



**Town of Summerville
Planning Commission**
The public and Town Council members are invited to attend
March 16, 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:

1. Approval of minutes from meeting on February 24, 2020.

II. PUBLIC HEARINGS: *(public hearing signs posted on properties beginning on 02.29.20 and with notice in Post & Courier on 03.01.20)*

1. Petition by William Tolman Salisbury, Jr.; The Tolman Salisbury Family L.P.; William T. & Kathy J. Salisbury (JTROS); Danny L. Wright, II & Jennifer S. Wright; Kathy J. & W. Tolman Salisbury (JTROS); William T. Salisbury, Jr.; and William L. McCormick to annex Dorchester County TMS#'s 130-00-00-020, 716 N. Maple Street; 130-00-00-004, 156 Labyrinth Lane; 130-00-00-005, 708 N. Maple Street; 130-00-00-006, 712 N. Maple Street; 130-00-00-036, N. Maple Street; 130-00-00-033, Old Dairy Road; 130-00-00-019, 81 E. Turner Street; and 130-00-00-034, N. Maple Street; and Berkeley County TMS# 730-00-00-036, Old Dairy Road (approximately 250.046 acres total), currently zoned R-4 Multifamily Residential in Dorchester County and Flex-1 in Berkeley County and will be zoned PUD, Planned Development District upon annexation into the Town of Summerville's municipal limits. (Proposed Council District 1)
2. Petition by the Rosemary Family Limited Partnership to annex Berkeley County TMS#'s 221-00-00-005, -200, -201, -202, and 220-00-02-019 (approximately 100.23 acres total), currently zoned PD-OP/IP Planned Development District – Office or Industrial Park in Berkeley County and will be zoned G-B General Business upon annexation into the Town of Summerville's municipal limits. (Proposed Council District 2)
3. Petition by Evan Bentley and Lily Sooter to annex Dorchester County TMS# 145-07-03-029 (approximately 0.27 acres), Lot 40, located at 109 Dove Lane, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned GR-5 General Residential upon annexation into the Town of Summerville's municipal limits. (Proposed Council District 3)

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. New Street Names:
 - a. *Knightsville Tract* – Agee, Cotton Tree Place, Cyrilla (no Dr., consider adding Swamp in front)
 - b. *Six Oaks (Tupper Tract)* – Bos Taurus, Brown Swiss, Burlina, Friesian, Guernsey, Lakenvelder, Rendena, Shorthorn, Speckle Park
2. Petition by William Tolman Salisbury, Jr.; The Tolman Salisbury Family L.P.; William T. & Kathy J. Salisbury (JTROS); Danny L. Wright, II & Jennifer S. Wright; Kathy J. & W. Tolman Salisbury (JTROS); William T. Salisbury, Jr.; and William L. McCormick to annex Dorchester County TMS#'s 130-00-00-020, 716 N. Maple Street; 130-00-00-004, 156 Labyrinth Lane; 130-00-00-005, 708 N. Maple Street; 130-00-00-006, 712 N. Maple Street; 130-00-00-036, N. Maple Street; 130-00-00-033, Old Dairy Road; 130-00-00-019, 81 E. Turner Street; and 130-00-00-034, N. Maple Street; and Berkeley County TMS# 730-00-00-036, Old Dairy Road (approximately 250.046 acres total), currently zoned R-4 Multifamily Residential in Dorchester County and Flex-1 in Berkeley County and will be zoned PUD, Planned Development District upon annexation into the Town of Summerville's municipal limits. (Proposed Council District 1)
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V. MISCELLANEOUS:

1. Comprehensive Plan & Master Transportation Plan Draft

VI. ADJOURNMENT:

Chairman or Vice Chairman

Posted March 10, 2020

The Town of Summerville Planning Commission Meeting
Minutes
February 24, 2020

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Betty Profit; Jonathan Lee; and Elaine Segelken. Kevin Carroll, Tom Hart, and Charlie Stoudemire were unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning; and, Bonnie Miley, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:04 PM.

Approval of Minutes, Election of Officers, and Code of Ethics and Conduct:

The Chairman asked if there were any edits or additions to the minutes from the meeting on December 16, 2019. Hearing none, the Chairman declared the minutes accepted as presented.

Ms. Shuler stated that a Chairman and Vice Chairman needed to be selected for 2020 and asked for nominations. Ms. Segelken made a motion to nominate the current Chairman, Jim Reaves to remain in his position, and to nominate Kevin Carroll to fill the position of Vice Chairman. Mr. Lee made the second. Hearing no other nominations, the vote was called and the nominations carried.

Ms. Shuler stated that Town Council recently adopted changes to the Code of Ethics and Conduct, and she provided copies for each member to sign.

Public Hearings:

The first public hearing opened at 4:07 PM and was for the 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. (Proposed Council District 4) Mr. Reaves introduced the item and asked Mr. Limehouse to address the Commission. Mr. Limehouse explained that he had been through Dorchester County's Planning Commission to rezone the properties to R-4 for townhomes, but after hearing concerns from residents in both Pine Forest Country Club and Pine Hill Acres, he decided to pause the rezoning process to incorporate input from the public. Ms. Segelken asked for clarification on the location of the properties, and Mr. Limehouse oriented her. Mr. Limehouse also noted that there was no current contract for the property, but Major Drive would most likely jog over to provide separation from the golf course. He reiterated that he is not looking for something that he doesn't already have with the County. Hearing no requests from the public to offer any comments, this public hearing was closed at 4:15 PM.

The second public hearing opened at 4:15 PM and was for a proposed amendment to the Summerville Unified Development Ordinance, Chapter 13, Section 13.5.2.A, Site Analysis. Mr. Reaves introduced the request. He asked for confirmation from Ms. Shuler that this amendment wasn't actually changing the requirements, but providing clarification for tree surveys. Ms. Shuler confirmed that that was correct. Hearing no requests from the public to comment, this hearing was closed at 4:16 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names for The Reserve at Pine Forest (one road name needed) and an access easement off of E. Doty Avenue. Ms. Shuler stated that Whistling Straights Lane was the preferred choice for the road at The Reserve at Pine Forest. Ms. Segelken made a motion to approve Whistling Straights Lane, and Mr. Lee made the second. The motion passed unanimously. Ms. Shuler then explained that the access easement off of E. Doty Avenue needed to be named to clear up addressing confusion between The Icehouse and Summerville Communications. Both of these businesses previously were on the same property and used the same address, but the property was subdivided in December, and no additional address was available off of E. Doty Avenue. The Town owns the property on which the access easement lies, and Town Council agreed with the name of Journal Alley. Ms. Shuler noted that both the Summerville Communications property and the Flowertown Players Prop Building would be addressed off of Journal Alley once it is approved. Ms. Segelken made a motion to approve Journal Alley, and Ms. Profit made the second. The motion passed unanimously.

The second item under New Business was the 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. (Proposed Council District 4) Mr. Lee made a motion to recommend approval by Town Council with Ms. Segelken making the second. Following no discussion, the motion carried.

The third item was the proposed amendment to the Summerville Unified Development Ordinance, Chapter 13, Section 13.5.2.A, Site Analysis. Mr. Lee made a motion to recommend approval by Town Council with Ms. Segelken making the second. Following no discussion, the motion carried.

Miscellaneous:

The first item under Miscellaneous was the Comprehensive Plan & Master Transportation Plan Overview – Vision, Goals, and Objectives. Ms. Shuler informed the Commission that both the CPAC and Town Council had reviewed this summary document for the Comprehensive Plan, and the consultant made the necessary revisions. She stated that each comp plan element would be drafted using this overview as a guide. Ms. Shuler asked the Commission members if they had any additions or edits they would like to see made. The members stated that they did not have any at this time, but requested to email Ms. Shuler any changes they noted. Ms. Shuler agreed that they could email any changes, but requested that they do so as soon as possible because the consultants have already started drafting the elements.

Adjourn

With no further business for the Commission, Mr. Lee made a motion to adjourn with Ms. Segelken making the second. The motion carried and the meeting was adjourned at 4:27 PM.

Respectfully Submitted,

Date: _____

Jessi Shuler, AICP
Director of Planning

Approved: _____
Jim Reaves, Chairman or Kevin Carroll, Vice Chairman

**ANNEXATION/PUD
STAFF REPORT
PLANNING COMMISSION
March 16, 2020**

TMS#s: 130-00-00-004, 005, 006, 019, 020, 033, 034, 036 and 730-00-00-036

Location: N. Maple Street, Labyrinth Lane, and Old Dairy Road

Description: 9 parcels, approximately 250 acres

Request: Annexation and zoning to PUD

The property owner is requesting for the above referenced parcels to be annexed into the Town from Dorchester and Berkeley County. The existing zoning in Dorchester County is R-4, Multi-Family Residential, and in Berkeley County is Flex1, Agricultural.

This property is included in the Town's 'Employment Growth' District within the Town's 2009-2011 Comprehensive Plan and Update as well as on the accompanying Future Land Use Map, and it also falls under a Commercial Activity Node. The area also falls just outside of the Sheep Island focus area in the 2014 Vision Plan appended to the Comprehensive Plan. That plan proposes a mix of uses, including single-family and multi-family residential, commercial, industrial, and civic uses. The proposed PUD would allow for a maximum of 400 single-family detached units, 100 accessory dwelling units, 125 single-family attached (townhomes) units, and approximately 51 acres of neighborhood commercial uses. Staff has reviewed the proposed PUD and has a few issues that they would like to see addressed before recommending approval:

1. If a traffic matrix is to be used for increasing/decreasing intensity of uses, a square footage for the Neighborhood Commercial portion would be needed.
2. A revised traffic study will be required when the commercial development comes in. Also, section 6.2 states that there will be interconnectivity between Clemson Terrace and this development; however, the conceptual plan shows no interconnectivity and it is not considered in the traffic study.
3. Provide clarification for when the different street sections would be used.
4. More clarification on when the road through the commercial portion would be constructed. The TIS accounts for the road being constructed; however, it appears that all of the residential could be built prior to the start of any commercial.
5. On the alley street section, please specify that alleys will be privately maintained.
6. Staff is not comfortable allowing 40' tall accessory structures.
7. The changes to UDO Section 3.6.1.D is not needed, as model homes are listed in the PUD as an allowed use.
8. Staff is concerned about the changes to the design guidelines from the UDO, and the extent of the requested changes to the driveways and off-street parking access section. Prior to the UDO, PUDs were generally held to a higher standard of design, similar to what is now included in the UDO.
9. Staff needs letters of coordination as referenced in Section 8 of the PUD document.
10. The land use intensities and locations and road connections do not appear to completely coordinate with the information used for the traffic study. Make sure the traffic study has the most up-to-date information before it is finalized.
11. Town Council is concerned with the fiscal impact of new residential development, particularly PUDs on the Town. A fiscal impact study is recommended for the proposed development.



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.

*Required

*Property Owner(s): Danny L. Wright, II and Jennifer S. Wright

*Mailing Address: 712 N. Maple Street *Telephone: 843-209-9258

*City: Summerville *State: SC *Zip: 29483 Email: DLW6581@gmail.com

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: 712 N. Maple Street Tax Map Number: 130-00-00-006

*Number of Current Residents: _____ *Race of Current Residents: _____

Current Land Use: Home Future Land Use: PUD
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: Dorchester County R4

Requested Zoning Classification: PUD

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214

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 712 N. Maple Street (approximately 1 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 130-00-00-006 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 11 day of Oct, 2019.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Danny L. Wright II
(Signature)

10.11.2019
(Date)

Danny L. Wright, II
(Print Name)

10/11/2019
(Date)

Jennifer S. Wright (Signature)

Jennifer S. Wright
(Print Name)



Recording Date: 08/26/2009

Instrument: 80

Book: 7212 Page: 121-125

FILED-RECORDED
RMC / ROD

2009 Aug 26 PM 1:11:06

DORCHESTER COUNTY
SC Deed Rec Fee: 260.00
Dor Co Deed Rec Fee: 110.00
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

After Recording Return to Drafting Attorney

FILED/RECORDED
August 26, 2009
DORCHESTER COUNTY
REGISTER OF DEEDS



James E. Chellis, Esquire
Chellis & Frampton, PA
Lawyer
8438717765 Work
8432140613 Mobile
8438714158 Home
jec@chellisandframpton.com
PO Box 430
Summerville, SC 29484

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)
)

TITLE TO REAL ESTATE

KNOW YE ALL MEN BY THESE PRESENTS THAT I, WILLIAM TOLMAN SALISBURY, A/K/A W. TOLMAN SALISBURY, a resident of the County of Dorchester, State of South Carolina, in consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00), to me in hand paid at and before the sealing of these presents, by **DANNY L. WRIGHT, II and JENNIFER S. WRIGHT** also residents of the County of Dorchester, State of South Carolina, the receipt of the consideration is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release, the following described real property to **DANNY L. WRIGHT, II and JENNIFER S. WRIGHT**, the following described real property, to wit:

ALL that certain lot, piece or parcel of land, together with improvements thereon, situate, lying and being near the Town of Summerville, County of Dorchester, State of South Carolina, and being shown and designated as **Tract X**, containing 51272 square feet, 1.18 acres, on a plat of survey prepared by John David Bass, PLS, S.C. Reg. Surveyor No. 15388, dated July 2, 2009, entitled "**PLAT OF A TOTAL 2.10 ACRE PARCEL OWNED BY LOUISE SALISBURY, NOW DECEASED [SEE PROBATE CASE NO. 2008-ES-18-018], DEVISED UNDER WILL TO W. TOLMAN SALISBURY BEING SUBDIVIDED AS SHOWN; TRACT X, A 1.18 ACRE TRACT TO BE CONVEYED TO DANNY LACOSTE WRIGHT & JENNIFER SALISBURY WRIGHT AND TRACT Y, A 0.92 TRACT TO BE CONVEYED TO WILLIAM TOLMAN SALISBURY JR. TO BECOME PART OF TMS 1300000020.000,**" said plat being duly recorded in the Office of the Recorder of Deeds for Dorchester County in Plat Cabinet L , Slide 131. Reference to said plat is hereby craved for a more complete description as to distances, courses, metes and bounds.

Grantor: William Tolman Salisbury conveying
Tract X, 1.18 Acres, Near Summerville, South Carolina
Grantee: DANNY L. WRIGHT, II and JENNIFER S. WRIGHT

BEING a portion of the same property devised to the Grantor herein by Will of Louise Salisbury, the Will is filed in the matter of the Estate of Louise Salisbury, Probate Case No. 2008-ES-18-018, and a deed of distribution from the Personal Representative of the Estate to the Grantor herein, dated January 7th, 2009, is recorded in the Office of the Recorder of Deeds for Dorchester County in Book 6910, Page 98.

TMS #130-00-00-006 [derived from 130-00-00-006]

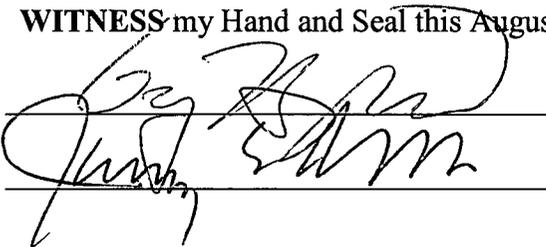
Grantee's Address: 712 North Maple St., Summerville, SC 29483

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 and, their Heirs and Assigns, forever.

AND I do hereby bind myself and my Heirs and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said **DANNY L. WRIGHT, II & JENNIFER S. WRIGHT**, their Heirs and Assigns, against myself and my Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this August 20, 2009.



William Tolman Salisbury
 William Tolman Salisbury a/k/a W. Tolman
 Salisbury *W Tolman Salisbury*

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 William Tolman Salisbury a/k/a W. Tolman Salisbury to Danny L. Wright, II and Jennifer S. Wright on August 20, 2009.
- 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 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.)

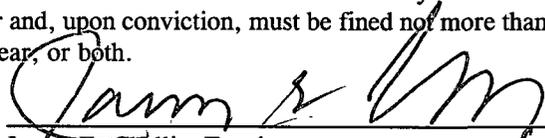
- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$100,000.00
 - (b) The fee is computed on the fair market value of the realty which is
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is

5. Check YES ___ or NO ___ 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) the amount listed in item 4 above \$100,000.00
 - (b) the amount listed in item 5 above (no amount place zero) -0-
 - (c) Subtract Line 6(b) from Line 6(a) and place the result \$100,000.00

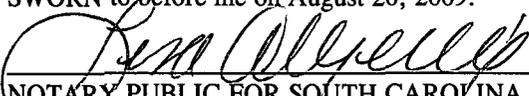
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney

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.



James E. Chellis, Esquire

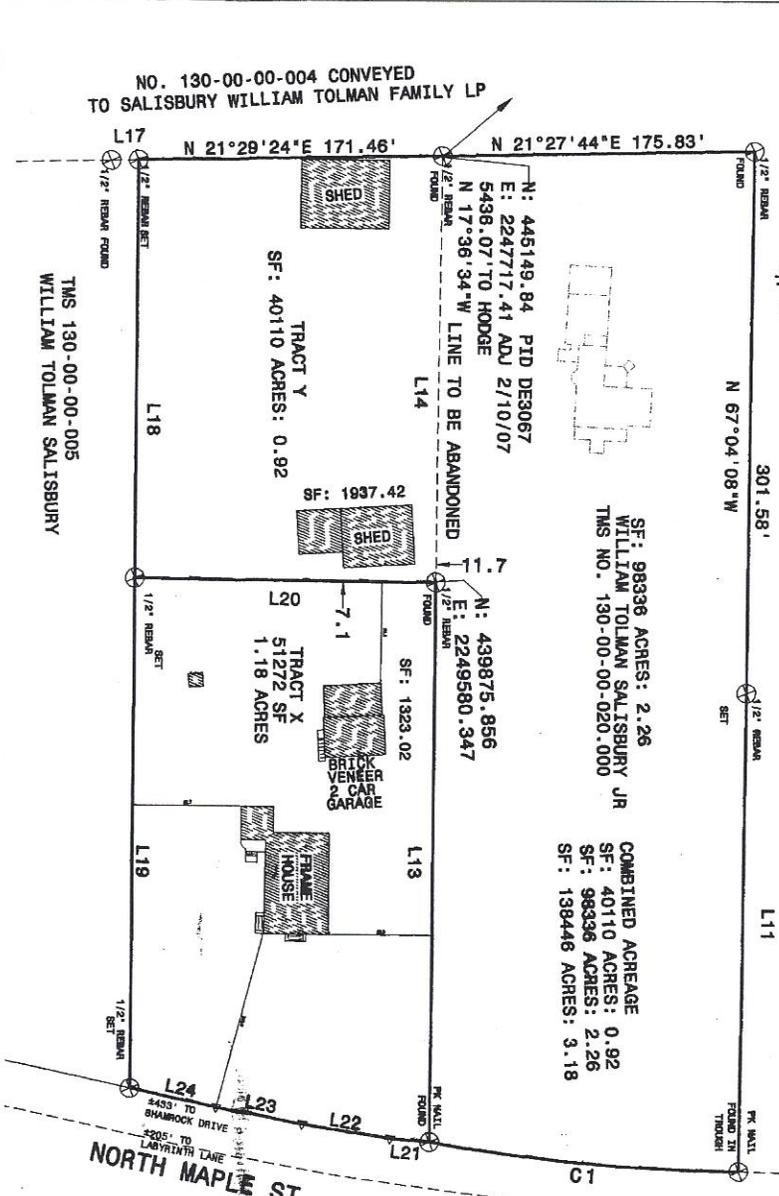
SWORN to before me on August 20, 2009.



NOTARY PUBLIC FOR SOUTH CAROLINA (SEAL)
My Commission Expires: 7/11/2017

FILED - RECORDS
MHC / NOV
2009 AUG 26 PM 2:26
MARGARET BALLEW
DORCHESTER COUNTY, SC
#97

REMAINING LANDS OF
SALISBURY, WILLIAM TOLMAN FAMILY LP
TMS NO. 130-00-00-004.000



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1011.08'	87.81'	175.18'	8°55.38"	5°40.00'	174.88'	S 27°35.40' W

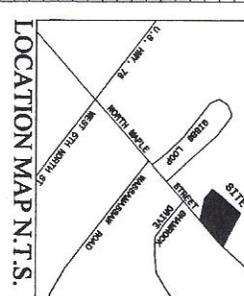
- REFERENCES
- 1) PLAT BY R.B. CUTBERT DATED FEBRUARY 28, 1959 POSSESSION OF W.T. SALISBURY
 - 2) PLAT BY WOODROW W. LEE DATED FEBRUARY 9, 1953 RECORDED PLAT CAB A SID 148
 - 3) PLAT BY R.B. LEE DATED JUNE 1928 POSSESSION OF W.T. SALISBURY
 - 4) PLAT BY E.M. SEABROOK, JR DATED MARCH 17, 1994 POSSESSION OF W.T. SALISBURY, JR
 - 5) DEED BK 6910 PG 96

- NOTES
- 1) TMS NO. 130-00-00-006
 - 2) ZONED R4
 - 3) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FIRM PANEL NO. 450068 0235C, DATED APRIL 13, 1994
 - 4) THIS PROPERTY WAS SURVEYED BY REFERENCE PLATS AND FIELD INFORMATION; NO TITLE SEARCH WAS PERFORMED BY ME NOR THIS COMPANY AS TO THE CLEAR TITLE TO THE PROPERTY.
 - 5) THIS PROPERTY MAY BE SUBJECT TO OTHER UTILITY EASEMENTS, SUCH AS STORM SEWER, SANITARY SEWER, ELECTRIC, AND/OR TELEPHONE, THAT WERE NOT FOUND BY THE REFERENCE OR PLATS NOTED HEREON. THIS PLAT DOES NOT DEFINE OR ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY OF THESE EASEMENTS. UNLESS NOTED SPECIFICALLY HEREON.
 - 6) THE SIGNATURE UPON THIS PAPER IS NOT IN RED INK ALONG WITH A RAISED EMBOSSED SEAL. THIS DECLARATION IS MADE FOR THE RECORD. VIEWERS MAY BE WAIVED OF ITEMS THAT MAY BE ADDED AND/OR CHANGED FROM THE ORIGINAL DRAWING.

NEAR THE TOWN OF SUMMERVILLE
SOUTH CAROLINA
DORCHESTER COUNTY

JULY 02, 2009
JOB NO. 09-064

Course	Bearing	Distance
L1	S 07°00'19" W	8.11'
L2	S 05°00'19" E	247.27'
L3	S 79°30'37" E	158.58'
L4	S 21°16'31" W	116.09'
L5	S 71°50'13" E	167.47'
L6	S 17°19'11" W	82.58'
L7	S 19°07'04" W	133.26'
L8	S 18°22'58" W	242.07'
L9	N 77°53'03" W	202.12'
L10	S 19°08'30" W	107.82'
L11	S 19°08'30" W	289.10'
L12	S 27°36'40" W	174.98'
L13	N 67°10'57" W	819.78'
L14	S 27°36'40" W	257.21'
L15	S 21°29'33" W	15.81'
L16	S 21°29'32" W	177.48'
L17	S 21°29'32" W	177.48'
L18	S 67°20'59" E	232.69'
L19	S 67°21'51" E	286.24'
L20	S 23°00'03" W	170.02'
L21	S 27°19'59" W	22.28'
L22	S 31°19'03" W	60.00'
L23	S 32°50'14" W	60.00'
L24	S 34°39'00" W	60.00'
L25	N 70°01'51" W	291.37'
L26	S 05°40'33" E	50.02'



PLAT OF A TOTAL 2.10 ACRE
PARCEL OWNED BY LOUISE
SALISBURY, NOW DECEASED [SEE
~~PROBATE CASE NO. 2008-ES-18-0181~~
DECEASED UNDER WILL TO W.
TOLMAN SALISBURY BEING
SUBDIVIDED AS SHOWN; TRACT X,
A 1.18 ACRE TRACT TO BE
CONVEYED TO DANNY LACOSTE
WRIGHT & JENNIFER SALISBURY
WRIGHT AND TRACT Y, A 0.92
TRACT TO BE CONVEYED TO
WILLIAM TOLMAN SALISBURY JR
TO BECOME PART OF TMS
130000020.000



DORCHESTER COUNTY PLANNING COMMISSION
EXHIBIT under Provisions of ARTICLE
I, CHAPTER 1, SECTION 1-10, of the
DORCHESTER COUNTY CONSTITUTION
ADOPTED JULY 15, 2009
Franklin Subdivision
AGENCY BLOCK

I HEREBY DO solemnly swear that the contents of this plat are true and correct according to the best of my knowledge and belief, and that I am a duly licensed and qualified surveyor in the State of South Carolina. My commission expires on 07/15/2011.

Matthew J. Wright
Matthew J. Wright, Surveyor
C. ROBERT ALLEN, III



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.
*Required

*Property Owner(s): William Tolman Salisbury, Jr.

*Mailing Address: 716 N. Maple Street *Telephone: 843-514-7470

*City: Summerville *State: SC *Zip: 29483 Email: _____

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: 716 N. Maple Street Tax Map Number: 130-00-00-020

*Number of Current Residents: 2 *Race of Current Residents: White

Current Land Use: Home Future Land Use: PUD
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: Dorchester County R4

Requested Zoning Classification: PUD

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214

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 716 N. Maple Street (approximately 2.2 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 130-00-00-020 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 11 day of Oct, 2019.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

William Tolman Salisbury Jr.
(Signature)

10-11-19
(Date)

William Tolman Salisbury, Jr.

(Print Name)

(Date)

(Signature)

(Print Name)



Recording Date: 08/26/2009

Instrument: 79

Book: 7212 Page: 116-120

FILED-RECORDED
RMC / ROD

2009 Aug 26 PM 1:10:20

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #: 1
MARGARET L. BAILEY
Register of Deeds

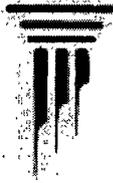


THIS PAGE IS HEREBY ATTACHED AND MADE PART OF
THE PERMANENT RECORD OF THIS DOCUMENT. IT IS
NOT TO BE DETACHED OR REMOVED AND MUST BE
CITED AS THE FIRST PAGE OF THE RECORDED
DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR
RECORDING PURPOSES AND IS NOT TO BE USED FOR
ANY OTHER PURPOSE.

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

After Recording Return to Drafting Attorney

FILED/RECORDED
August 26, 2009
DORCHESTER COUNTY
REGISTER OF DEEDS



James E. Chellis, Esquire
Chellis & Frampton, PA
Lawyer
8438717765 Work
8432140613 Mobile
8438714158 Home
jec@chellisandframpton.com
PO Box 430
Summerville, SC 29484

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)
)

TITLE TO REAL ESTATE

KNOW YE ALL MEN BY THESE PRESENTS THAT I, WILLIAM TOLMAN SALISBURY, A/K/A W. TOLMAN SALISBURY, a resident of the County of Dorchester, State of South Carolina, in consideration of the sum of FIVE AND NO/100 DOLLARS (\$5.00), PLUS LOVE AND AFFECTION to me in hand paid at and before the sealing of these presents, by WILLIAM TOLMAN SALISBURY, JR. also a resident of the County of Dorchester, State of South Carolina, the receipt of the consideration is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release, the following described real property to WILLIAM TOLMAN SALISBURY, JR.:

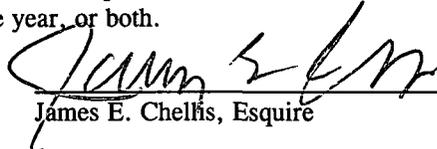
ALL that certain lot, piece or parcel of land, together with improvements thereon, situate, lying and being near the Town of Summerville, County of Dorchester, State of South Carolina, and being shown and designated as **Tract Y**, containing 40110 square feet, 0.92 acres, on a plat of survey prepared by John David Bass, PLS, S.C. Reg. Surveyor No. 15388, dated July 2, 2009, entitled "**PLAT OF A TOTAL 2.10 ACRE PARCEL OWNED BY LOUISE SALISBURY, NOW DECEASED [SEE PROBATE CASE NO. 2008-ES-18-018], DEVISED UNDER WILL TO W. TOLMAN SALISBURY BEING SUBDIVIDED AS SHOWN; TRACT X, A 1.18 ACRE TRACT TO BE CONVEYED TO DANNY LACOSTE WRIGHT & JENNIFER SALISBURY WRIGHT AND TRACT Y, A 0.92 TRACT TO BE CONVEYED TO WILLIAM TOLMAN SALISBURY JR. TO BECOME PART OF TMS 130000020.000,**" said plat being duly recorded in the Office of the Recorder of Deeds for Dorchester County in Plat Cabinet L , Slide 31 . Reference to said plat is hereby craved for a more complete description as to distances, courses, metes and

Grantor: William Tolman Salisbury conveying
Tract Y, 0.92 Acres, Near Summerville, South Carolina
Grantee: William Tolman Salisbury, Jr.

