and design guidelines.
- Develop historic designations for expanded areas and neighborhoods adjacent to or outside of the Downtown Historic District, as appropriate.
- Continue to honor and celebrate local history, with an emphasis on Summerville's diverse past through planned events and programmed activities.
- Develop new mechanisms to support African American history and investment in culturally rich neighborhoods, including Brownsville.
- Identify a site for a venue to host cultural and arts events.
- Strengthen relationships with local civic institutions, organizations, and clubs, such as Summerville DREAM, YMCA, and Greater Summerville/Dorchester County Chamber of Commerce for community revitalization efforts.