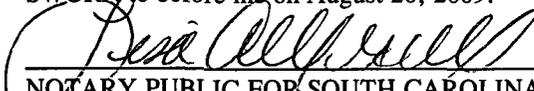
STATE OF SOUTH CAROLINA)
)
) AFFIDAVIT
COUNTY OF DORCHESTER)

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 William Tolman Salisbury a/k/a W. Tolman Salisbury to Danny L. Wright, II and Jennifer S. Wright on August 20, 2009.
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 distribution to a trust beneficiary.
 - (c) X EXEMPT from the deed recording fee because (exemption #1 TRANSFER FROM FATHER TO SON)
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 \$
 - (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) the amount listed in item 4 above \$
 - (b) the amount listed in item 5 above (no amount place zero) -0-
 - (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: Attorney
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.


James E. Chelfis, Esquire

SWORN to before me on August 20, 2009.



NOTARY PUBLIC FOR SOUTH CAROLINA (SEAL)
My Commission Expires: 7/11/2017



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.
*Required

*Property Owner(s): William T. Salisbury, Jr.

*Mailing Address: 716 N. Maple Street *Telephone: 843-514-7470

*City: Summerville *State: SC *Zip: 29483 Email: _____

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: N. Maple Street Tax Map Number: 130-00-00-033

*Number of Current Residents: None *Race of Current Residents: N/A

Current Land Use: Agriculture Future Land Use: PUD
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: Dorchester County R4

Requested Zoning Classification: PUD

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214

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 N. Maple Street (approximately 46 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 130-00-00-033 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 11 day of Oct, 2019.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

William T Salisbury Jr.
(Signature)

10-11-19
(Date)

William T. Salisbury, Jr.
(Print Name)

(Date)

(Signature)

(Print Name)



Recording Date: 11/28/2012

Instrument: 89

Book: 8566 Page: 3-7

FILED-RECORDED
RMC / ROD

2012 Nov 28 PM 12:26:19

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #: 9
MARGARET L. BAILEY
Register of Deeds



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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**

1. William T. Salisbury A/K/A Tolman Salisbury A/K/A W. Tolman Salisbury by deed of his father, Evans T. Salisbury, dated March, 1967 and recorded April 3, 1967, in Book 151, at page 333, in Office of the Register of Deeds for Dorchester County, South Carolina certain real property from which the above described property derives (the Evans T. Salisbury Deed).
2. The fee simple title to the property conveyed in the Evans T. Salisbury Deed was confirmed in William T. Salisbury A/K/A Tolman Salisbury A/K/A W. Tolman Salisbury by Decree of the Honorable Louis Rosen, dated February 9, 1971. Judge Rosen's Decree is filed in the Office of the Clerk of Court for Dorchester County in Journal 27, Page 179.
3. Title to a portion of that property, was claimed by others as is described in the case entitled, "Tolman Salisbury, aka William Tolman Salisbury and W. Tolman Salisbury, Plaintiff, v. Eleanor Simmons, Cleveland Cummings, and Constance Johnson and James Simmons, Jr. as Trustees under the Eleanor Simmons Revocable Trust, Defendants, Number 2009-CP-18-1979, in the County of Dorchester's Court of Common Pleas," reference to which is hereby craved.
4. By Order dated and filed December 21, 2010, the Honorable Patrick R. Watts confirmed fee simple title in William T. Salisbury A/K/A Tolman Salisbury A/K/A W. Tolman Salisbury to the "disparaged" area the same being a portion of the property conveyed as described in paragraph 1 above, confirmed by Decree of Judge Rosen, and thereafter confirmed by Order of Judge Watts.
5. This Title to Real Estate is to convey Grantor's interest in the "disparaged" areas to The Tolman Salisbury Family, LP.
6. This Title to Real Estate conveys all of the title interest confirmed by Order of Judge Watts to The Tolman Salisbury Family, LP in fee simple.

TMS #: 130-00-00-033

Grantee's Address: 716 N Maple Street
Summerville, South Carolina, 29483

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 THE TOLMAN SALISBURY FAMILY, LP, its Successors and Assigns, forever.

Grantors: William T. Salisbury a/k/a Tolman Salisbury a/k/a W. Tolman Salisbury Page 2
 Grantee: The Tolman Salisbury Family LP
 Real Property: 46.70 Acres, Old Dairy Road, Summerville, County of Dorchester, South Carolina

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

AFFIDAVIT FOR EXEMPT
TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is bearing Dorchester County Tax Map Number 133 - 02 - 00 - 033 was transferred by William T. Salisbury a/k/a Tolman Salisbury a/k/a W. Tolman Salisbury to The Tolman Salisbury Family, LP on November 20, 2012.
3. This deed is exempt from the deed recording fee because (See Information section of affidavit): #1 - Transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars. If exempt under exemption #14 as described in the Information section of this Affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: closing attorney.
5. 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 no more than on year, or both.

Responsible Person Connected with the Transaction

James E. Chellis
James E. Chellis

SWORN to before me this 20th day of
November, 2012.

Melissa Bovee
Notary Public for South Carolina
My Commission Expires: 8/28/17



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.
*Required

*Property Owner(s): William T. and Kathy J. Salisbury

*Mailing Address: 708 N. Maple Street *Telephone: 704-649-8465

*City: Summerville *State: SC *Zip: 29483 Email: _____

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: 708 N. Maple Street Tax Map Number: 130-00-00-005

*Number of Current Residents: 3 *Race of Current Residents: Caucasian

Current Land Use: Home Future Land Use: PUD
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: Dorchester County R4

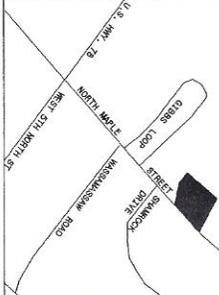
Requested Zoning Classification: PUD

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214

LOCATION MAP N.T.S.



FILED-RECORDED
REC / ROD

2012 NOV 28 PM 12: 16
MARGARET L. GAILEY
DORCHESTER COUNTY, SC

L-195

REMAINING LANDS OF THE TOLMAN
SALISBURY FAMILY LP.
TMS NO. 130-00-00-004.000
RESIDUAL
±1.90 ACRES

- REFERENCES
- 1.) PLAT BY R.B. CUTBERT DATED FEBRUARY 29, 1959 POSSESSION OF W.T. SALISBURY
 - 2.) PLAT BY WOODROW W. LELAND DATED FEBRUARY 9, 1955 RECORDED PLAT C&B, "A", SLD, 148
 - 3.) PLAT BY R. B. LEE DATED JUNE 1928 POSSESSION OF W.T. SALISBURY
 - 4.) PLAT BY E.M. SEAROOK, JR. DATED MARCH 17, 1994 POSSESSION OF W.T. SALISBURY, JR.
 - 5.) PLAT BY HAGER E. METTS DATED SEPTEMBER 15, 1975 POSSESSION OF JOHN CUMMINGS
 - 6.) PLAT BY MICHAEL LINES DATED DECEMBER 31, 1976 RECORDED PLAT C&B, "C", PG. 152

44.08 ACRES
+0.57 FROM 130-00-00-007
+1.13 FROM 130-00-00-016
+0.92 FROM 130-00-00-020
46.70 ACRES TOTAL

THE SIMPLE TITLE IN THE 57 ACRE PARCEL, PREVIOUSLY CLAIMED BY CLEVELAND CUMMINGS AND THE 11.3 ACRES PARCEL, PREVIOUSLY CLAIMED BY ELEANOR SIMMONS AND JOHN CUMMINGS, AND THE 1.9 ACRES PARCEL, PREVIOUSLY CLAIMED BY ELEANOR SIMMONS AND JOHN CUMMINGS, ARE HEREBY ABANDONED AND TO BE ADDED TO 130-00-00-004 IS CONTAINED IN W. TOLMAN SALISBURY BY ORDER OF THE HONORABLE PATRICK R. WATTS DATED AND FILED DECEMBER 21, 2010 IN THE CLERK'S OFFICE OF THE COUNTY OF DORCHESTER, SOUTH CAROLINA. W. TOLMAN SALISBURY, AKA WILLIAM TOLMAN SALISBURY AND ELEANOR SIMMONS, TRUSTEES UNDER THE ELEANOR SIMMONS REVOCABLE TRUST, DEPENDANTS, NUMBER 2009-CP-18-1979, IN THE COUNTY OF DORCHESTER'S COURT OF COMMON PLEAS, REFERENCE TO WHICH IS HEREBY GRAVED.

REMAINING LANDS OF THE TOLMAN
SALISBURY FAMILY LP.
TMS NO. 130-00-00-004.000

1037.43'
S 79°10'43"E

CLEVELAND CUMMINGS
TMS NO. 130-00-00-007.000
S 79°08'31"W
904.40'

CLEVELAND CUMMINGS
TMS NO. 130-00-00-007.000
S 06°58'23"W
363.00'

REMAINING LANDS OF WILLIAM T. SALISBURY, JR.
TMS NO. 130-00-00-004.000
N 67°04'08"W
301.58'

REMAINING LANDS OF WILLIAM T. SALISBURY, JR.
TMS NO. 130-00-00-004.000
S 18°57'42"W
360.60'

REMAINING LANDS OF DANLY L.A. JENNETER & WRIGHT II
TMS NO. 130-00-00-006
S 18°31'
50' R/W

SOUTH CAROLINA
NOVEMBER 23, 2008
REVISED AUGUST 06, 2012 CHANGES PER CLIENT
REVISED OCTOBER 23, 2012 CHANGES PER COUNTY COMMENTS

PLAT SHOWING 46.70 ACRES OF
LAND FORMERLY OWNED BY
WILLIAM T. SALISBURY A/K/A
TOLMAN SALISBURY A/K/A W.
TOLMAN SALISBURY, NOW
OWNED BY "THE TOLMAN
SALISBURY FAMILY, LP," AND
ABOUT TO BE CONVEYED TO
WILLIAM T. SALISBURY, JR

GRAPHIC SCALE - FEET
SCALE 1" = 150'

Course	Bearing	Distance
L1	S 07°00'19" W	8.11'
L2	S 65°21'01.9" E	165.23
L3	S 79°30'31.1" E	62.06'
L4	S 21°15'31" E	115.06'
L5	S 17°19'10.1" E	187.47'
L6	S 16°07'10.4" W	42.58'
L7	S 18°22'58" W	242.02'
L8	S 18°22'58" W	202.12'
L9	S 19°00'30" W	107.62'
L10	S 77°58'03" W	266.10'
L11	S 67°00'37" W	174.96'
L12	S 27°35'40" W	313.79'
L13	S 67°18'57" W	237.21'
L14	S 67°00'59" W	175.89'
L15	S 21°27'44" W	171.46'
L16	S 11°29'24" W	151.21'
L17	S 67°20'35" E	236.22'
L18	S 67°21'51" E	170.02'
L19	S 23°00'03" W	22.28'
L20	S 27°19'52" W	50.00'
L21	S 31°19'03" W	50.00'
L22	S 32°50'14" W	50.00'
L23	S 34°36'00" W	50.00'
L24	S 34°36'00" W	291.37'
L25	S 70°01'51" W	50.00'
L26	S 08°40'59" E	50.00'
L27	S 68°59'51" E	62.02'

- NOTES
- 1) TMS NO. AS INDICATED ON PLAT
 - 2) ZONED R4
 - 3) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FIRM PANEL NO. 450068 0235C, DATED APRIL 15, 1994
 - 4) THIS PROPERTY WAS SURVEYED BY REFERENCE PLATS AND FIELD INFORMATION. NO TITLE SEARCH WAS PERFORMED BY ME NOR THIS COMPANY AS TO THE CLEAR TITLE TO THE PROPERTY.
 - 5) THIS PROPERTY MAY BE SUBJECT TO OTHER UTILITY EASEMENTS, SUCH AS STORM SEWER, SANITARY SEWER, ELECTRIC, AND/OR TELEPHONE, THAT WERE NOT FOUND BY THE REFERENCE DEEDS OR PLATS NOTED HEREON. THIS PLAT DOES NOT DEFINE OR ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY OF THESE EASEMENTS, UNLESS NOTED SPECIFICALLY HEREON.
 - 6) IF THE SIGNATURE UPON THIS PAPER IS NOT IN RED INK ALONG WITH A RAISED EMBOSSED SEAL THIS DOCUMENT IS NOT AN ORIGINAL SURVEY. VIEWER MAY BE WAARY OF ITEMS THAT WERE ADDED AND OR CHANGED FROM THE ORIGINAL DRAWING.



ASSOCIATED SURVEYORS OF SUMMERVILLE
P.O. BOX 6
SUMMERVILLE, S.C. 29984
843-873-1061

JOHN DAVID BASS
DORCHESTER COUNTY, SC
OCT 29 2012

JOHN DAVID BASS
S.C. REGISTRATION NO. 15388

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 708 N. Maple Street (approximately 2.7 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 130-00-00-005 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 10th day of October, 2019.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

W T Salisbury
(Signature)

10/10/19
(Date)

William T. Salisbury
(Print Name)

10/10/19
(Date)

Kathy J. Salisbury (Signature)

Kathy J. Salisbury
(Print Name)



Recording Date: 04/18/2014

Instrument: 61

Book: 9249 Page: 315-320

FILED-RECORDED
RMC / ROD

2014 Apr 18 PM 12:47:01

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 11.00
Exemption #: 1
MARGARET L. BAILEY
Register of Deeds



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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
APRIL 18, 2014
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE

KNOW YE ALL MEN BY THESE PRESENTS, THAT I, KATHY J. SALISBURY A/K/A KATHY J. SALISBURY a resident of the Town of Summerville, County of Dorchester, State of South Carolina, in consideration of the sum of FIVE AND NO/100 DOLLARS (\$5.00), PLUS LOVE AND AFFECTION for my father, to me in hand paid at and before the sealing of these presents, by **WILLIAM TOLMAN SALISBURY A/K/A WILLIAM T. SALISBURY** also a resident of the Town of Summerville, County of Dorchester, State of South Carolina, the receipt of the consideration is hereby acknowledged, have granted, bargained, sold and released, and by the Presents, do grant, bargain, sell and release, the following described real property unto the said **WILLIAM TOLMAN SALISBURY A/K/A WILLIAM T. SALISBURY AND KATHY JEAN SALISBURY A/K/A KATHY J. SALISBURY AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP:**

All that certain Lot, Piece or Parcel of Land, together with improvements thereon, Situate, Lying and Being in the County of Dorchester, State of South Carolina, measuring and Containing Two and Sixty-Five One Hundredths acres (2.65), and Butting and Bounding as follows, to wit: Northeast, on lands of Louise H. Salisbury, Five Hundred Seventeen and Eight-Tenths (517.8) Feet; Southeast, on State Road No. S-18-13, One Hundred Eighty-Seven and Eight-Tenths (187.8) Feet; Southwest, on lands of Evans T. Salisbury, Four Hundred Eighty-Three and Seven-Tenths (483.7) Feet and Northwest, on lands of Evans T. Salisbury, Two Hundred Seventy-Six and Eight-Tenths (276.8) Feet, be the said dimensions, more or less, and having such shape, form, courses, distances, buttings, boundings and content as are delineated on a Plat by R. B. Cuthbert, R. L. S. dated August 1st, 1955 and recorded in the office of the Clerk of Court for the County of Dorchester in Plat Book 11, Page 147. Reference to said plat is hereby craved for a more complete description as to distances, course, metes and bounds.

Being the same property conveyed to me, the Grantor herein, the said Kathy Jean Salisbury a/k/a Kathy J. Salisbury from William Tolman Salisbury a/k/a William T. Salisbury by Deed dated October 7, 2013 and recorded in the aforesaid Office of the Recorder of Deeds for Dorchester County in Book 9074, at Page(s) 248-253.

TMS # 130-00-00-005.000

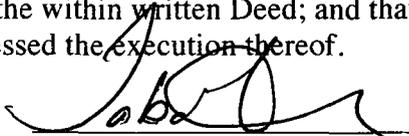
GRANTEE'S ADDRESS: 708 North Maple St., Summerville, SC 29483

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

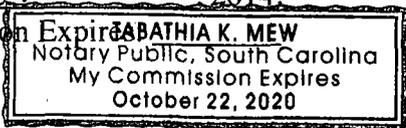
ACKNOWLEDGEMENT

PERSONALLY appeared before me Kegan Reynolds and made oath that we saw the within named Kathy Jean Salisbury a/k/a Kathy J. Salisbury sign, seal and as her act and deed, deliver the within written Deed; and that he with Michael Rutherford witnessed the execution thereof.



Tabathia K. Mew
Notary Public for State of South Carolina
County of Dorchester

SWORN to before me, this 27th
day of March, 2014.
My Commission Expires



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 Kathy Jean Salisbury a/k/a Kathy J. Salisbury to William Tolman Salisbury a/k/a William T. Salisbury and Kathy Jean Salisbury a/k/a Kathy J. Salisbury as Joint Tenants with Rights of Survivorship on March 27th, 2014.
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) X EXEMPT from the deed recording fee because (exemption #1 TRANSFER FROM DAUGHTER TO FATHER)
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.....\$
 - (b) The fee is computed on the fair market value of the realty which is:
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is.....
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$ _____
6. The Deed Recording Fee is computed as follows:
 - (a) the amount listed in item 4.....\$
 - (b) the amount listed in item 5.....-0-
 - (c) Subtract Line 6(b) from the 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: Attorney

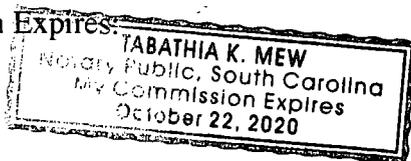
8. I understand that as a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Let: *Adam W. Howell*
ADAM W. HOWELL, Esquire
EPSTEIN & HOWELL, LLC
S.C. BAR NO.: 79876
P.O. BOX 31517
CHARLESTON, SC 29417-1517
T: (843) 735-8423
F: (866) 521-0574

Sworn to before me on ^{March} ~~October~~ 27th, 2014.

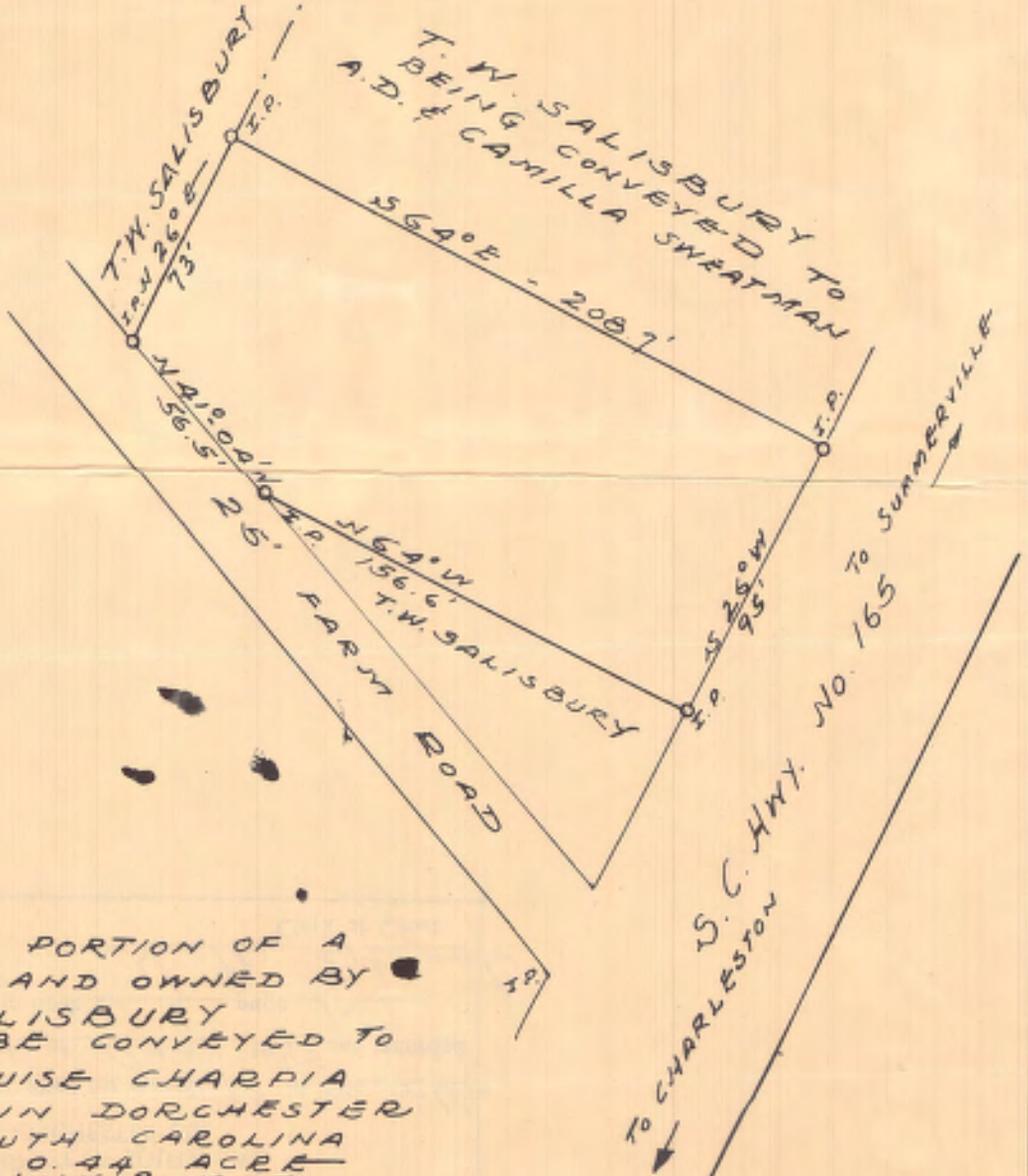
Tabethia K. Mew (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires:



MAG. NORTH

#147



PLAT OF A PORTION OF A TRACT OF LAND OWNED BY T. W. SALISBURY ABOUT TO BE CONVEYED TO MAMIE LOUISE CHARPIA LOCATED IN DORCHESTER COUNTY, SOUTH CAROLINA CONTAINING - 0.44 ACRES SURVEYED JULY 9, 1955 BY R. B. CUTHBERT, R.L.S. - SCALE 1" = 60'

Recorded Aug. 4th 1955 9 am



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.
*Required

*Property Owner(s): Kathy J. and W. Tolman Salisbury

*Mailing Address: 708 N. Maple Street *Telephone: 704-649-8465

*City: Summerville *State: SC *Zip: 29483 Email: _____

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: Old Dairy Road Tax Map Number: 730-00-00-036

*Number of Current Residents: None *Race of Current Residents: N/A

Current Land Use: Agriculture Future Land Use: PUD
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: Flex 1

Requested Zoning Classification: PUD

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214

STATE OF SOUTH CAROLINA)
)
COUNTY OF Berkeley)

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 Old Dairy Road (approximately 8.5 acres) to be annexed is identified by the Berkeley County Assessor's Office as Property Identification Number: TMS # 730-00-00-036 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 10th day of October, 2019.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Kathy J. Salisbury
(Signature)

10/10/19
(Date)

Kathy J. Salisbury

(Print Name)

10/10/19

(Date)

W. Tolman Salisbury

(Signature)

W. Tolman Salisbury

(Print Name)



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.
*Required

*Property Owner(s): Kathy J. and W. Tolman Salisbury (JTROS)

*Mailing Address: 708 N. Maple Street *Telephone: 704-649-8465

*City: Summerville *State: SC *Zip: 29483 Email: _____

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: N. Maple Street Tax Map Number: 130-00-00-036

*Number of Current Residents: None *Race of Current Residents: N/A

Current Land Use: Agriculture Future Land Use: PUD
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: Dorchester County R4

Requested Zoning Classification: PUD

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214

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 N. Maple Street (approximately 41.84 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 130-00-00-036 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 10th day of October, 2019.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Kathy J. Salisbury
(Signature)

10-10-19
(Date)

Kathy J. Salisbury

(Print Name)

10/10/19

(Date)

W. Tolman Salisbury

(Signature)

W. Tolman Salisbury

(Print Name)



Recording Date: 03/02/2015

Instrument: 54

Book: 9631 Page: 258-262

FILED-RECORDED
RMC / ROD

2015 Mar 02 AM 10:06:02

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #: 1
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) 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 The Tolman Salisbury Family, L.P., to Kathy J. Salisbury and W. Tolman Salisbury, as joint tenants with right of survivorship and not as tenants in common on February 19, 2015.
- 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 distribution to a trust beneficiary.
 - (c) xx EXEMPT from the deed recording fee because (exemption #1--consideration less than \$100)

(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 \$
 - (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) the amount listed in item 4 above..... \$
 - (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 seller.
- 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.

W. Tolman Salisbury
W. Tolman Salisbury

Inis L. Salisbury
Inis L. Salisbury

SWORN to before me this 19 day of February 2015
Melvin D. Williams (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 6/30/2020

Schedule A

ALL that certain piece, parcel or lot of land, situate, lying and being in the Jedburg Area, Dorchester & Berkeley County, South Carolina and being shown and designated as 50.34 acres on a Plat Entitled "Plat Showing 50.34 Acre of TMS130-00-00-004 owned by The Tolman Salisbury Family LP" by John David Bass, PLS, dated May 1, 2014 and recorded September 5, 2014, in Plat Book M, Page 35, in the RMC Office for Dorchester County, S. C.; Said Tract measuring and containing such size, shape, metes and bounds, courses, distances and having such location as will more fully appear by reference to said plat.

BEING a portion of the same property conveyed to The Tolman Salisbury Family, L.P. by Deed of W. Tolman Salisbury dated December 30, 1999 recorded on January 3, 2000 in the Dorchester County RMC Office in Book 2342 on Page 321.

TMS No.: 130-00-00-036



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.
*Required

*Property Owner(s): The Tolman Salisbury Family, L.P.

*Mailing Address: 708 N. Maple Street *Telephone: 704-649-8465

*City: Summerville *State: SC *Zip: 29483 Email: _____

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: 156 Labyrinth Lane Tax Map Number: 130-00-00-004

*Number of Current Residents: None *Race of Current Residents: N/A

Current Land Use: Agriculture/Other Future Land Use: PUD
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: Dorchester County R4

Requested Zoning Classification: PUD

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214

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 156 Labyrinth Lane (approximately 143.154 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 130-00-00-004 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 10th day of October, 2019.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Cris L. Salisbury
(Signature)

10-10-19
(Date)

The Tolman Salisbury Family, L.P.
(Print Name)

10/10/19
(Date)

The Tolman Salisbury (Signature)

(Print Name)

FILED-RECORDED
RMC/ROD

2000 JAN -3 AM 8:31

LINCOLN T. MESSERVY
DORCHESTER COUNTY, SC

TITLE NOT EXAMINED NOR CERTIFIED BY DRAFTING ATTORNEY

net WILLIAMSON LAW OFFICE, PA
107 W. 6th N. St. - S. Wall, SC 29483

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE

KNOW YE ALL MEN BY THESE PRESENTS THAT I, **W. Tolman Salisbury**, in the State aforesaid, in consideration of the sum of **FIVE DOLLARS (\$5.00)** to me in hand paid at and before the sealing of these presents, by **The Tolman Salisbury Family, L.P.** in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release, unto the said **The Tolman Salisbury Family, L.P.**, its Successors and Assigns forever, the following described real property, to wit:

1. ALL that certain piece, parcel or tract of land situate, lying and being near the Town of Summerville partly in the County of Dorchester and partly in the County of Berkeley, State of South Carolina, measuring and containing two hundred thirty-seven and twenty-six one-hundredths (237.26) acres, more or less, butting and bounding now or formerly as follows, to wit: northeast, east and southeast on what is commonly known as the Wassamassaw Road; southwest on lands of the Estate of Gibbs and lands of Postell; also southeast on lands of the Estate of Gibbs, lands of Eden Muckenfuss and lands of E. L. Strobel; and northwest on lands of John Marcotsis and lands of Jim Moorer, saving and excepting from the above description a certain lot of Cummings, a lot of Mary Ford and a tract of Louise H. Salisbury.

The above-described tract of land will more fully appear as Tract #1 reference being had to a "Plat of Two Tracts of Land located near Summerville, South Carolina" by Thomas W. Bailey, Surveyor, dated February 9, 1955 reference to which is hereby craved and made a part and parcel hereof so far as the same pertains to the said Tract #1.

LESS, HOWEVER:

DORCHESTER COUNTY
SC Deed Rec Fee _____
Dor Co Deed Rec Fee _____
Filing Fee 11.00

ALL that certain piece, parcel or lot of land situate, lying, and being in the County of Dorchester, State of South Carolina, containing 98,678 square feet, being particularly described on a plat entitled "DORCHESTER COUNTY, S.C., **REGISTRATION OF A 98678 SQ. FT. TRACT OWNED BY WILLIAM T. SALISBURY ABOUT TO BE CONVEYED TO WILLIAM TOLMAN SALISBURY, JR.,**" dated July 22, 1992, by E. M. Seabrook, Jr., Inc., S.C. Reg. No. 8436," recorded in Plat Cabinet F, at Slide 161 in the R.M.C. Office for Dorchester County.

BEING the same property conveyed to W. Tolman Salisbury, Jr. by deed of Grantor dated September 1, 1992, and recorded in Deed Book 1048, at Page 205, in the R.M.C. Office for Dorchester County on October 5, 1992.

TMS NO.: 130-00-00-020

AND ALSO LESS:

ALL that piece, parcel and tract of land containing 1.000 acres, more or less, together with any improvements, located in the County of Dorchester near the Town of Summerville, which is more fully described on a plat entitled "Plat of a 1.000 Acre Tract of Land, Property of William T. Salisbury. About to be Conveyed to William L. McCormick. Property Located in Dorchester County, South Carolina." Dated August 28, 1990, prepared by Michael S. Freitag, R.L.S. as reference thereto will more fully appear. Said property is bounded on the north by property now or formerly of American Mortgage and Investment Co.; on the east by other lands of W. T. Salisbury; on the south by a 50' access easement; and on the west by other lands of William T. Salisbury.

BEING the same property conveyed to William L. McCormick by deed of Grantor and recorded at Book 811, Page 300 in the RMC Office for Dorchester County on November 19, 1990.

TMS NO: 130-00-00-019C

Being a portion of the same property conveyed to the Grantor herein by deed of Evans T. Salisbury dated March 1967 and recorded in the RMC office for Dorchester County in Book 151 at Page 333 on April 3, 1967.

TMS NO.: 130-00-00-004

AND ALSO:

2. ALL that piece, parcel or tract of land together with any improvements thereto, situate, lying and being in the County of Berkeley, State of South Carolina, containing 42.627 acres, more or less, which is described as Tract "A" on plat entitled "Plat of 68.532 acres (Tracts "A" and "B") owned by Eleanora Molinaroli surveyed at the request of W. Tolman Salisbury, Berkeley County, South Carolina," dated March 28th, 1985 and prepared by Hager E. Metts, S.C.R.L.S. #4183 which is recorded in the RMC Office for Berkeley County in Plat Book ___ at Page ___, as reference thereto will more fully appear.

BEING the same property conveyed to the Grantor herein by deed of Eleanora B. Molinaroli dated April 17, 1985 and recorded in the RMC Office for Berkeley County in Book A-604 at Page 112 on June 7, 1985.

TMS NO.: 220-00-02-055

AND ALSO:

3. ALL that certain piece, parcel or lot of land, situate, lying and being near the Town of Summerville, in the County of Dorchester, State of South Carolina containing 5.73 acres together with the improvements thereon, as described on a Plat entitled "Plat of 5.73 ac. of land near The Town of Summerville, surveyed for W. Tolman Salisbury" prepared by Thomas W. Bailey, C.E. and R.L.S. dated March 9th, 1987 and recorded in the Office of the Clerk of Court for Dorchester County in Plat Book F-176 as reference thereto will more fully appear.

Being the same property conveyed to the Grantor herein by deed of Louise H. Salisbury dated April 16, 1987 and recorded in the RMC Office for Dorchester County in Book 588 at Page 109 on June 17, 1987.

TMS NO.: 130-00-00-018

GRANTEE'S ADDRESS: 708 Maple Street, Summerville, SC 29483

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 Tolman Salisbury Family, L.P.**, its Successors and Assigns, forever.

AND I do hereby bind myself and my Heirs and Assigns, to warrant and forever defend, all and singular, the said Premises unto **The Tolman Salisbury Family, L.P.**, its Successors and Assigns, against me and my Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 30 day of December 1999.

Lynn W. Bazzie
Witness
Melvin D. Williams
Witness

W. Tolman Salisbury
W. Tolman Salisbury

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

ACKNOWLEDGMENT

SWORN TO AND ACKNOWLEDGED before me by W. Tolman Salisbury on this 30 day of December 1999.

Melvin D. Williams (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 11/28/2000

C:\AMDWEP\Salisbury\Deed.Property.LC.doc

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 3rd
day of Jan 2000
at 8:31 AM and recorded
in book 2342 page 31
LINDA T. MESSERVY
REGISTER OF MESNE CONVEYANCES

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF DORCHESTER)

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 W. Tolman Salisbury to The Tolman Salisbury Family, L.P. on 12/30 1999.
- 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 distribution to a trust beneficiary.
 - (c) xx EXEMPT from the deed recording fee because (exemption #1--consideration less than \$100)

(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)

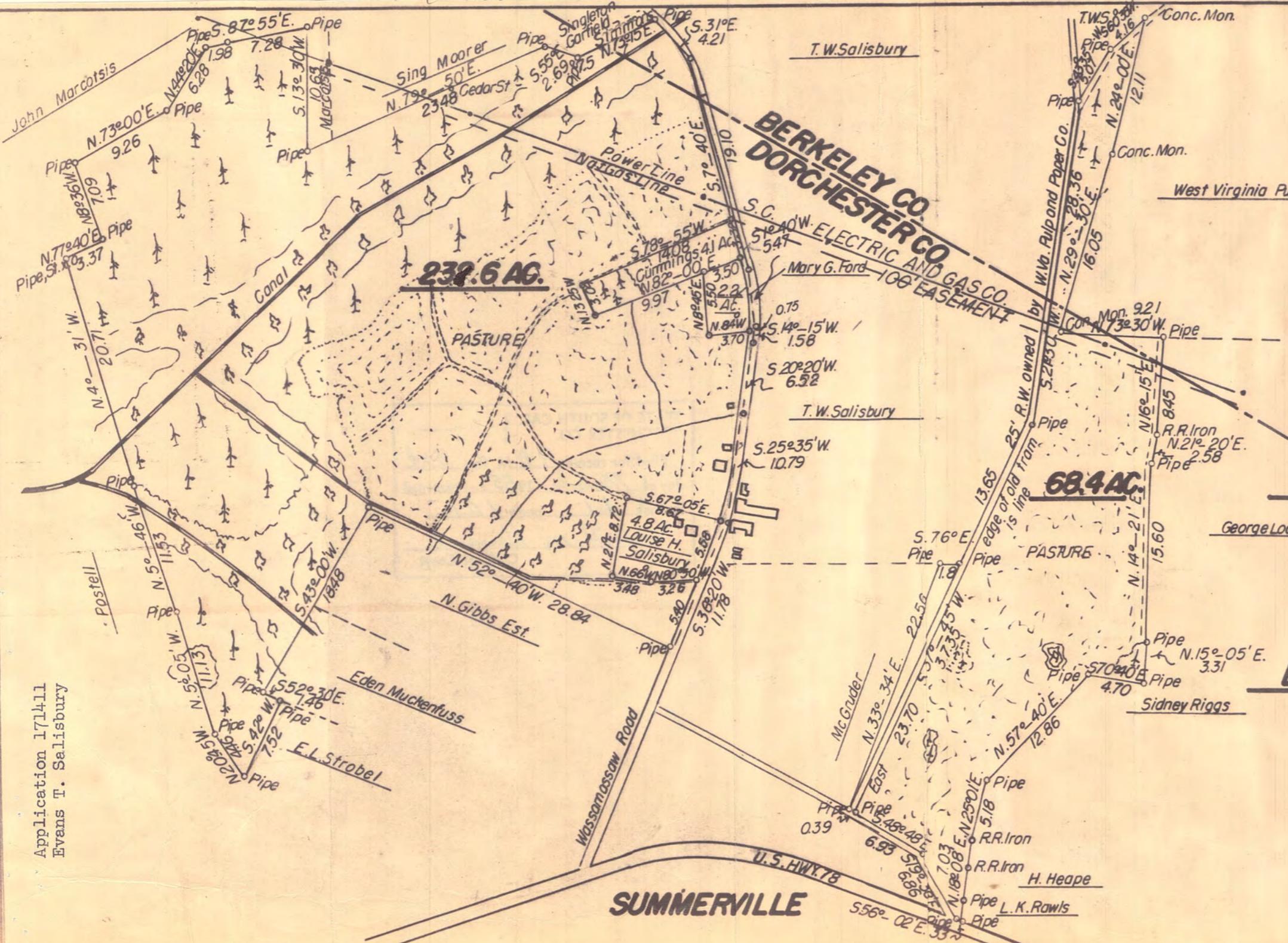
- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of.....\$
 - (b) The fee is computed on the fair market value of the realty which is.....
 - (c) The fee 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) the amount listed in item 4 above.....\$
 - (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 seller.
- 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.

W. Tolman Salisbury
W. Tolman Salisbury

SWORN to before me this
30 day of December, 1999.

Melvin S. Williams (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 11/28/2000

Retained March 3rd 1955



#121

FEB 28 1955
acceptable



**A PLAT OF TWO TRACTS
PROPERTY OF EVANS T. SALISBURY
CONTAINING 306 ACRES**

**SITUATED:
DORCHESTER AND BERKELEY COUNTIES
SOUTH CAROLINA
DORCHESTER: 297.5 ACRES
BERKELEY: 8.5 ACRES**

SCALE: 1" = 10 Ch. FEB 9, 1955

Woodrow W. Leland, R.L.S.
Surveying and Mapping
Moncks Corner, S.C.

Application 171411
Evans T. Salisbury

SUMMERSVILLE

U.S. HWY. 78

Wassamasaw Road

Eden Muckenfuss

E.L. Strobel

Postell

T.W. Salisbury

West Virginia Pulp and Paper Co.

George Lockair

Sidney Riggs

H. Heape

L.K. Rawls

McGruder

East

0.39

6.93

7.03

6.86

5.56

02 E. 35.2

5.18

N. 18° 08' E. N. 25° 01' E.

5.18

R.R. Iron

5.18

Pipe

L.K. Rawls

Pipe

H. Heape

R.R. Iron

5.18

Pipe

5.18

R.R. Iron

5.18

Pipe



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.
*Required

*Property Owner(s): The Tolman Salisbury Family, L.P.

*Mailing Address: 708 N. Maple Street *Telephone: 704-649-8465

*City: Summerville *State: SC *Zip: 29483 Email: _____

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: N. Maple Street Tax Map Number: 130-00-00-034

*Number of Current Residents: None *Race of Current Residents: N/A

Current Land Use: Vacant Future Land Use: PUD
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: R4 - Dorchester County

Requested Zoning Classification: PUD

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.
*Required

*Property Owner(s): William Lamont McCormick

*Mailing Address: 81 East Turner St. *Telephone: 843-714-8926

*City: Summerville *State: SC *Zip: 29483 Email: wmccormick81@hotmail.com

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: Same mailing Tax Map Number: 130-00-00-019

*Number of Current Residents: 2 *Race of Current Residents: White

Current Land Use: home Future Land Use: _____
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: R-4 Multi-Family Residential

Requested Zoning Classification: PUD Planned Development District

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.4214

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

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 81 East Turner St. (approximately 1 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 130-00-00-019 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 16 day of October, 2019.

<u>FREEHOLDERS (OWNERS) SIGNED</u>	<u>DATE OF SIGNATURE</u>
<u>William R. McCormick</u> (Signature)	<u>10-16-19</u> (Date)
<u>William L. McCormick</u> (Print Name)	_____ (Signature)
_____ (Date)	
_____ (Print Name)	

1000
22.00
11.00

FILED-RECORDED

13521
BOOK 811 PAGE 300

Nov 19 4 30 PM '90

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
JOHN C. SOUTH CAROLINA
REGISTER
DORCHESTER COUNTY, SC

TITLE TO REAL ESTATE

RETURN TO:
G. WARING PARKER
ATTORNEY AT LAW
POST OFFICE BOX 1042
SUMMERVILLE, S. C. 29484

KNOW ALL MEN BY THESE PRESENTS, THAT:

I, WILLIAM TOLMAN SALISBURY,

in the State aforesaid, in consideration of the sum of TEN THOUSAND AND NO/100 (\$10,000.00) Dollars, which is the true and actual consideration, to me in hand paid at and before the sealing of these presents by WILLIAM L. McCORMICK, in the state aforesaid, receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said WILLIAM L. McCORMICK, his heirs and assigns, one-half interest in and to the following described property to-wit:

ALL that piece, parcel and tract of land containing 1.000 acres, more or less, together with any improvements, located in the County of Dorchester near the Town of Summerville, which is more fully described on a plat entitled "Plat of a 1.000 Acre Tract of Land, Property of William T. Salisbury. About to be Conveyed to William L. McCormick. Property Located in Dorchester County, South Carolina." Dated August 28, 1990, prepared by Michael S. Freitag, R.L.S. as reference thereto will more fully appear. Said property is bounded on the North by property now or formerly of American Mortgage and Investment Co.; on the East by other lands of W. T. Salisbury; on the South by a 50' access easement; and on the West by other lands of William T. Salisbury.

BEING the same property conveyed to the Grantee herein by deed of Evans T. Salisbury dated March, 1967 and recorded in the RMC Office for Dorchester County in Book 151 at Page 333 on April 7, 1967.

GRANTEE'S ADDRESS:

404 Dogwood Circle
Summerville, S.C. 29483

Dorchester County
Document Tax
PAID 11.00
JOHN C. SOUTH CAROLINA
Register of Mosaic Conveyances

TMS# 130-00-00-004

0 2 2 2 0
DORCHESTER COUNTY

TOGETHER with all singular, the Rights, Members, Hereditaments and Appurtenances to 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 WILLIAM L. McCORMICK, his Heirs and Assigns forever.

AND I do hereby bind myself, my Heirs, my Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said WILLIAM L. McCORMICK, his Heirs and Assigns, against us and our Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hands and Seals this 15th day of November, in the year of our Lord, One Thousand Nine Hundred and Ninety and in the Two Hundred and Fifteenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Alice M. Colucci

William Tolman Salisbury

WILLIAM TOLMAN SALISBURY

Mary D. Elderton

STATE OF SOUTH CAROLINA }
DORCHESTER COUNTY }

Alice M. Colucci PERSONALLY appeared before me, and made oath that he/she saw the within named WILLIAM TOLMAN SALISBURY, sign, seal, and as his/her act and deed, deliver the within written Deed, and that he/she with Mary D. Elderton witnessed the execution thereof.

SWORN TO AND SUBSCRIBED BEFORE ME

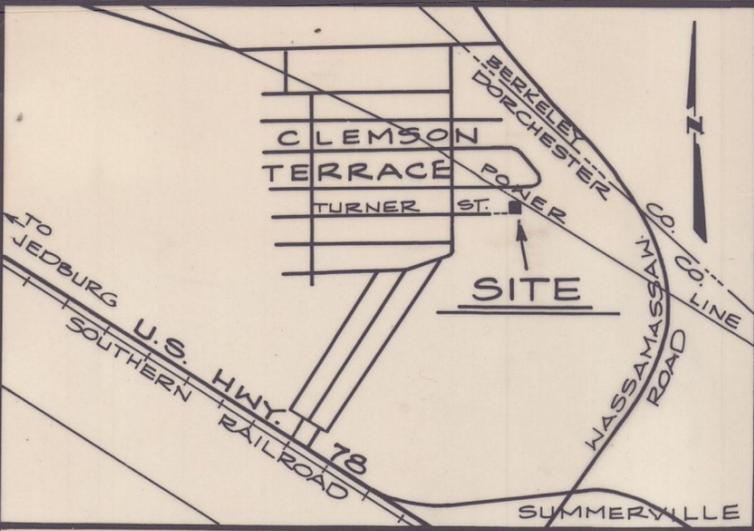
This 15th day of November, 1990.

Alice M. Colucci

Mary D. Elderton (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 9-16-92

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 19th
d / of Nov. 1990
at 4:30P and recorded
in book 811 300
REGISTER OF MESSRS. [unclear]



FILED-RECORDED

4-78

Nov 30 12 13 PM '90

JOHN C. SOUTHERLAND
REGISTER
MESNE CONVEYANCES
DORCHESTER COUNTY, SC

LOT 4, BLOCK "I"

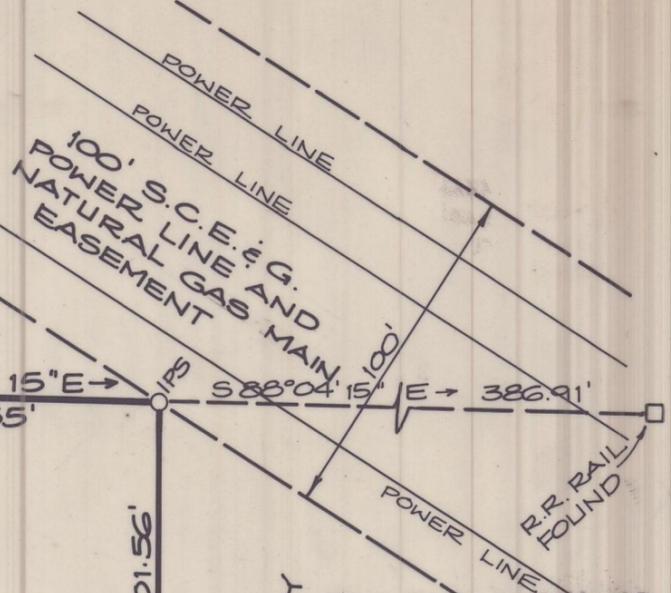
JOSEPH L, JR. & TERESA L. CUMBEE

TMS 130-01-04-04

PROPERTY OF
AMERICAN MORT-
GAGE & INVESTMENT
COMPANY

TMS 130-01-04-09

TERRACE



LOCATION MAP
NOT TO SCALE

LOT 6, BLOCK "I"

TROY K. & FONDA E. GOOD
GOODWIN

TMS 130-01-04-06

LOT 5, BLOCK "I"

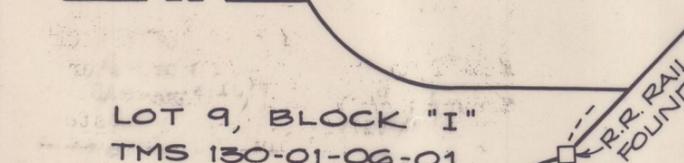
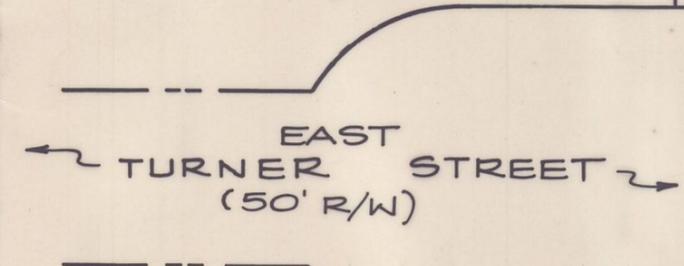
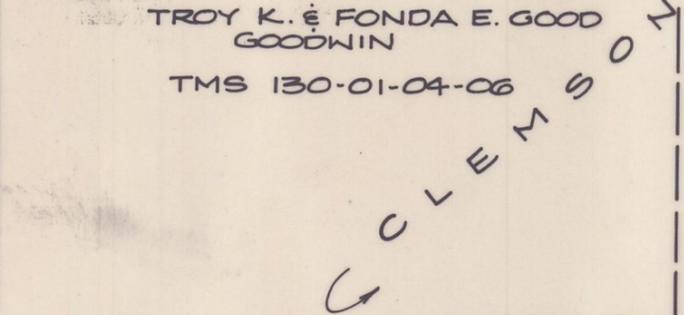
TROY K. & FONDA E.
GOODWIN

TMS 130-01-04-05

PROPERTY OF
WILLIAM T. SALISBURY

1.000 ACRES

This Plat has been approved by the Local or State Planning Board and meets all requirements. No Structure shall be erected on this Property until approved by the Health Department. Has Been Recorded.



LOT 9, BLOCK "I"
TMS 130-01-06-01

NOTE: THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAPS.

I, MITCHELL S. FREITAG, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THIS PROPERTY, AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN HEREON, THAT THE AREA WAS DETERMINED BY THE D.M.D. METHOD, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY IS 1 / 10,000.



MITCHELL S. FREITAG S.C. R.L.S. NO. 11958

REFERENCES

- 1) PLAT OF A TRACT OF LAND OWNED BY WILLIAM T. SALISBURY, DATED 5-19-1972. PLAT BY R.D. GUERRY, S.C. R.L.S. NO. 1842.
- 2) PLAT OF TWO TRACTS, PROPERTY OF EVANS T. SALISBURY CONTAINING 306 ACRES, RECORDED MARCH 3, 1955 IN PLAT BOOK 11, PAGE 121. PLAT BY WOODROW W. LELAND, R.L.S.
- 3) PLAT OF CLEMSON TERRACE S/D RECORDED IN PLAT BOOK 16, PAGE 348.
- 4) T.M.S. NO. 130-00-00-004.

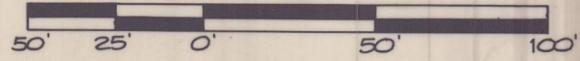
PROPERTY OF WILLIAM T. SALISBURY

DORCHESTER COUNTY PLANNING BOARD
EXEMPT under Provisions of ARTICLE
PAR 3 of the Charter of the
County Subdivision Ordinance

PLAT

OF A 1.000 ACRE TRACT OF LAND, PROPERTY OF WILLIAM T. SALISBURY, ABOUT TO BE CONVEYED TO WILLIAM L. MCCORMICK. PROPERTY LOCATED IN DORCHESTER COUNTY, SOUTH CAROLINA.

DATE: AUGUST 28, 1990 SCALE: 1"=50'



North Maple Street Mixed Use Planned Unit Development

**To be annexed into the
Town of Summerville
Dorchester County, South Carolina**

Prepared by:

**Seamon, Whiteside and Associates, Inc.
128 South Main Street
Suite B
Summerville, South Carolina 29483**

**October 23, 2019
Revised November 8, 2019
Revised February 19, 2020**



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SECTION 1: GENERAL DESCRIPTION OF THE PROPOSED PROJECT

This site is composed of approximately 250 acres of land north of North Maple Street and west of Old Dairy Road. Eight of the parcels are currently in Dorchester County and are zoned R4. One of the parcels is in Berkeley County and is zoned Flex 1. The properties are approximately one mile from the new Nexton Parkway interchange and ½ mile from Highway 78. None of the tracts are currently within the limits of the Town of Summerville. An aerial photograph and context map of the property can be found in the Appendix.

The TMS numbers and acreage for the property are:

1.	130-00-00-020	2.267 Acres	William T. Salisbury, Jr.
2.	130-00-00-004	143.154 Acres	William Tolman Salisbury Family LP
3.	130-00-00-005	2.787 Acres	William & Kathy Salisbury
4.	130-00-00-006	1.177 Acres	Danny & Jennifer Wright
5.	130-00-00-036	41.713 Acres	Kathy J & W Tolman Salisbury (JTROS)
6.	130-00-00-033	46.711 Acres	William T. Salisbury, Jr.
7.	130-00-00-019	1.000 Acres	William McCormick
8.	130-00-00-034	2.729 Acres	William Tolman Salisbury
9.	730-00-00-036	8.508 Acres	Kathy J & W Tolman Salisbury

The property owners are requesting annexation of the listed Dorchester County and Berkeley County parcels and Planned Unit Development (PUD) zoning for the overall acreage in accordance with Section 2.10 of the Town of Summerville Unified Development Ordinance (UDO) to allow a mixture of land uses including single family detached, single family attached, multi family, and Neighborhood Commercial.

SECTION 2: LAND USES AND INTENSITIES

The family intends to continue to live on and enjoy the land for some time in the same manner they have for generations. This PUD would preserve those rights as long as the family continues to own the land.

The existing uses on the family land are currently:

- Single Family Homes
- Farming and all uses incidental to farming, raising of livestock, boarding of horses, equipment storage, fueling and repair
- Hunting, although the discharging of firearms will no longer be permitted
- Timbering operations (in areas indicated on the Existing Timber Lands exhibit)
- Burning of fallen trees and debris
- Cellular communications tower
- RV storage

The proposed anticipated land uses and units are as follows:

Single Family Detached	400 units maximum
Accessory Dwelling Units	100 units maximum
Single Family Attached (Townhomes)	125 units maximum
Neighborhood Commercial	51 (+/-) acres

These represent the anticipated square footages or unit counts anticipated in the PUD. Should the land use intensities need to increase over time, a corresponding reduction in intensities for other uses shall be required. However, Single Family units cannot be increased by reducing Neighborhood Commercial.

In the Neighborhood Commercial zone, various uses are allowed in the PUD and square footages may change. In accordance with ITE standards, PM traffic peaks will govern. Units may be converted, but the impacts outlined in the traffic report cannot be exceeded without prior town approval.

No minimum amounts of any use shall be required to be constructed prior to approvals, permits, construction, certificates of occupancy, and operation of any other uses that are within the maximum amounts set forth above.

Allowable land uses

- A. Single Family Residential Zone
(Residential uses currently allowed in the Town of Summerville, or currently under use on the property.)

- All residential uses will follow N-MX zoning.
- Parks, playgrounds, schools, swim clubs and cemeteries
- Churches
- Home occupations
- Model homes & sales office

B. Neighborhood Commercial Zone
(All those uses listed above plus the following)

- All uses currently allowed in the Town under N-MX zoning
- Live work units – office or retail spaces with the potential for residential, typically above the first floor (these will be considered retail square footage)
- Administrative, sales, and maintenance offices for on-site management and all incidental residential uses
- Churches
- Convention Centers
- Continuing Care retirement Facilities (Skilled Care, Assisted Living, or Nursing Home units that do not have full kitchens do not count towards residential density)
- Gas stations with no more than 8 fuel pumps
- Stores, restaurants or bars that allow alcohol & wine sales
- Bus Rapid Transit Stops (BRT's)

The Planning Department shall review the project as building permits are requested to ensure that the proposed uses are compatible with the intent of the PUD.

SECTION 3: DEVELOPMENT CRITERIA

3.1 CONFIGURATION AND BUILDING PLACEMENT

Lot configuration and building placement shall follow UDO Section 2.5 N-MX standards with the following exceptions:

1. The Frontage buildout of 60% does not apply.
2. There are no maximum building setbacks.
3. The attached garage setback (from front façade) is 0 feet. Attached garages along frontage are allowed.
4. Minimum front yard when parking is provided in rear of fee simple townhouses shall be 10 feet.

3.2 GENERAL REQUIREMENTS FOR LOTS

1. Corner lots will require only one front setback.
2. Accessory structures are permitted in the rear and side yards only with indicated minimum setbacks from the side and rear property lines or ingress/egress easements, whichever is greater. If the necessary structure is placed in that portion of the yard that fronts a second street frontage of the property, the accessory structure can be no closer to the second street frontage than the primary structure.
3. Building heights are measured to the eave of structure. The maximum building height in Multi-family and Neighborhood Commercial areas is 55'.

3.3 FLEXIBILITY OF USES OF TRACTS

The Development Plan and density must maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, design parameters, and changing trends and strategies in planning and development. Accordingly, the exact location of boundary lines between tracts, the location and size of land uses indicated within the planned areas, and the preliminary design concepts for the tracts and uses described in this PUD shall be subject to change as phases of the Development Plan are submitted for final review over the life of the Project; provided, however, that the maximum intensities and allowed land uses described in this Ordinance shall be strictly adhered to.

3.4 CURRENT REGULATIONS

The Current Regulations shall be the Town of Summerville's Zoning Ordinance in effect at the time of PUD approval. Should this PUD not specifically address certain zoning or development standards, it will be subject to the Current Regulations (UDO).

Residential building design guidelines shall follow the UDO with the exceptions noted on the attached exhibit referencing UDO section 4.3.

3.5 SUBDIVISION PLAN REVIEW AND APPROVAL

Preliminary plans and final plats for each phase of the development shall be submitted for review and approval by the appropriate Summerville authority pursuant to the provisions of the Current Regulations. The following modifications have been incorporated into this PUD:

- The 18 month wait between logging and/or timbering parcels and permitting or construction is not applicable.

SECTION 4: OPEN SPACE

4.1 OPEN SPACE

This property was a dairy farm for decades and evolved into open meadows, established tree lines along fence rows, beautiful live oaks, scenic ponds, and managed pine forested highland and wetlands.

Two existing ponds lie along the pine wetland and are well stocked with fish. These ponds support a diverse ecology of native plant types and attract numerous species of native birds. These ponds will continue to be managed and enhanced by the HOA.

The intent of open space within this project is to:

- Provide park space that is centrally and internally located and serve as focal points for community activity
- Preserve rural views, significant hardwood forested tree lines, wildlife habitats, and watersheds in pristine form
- Conserve areas which are inappropriate for development because they contain wetlands, wetland buffers and floodplains

4.2 IMPROVED OPEN SPACE

Minimally, five percent (5%) of the developable areas shall be devoted to improved open space. Developable areas shall be defined as the total highland minus wetlands, the existing power line easement, and the existing ponds. (250 gross acres – 81 acres wetland – 4.7 acre utility easement - 4.8 acre pond = 159.5 developable acres). $159.5 \text{ developable acres} \times 5\% = 7.97$ acres of improved open space are required.

Improved open space can include:

- natural areas
- wetland buffers
- new storm water ponds (if amenitized with boardwalks, piers, landings, etc.)
- amenity centers
- sports fields, landscape buffers, trails, boardwalks, paths, or other similar uses.

Improved Park Spaces will be provided through neighborhood parks, squares and greens, playgrounds, and multi-purpose fields. These parks shall not be confined to one area but shall blend throughout the development.

These areas shall be landscaped, include benches, bike racks, other site furnishings and shall serve as focal points for both the residential neighborhood and neighborhood commercial areas. Designs of these areas shall be submitted to Town staff for approval and compliance with this PUD.

4.3 UNIMPROVED OPEN SPACE

Unimproved open space will be provided by the roughly 81 acres of existing wetlands and the utility easement.

The major wetland bisecting the highland has two existing stocked fishing ponds and existing pervious trails which meander through the wetland and along the power line easement. These existing trails will tie into new trails, walkways, and pathways throughout the neighborhood and will connect to North Maple Street and Old Dairy Road.

4.4 MAINTENANCE OF PARKS AND OPEN SPACE

Unless accepted for dedication or otherwise agreed to by the Town of Summerville, another unit of government, or a private non-profit land conservancy, the cost and responsibility of maintaining Park or Open Space and any associated facilities shall be the responsibility of the HOA.

Natural features shall be maintained in their natural condition, but may be modified to improve their appearance, functionality, or overall condition, at the approval of the Town. Permitted modifications may include:

- Reforestation
- Woodland management
- Pasture or cropland management
- Buffer area landscaping
- Stream bank protection
- Wetlands management
- Removal of invasive species

SECTION 5: TREE REGULATIONS

5.1 TREE PROTECTION

A tree survey has been completed in Single Family areas locating all trees 6" and larger. Prior to development of Neighborhood Commercial areas, a tree survey shall be conducted to locate all trees 8" or greater except for Sweet Gums, which are exempt.

Reasonable efforts during the planning process shall be made to site structures around existing Grand Trees.

Existing Grand Trees must be evaluated by a certified arborist or registered landscape architect in coordination with the Town arborist, prior to submitting Construction Documents and shall be graded as follows: A – excellent; B - good; C – average; D – below average; or F – poor.

Trees to be removed are subject to the following mitigation guidelines:

- Grade A & B – 100% mitigation of caliper inches removed.
- Grade C – 50% mitigation of caliper inches removed
- Grade D & F – no mitigation required

Mitigation trees shall be 2 ½" minimum caliper and of a species approved by the Town Arborist. Exact locations of mitigation trees are subject to approval by town staff prior to installation. Suitable areas may include public green spaces, rights of way, buffers, on lots, recreational areas, etc.

Any tree listed on the State of South Carolina's invasive species list (as published by the South Carolina Forestry Commission and/or South Carolina Exotic Pest Plant Council) as either Severe Threat, Significant Threat, or Emerging Threat may be removed without mitigation.

Grand trees shall not be impacted by encroachment into their Protected Zone by impervious surfaces or extensive grading by more than 25%. The Protected Zone is defined as a circle of one foot in diameter for every inch of caliper or a sum of calipers for multi-trunk trees.

Applications to remove or impact Grand Trees must include a Site Plan prepared by a Professional Engineer or a licensed Landscape Architect. The plans must identify the trees to be removed and the trees to be retained. Grand Trees shall be color coded according to their Grade as follows: A=Green, B=Blue, C=Yellow, D=Orange, and F= Red with circles coinciding with their Protected Zone. The plan shall be accompanied by a general statement of hardship addressing each tree individually.

Areas already planted for timbering purposes, typically Pine stands, do not require protection or mitigation. The areas have been delineated on the Existing Timber Lands Exhibit.

5.2 STREET TREES & RESIDENTIAL LANDSCAPING

Street Trees shall be planted along both sides of all streets and shall have an average spacing of 35' to 50'.

Street trees shall be 2 ½" minimum caliper and of a species approved by the Town Arborist.

Street trees will be allowed to count towards mitigation of nearby lots but are only counted once.

If street trees are planted within in the right of way between the curb and the sidewalk, the planter strip shall be a minimum of five (5) feet wide for understory trees and eight (8) feet wide for canopy trees. The tree will be planted in the center of the landscape strip, and no root barrier is required.

The developer and/or subsequent HOA are responsible for the maintenance, trimming, and replacement of all street trees. Trees in the public right of way and those on private property which encroach into the public right of way above a public sidewalk must be maintained so that the lowest limbs are a minimum of 7 feet above the grade of the sidewalk to create an unobstructed movement zone for pedestrians.

Developers shall coordinate the locations of streetlights with street trees to avoid conflicts. Street trees shall be at least 15' from streetlights.

Each single-family home shall have at least 3 trees planted on the lot. Town homes shall have 1 tree per every two units, 2 ½" minimum caliper, to be planted on the lot or adjacent right of way. If trees cannot be feasibly planted on a residential lot or within the right of way adjacent to the lot, they can be planted in open space as approved by the Planning Director or designee. Canopy trees planted on lots can count towards mitigation.

Canopy trees shall be planted at least 10' from any structure, including drainage structures.

At least 50% of the lots must have home construction started before clearing will be approved for the next phase.

SECTION 6: TRAFFIC, STREETS AND PARKING

6.1 TRAFFIC STUDY

A traffic study has been requested via the Town's Traffic Study Ordinance. Town staff can provide the traffic study or it will be included as an attachment to this document once finalized.

The traffic study shall also be updated as needed in stages appropriate to development, or as future land uses such as those within Neighborhood Commercial apply for permits, or as requested by Town Staff.

6.2 STREETS

Vehicular access to the residential neighborhood south of the wetland is planned to be via two points on Old Dairy Road. The neighborhood north of the wetland may be accessed via Clemson Drive, Hammock Street, or Turner Street. Interconnectivity between the neighborhoods will be provided.

There will be vehicular and pedestrian interconnectivity between the residential and Neighborhood Commercial land uses.

Vehicular access to the Neighborhood Commercial area will be along North Maple Street. The exact size and number of access points shall be determined by the traffic study and as allowed by SCDOT.

Construction routes for different phases shall be submitted to Town staff for review and approval.

Streets connecting to existing Dorchester County streets will need Dorchester County approval.

There will be a hierarchy of street types for internal vehicular traffic. Street sections can be found in the Appendix.

6.3 PARKING

Town of Summerville requirements for parking shall be met with the following exceptions:

- On street parking adjacent to the lot may be considered in parking spaces calculations for the individual lot if parking spaces are designated.
- In Neighborhood Commercial areas, parking may be provided within 600' of the site that it serves.
- In Neighborhood Commercial areas, when an individual block or lot within its boundaries has more than one use, shared parking may be considered to satisfy minimum parking requirements as approved by Town staff.

- Required parking for designated outdoor spaces and amenity areas may be unpaved or non-hard surfaced utilizing slag, gravel, ROC, grasscrete or similar pervious material, subject to site plan approval.
- Driveways and off-street parking shall follow the UDO with the exceptions noted on the attached exhibit referencing UDO sections 7.3 & 7.7.

SECTION 7: STORM WATER MANAGEMENT

The property currently drains towards Rumphs Hill Creek along the central wetland which bisects the site. Runoff from developed property will be routed through detention pond systems prior to its ultimate outfall. These ponds will be designed to limit post-development runoff to pre-development rates. Temporary ditches, which will be maintained by the developer, may be utilized until the final pond and pipe systems are constructed in specific areas.

Storm water within the neighborhood will be routed by a combination of grassed swales, underground piping, and overland flow into a series of ponds to be detained before exiting the development. Detention areas will be appropriately landscaped and stabilized in accordance with applicable regulations. The storm water system will meet pre-developed conditions.

Storm water management will be designed and implemented in accordance with the Town of Summerville's development standards as well as the requirements of the South Carolina Department of Health and Environmental Control – Office of Ocean and Coastal Resource Management.

Storm water Best Management Practices (BMPs), Low Impact Development (LIDs), and other accepted measures may be implemented to reduce post-development runoff rates, improve storm water quality, and potentially reduce existing downstream problems.

Upon its completion and approval, the drainage system, except for ponds and certain LID practices, will be dedicated to and maintained by the Town of Summerville.

A Conceptual Drainage Master Plan is included in the Appendix.

SECTION 8: LETTERS OF COORDINATION

The following list of letters of coordination or service letters will be submitted in the future prior to the approval of any subsequent development plans for any portion of the PUD.

Sanitary Sewer System	Dorchester County Water and Sewer Department
Domestic Water System	Summerville CPW
Electric	Dominion
Communications	To be determined
Schools	Dorchester District 2
Existing County Roads	Dorchester County Public Works

All utilities will be installed underground. All underground utilities will be coordinated with the applicable utility providers for review and approval, as needed, prior to installation within the neighborhood.

SECTION 9: DEVELOPMENT SCHEDULE

A. Phases of Construction and Development

The North Maple Street Mixed Use will have a build-out program which could last over 20 years. The existing family home sites are intended to remain untouched for the next several years. The timing of development will be very much affected by the health of the national and local economies, as well as the demand for various housing types and other needs for the region. It is extremely difficult, if not impossible, to accurately project timing of future phases of development and parcel demand. The following estimates are based on information believed to be reasonable at this time. The estimates are subject to change, from time to time, based on market conditions, the supply of competing properties within the region, and other factors not in control of the property owner.

B. 2020-2030

During this initial phase of development, the construction of infrastructure will begin on the residential portion of the property. During this ten-year period, single family lot development will occur. Roads will connect the single family lots to the existing Old Dairy Road. A park and trail system will be built within the single-family area and will be expanded from time to time to accommodate and link future phases of development. Single family development during this period should be in the range of 40-60 lots per year. It's also reasonable to assume that Neighborhood Commercial development could occur on the southern portion of the tract along North Maple Street.

C. 2030-2040

The development should continue during this period. As development progresses, it will move south towards North Maple Street. A continuation of land uses may become more favorable as the market demand for such uses becomes greater. The market demand will determine actual land use needs as well as the quantity of those uses.

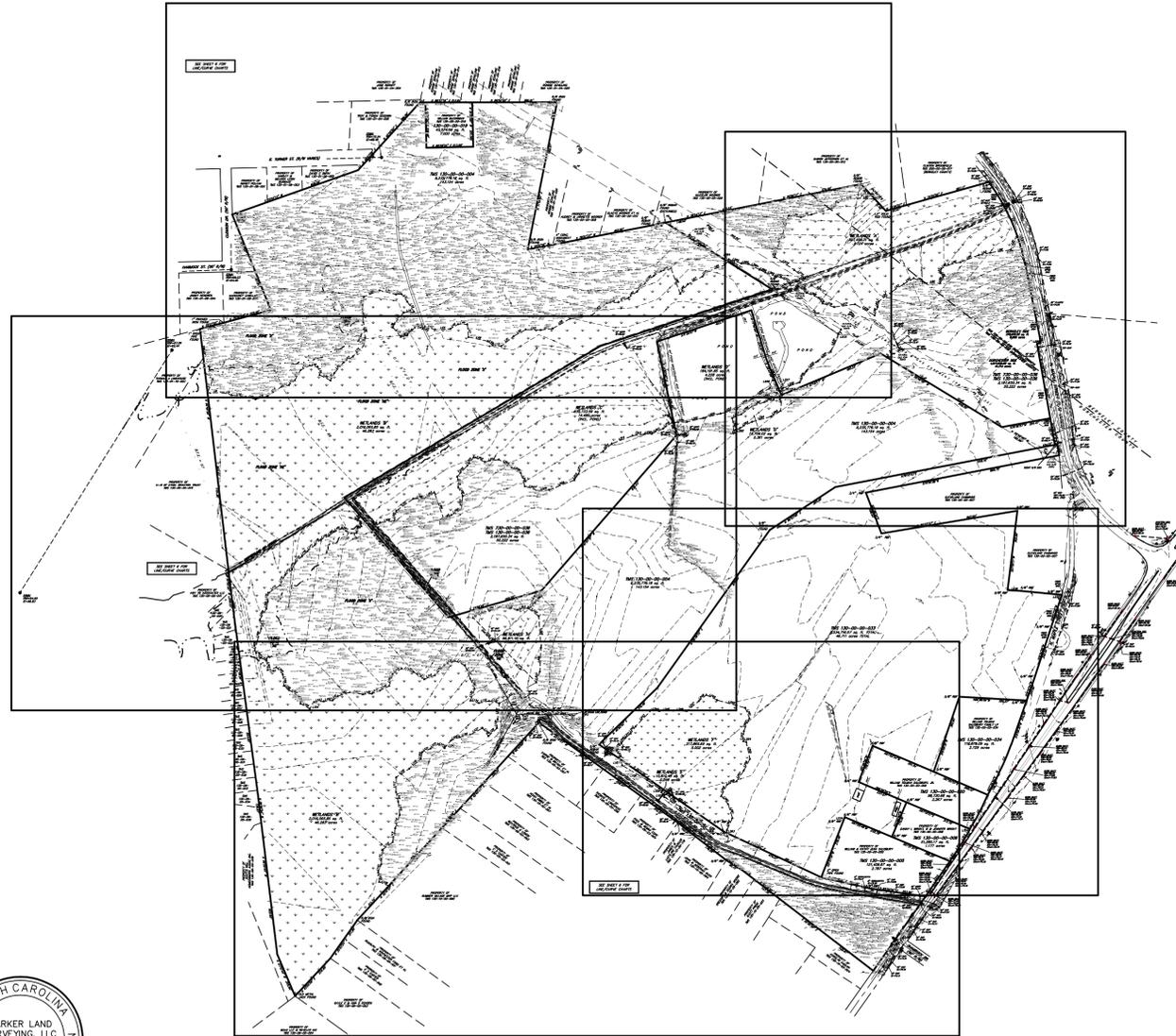
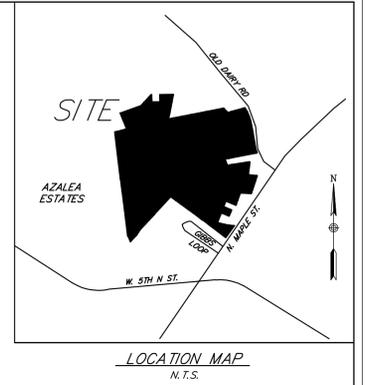
D. 2040-2050

This period should be the closeout period when a majority of uses will be available, and infrastructure will be complete.

±500' GRID TOPOGRAPHIC TREE & BOUNDARY SURVEY

SHOWING

**SHOWING TMS 130-00-00-004, 143.154 ACRES, PROPERTY OF WILLIAM TOLMAN SALISBURY FAMILY LP,
TMS 130-00-00-033, 46.711 ACRES, PROPERTY OF WILLIAM T. SALISBURY, JR,
TMS 130-00-00-036, 41.713 ACRES, PROPERTY OF KATHY J & W TOLMAN SALISBURY (JTROS),
TMS 130-00-00-019, 1.000 ACRES, PROPERTY OF WILLIAM McCORMICK, TMS 130-00-00-005, 2.787 ACRES,
PROPERTY OF WILLIAM & KATHY SALISBURY, TMS 130-00-00-006, 1.177 ACRES, PROPERTY OF DANNY & JENNIFER
WRIGHT, TMS 130-00-00-020, 2.267 ACRES, PROPERTY OF WILLIAM T. SALISBURY, JR., AND TMS 130-00-00-034,
2.729 ACRES, PROPERTY OF WILLIAM TOLEMAN SALISBURY,
LOCATED IN JEDBURG AREA, DORCHESTER COUNTY, SOUTH CAROLINA; AND
TMS 730-00-00-036, 8.508 ACRES, PROPERTY OF KATHY J & W TOLMAN SALISBURY (JTROS),
LOCATED IN JEDBURG AREA, BERKELEY COUNTY, SOUTH CAROLINA
DATE: JUNE 29, 2018 - REVISED: JULY 12, 2019 / REVISED: OCTOBER 1, 2019**



Parker Land Surveying, LLC
5910 Griffin Street
Hannahan, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7779

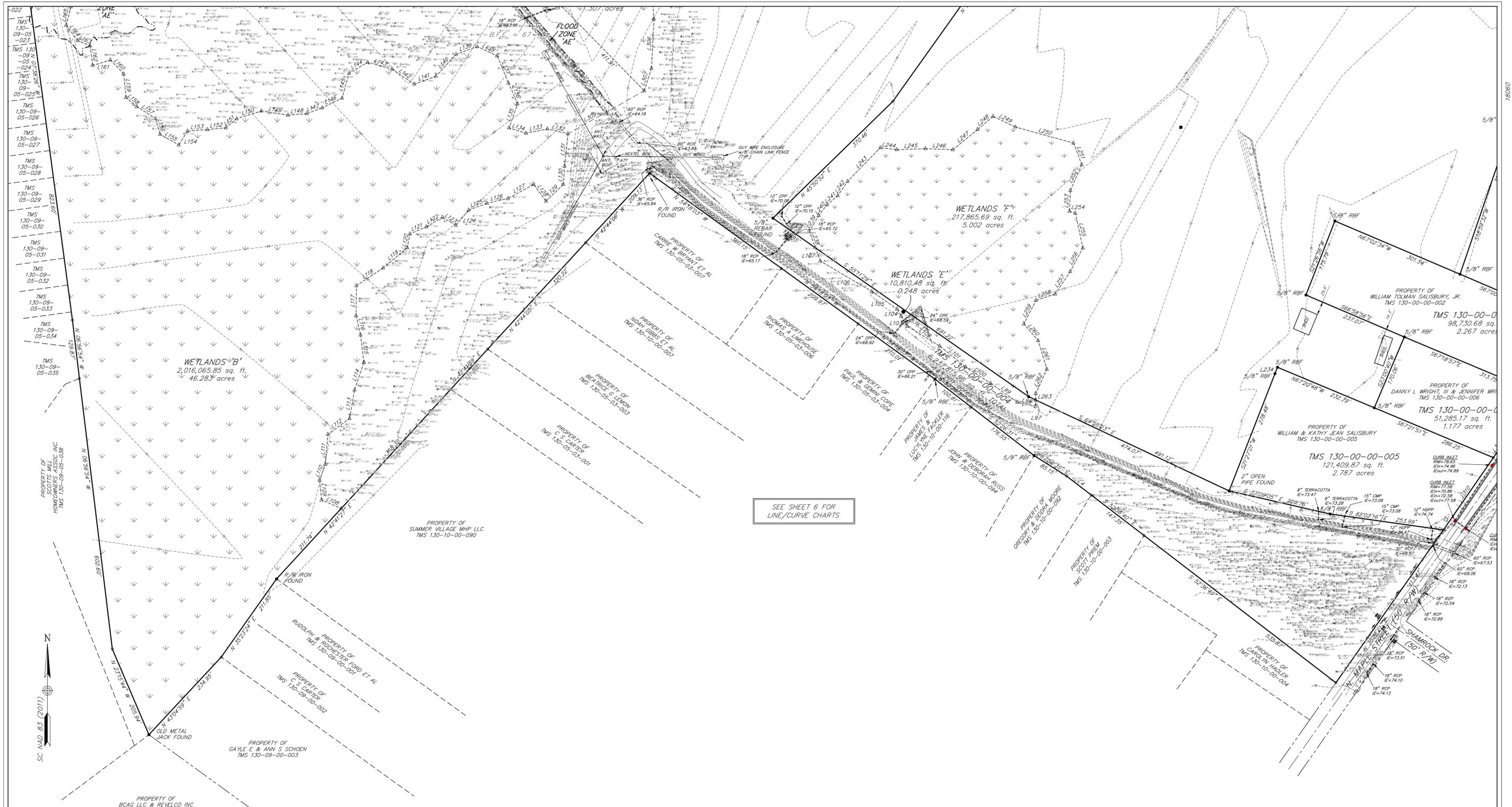
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ANDREW C. GILLETTE

P.L.S. 5933-B



SHEET 1 OF 6

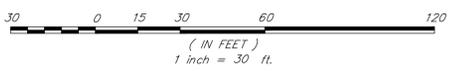


PLS

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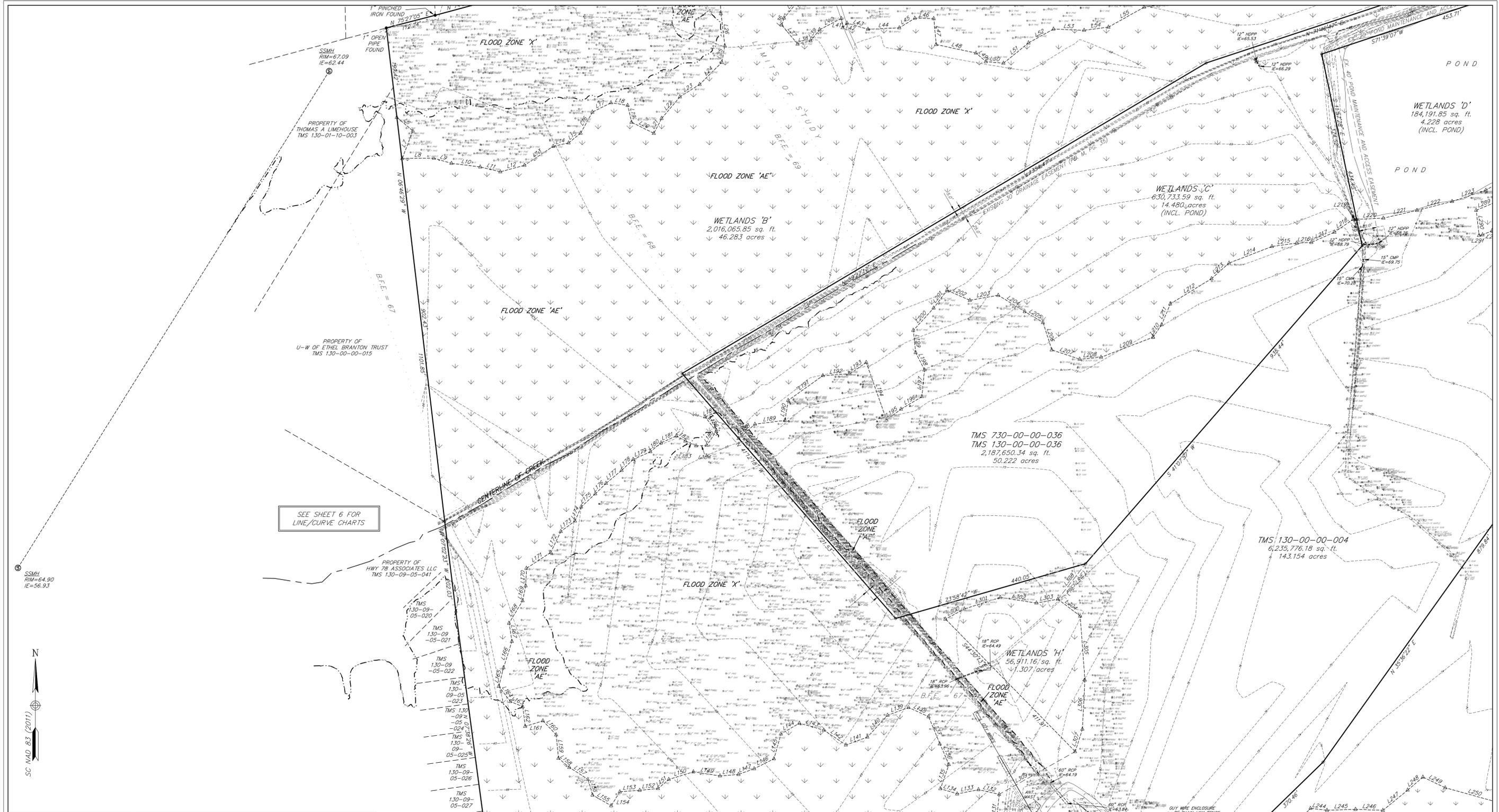
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ANDREW C. GILLETTE P.L.S. 5933-B



LINETYPE AND SYMBOL LEGEND

	PROPERTY LINE w/CORNER FOUND AS DESCRIBED
	PROPERTY LINE w/CORNER CALC'D
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	WETLAND LINE
	BASE FLOOD ELEVATION LINE
	CENTER OF CREEK
	APPROXIMATE FLOOD LINE
	COUNTY LINE



SEE SHEET 6 FOR
LINE/CURVE CHARTS

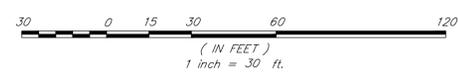
SC NAD 83 (2011)



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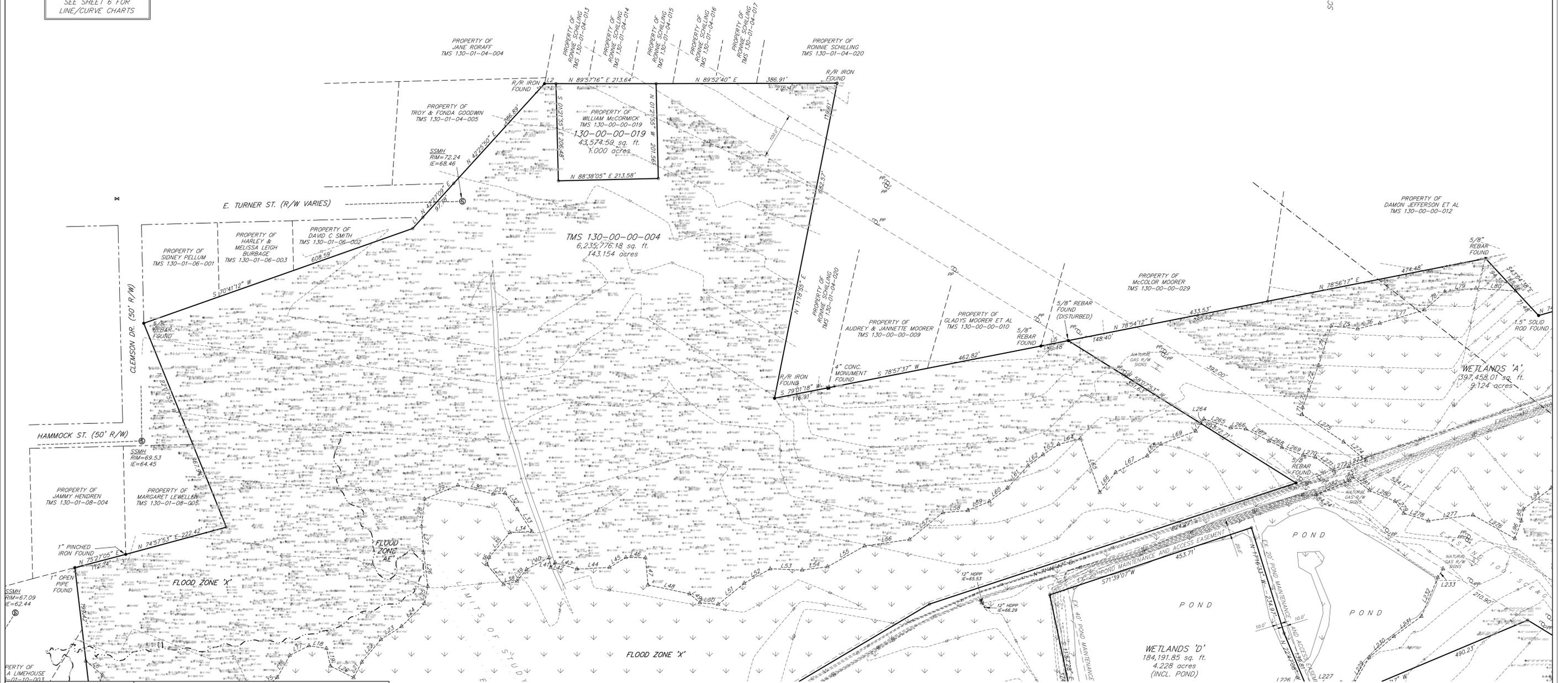
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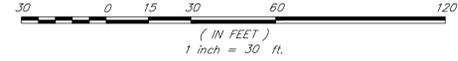
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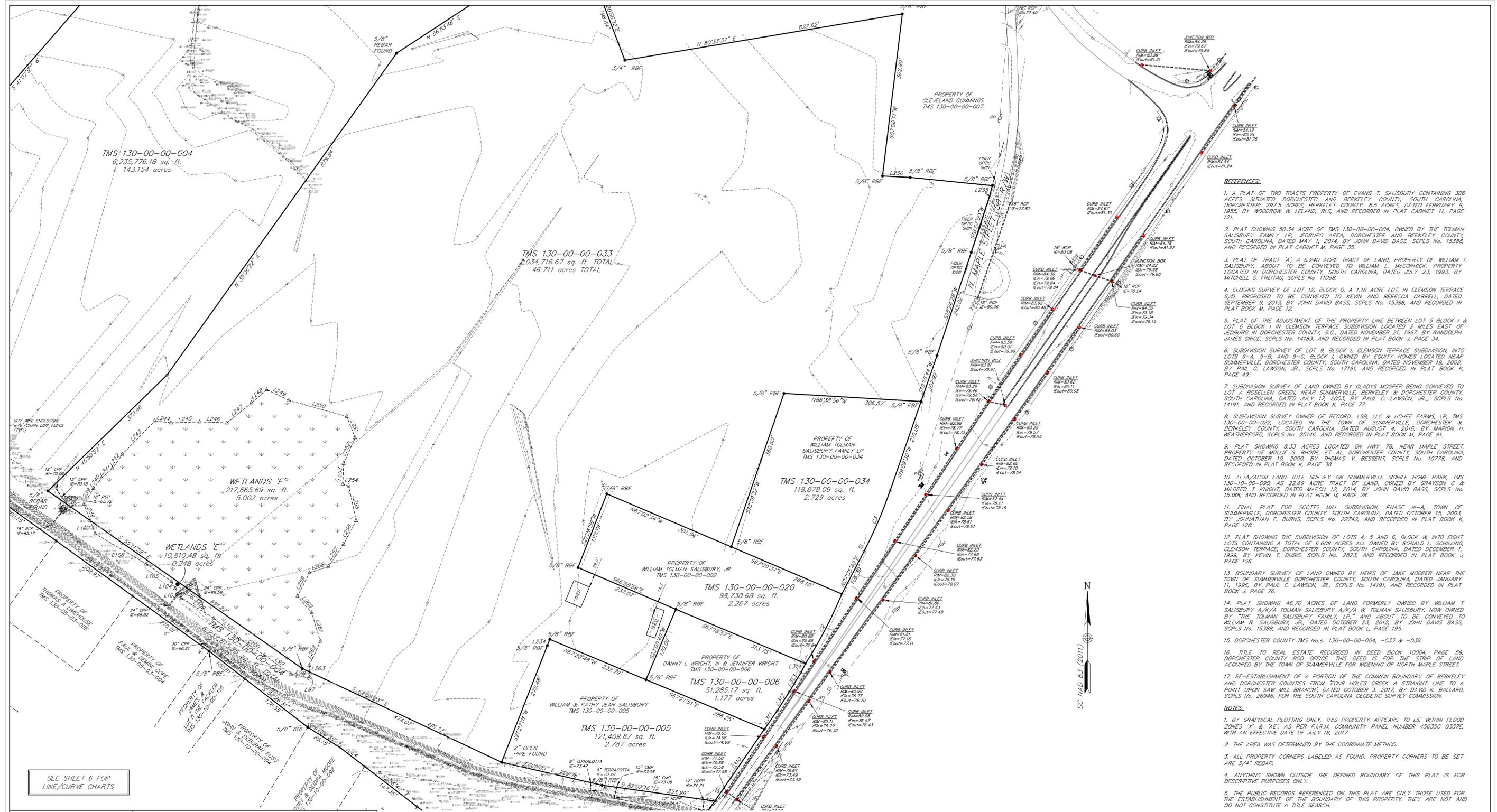


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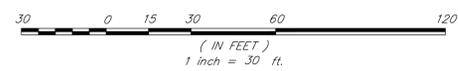


- REFERENCES:**
1. A PLAT OF TWO TRACTS PROPERTY OF EVANS T. SALISBURY CONTAINING 306 ACRES SITUATED DORCHESTER AND BERKELEY COUNTY, SOUTH CAROLINA, DORCHESTER: 297.5 ACRES, BERKELEY COUNTY: 8.5 ACRES, DATED FEBRUARY 9, 1955, BY WOODROW W. LELAND, RLS, AND RECORDED IN PLAT CABINET 11, PAGE 121.
 2. PLAT SHOWING 50.34 ACRE OF TMS 130-00-00-004, OWNED BY THE TOLMAN SALISBURY FAMILY LP, JEDBURG AREA, DORCHESTER AND BERKELEY COUNTY, SOUTH CAROLINA, DATED MAY 1, 2014, BY JOHN DAVID BASS, SCPLS No. 15388, AND RECORDED IN PLAT CABINET M, PAGE 35.
 3. PLAT OF TRACT 'A', A 5.240 ACRE TRACT OF LAND, PROPERTY OF WILLIAM T. SALISBURY, ABOUT TO BE CONVEYED TO WILLIAM L. MCCORMICK, PROPERTY LOCATED IN DORCHESTER COUNTY, SOUTH CAROLINA, DATED JULY 23, 1993, BY MITCHELL S. FREITAG, SCPLS No. 11058.
 4. CLOSING SURVEY OF LOT 12, BLOCK O, A 1.16 ACRE LOT, IN CLEMSON TERRACE S/D, PROPOSED TO BE CONVEYED TO KEVIN AND REBECCA CARRELL, DATED SEPTEMBER 9, 2013, BY JOHN DAVID BASS, SCPLS No. 15388, AND RECORDED IN PLAT BOOK M, PAGE 12.
 5. PLAT OF THE ADJUSTMENT OF THE PROPERTY LINE BETWEEN LOT 5 BLOCK 1 & LOT 6 BLOCK 1 IN CLEMSON TERRACE SUBDIVISION LOCATED 2 MILES EAST OF JEDBURG IN DORCHESTER COUNTY, S.C., DATED NOVEMBER 21, 1997, BY RANDOLPH JAMES GRICE, SCPLS No. 14183, AND RECORDED IN PLAT BOOK J, PAGE 34.
 6. SUBDIVISION SURVEY OF LOT 9, BLOCK 1, CLEMSON TERRACE SUBDIVISION, INTO LOTS 9-A, 9-B, AND 9-C, BLOCK 1, OWNED BY EQUITY HOMES LOCATED NEAR SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA, DATED NOVEMBER 19, 2002, BY PAUL C. LAWSON, JR., SCPLS No. 17191, AND RECORDED IN PLAT BOOK K, PAGE 49.
 7. SUBDIVISION SURVEY OF LAND OWNED BY GLADYS MOORER BEING CONVEYED TO LOT A ROSELLEN GREEN, NEAR SUMMERVILLE, BERKELEY & DORCHESTER COUNTY, SOUTH CAROLINA, DATED JULY 17, 2003, BY PAUL C. LAWSON, JR., SCPLS No. 14191, AND RECORDED IN PLAT BOOK K, PAGE 77.
 8. SUBDIVISION SURVEY OWNER OF RECORD: LSB, LLC & UCHEE FARMS, LP, TMS 130-00-00-022, LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER & BERKELEY COUNTY, SOUTH CAROLINA, DATED AUGUST 4, 2016, BY MARION H. WEATHERFORD, SCPLS No. 25146, AND RECORDED IN PLAT BOOK M, PAGE 91.
 9. PLAT SHOWING 8.33 ACRES LOCATED ON HWY 78, NEAR MAPLE STREET, PROPERTY OF MOLLIE S. RHODE, ET AL, DORCHESTER COUNTY, SOUTH CAROLINA, DATED OCTOBER 19, 2000, BY THOMAS V. BESSANT, SCPLS No. 10778, AND RECORDED IN PLAT BOOK K, PAGE 38.
 10. ALTA/ACSM LAND TITLE SURVEY ON SUMMERVILLE MOBILE HOME PARK, TMS 130-10-00-090, AS 22.69 ACRE TRACT OF LAND, OWNED BY GRAYSON C & MILDRED T KNIGHT, DATED MARCH 12, 2014, BY JOHN DAVID BASS, SCPLS No. 15388, AND RECORDED IN PLAT BOOK M, PAGE 28.
 11. FINAL PLAT FOR SCOTTS MILL SUBDIVISION, PHASE III-A, A TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA, DATED OCTOBER 15, 2003, BY JOHNATHAN F. BURNS, SCPLS No. 22742, AND RECORDED IN PLAT BOOK K, PAGE 128.
 12. PLAT SHOWING THE SUBDIVISION OF LOTS 4, 5 AND 6, BLOCK W, INTO EIGHT LOTS CONTAINING A TOTAL OF 6.609 ACRES ALL OWNED BY RONALD L. SCHILING, CLEMSON TERRACE, DORCHESTER COUNTY, SOUTH CAROLINA, DATED DECEMBER 1, 1994, BY KEVIN T. DUBIS, SCPLS No. 2823, AND RECORDED IN PLAT BOOK J, PAGE 156.
 13. BOUNDARY SURVEY OF LAND OWNED BY HEIRS OF JAKE MOORER NEAR THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA, DATED JANUARY 11, 1996, BY PAUL C. LAWSON, JR., SCPLS No. 14191, AND RECORDED IN PLAT BOOK J, PAGE 76.
 14. PLAT SHOWING 46.70 ACRES OF LAND FORMERLY OWNED BY WILLIAM T. SALISBURY A/K/A TOLMAN SALISBURY A/K/A W. TOLMAN SALISBURY, NOW OWNED BY "THE TOLMAN SALISBURY FAMILY, LP," AND ABOUT TO BE CONVEYED TO WILLIAM R. SALISBURY, JR., DATED OCTOBER 23, 2012, BY JOHN DAVID BASS, SCPLS No. 15388, AND RECORDED IN PLAT BOOK L, PAGE 189.
 15. DORCHESTER COUNTY TMS No.s: 130-00-00-004, -033 & -036.
 16. TITLE TO REAL ESTATE RECORDED IN DEED BOOK 10004, PAGE 59, DORCHESTER COUNTY ROD OFFICE. THIS DEED IS FOR THE STRIP OF LAND ACQUIRED BY THE TOWN OF SUMMERVILLE FOR WIDENING OF NORTH MAPLE STREET.
 17. RE-ESTABLISHMENT OF A PORTION OF THE COMMON BOUNDARY OF BERKELEY AND DORCHESTER COUNTIES FROM FOUR HOLES CREEK A STRAIGHT LINE TO A POINT UPON SAW MILL BRANCH, DATED OCTOBER 3, 2017, BY DAVID K. BALLARD, SCPLS No. 26946, FOR THE SOUTH CAROLINA GEODETIC SURVEY COMMISSION.

- NOTES:**
1. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES 'X' & 'AE', AS PER F.I.R.M. COMMUNITY PANEL NUMBER 4503SC 0337E, WITH AN EFFECTIVE DATE OF JULY 18, 2017.
 2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
 3. ALL PROPERTY CORNERS LABELED AS FOUND, PROPERTY CORNERS TO BE SET ARE 3/4" REBAR.
 4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 5. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 6. EASEMENTS SHOWN ARE PER REFERENCED PLATS, PROPERTY MAYBE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
 7. IT IS EXPRESSLY UNDERSTOOD THAT THE SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY WETLANDS ON THE PROPERTY SHOWN HEREON.
 8. THIS PROPERTY IS ZONED: "R-4"
 9. HORIZONTAL DATUM IS NAD 83 (2011), STATE PLANE, VERTICAL DATUM IS 1988.
 10. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND UTILITIES OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS TRACT

LINETYPE AND SYMBOL LEGEND

—●—	PROPERTY LINE w/CORNER FOUND AS DESCRIBED
—○—	PROPERTY LINE w/CORNER CALC'D
---	RIGHT-OF-WAY LINE
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SEE SHEET 6 FOR LINE/CURVE CHARTS

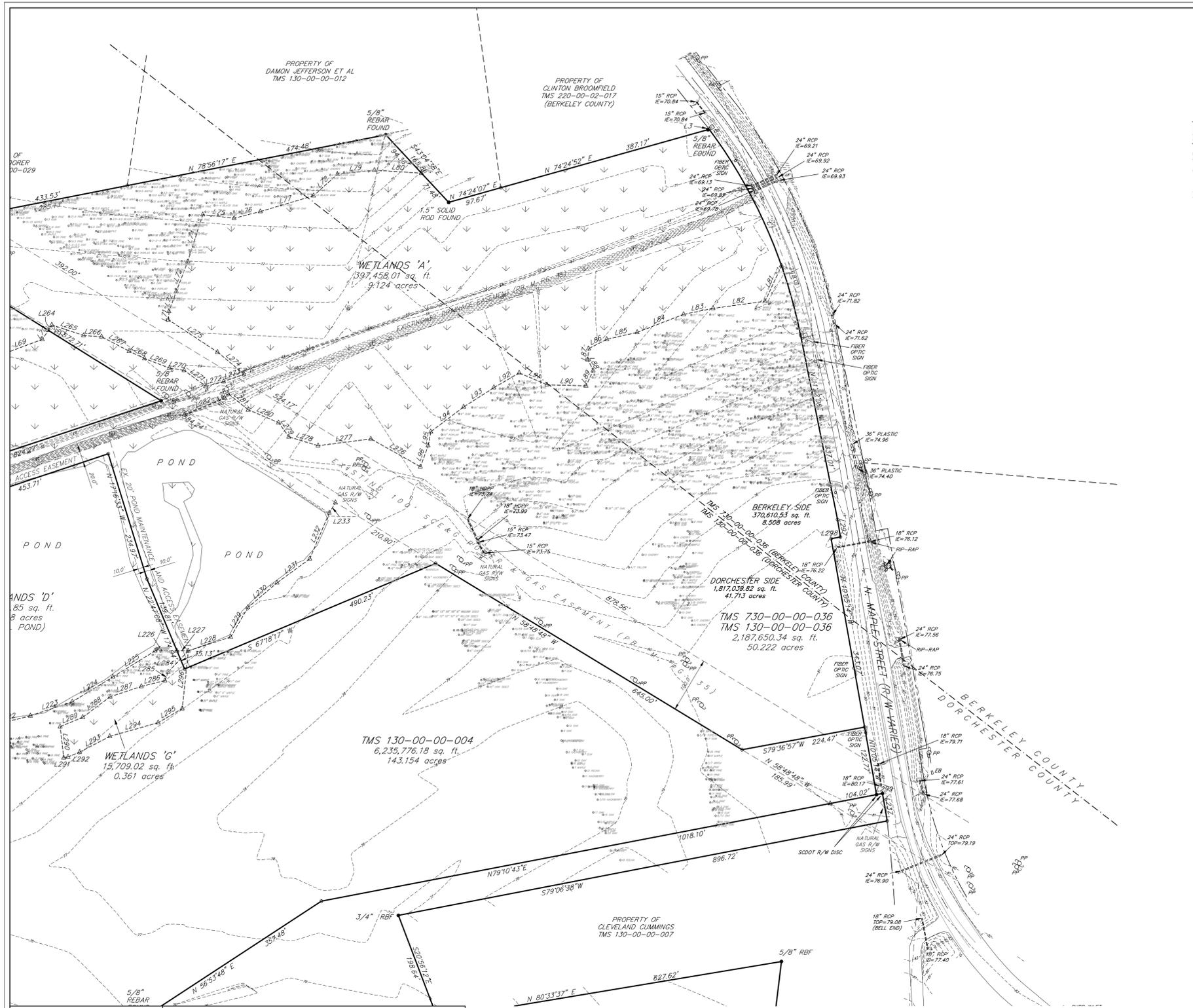
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LINE	LENGTH	BEARING
L1	32.33	S42°27'09"W
L2	24.64	S89°58'05"E
L3	2.68	N74°10'17"E
L4	69.07	S52°36'40"E
L5	59.48	S78°49'17"W
L6	46.75	S49°43'25"E
L7	65.54	S21°17'23"W
L8	70.52	N89°28'45"E
L9	40.85	S73°40'09"E
L10	64.62	S82°56'49"E
L11	45.96	N75°00'04"E
L12	55.75	N77°00'30"E
L13	76.50	N56°35'54"E
L14	35.05	N77°40'30"E
L15	34.42	N50°50'47"E
L16	53.65	N29°22'07"E
L17	46.21	N63°37'18"E
L18	37.57	S81°16'33"E
L19	38.45	S12°53'47"E
L20	55.35	S63°33'52"E
L21	37.49	N27°35'38"E
L22	62.85	N40°27'55"E
L23	51.85	N57°52'16"E
L24	69.35	N45°12'16"E
L25	37.12	N10°40'16"E
L26	72.19	N06°58'45"W
L27	55.97	N04°33'02"W
L28	58.23	N06°23'36"E
L29	76.70	N67°29'17"E
L30	78.12	S76°17'02"E
L31	25.48	N89°56'00"E
L32	43.31	N10°40'16"E
L33	55.94	S33°18'52"E
L34	47.06	S86°49'50"W
L35	68.13	S39°55'06"W
L36	16.49	S18°01'11"W
L37	55.10	S40°04'00"E
L38	29.70	N75°53'13"E
L39	31.94	N39°28'12"E
L40	54.36	N62°46'50"E
L41	20.83	S07°55'00"E
L42	14.21	N43°53'28"E
L43	48.60	S73°37'33"E
L44	69.87	N87°16'53"E
L45	40.47	N58°19'49"E
L46	42.10	S89°25'22"E
L47	57.95	S05°14'30"E
L48	90.99	S77°58'45"E
L49	28.81	S48°59'20"E
L50	39.42	S84°55'48"E
L51	71.70	N51°02'07"E
L52	63.39	N61°14'14"E
L53	68.14	S87°48'20"E
L54	54.56	N82°40'35"E
L55	90.78	N60°52'37"E
L56	96.87	N81°48'36"E
L57	91.29	N51°14'15"E
L58	53.48	N85°19'44"E
L59	49.82	N67°14'56"E
L60	47.82	N53°19'37"E
L61	64.61	N42°55'12"E
L62	39.95	N53°29'55"E
L63	39.53	N56°50'51"E
L64	48.54	N75°15'03"E
L65	121.80	S19°48'05"E
L66	54.72	N38°17'42"E
L67	76.04	N62°23'16"E
L68	38.55	N49°52'17"E
L69	79.29	N69°40'35"E
L70	19.42	N33°33'54"E
L71	14.98	S03°41'37"W
L72	38.38	N20°20'36"E
L73	57.10	N20°56'58"E
L74	88.55	N17°56'21"E
L75	56.96	S83°29'18"E
L76	48.63	N75°46'22"E
L77	99.83	N73°31'33"E
L78	57.92	N48°13'05"E
L79	67.08	N83°52'41"E

LINE	LENGTH	BEARING
L80	84.83	S86°22'16"E
L81	70.48	N25°03'08"E
L82	94.27	N82°17'03"E
L83	54.19	N78°35'26"E
L84	89.64	N68°54'42"E
L85	56.13	N77°08'14"E
L86	36.92	N63°00'37"E
L87	19.77	N04°13'44"E
L88	21.72	N26°36'23"W
L89	30.51	N24°53'27"E
L90	70.42	S89°58'05"E
L91	54.40	S67°00'47"E
L92	52.42	N59°52'32"E
L93	64.60	N57°36'43"E
L94	74.19	N53°07'39"E
L95	25.25	N10°25'35"E
L96	40.53	S20°12'14"W
L97	33.49	N01°36'59"E
L98	41.17	S52°24'49"E
L99	72.49	S54°32'13"E
L100	66.01	S56°57'19"E
L101	74.12	S51°18'10"E
L102	84.24	S58°29'26"E
L103	25.93	S32°02'10"E
L104	18.10	S20°20'56"E
L105	68.39	S55°16'58"E
L106	132.24	S59°34'56"E
L107	31.41	S20°45'16"E
L108	47.33	S66°35'58"E
L109	44.00	S06°07'05"E
L110	37.61	S20°18'59"W
L111	66.19	S20°20'08"W
L112	59.55	S53°50'25"W
L113	63.91	S10°00'28"W
L114	64.72	S18°36'51"W
L115	60.89	S06°58'22"E
L116	43.74	S13°08'28"E
L117	66.79	S09°29'04"W
L118	70.85	S59°11'54"W
L119	70.19	S50°17'24"W
L120	31.18	S10°14'30"W
L121	39.73	S67°08'23"W
L122	41.80	S59°35'51"W
L123	34.55	N59°15'18"W
L124	43.94	S39°53'57"W
L125	43.21	S69°35'55"W
L126	48.50	S76°58'31"W
L127	64.26	S61°32'39"W
L128	46.22	N36°25'48"W
L129	53.62	S45°59'59"W
L130	40.74	S03°58'52"W
L131	71.94	S05°58'23"W
L132	46.97	S77°14'55"E
L133	48.46	N78°50'29"E
L134	39.24	S72°44'00"E
L135	56.63	S19°28'40"W
L136	49.99	S23°41'30"E
L137	65.12	S22°35'01"E
L138	43.69	S65°11'40"E
L139	49.93	N69°49'24"E
L140	66.01	N42°53'15"E
L141	50.82	N69°47'01"E
L142	59.32	S77°06'17"W
L143	56.49	S74°08'03"E
L144	47.58	N59°47'28"E
L145	57.25	N15°44'21"E
L146	49.24	N63°37'00"E
L147	36.81	N69°54'13"E
L148	41.49	N85°25'32"E
L149	59.80	S81°20'21"E
L150	57.38	N72°55'30"E
L151	31.30	N50°04'01"E
L152	41.00	N84°28'27"E
L153	44.36	N84°49'47"E
L154	36.35	N31°58'19"E
L155	47.65	S60°32'08"E
L156	36.45	S16°38'48"E
L157	49.00	S57°17'34"E
L158	31.40	S50°16'07"E

LINE	LENGTH	BEARING
L159	52.34	S05°22'31"E
L160	42.64	S43°29'48"E
L161	41.36	N22°47'08"E
L162	44.04	S07°15'22"E
L163	29.86	S82°23'28"E
L164	42.40	S37°12'03"E
L165	42.44	S14°21'41"W
L166	61.56	S17°38'46"W
L167	40.67	S09°16'43"E
L168	58.18	S31°28'04"W
L169	34.04	S11°21'23"W
L170	38.67	S02°41'40"W
L171	64.47	S56°58'08"W
L172	51.50	S25°37'18"W
L173	39.32	S53°50'37"W
L174	34.12	S02°34'23"W
L175	42.94	S47°05'23"W
L176	33.49	S45°57'33"W
L177	44.94	S50°24'09"W
L178	35.23	S46°42'16"W
L179	41.98	S72°08'12"W
L180	31.10	S50°15'24"W
L181	37.20	S65°51'24"W
L182	23.03	N60°46'01"E
L183	26.45	N65°15'26"W
L184	23.55	S02°41'51"W
L185	37.67	S33°54'58"W
L186	40.26	S37°55'58"E
L187	26.06	S67°01'08"W
L188	48.08	S48°47'42"W
L189	32.85	S82°48'57"W
L190	44.95	S50°24'09"W
L191	94.72	S54°39'01"W
L192	60.22	S86°09'16"W
L193	44.25	S66°12'12"W
L194	135.58	N70°31'07"E
L195	40.52	S52°50'04"W
L196	33.83	S59°29'04"W
L197	59.84	S05°10'43"W
L198	43.11	S26°57'48"E
L199	49.45	S05°52'57"E
L200	67.00	S42°31'55"W
L201	49.47	S36°46'49"W
L202	55.65	N66°14'31"E
L203	64.20	S80°00'02"W
L204	69.45	N58°22'17"E
L205	47.06	N59°27'36"W
L206	63.86	N17°46'58"W
L207	65.39	N71°37'48"W
L208	47.84	S84°44'30"W
L209	123.84	S68°58'39"W
L210	33.52	S34°34'22"W
L211	50.12	S22°50'50"W
L212	107.52	S85°35'20"W
L213	52.27	S48°31'36"W
L214	102.28	S68°59'48"W
L215	55.44	S82°11'36"W
L216	32.93	S87°21'42"W
L217	55.86	S65°59'26"W
L218	50.05	S55°53'13"W
L219	7.73	S87°28'57"W
L220	60.07	S87°28'57"W
L221	76.57	S87°06'17"W
L222	80.75	S75°45'21"W
L223	79.31	S71°36'07"W
L224	85.74	S79°59'24"W
L225	89.25	S58°24'46"W
L226	39.54	N89°57'42"W
L227	20.33	N89°57'42"W
L228	80.42	S71°55'53"W
L229	61.23	S30°17'03"W
L230	68.81	S49°51'56"W
L231	72.85	S53°59'33"W
L232	89.46	S23°00'23"W
L233	21.78	S31°11'12"W
L234	15.13	S21°17'10"W
L235	22.06	S14°41'17"W
L236	62.08	S86°56'40"E
L237	50.00	S09°41'58"E

LINE	LENGTH	BEARING
L238	39.02	S20°45'15"E
L239	40.81	S43°29'48"E
L240	29.89	N37°26'09"E
L241	31.31	N50°04'01"E
L242	38.78	N34°28'27"E
L243	103.78	N44°21'13"E
L244	36.81	S83°19'03"E
L245	63.69	N88°06'22"E
L246	60.93	S87°52'20"E
L247	70.95	N50°48'49"E
L248	44.71	N49°45'07"E
L249	54.96	S64°27'44"E
L250	133.62	S74°36'42"E
L251	51.15	S21°09'43"E
L252	62.28	S24°00'13"W
L253	46.17	S02°34'23"W
L254	13.75	S73°09'07"E
L255	28.70	S120°71'12"E
L256	59.14	S88°07'40"W
L257	60.09	S33°58'40"W
L258	44.58	S72°08'12"W
L259	58.99	S27°10'30"W
L260	48.55	S04°51'22"E
L261	66.08	S16°58'00"E
L262	58.78	N43°38'00"E
L263	14.58	N01°35'59"E
L264	11.59	N33°33'54"E
L265	60.25	S71°43'26"E
L266	32.68	S85°42'20"E
L267	55.59	S62°39'50"E
L268	30.88	S64°18'14"E
L269	47.79	S69°10'16"E
L270	27.24	S81°02'23"E
L271	48.53	S53°37'20"E
L272	33.05	N74°40'56"E
L273	39.09	N70°31'07"E
L274	62.14	N50°18'00"W
L275	105.89	S62°15'17"W
L276	102.33	S60°42'26"E
L277	95.78	N82°41'10"E
L278	55.02	S23°13'21"E
L279	31.57	S36°03'16"E
L280	59.34	S67°12'48"E
L281	46.71	S91°20'21"E
L282	78.21	N67°12'26"E
L283	9.91	N40°11'56"E
L284	52.38	S44°03'09"W
L285	16.58	S20°17'19"W
L286	43.61	S76°05'19"W
L287	58.93	S71°51'19"W
L288	61.72	S33°16'58"W
L289	44.25	S67°36'06"W
L290	56.28	S06°37'14"E
L291	7.84	N78°49'08"E
L292	22.92	N67°12'09"E
L293	61.13	N62°36'12"E
L294	90.23	N74°16'52"E
L295	50.26	N59°52'32"E
L296	104.08	N06°02'54"E
L297	31.82	S08°34'23"E
L298	17.00	N79°49'14"E
L299	11.07	N79°10'43"E
L300	42.68	S61°52'54"W
L301	84.10	S72°18'29"W
L302	61.50	N81°12'19"W
L303	48.65	S79°50'57"E
L304	62.01	N52°49'51"W
L305	141.95	N04°12'27"W
L306	109.11	N02°52'15"E
L307	52.35	N17°51'56"E
L308	100.06	N37°58'35"E
L309	153.90	N49°44'49"E
L310	194.41	N34°45'00"E
L311	50.04	S34°37'01"W
L312	50.00	S32°50'14"W
L313	50.00	S31°19'03"W
L314	22.28	S27°19'59"W

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	921.93	407.60	25°19'53"	404.29	N24°00'43"W
C2	1018.68	175.12	9°50'59"	174.91	N27°36'52"E
C3	1000.00	147.24	8°26'10"	147.10	N23°22'35"E



- 1. ALSTON BAILEY ELEMENTARY
- 2. ALSTON MIDDLE SCHOOL
- 3. THE VILLAGE AT SUMMERVILLE
- 4. AZALEA SQUARE
- 5. NEXTON INTERCHANGE
- 6. SCOTTS MILL



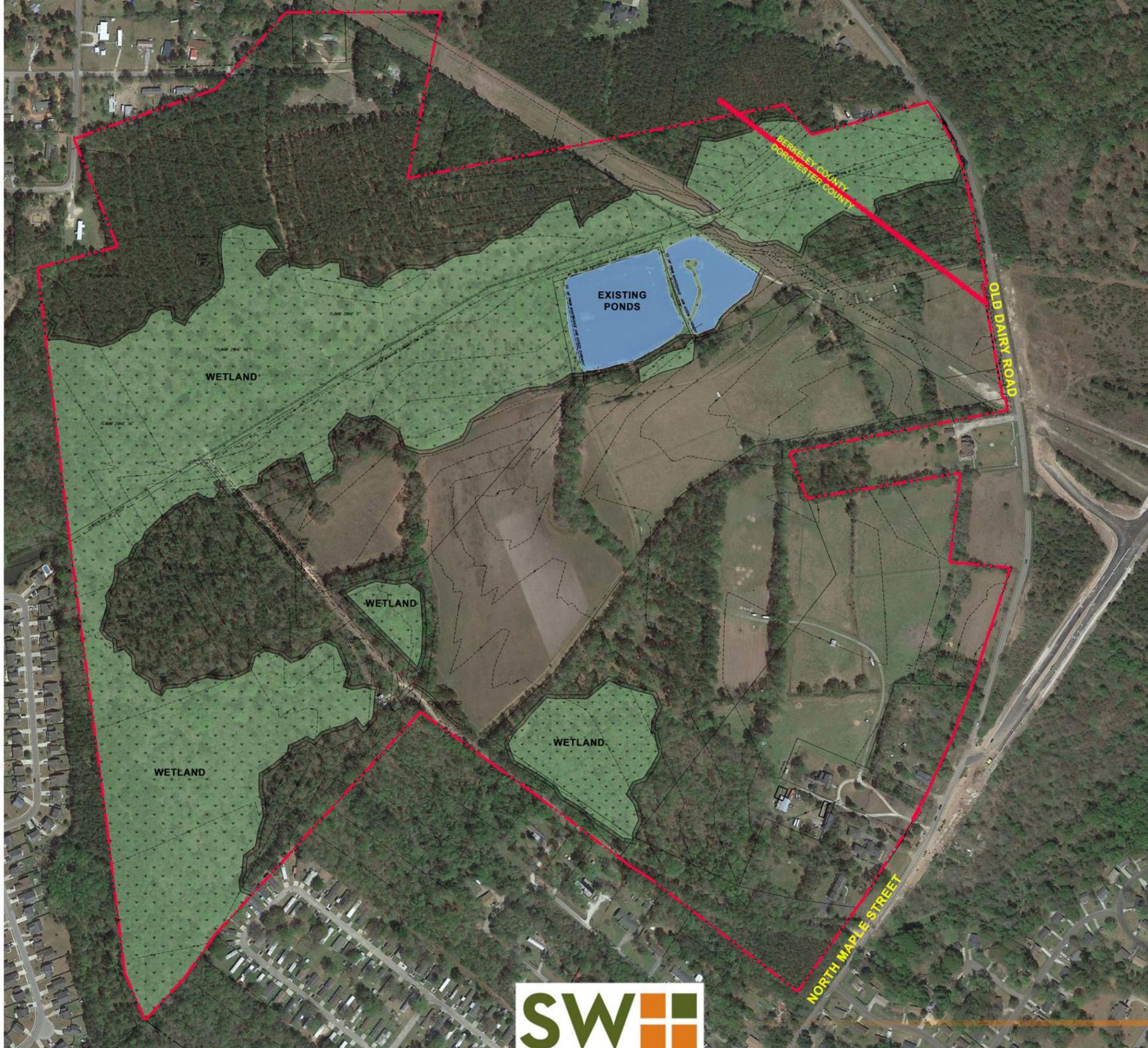
NOT TO SCALE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



NORTH MAPLE STREET MIXED USE

VICINITY MAP
SUMMERVILLE, SOUTH CAROLINA
02.19.2020



NOT TO SCALE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



NORTH MAPLE STREET MIXED USE

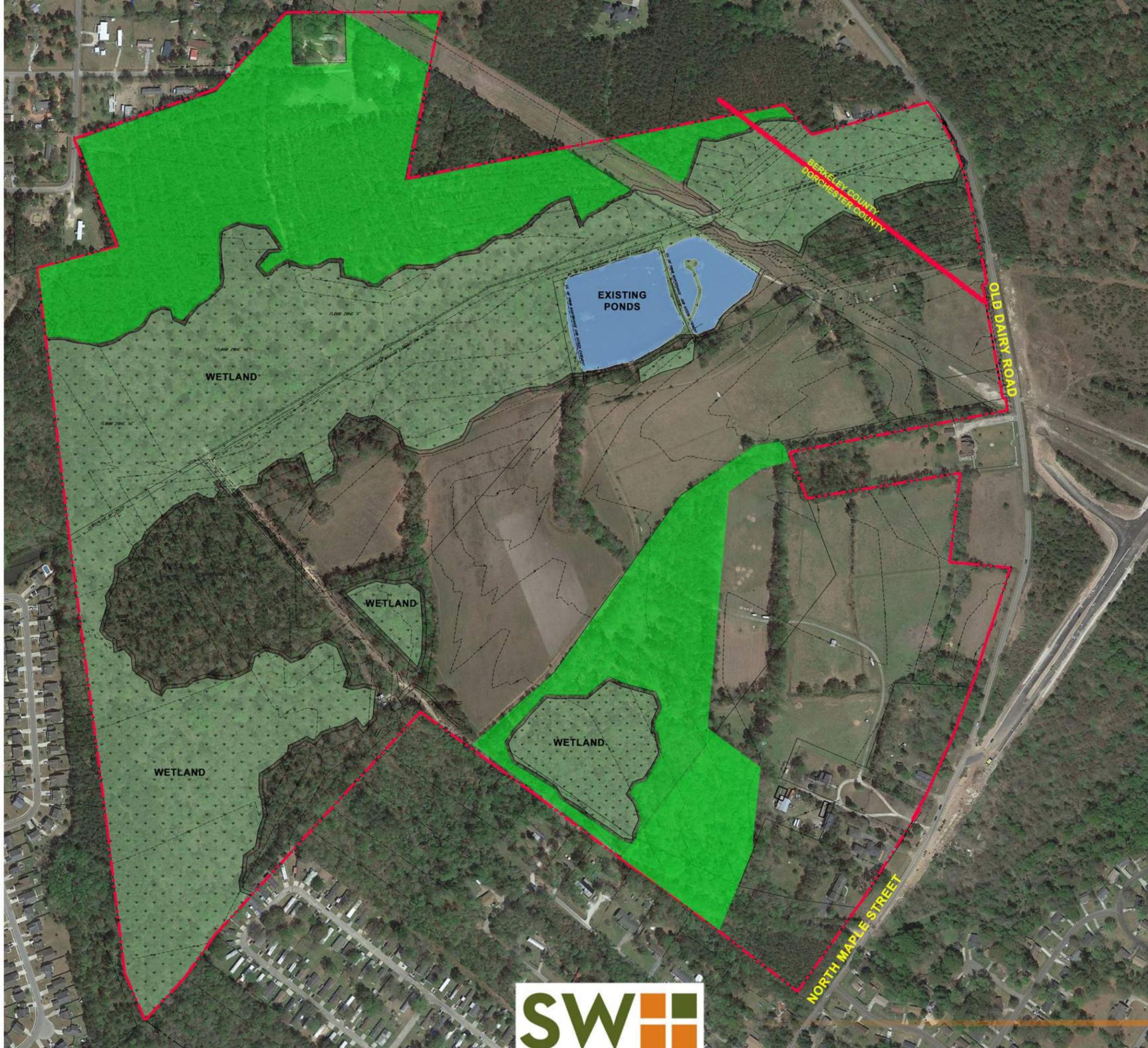
BOUNDARY/WETLAND
SUMMERVILLE, SOUTH CAROLINA

02.19.2020

LEGEND



LAND FORMERLY USED FOR SILVICULTURE & TIMBER FARMING



NOT TO SCALE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

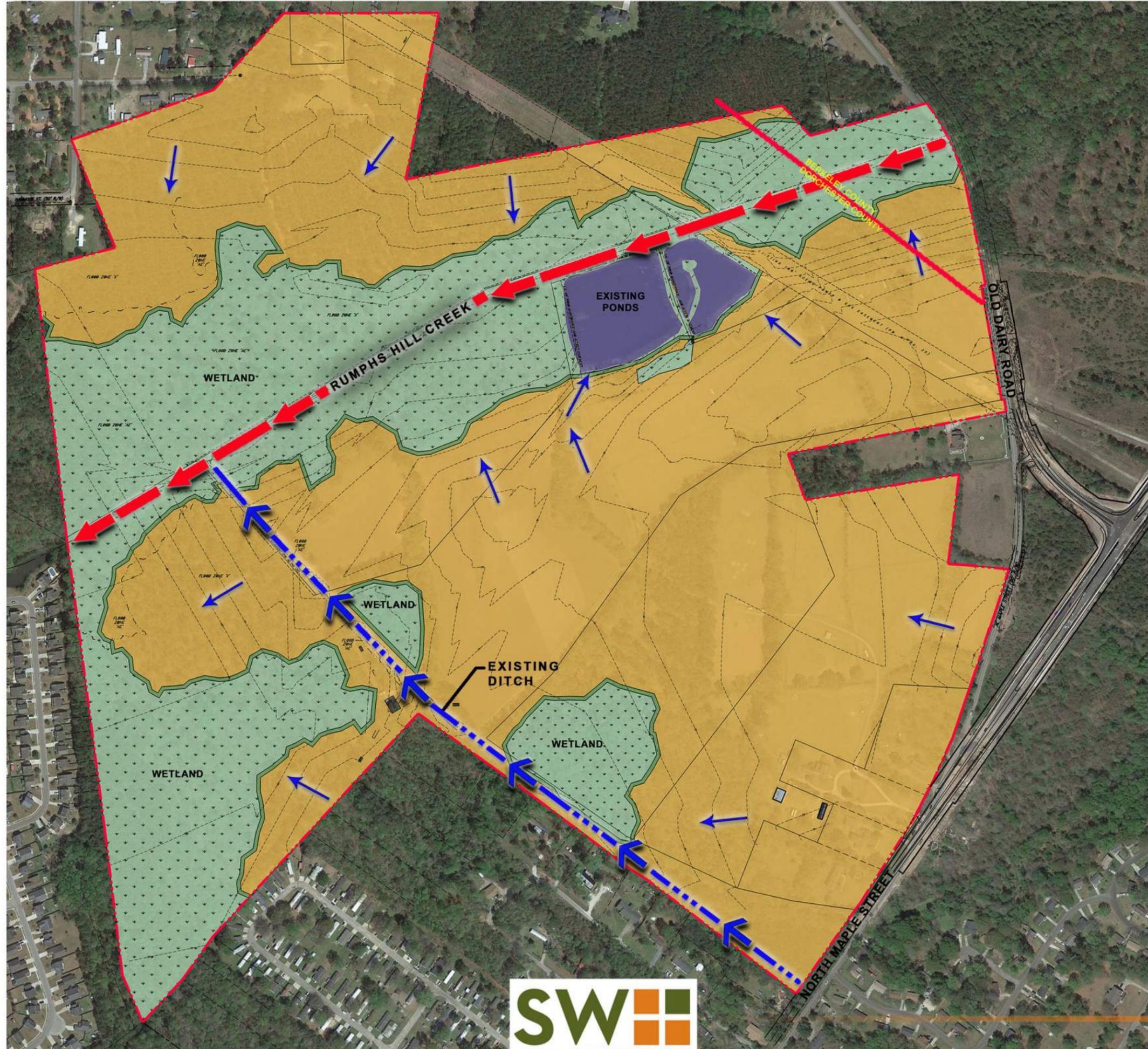


NORTH MAPLE STREET MIXED USE

EXISTING TIMBER LANDS
SUMMERVILLE, SOUTH CAROLINA
02.19.2020

LEGEND

-  CREEK (flow)
-  DITCH (flow)
-  DRAINAGE (flow)

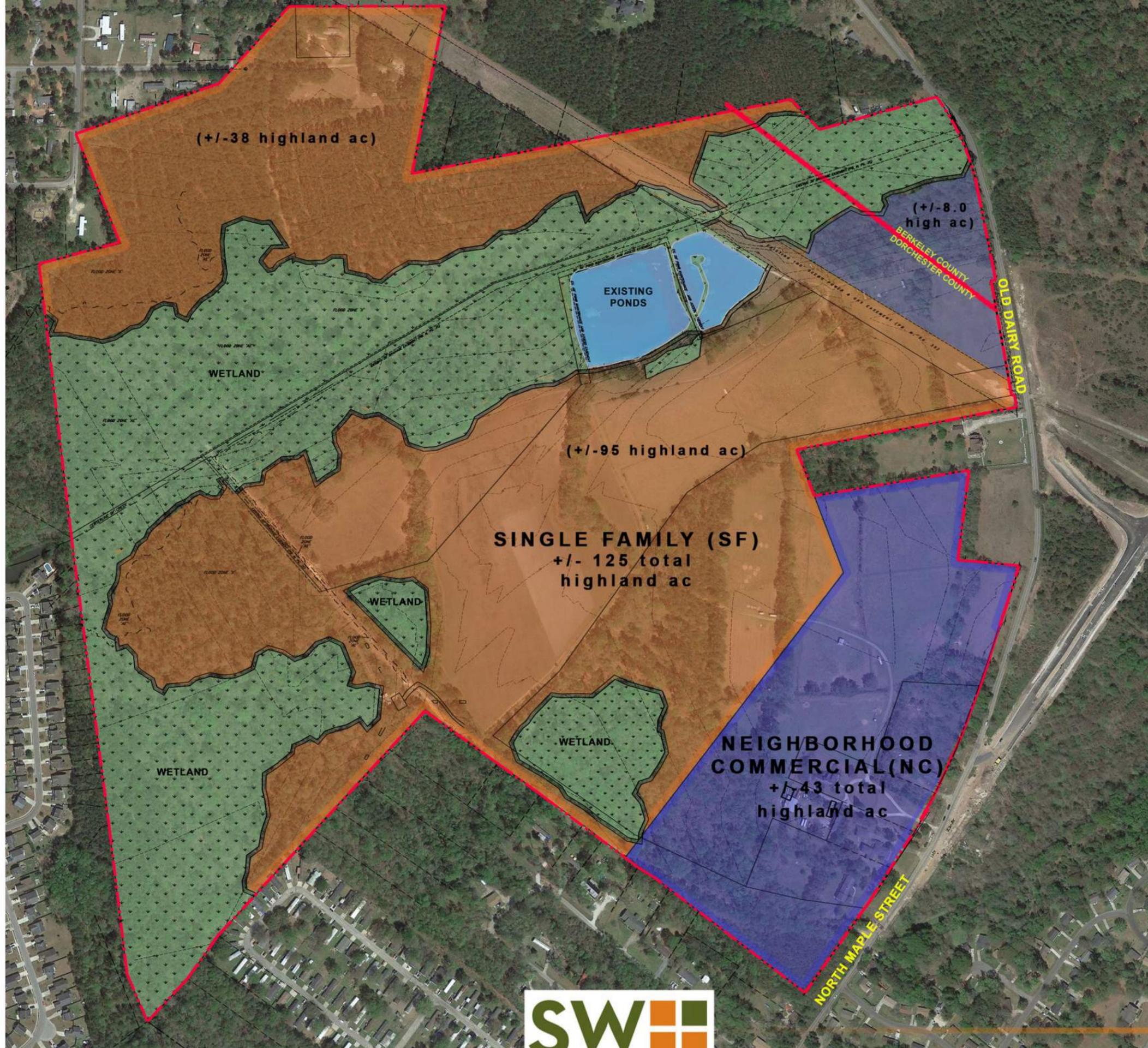


 NOT TO SCALE
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



NORTH
MAPLE STREET
MIXED USE
DRAINAGE
SUMMERVILLE, SOUTH CAROLINA
02.19.2020

The Conceptual Land Use plan for the North Maple Street Mixed Use PUD shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters. Accordingly, the exact boundary lines between planning areas, the location and size of land uses, and preliminary design concepts for each tract shall be subject to change as phases are submitted for design review, provided that the maximum densities are not exceeded.



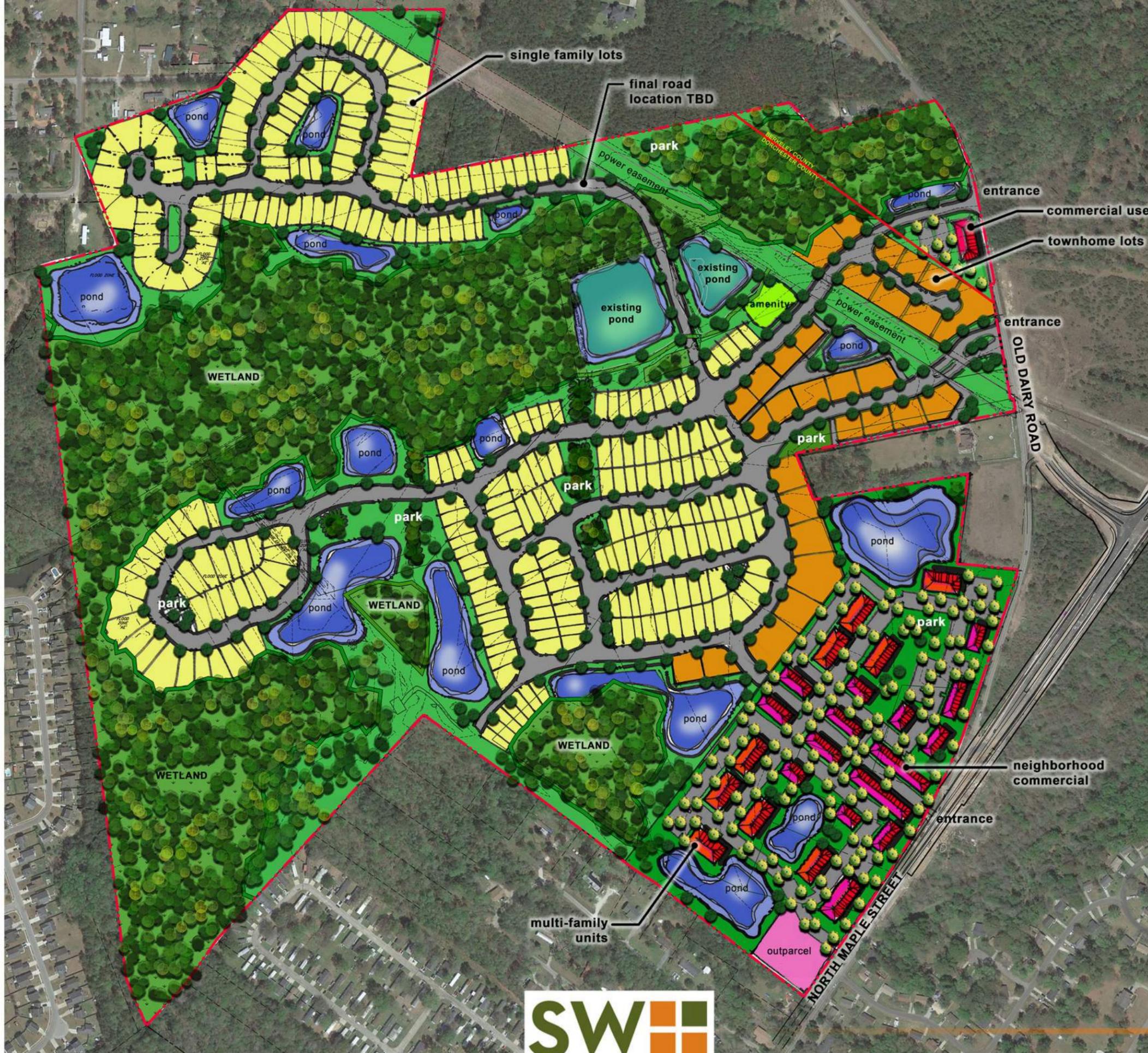
NOT TO SCALE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



NORTH MAPLE STREET MIXED USE

CONCEPTUAL LAND USE
SUMMERVILLE, SOUTH CAROLINA
02.19.2020



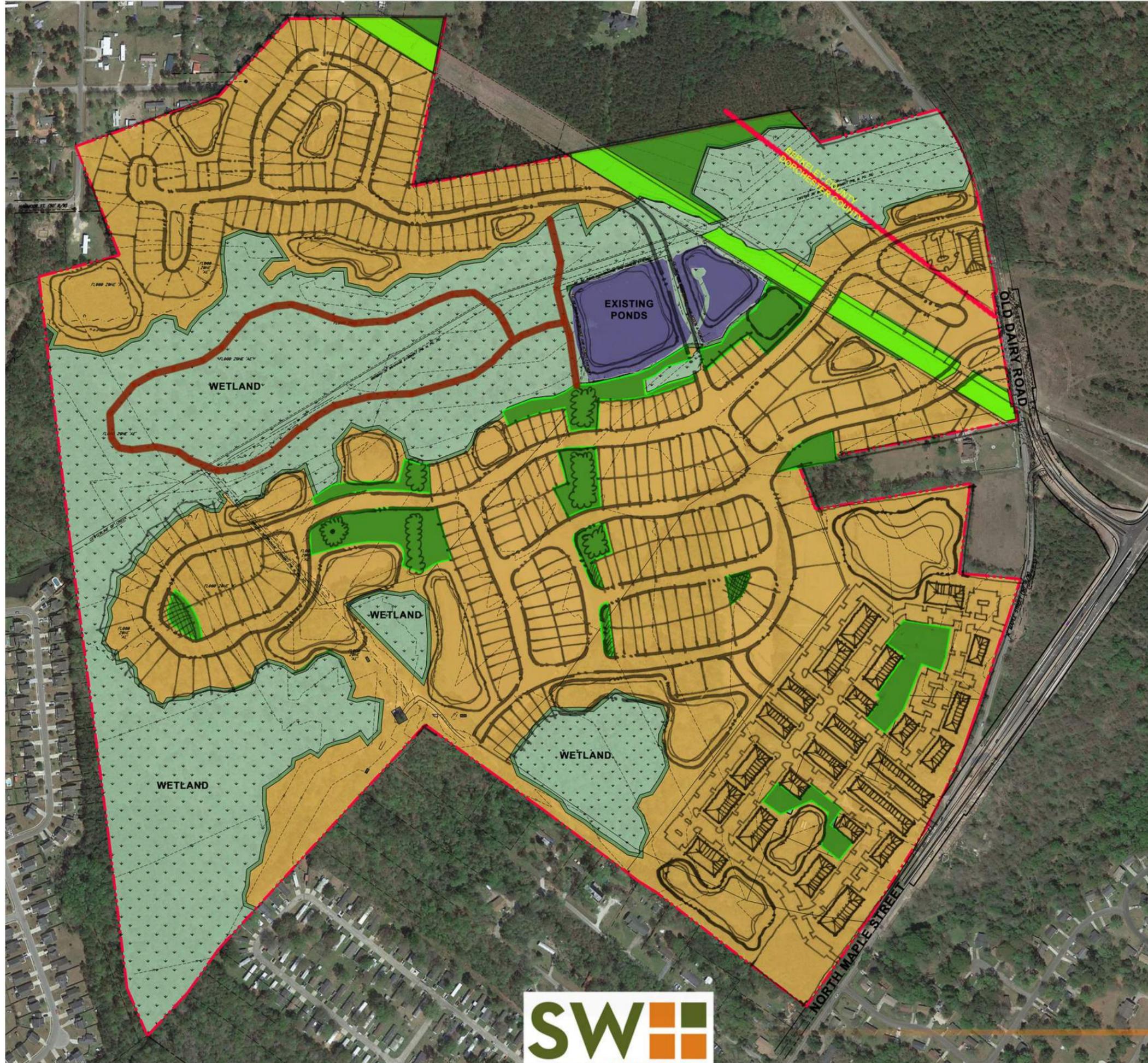
NOT TO SCALE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



NORTH MAPLE STREET MIXED USE

SKETCH PLAN
SUMMERVILLE, SOUTH CAROLINA
02.19.2020



LEGEND

- EXISTING TRAIL
- IMPROVED OPEN SPACE (+/-12.2 ac)
- (non-easement areas)
- UNIMPROVED OPEN SPACE (+/-4.7 ac)
- (easement area only)
- UNIMPROVED OPEN SPACE (+/-81.0 ac)
- (wetland area only)

DEVELOPABLE AREA +/-159.5 ac
excludes existing ponds and easements

IMPROVED OPEN SPACE REQUIRED: 5% or 7.97 ac

IMPROVED OPEN SPACE PROVIDED
BASED ON DEVELOPABLE AREA
(12.2 AC / 159.5 AC) = 7.65%

*note: acreages shown may change upon receipt of final approved wetland delineation and final plans. Final plans are to generally follow this sketch plan.



NOT TO SCALE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



NORTH MAPLE STREET MIXED USE

OPEN SPACE
SUMMERVILLE, SOUTH CAROLINA
02.19.2020









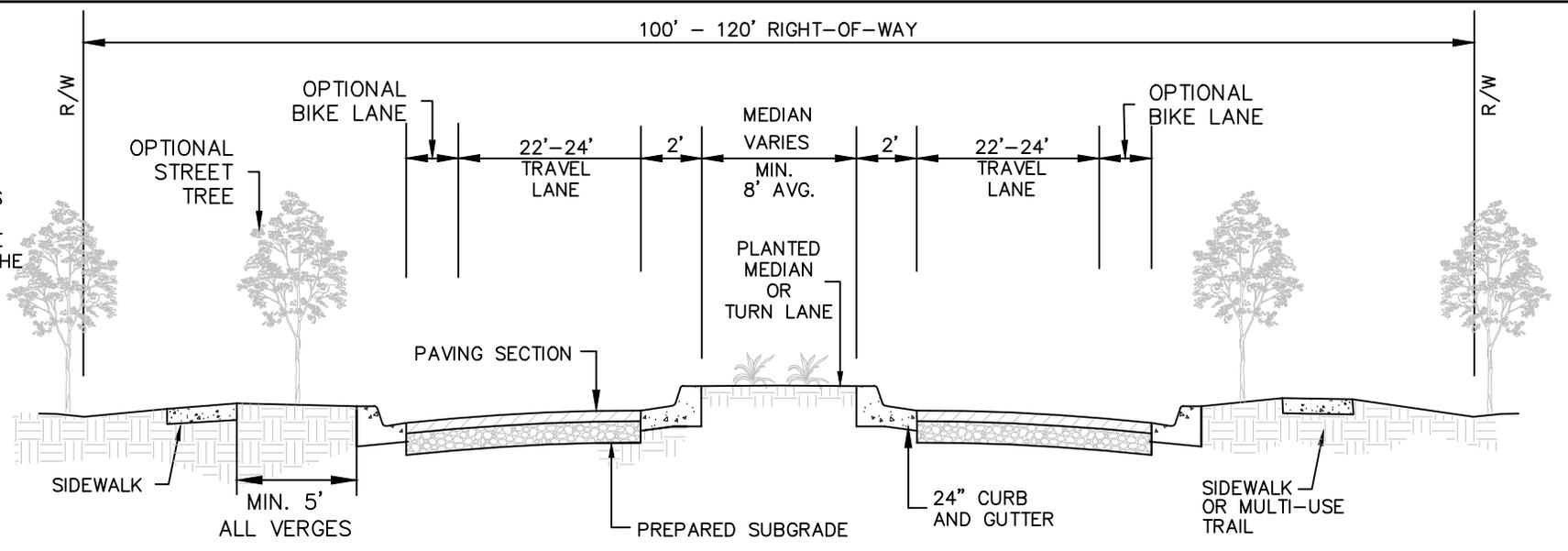






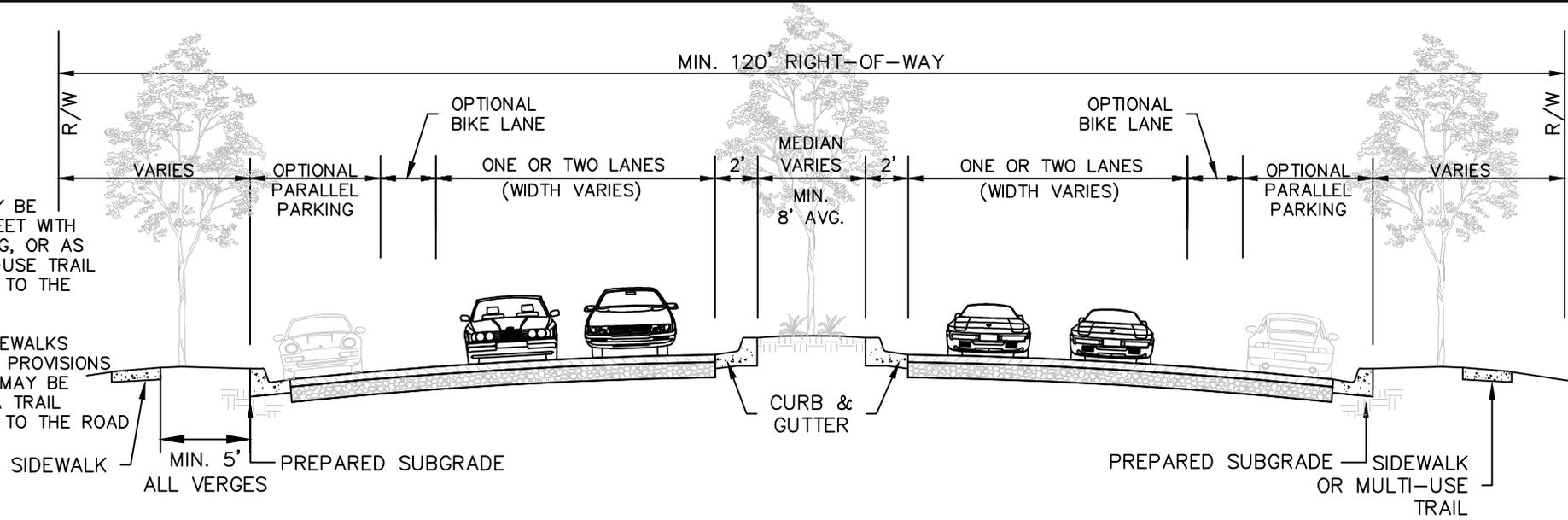


NOTE:
 1. BIKE LANES MAY BE PROVIDED ON-STREET WITH DEDICATED STRIPING, OR AS PART OF A MULTI-USE TRAIL SYSTEM ADJACENT TO THE ROAD.
 2. IN LIEU OF SIDEWALKS WITHIN THE R.O.W., PROVISIONS FOR PEDESTRIANS MAY BE PROVIDED WITHIN A MULTI-USE TRAIL SYSTEM ADJACENT TO THE ROAD R.O.W.



4-LANE, CURBED MEDIAN W/ EXTERIOR CURB

NOTE:
 1. BIKE LANES MAY BE PROVIDED ON-STREET WITH DEDICATED STRIPING, OR AS PART OF A MULTI-USE TRAIL SYSTEM ADJACENT TO THE ROAD.
 2. IN LIEU OF SIDEWALKS WITHIN THE R.O.W., PROVISIONS FOR PEDESTRIANS MAY BE PROVIDED WITHIN A TRAIL SYSTEM ADJACENT TO THE ROAD R.O.W.



4-LANE BOULEVARD W/PARALLEL PARKING



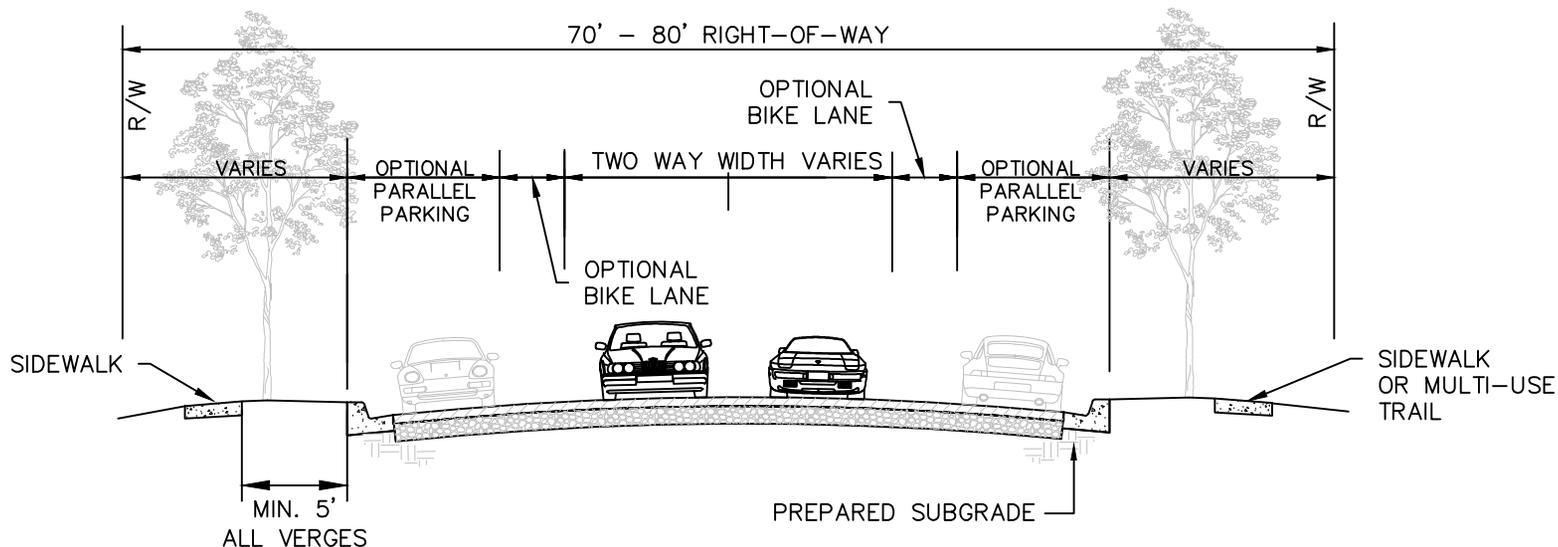
CONCEPTUAL - ROADWAY CROSS SECTIONS
 PROJECT #7890
 SCALE: N/A

ROAD SECTIONS
 SHEET 1 OF 4

NOTE:

1. BIKE LANES MAY BE PROVIDED ON-STREET WITH DEDICATED STRIPING, OR AS PART OF A MULTI-USE TRAIL SYSTEM ADJACENT TO THE ROAD.

2. IN LIEU OF SIDEWALKS WITHIN THE R.O.W., PROVISIONS FOR PEDESTRIANS MAY BE PROVIDED WITHIN A TRAIL SYSTEM ADJACENT TO THE ROAD R.O.W.

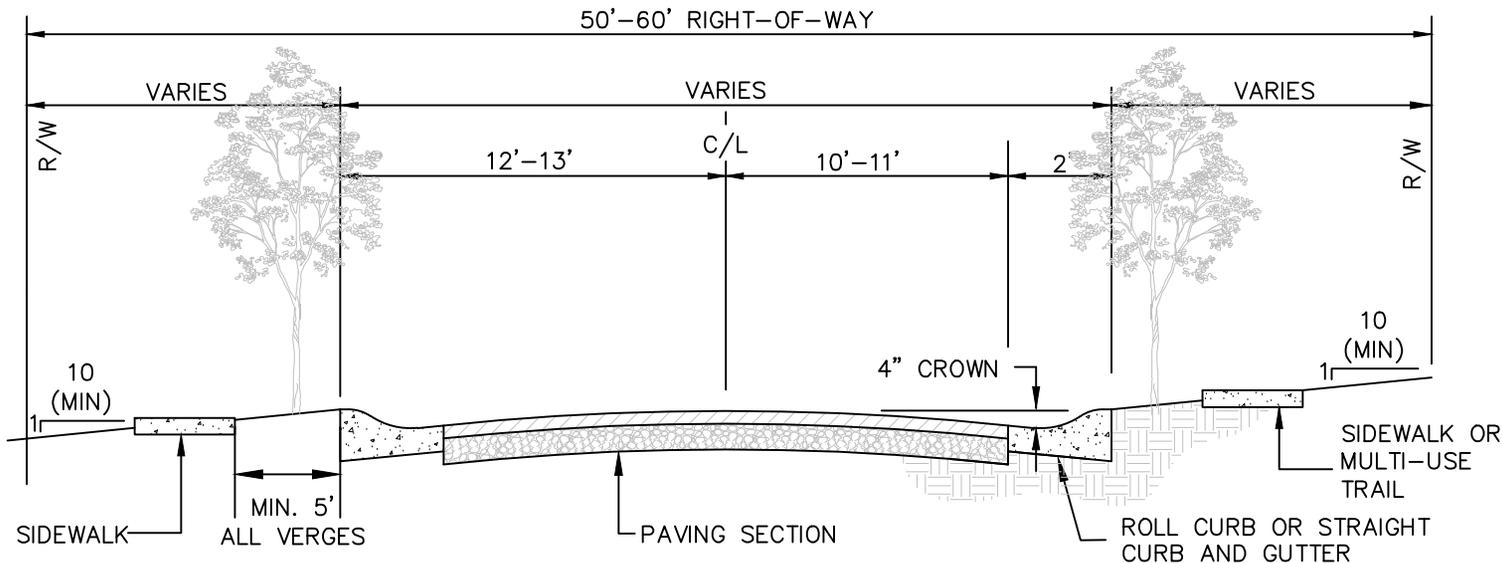


2-LANE W/PARALLEL PARKING

NOTE:

1. BIKE LANES MAY BE PROVIDED ON-STREET WITH DEDICATED STRIPING, OR AS PART OF A MULTI-USE TRAIL SYSTEM ADJACENT TO THE ROAD.

2. IN LIEU OF SIDEWALKS WITHIN THE R.O.W., PROVISIONS FOR PEDESTRIANS MAY BE PROVIDED WITHIN A TRAIL SYSTEM ADJACENT TO THE ROAD R.O.W.



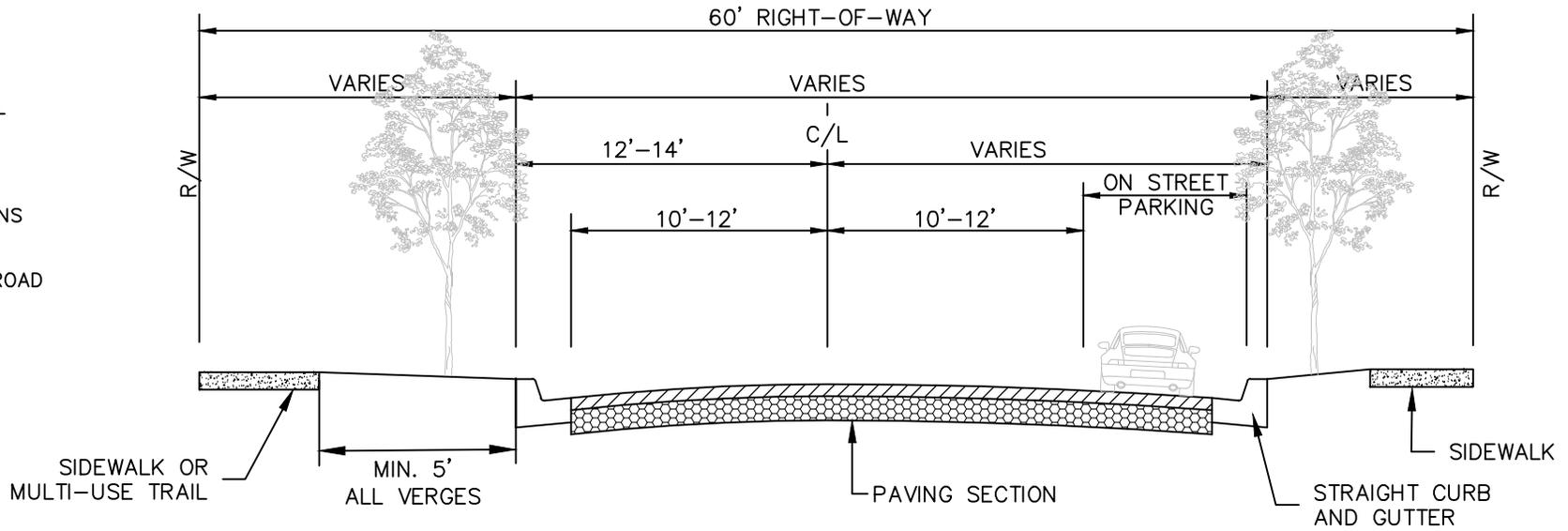
2-LANE ROAD W/CURB



NOTE:

1. BIKE LANES MAY BE PROVIDED ON-STREET WITH DEDICATED STRIPING, OR AS PART OF A MULTI-USE TRAIL SYSTEM ADJACENT TO THE ROAD.

2. IN LIEU OF SIDEWALKS WITHIN THE R.O.W., PROVISIONS FOR PEDESTRIANS MAY BE PROVIDED WITHIN A TRAIL SYSTEM ADJACENT TO THE ROAD R.O.W.

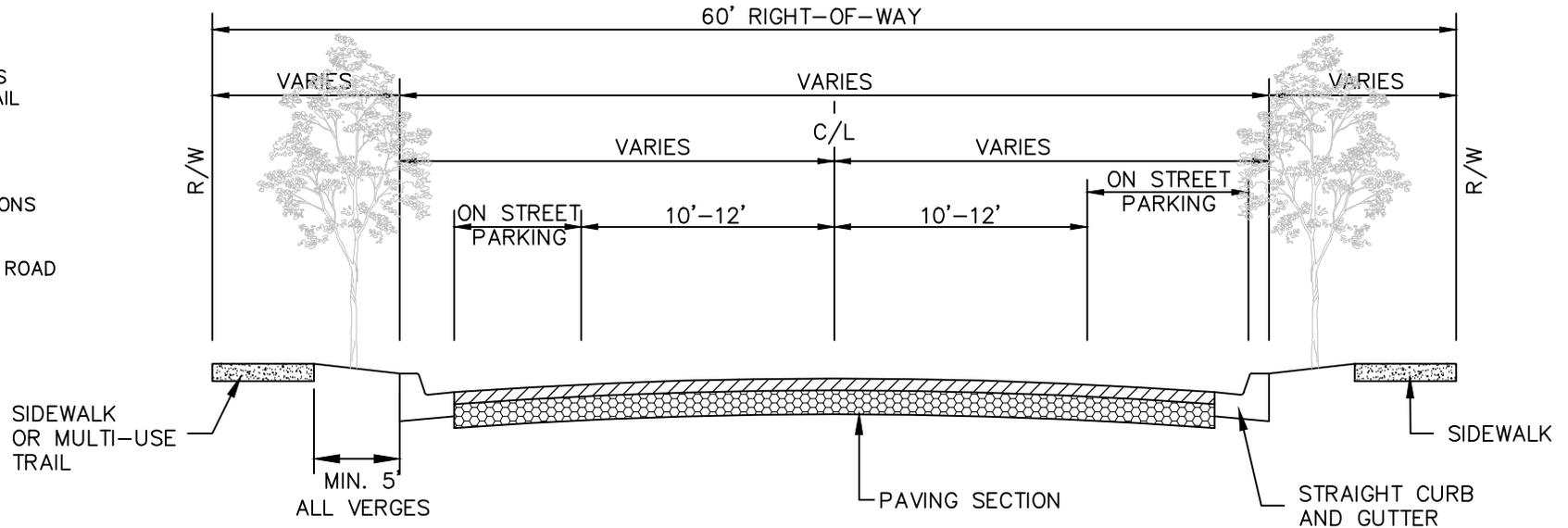


2-LANE ROAD W/ONE SIDE PARALLEL PARKING

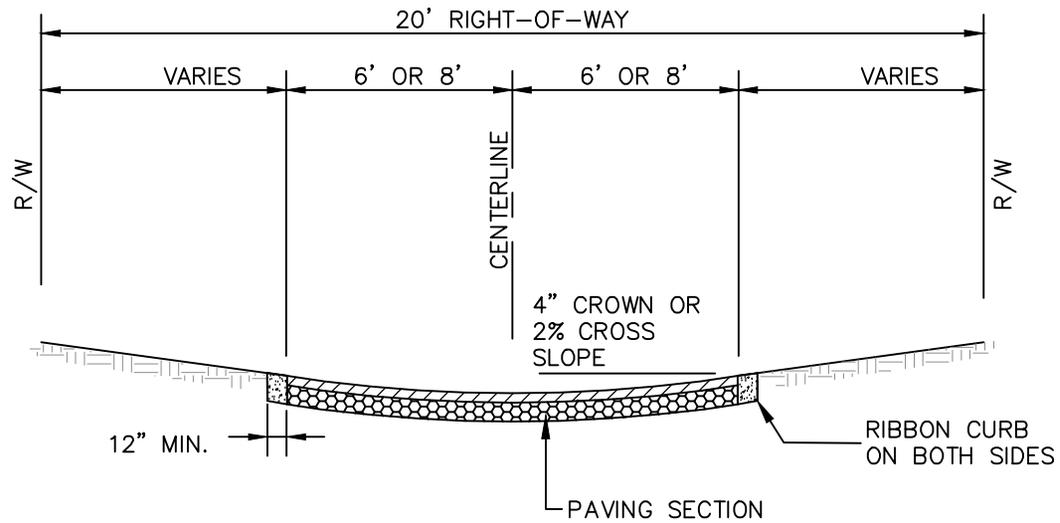
NOTE:

1. BIKE LANES MAY BE PROVIDED ON-STREET WITH DEDICATED STRIPING, OR AS PART OF A MULTI-USE TRAIL SYSTEM ADJACENT TO THE ROAD.

2. IN LIEU OF SIDEWALKS WITHIN THE R.O.W., PROVISIONS FOR PEDESTRIANS MAY BE PROVIDED WITHIN A TRAIL SYSTEM ADJACENT TO THE ROAD R.O.W.



2-LANE ROAD W/PARALLEL PARKING EACH SIDE (IF ALLEY LOADED)



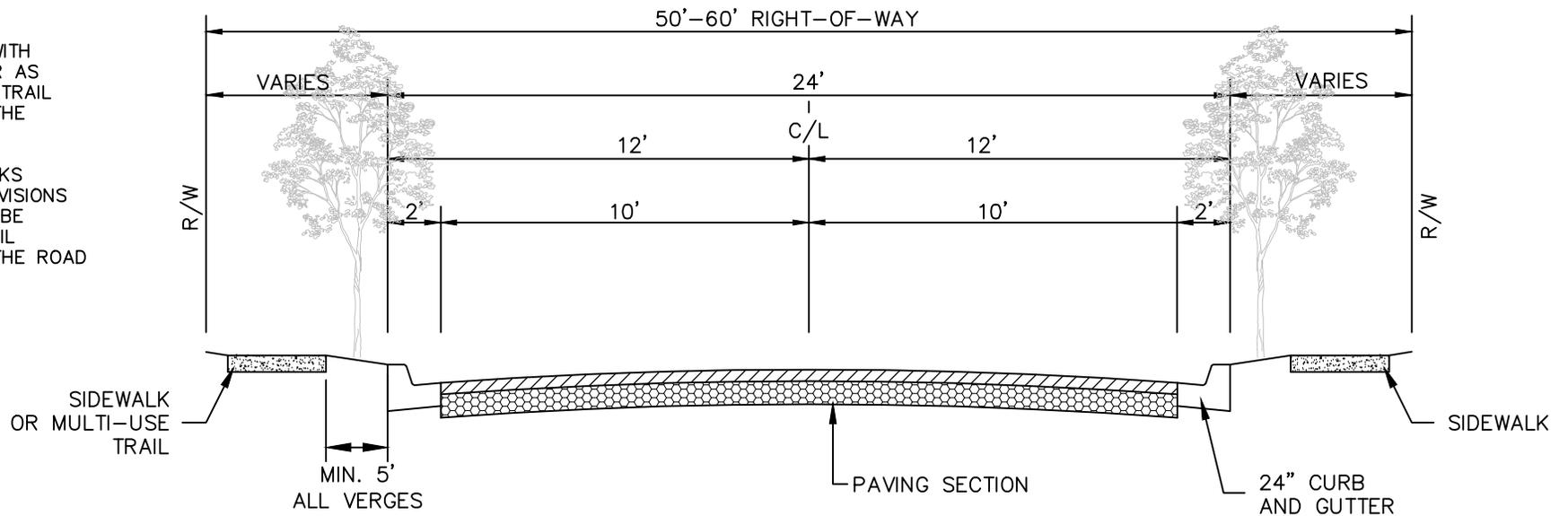
12' LANE WIDTH - ONEWAY
16' LANE WIDTH - TWOWAY

INVERTED ALLEY SECTION

NOTE:

1. BIKE LANES MAY BE PROVIDED ON-STREET WITH DEDICATED STRIPING, OR AS PART OF A MULTI-USE TRAIL SYSTEM ADJACENT TO THE ROAD.

2. IN LIEU OF SIDEWALKS WITHIN THE R.O.W., PROVISIONS FOR PEDESTRIANS MAY BE PROVIDED WITHIN A TRAIL SYSTEM ADJACENT TO THE ROAD R.O.W..



2-LANE (10' TRAVEL LANES)

2.5 MIXED-USE DISTRICT STANDARDS

DISTRICT	N-R	N-MX	D-MX	UC-MX
<i>Replaces Previous Districts</i>	R-3 / R-5	B-1 / some B-2	CBD/B-3	B-3 (redevelopment areas)
1. DEVELOPMENT				
A. Maximum Density	N/A	N/A	N/A	N/A
B. Required Open Space/Park Space (Note 1)	5%/5%	5%/5%	2% if 5 acres or more	2% if 5 acres or more
C. Perimeter Buffer	None unless adjacent to existing GR-2 & GR-5	None unless adjacent to existing GR-2 & GR-5	None unless adjacent to existing GR-2 & GR-5	None unless adjacent to existing GR-2 & GR-5
2. LOT CONFIGURATION				
A. Lot Size	N/A	N/A	N/A	N/A
B. Maximum Lot Coverage (Note 2)	65% of lot area	80% of lot area	100%	100%
C. Frontage Buildout	N/A	60% min	75% min	N/A
3. PRIMARY BUILDING PLACEMENT (NOTE 3)				
A. Front Setback	0 ft min	0 ft min	0 ft min	0 ft min
	20 ft max	15 ft max	5 ft max	5 ft max
B. Side Setback - Corner	0 ft min	0 ft min	0 ft min	0 ft min
	No max	10 ft max	15 ft max	15 ft max
C. Side Setback - Interior	0 feet or 10 ft min between detached buildings	0 feet or 10 ft min between detached buildings	5 ft max	5 ft max
D. Rear Setback (Note 4)	20 ft min	5 ft min	5 ft min	5 ft min
E. Rear Setback from Alley (Note 5)	3 ft	0 ft	5 ft	5 ft
F. Attached Garage Setback (from front facade) (Note 4 & 6)	5 ft min behind primary façade (detached homes only - not permitted otherwise)	Attached garages along frontage are prohibited allowed	Attached garages along frontage are prohibited	Attached garages along frontage are prohibited
4. ACCESSORY BUILDING PLACEMENT (NOTE 4)				
A. Side Setback - Corner	5 ft min	3 ft min	2 ft min	2 ft min
B. Side Setback - Interior	5 ft min	5 ft min	0 ft min	0 ft min
C. Rear Setback (Note 4)	5 ft min	5 ft min	3 ft min	3 ft min
D. Rear Setback from Alley (Note 4)	3 ft min	3 ft min	3 ft min	3 ft min
E. Detached Garage Door Setback (from front facade) (Note 6)	15 from centerline of the alley	15 from centerline of the alley	Must be located behind primary building and accessed via alley or side street	

Note 1: Also see Open Space Standards in [Chapter 6](#)

Note 2: Lot coverage may also be subject to Stormwater Regulations (See [Chapter 11](#)).

Note 3: Building and fire codes may also apply

Note 4: In addition to the setback requirements listed above, garage doors which face a public right-of-way, except for rear alleys, must be set back a minimum of 20 ft from that right-of-way.

Note 5: Garage doors shall be a minimum of 15 feet from alley centerline. Setbacks may be increased to accommodate parking outside of the garage.

Note 6: Also see Accessory Uses & Structures in [Section 3.4](#)

Note 7: The height of the accessory building may not exceed the principal structure except where the principal structure is a single story, a two-story accessory structure is permitted located in the rear yard only.

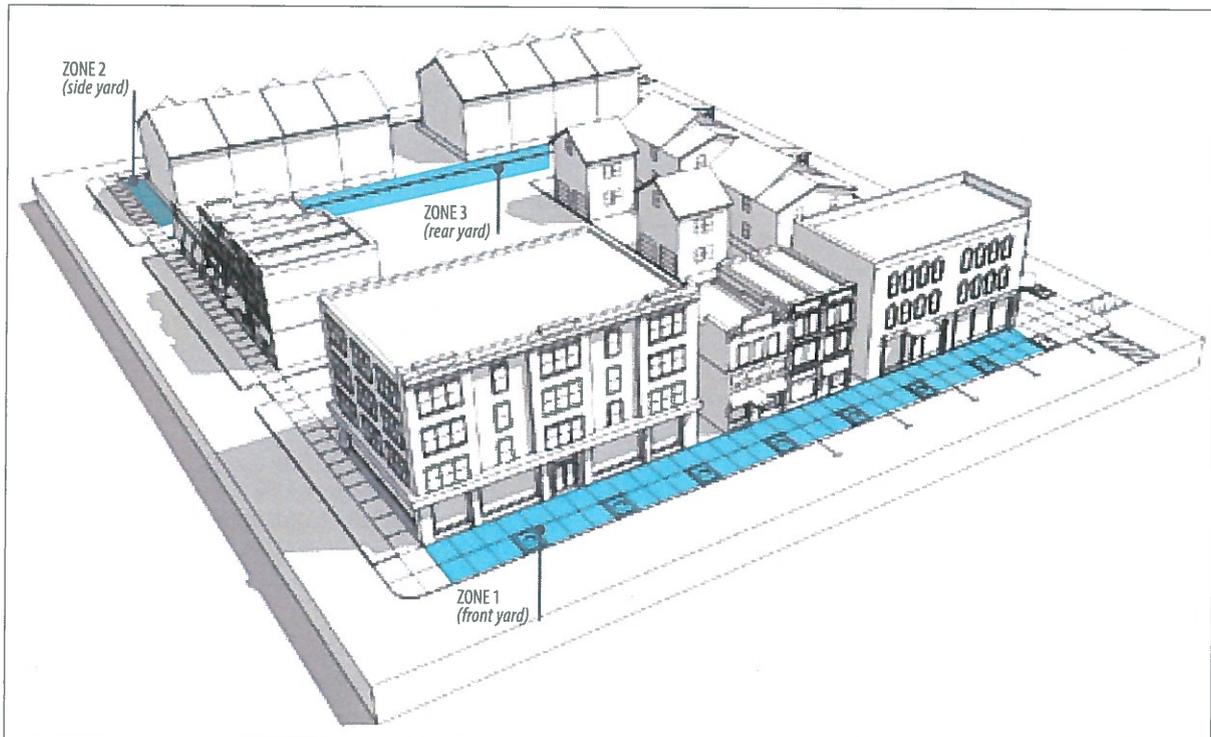
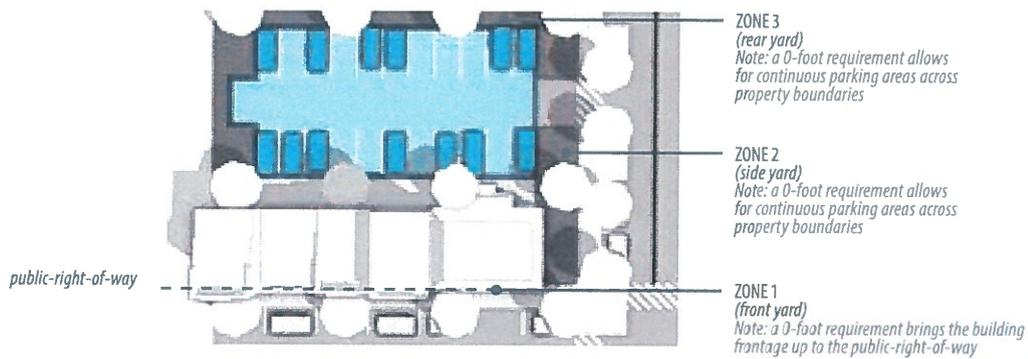
Note 8: Also see Lot Access Standards in [Section 2.3.3.B](#)

DISTRICT	N-R	N-MX	D-MX	UC-MX
<i>Replaces Previous Districts</i>	R-3 / R-5	B-1 / some B-2	CBD/B-3	B-3 (redevelopment areas)

5. BUILDING HEIGHT				
A. Primary Building Height	40 feet max	40 feet max	55 feet max	55 feet (may be waived through Design Review if site is north of Hwy 78 and does not front Hwy 78)
B. Accessory Building Height (Note 7)	20 feet max	40' / 20 feet max	20 feet	30 feet

6. PARKING LOCATION (NOTE 8)				
A. Zone 1 (Front Yard)	Restricted to detached homes only	N/A	N/A	N/A
B. Zone 2 (Side Yard)	✓	✓	N/A	✓
C. Zone 3 (Rear Yard)	✓	✓	✓	✓
D. Unrestricted	N/A	N/A	N/A	N/A

EXAMPLE: PARKING LOCATION



- F. **Blade Clearance:** The blade tip or vane of any small wind energy facility shall have a minimum ground clearance of 15 feet above grade, as measured at the lowest point of the arc of the blades. No blades shall extend over public rights-of-way, parking, or driveway areas.
- G. **Lighting:** No illumination of the turbine or tower shall be allowed, unless required by the FAA.
- H. **Access to Tower:** Any climbing rungs shall be removed to a height of 12 feet above grade.
- I. **Signage Prohibited:** Signage visible from any public street shall be limited to the manufacturer's or installer's identification, appropriate warning signs, or owner identification.
- J. **Abandonment:** On determining that a small wind energy facility has been inoperable for 180 days or more, the Town Staff shall send the property owner notice requiring restoration of the system to operating order within 180 days after receiving the notice. If the owner fails to restore the system to operating condition within the authorized time frame, the owner shall be required, at the owner's expense, to remove the wind turbine from the tower for safety reasons. If the owner fails to remove the wind turbine from the tower, the Town may pursue legal action to have the wind turbine removed at the owner's expense.

3.5.8 SOLAR ENERGY INSTALLATIONS (SES) – SMALL INSTALLATIONS

- A. **Location:** The system may be located on the roof of a principal or accessory structure, on the side of such structures, on a pole, or on the ground, subject to the dimensional standards for the zone in which it is located. Ground-mounted SES equipment may be located in the side or rear yard only. Lots greater than 5 acres are exempt from this requirement.
- B. **Height:**
 - 1. Ground-mounted SES equipment shall not exceed 8 feet in total height.
 - 2. SES equipment located on front or side building roofs visible from the public right-of-way shall not extend above the peak of the roof plane where it is mounted, and no portion of any such equipment shall extend more than 24 inches as measured perpendicularly to the roof at the point where it is mounted
 - 3. Any system incorporated into a nonresidential building shall be integrated into the basic form and main body of the building. If roof mounted, all collector panels shall fit into the form of the roof; if the building's roof is sloped or if "rack" mounting is used on a flat roof, the mounting must be concealed from view at street level. Exposed rack supports and free-standing collectors apart from the main building shall not be permitted.
- C. **Solar Easements:** The property owner shall be responsible for negotiating with other landowners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection system.

3.6 TEMPORARY USES

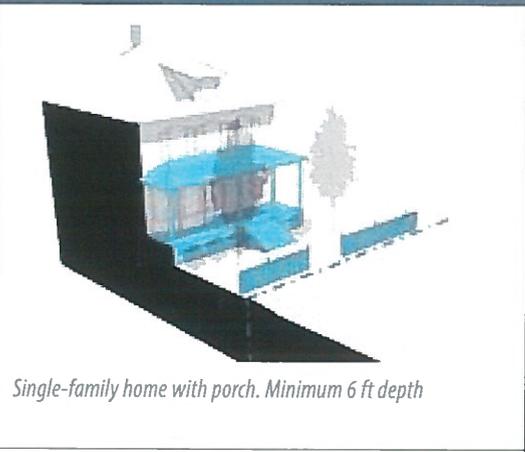
3.6.1 PERMITTED TEMPORARY USES

The Town Staff may issue permits for the following temporary uses, provided that the property is zoned properly for the proposed use or as specifically exempted below and meets safety, building code and other town and state requirements:

- A. Religious meetings in a temporary structure in G-B zoning districts for a period not to exceed 30 consecutive days and not more than three times per calendar year. Religious/school meetings in all other districts in a tent or other temporary structure, for a period not to exceed 7 days.

- B. Open lot sale of seasonal natural products, such as Christmas trees, in the N-MX, D-MX, N-B, G-B, and L-I zoning districts for a period not to exceed 45 consecutive days and not more than three times per calendar year.
- C. Contractor's office and trailer for use during construction in any district, except in substantially developed residential districts, for a period of 12 consecutive months, provided that such office is placed on the property under construction. This time period can be extended if the building permit is still active.
- D. Real estate sales offices, in conjunction with an approved subdivision or development project, in any District, for a period not to exceed ~~1 year~~ ^{100%} (or ~~75%~~ ^{100%} build-out of the subdivision in the case of model homes), provided no cooking or sleeping accommodations are maintained in the structure.
- E. Festivals or events authorized by the Town however, the Town Staff has the authority to deny the temporary use permit application or revoke the permit immediately if the applicant allows any uses, sales of products, or the provision of information that is deemed by the town to be a public nuisance and/or public safety hazard. For purposes of any town-authorized festival, an overlay zoning district is created herein to include all parcels which immediately abut the boundary of the festival. For the period of the festival, retail sales, vendor sales, food sales, information distribution, and commercial and nonprofit solicitation purposes shall be permitted within the overlay district; provided, however, that the temporary use shall be approved by the Town Staff through the temporary use permit application process no earlier than 60 days prior and no less than 15 days prior to the festival's official opening date.
- F. Carnival, circus, or fair subject to approval by the Town Staff.
- G. Mobile Food/Retail Vending
 1. Permits and Licenses Required: A valid mobile vending permit issued by the Town Staff and a town business license is required prior to setting up or selling food or merchandise. Approved permit certificates and licenses shall be attached to the mobile vending unit where they are readily visible, and shall include the current name, mailing address and valid phone number of the mobile food vending unit owner.
 2. Food, Beverage, and Merchandise Limitations: Permitted merchandise shall be limited to edibles, hot and cold beverages containing no alcohol**, and any non-perishable, non-food retail goods, and sale of retail products permitted in the zoning district where sales take place. [**The sale of alcoholic beverages is permitted subject to the issuance of a Special Use Permit by the Town's Administrative Services Department.]
 3. Number Per Lot: No more than two mobile food vendors shall be allowed on any given lot at the same time without the event first obtaining an overall temporary permit (or other permits as required), except that there shall be no limit on the number of pushcart vendors occupying a particular lot, nor shall there be a limit on the number of pushcart vendors or vendors with small, tow-behind carts occupying a General Commercial development.
 4. Use of Designated On-Street Parking Spaces: The use of on-street parking spaces by a mobile food/retail vendor shall be subject to any further restrictions that may be imposed by the Town Staff.
 5. Signage: Signage shall be permitted on the vehicle only to identify the name of the product or the name of the vendor, and the posting of prices. A separate menu board is allowed, not exceeding 12 square feet in area and 40 inches height. This sign must be located on the same property as and within close proximity to the mobile vending unit, and should not be placed on the sidewalk or in the public right-of-way.

PORCHES AND STOOPS [4.2.10.A]



FORECOURT [4.2.10.B]



COLONNADE/ARCADE [4.2.10.C]



4.2.10 FRONTAGE ENCROACHMENTS

- A. Porches and Stoops: Porches and stoops may be constructed in front of the minimum required setback, but should not extend into the right-of-way.
1. ~~Minimum Height above Grade: Residential porches and stoops shall be elevated a minimum of 18 inches above the average adjacent sidewalk grade, or 2 feet above the adjacent street grade where no sidewalk is present.~~
 2. ~~Minimum Porch Dimensions: Porches shall have a minimum depth of 6 feet and a minimum width of 25% of the primary facade.~~ If porches are screened, all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen.
 3. ~~Minimum Stoop Dimensions: Stoops shall have a minimum depth and width of 5 feet.~~ Stoops may be shared by two attached units. Stoop stairs may run to the front or to the side. Entry doors from stoops shall be covered or recessed to provide shelter from the elements.
- B. Forecourts: Forecourts may be used in residential buildings to provide entry yards and/or shared garden space. Forecourts may be used in commercial and mixed-use buildings to provide areas for outdoor dining, display of merchandise, and/or entries to individual tenants. Where provided, forecourts should be a minimum of 12 feet in depth and 12 feet in width.
- C. Colonnades/Arcades: Where provided, colonnades/arcades may encroach over the public sidewalk, but must maintain a minimum horizontal sidewalk clearance of 8 feet for pedestrian circulation. A minimum of 18 inches of horizontal clearance must be provided from the outside of all columns to the face of the curb. A minimum of 10 feet of vertical clearance must be maintained from the sidewalk grade. No more than 1 story of habitable space may be permitted over the colonnade/arcade.
- D. Balconies: Where provided, balconies may encroach over the public sidewalk, but must project a minimum of 3 feet from the building facade. A minimum of 10 feet of vertical clearance must be maintained from the sidewalk grade. Balconies may have roofs, but cannot be screened or glassed-in.
- E. Awnings and Marquees: Where provided, marquees and awnings may encroach over the public sidewalk, but must project a minimum of 3 feet from the building facade. A minimum of 8 feet of vertical clearance must be maintained from the sidewalk grade. Awnings should be made of fabric and metal only.

4.3 RESIDENTIAL BUILDING DESIGN GUIDELINES

4.3.1 APPLICABILITY

Exclusively Residential Structures consisting of 3 or more units or lots in All Districts

4.3.2 MINIMUM DESIGN GUIDELINES - APPLICABLE TO ALL RESIDENTIAL STRUCTURES

A. Detailed Design Recommended: All buildings other than garages should be designed to include varied relief to provide interest and variety. The following is a partial list of features that may be used to accomplish this objective:

- Bow window,
- Bay window,
- Arched window,
- Gable window,
- Oval or round windows,
- Shutters,
- Arched entry, balcony or breezeway entrance,
- Cast stone or brick accent wall,
- Decorative brick band,
- Decorative tile,
- Veranda, terrace, porch or balcony,
- Projected wall or dormer,
- Variation of roof lines on the building, and
- Decorative caps on chimneys.

B. Wall Materials

1. Building walls should be finished in one or more, but not more than four of the following materials: concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, fiber cement board such as "Hardie-Plank" siding, 50-year siding product, wood, termite resistant, 50-year siding product: painted or natural, brick, stone, stucco, and other materials as approved by Town Staff. *vinyl,*
2. Visible foundation walls should be finished in one of the following materials: Brick, Stone, or Stucco.
3. Chimneys: Chimneys should be finished with approved building wall materials.
4. Downspouts and Gutters: Downspouts and gutters are to be galvanized steel, aluminum, non-glossed stainless steel or copper. Downspouts and gutters are to match in materials and finish.
5. Day-glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.
6. Mirrored glass with a reflectivity of 20% or more and spandrel is prohibited.

C. Windows:

1. Windows ~~should not~~ *may* be flush with exterior wall treatments. Windows should be provided with an architectural surround at the jambs, header and sill.
2. In general, clear glazing is preferred, but the DRB may allow alternative glazing types depending on the context.
3. Except for round windows, picture windows, accent windows, and transoms, windows and door openings should be taller than they are wide.
4. ~~Exterior Shutters. Shutters, if used, must be sized and placed so as to equal the width that would be required to cover the window opening.~~

CLEAR BUILDING ENTRANCES [4.3.3.A & 4.4.4.A]



Buildings must have a useable entrance on the primary frontage. In most cases the primary frontage will be a public street, but in some cases the primary frontage may be an alley or a pedestrian pathway from the side or rear. Town Staff shall determine the primary frontage for each lot.

FACADE VARIETY [4.3.3.B]



Buildings must be designed to provide varied relief. The homes pictured above meet this standard through the use of porches, balconies, shutters, projected dormers, variation in roof lines, and decorative caps on chimneys.

D. Roofs

1. Flat and mono-pitch roofs (sloped to the rear) should be concealed with parapets along the street frontage.
2. Where flat roofs are provided, mechanical equipment shall be screened from view from the street.
3. Skylights must be flat to the pitch of the roof and should not be located on any sloped roof facing the primary frontage.
4. Roof penetrations shall be hidden or painted to match the color of the roof.

E. Garages and Accessory Structures: Attached garages, detached garages and other accessory structures, shall be subordinate in height, footprint, and proportion to the primary structure on the site, and shall be compatible with the principal structure in terms of roof form, materials, and color.

4.3.3 MINIMUM DESIGN GUIDELINES - DETACHED SINGLE FAMILY HOMES ONLY

A. Entrances

1. Building Entrances to Face Street or Public Open Space: All residential buildings should face the street or designated public space (e.g., common courtyard, plaza, or green) and have a pedestrian pathway connecting the principal entry to the street. All buildings with shared entrances should be oriented so that the primary entrance(s) faces the street. In some cases (e.g the “Charleston Single” design style) the primary entrance may access a porch or pathway which then provides access into the structure.
2. ~~Raised Entry Required: The finished ground floor elevation for units within 18 feet of a sidewalk shall be 18 inches above the average adjacent sidewalk grade, or 2 feet above the adjacent street grade where no sidewalk is present.~~
3. Zero-Step Entry: For residential buildings in developments designed for residents aged 55 and older, at least one zero-step entry should be provided from the fronting sidewalk or pedestrian pathway from the side or rear to the interior of the house. Each unit should have a separate outdoor entrance that includes a porch, stoop, courtyard or similar element which provides a transition from the public sidewalk to the private space within the building or unit.

B. Facade Variety: Detached Homes with identical facade designs shall not be permitted on adjacent or facing lots. Where home designs are repeated in new development, materials and detailing shall be varied to distinguish different houses.

- C. Garages: All garages facing a public street ^{may} shall be visually recessed from the principal structure. See also [Sections 2.5](#) and [2.7](#).

4.3.4 MINIMUM DESIGN GUIDELINES - TOWNHOMES, APARTMENTS, AND OTHER MULTI-FAMILY BUILDINGS

A. Entrances

1. Building Entrances to Face Street or Public Open Space: All residential buildings should face the street or designated public space (e.g., common courtyard, plaza, or green) and have a pedestrian pathway connecting the principal entry to the street. All buildings with shared entrances should be oriented so that the primary entrance(s) faces the street.
 2. ~~Raised Entry Required. The finished ground floor elevation for units within 18 feet of a sidewalk shall be 18 inches above the average adjacent sidewalk grade, or 2 feet above the adjacent street grade where no sidewalk is present.~~
 3. Zero-Step Entry: For residential buildings in developments designed for residents aged 55 and older, at least one zero-step entry should be provided from the fronting sidewalk or pedestrian pathway from the side or rear to the interior of the house. Each unit should have a separate outdoor entrance that includes a porch, stoop, courtyard or similar element which provides a transition from the public sidewalk to the private space within the building or unit.
 4. Secondary Entries Permitted: Individual units and tenant spaces on the ground floor may have separate entrances to the public sidewalk, but units on upper floors must be accessed through a common entrance on the ground floor.
 5. Corner Lot/Entry: In the case of corner lots, the primary entrance(s) should face the street from which the building derives its street address.
- B. Facade Transparency: ~~Building elevations that face the street should have at least 20% of the wall area consist of windows and/or doors. Mirrored glass with a reflectivity of 20% or more is prohibited.~~
- C. Cornice and Expression Lines: ~~Cornices and other similar elements are required to delineate the tops of facades. Expression lines are required to delineate the divisions between the first floor and upper floors.~~

CORNICE AND EXPRESSION LINES [4.3.4.C]



Cornices and expression lines articulate the building facade and break up the massing of larger buildings. A variety of cornices (blue) are used to provide interest and detail to this facade.

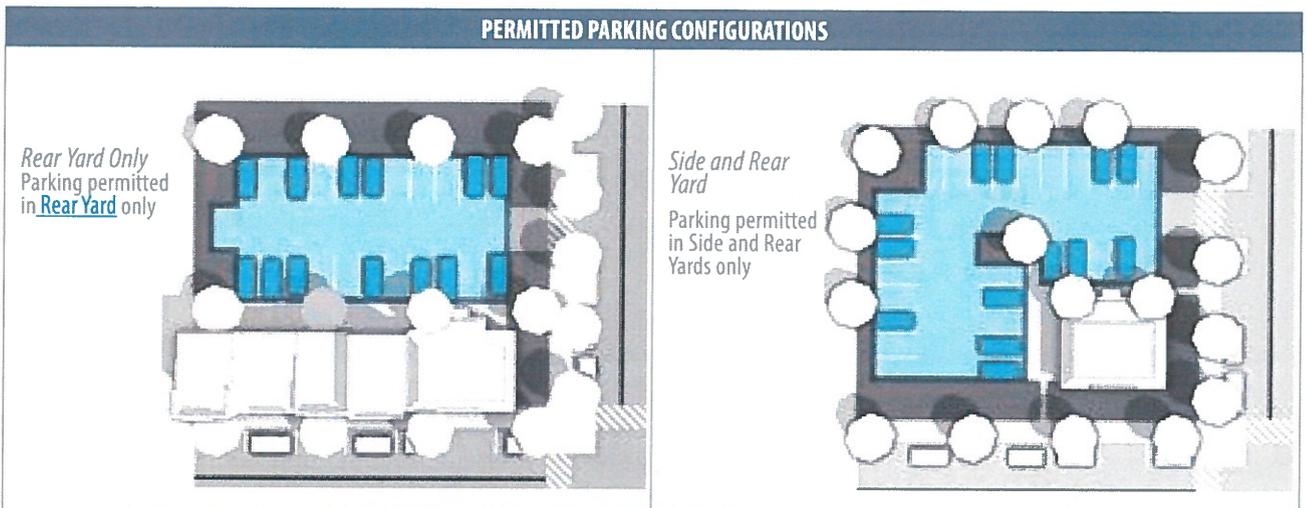
7.2 APPLICABILITY

The provisions of this section shall apply to all new and expanded development, as well as certain changes in use and rezoning. However, the provision of additional vehicle parking shall not apply to existing structures where no expansion is proposed and unless the use is converting from a residential use to a non-residential use. The intent is to minimize the amount of paved surfaces for vehicles to the greatest extent possible.

7.3 VEHICLE PARKING LOCATION

The following table details the permitted parking locations for each district according to the building types detailed in [Chapter 2](#) of this ordinance. Additional locational requirements may apply to parking areas for specific uses. Such requirements are outlined in [Chapter 3](#) Use Standards. Notwithstanding the parking location requirements below, any property located at a street intersection shall not have parking, loading, or service areas at the corner.

	MIXED-USE DISTRICTS			CONVENTIONAL DISTRICTS			SPECIAL DISTRICTS	
	N-R (1)	N-MX, D-MX	UC-MX	GR-2, GR-5,	MF-R, MH- R, N-B	G-B	L-I, H-I	AC, PL
Permitted Parking Locations								
A: Rear Yard only	X	X						
B: Side and Rear Yard Only			X		X	X		
C: Shopping Center			X			X		
D: Detached House	X			X				
E: Unrestricted					X		X	X
Notes:								
(1) See Section 7.7.1 for provisions related to Off-Street Parking Access/Driveways for Small Residential Lots								



7.7 DRIVEWAYS AND OFF-STREET PARKING ACCESS

Any use which requires a driveway (lowered or cutaway curbs, for purposes of ingress or egress) shall be subject to the provisions of this section. All new driveways must be approved by the Town; Berkeley, Dorchester, or Charleston counties; or SCDOT, as appropriate. Driveways connecting to a town right-of-way shall be reviewed and approved as part of a subdivision or site plan approval, or as an independent Encroachment Permit according to the procedures outlined in [Chapter 13](#).

7.7.1 OFF-STREET PARKING ACCESS/DRIVEWAYS FOR SMALL RESIDENTIAL LOTS (LESS THAN 1/2 ACRE)

The following standards shall apply to residential lots less than 1/2 acre:

- A. ~~Lots of 50 Feet or Less in Width: Garages or off-street parking areas shall be accessed only from an alley. Driveways shall not be permitted to connect to the fronting street.~~
- B. ~~Lots between 50 Feet and 60 Feet in Width: One driveway of no more than 12 feet in width may be used to provide access to garages or off-street parking areas in the rear yard of the lot only (the garage must be recessed 20 feet behind the plane of the main building facade).~~
- C. Lots of 60 Feet or More in Width
 - 1. If the street side elevation of an attached garage is side-loaded (i.e., oriented at least 90 degrees to the street) the attached garage may be flush with the front building facade. ~~In all other conditions, the garage must be recessed 10 feet behind the plane of the main building facade.~~
 - 2. In a townhouse development, garages and townhouse entrances shall alternate, so that no garage is adjacent to another garage.
 - 3. ~~For attached units, a maximum of 1/3 of the linear dimension of the front facade of an individual unit may be garage.~~
 - 4. For Detached Houses, the maximum width of a front-loaded garage shall be 25 feet.
 - 5. The maximum curb cut for a driveway shall be 12 feet wide. Driveways may widen, if necessary, to a maximum of 20 feet at the garage, ~~but at no time may the width of a driveway exceed 1/3 of the lot width.~~ ^{18'}
- D. Alley-accessed garages shall be setback 15 feet from the alley centerline.
- E. Off-street parking areas on lots served by alleys shall be constructed of pervious materials.

7.7.2 OFF-STREET PARKING ACCESS/DRIVEWAYS FOR ALL OTHER LOTS

- A. Curb Cuts: Curb cuts shall be minimized in width and number in order to limit interruption to the public sidewalk, streetscape and perimeter landscaping.
- B. Maximum Permitted Number: The maximum number of driveways allowed for any property shall be as follows:

FRONTAGE WIDTH	*MAXIMUM PERMITTED DRIVEWAYS (CURB CUTS)
50 feet or Less	1
Between 50 feet and 150 feet	2
150 feet or More	2 - Additional driveways shall be permitted only after the applicant successfully demonstrates the necessity for such additional driveways as determined by Town Staff.

**Permitted driveways may be combined entrances and exits as necessary*

10.6.5 RACEWAYS AND TRANSFORMERS

- A. If a raceway is necessary, it must not extend in width or height beyond the area of the sign.
- B. Raceways must be finished to match the background wall or canopy, or integrated into the overall design of the sign.
- C. Visible transformers are not permitted.

10.7 TEMPORARY SIGNS

The following Temporary Signs shall require a permit from Town Staff.

10.7.1 TEMPORARY SIGNS ON CONSTRUCTION SITES

- A. Permitted Location: Temporary project construction or marketing signs are allowed on the frontage of a project site only.
- B. Time Period: Such signs shall not be installed prior to the issuance of a building permit for the development.
- C. Project Construction Signs: Commercial project construction signs must be removed upon issuance of a certificate of occupancy. Residential project construction signs must be removed when ^{100%}~~95%~~ of the lots owned by the developer or builder are sold. For mixed-use development, containing both commercial and residential, signs must be removed on attainment of a certificate of occupancy.
- D. Maximum Area: 32 square feet
- E. Maximum Width: 8 feet
- F. Maximum Height: 6 feet
- G. Maximum Number: One sign for each 10 acres

10.7.2 TEMPORARY BANNERS

- A. Time Period: Up to 30 days a maximum of 4 periods each year
- B. Permitted Location: Attached securely (on all four corners) to the building or staked in a yard.
- C. Maximum Area: 15 square feet with a vertical dimension no greater than 3 feet
- D. Maximum Height (on wall): 18 feet with 7 feet clear headroom above sidewalk
- E. Maximum Number: One banner per frontage per tenant; 2 banners total per tenant per event
- F. Temporary/Special Event Signs:
 - 1. Sign shall be permitted 30 days prior to a function and shall be removed within 3 days after the function.
 - 2. Signs shall be located on private property. Temporary signs are permitted on public property only in the case of publicly-sponsored events or permitted events on publicly-owned property but shall be erected and maintained in such a manner as to not interfere or obstruct access, activity or vision along any such public right-of-way.

**ANNEXATION
STAFF REPORT
PLANNING COMMISSION
March 16, 2020**

TMS#s: 221-00-00-005, -200, -201, -202, and 220-00-02-019

Location: N. Maple Street, Old Dairy Rd.

Description: five lots totaling approximately 100.23 acres

Request: Annexation and Zoning to G-B

The property owner is requesting that the above referenced parcel be annexed into the Town from Berkeley County. The existing zoning in Berkeley County is PD-OP/IP Planned Development District – Office or Industrial Park.

This property is included in the Town’s ‘Employment Growth’ District within the Town’s 2009-2011 Comprehensive Plan and Update as well as on the accompanying Future Land Use Map, and it also falls under a Commercial Activity Node. The area also falls inside of the Sheep Island focus area in the 2014 Vision Plan appended to the Comprehensive Plan. That plan proposes a mix of uses, including single-family and multi-family residential, commercial, industrial, and civic uses. Under the G-B “General Business” zoning district, most of these uses would be allowed, with the exception of single-family detached and industrial uses. Based on these findings this request is interpreted by staff to be in conformance with the Town’s Comprehensive Plan and is recommended for approval.

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

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 N. Maple Street (approximately 100 acres) to be annexed is identified by the Berkley County Assessor's Office as Property Identification Number: TMS # See Attached 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 18 day of Feb, 2018.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Jack N. Harper
(Signature)

2-18-20
(Date)

Jack N. Harper AS AUTHORIZED Agent For The Rosemary
(Print Name) FAMILY LIMITED PARTNERSHIP

(Date)

(Signature)

(Print Name)

February 18, 2020

Ms. Jessi Schuler
Town of Summerville
200 S. Main Street
Summerville, SC 29483

RE: Rosemary Family Limited Partnership Property
TMS Nos. 221-00-00-005, 221-00-00-200, 221-00-00-201, 221-00-00-202,
221-00-02-019

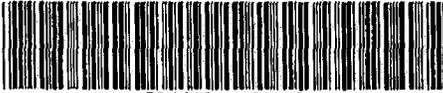
Dear Ms. Schuler:

Please be advised that the representatives of Crosland Barnes Group, LLC, Casto Southeast Realty Services, LLC, or their designated engineers and planners (collectively, the "Buyer Representatives") are authorized to represent Rosemary Family Limited Partnership, owners of the above-referenced properties (the "Owner"), at public meetings and during the pendency of their respective agreements to acquire the Property with regard to annexation, rezoning, and development agreement applications associated with the property. The foregoing notwithstanding, the Buyer Representatives shall not be entitled to request any second or final reading of any such applications, assert that Owner has waived any understanding it has Town officials with respect to withdrawals of applications or scheduling second or final readings, or assert that the Owner has agreed that it or its Property will be bound or encumbered in any way by such applications if the sale of the Property does not close.

If you have any further questions, please do not hesitate to contact me.

Sincerely, *Jack N. Harper*, AS AUTHORIZED Agent For
THE ROSEMARY FAMILY LIMITED
PARTNERSHIP.
Name: Jack N. Harper
Address: 410 W Second South St
Summerville SC
29483

Berkeley County
Cynthia B. Forte
Register of Deeds 00031156 Vol: 9868 Pg: 1
Moncks Corner 294616120



53 2012 00031156

Instrument Number: 2012- 00031156

As
Deed

Recorded On: December 28, 2012

Parties: HARPER ROSEMARY S

To

ROSEMARY FAMILY LIMITED PARTNERSHIP

Recorded By: PRIEST & SANDS

Num Of Pages: 4

Comment:

**** Examined and Charged as Follows: ****

Deed 10.00

Recording Charge: 10.00

Consideration
Amount

RS#/CS#

Deed Tax 0.00

Deed State Tax 0.00

Deed County Tax 0.00

EXEMPT

Tax Charge: 0.00

RECEIVED

Dec 28, 2012

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

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

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:

Record and Return To:

Document Number: 2012- 00031156

PRIEST & SANDS

Receipt Number: 407858

102 SOUTH PINE STREET

Recorded Date/Time: December 28, 2012 02:39:15P

PO BOX 1169

Book-Vol/Pg: Bk-R VI-9868 Pg-1

SUMMERVILLE SC 29483

Cashier / Station: H Sexton / Cash Station 2



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

TITLE NOT CERTIFIED
TITLE NOT SEARCHED
DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, ROSEMARY S. HARPER, NOW KNOWN AS ROSEMARY S. WARD, of the County of Berkeley, in the State of South Carolina, for and in consideration of the sum of \$5.00 DOLLARS, to the grantor in hand paid at and before the sealing of these presents by the grantee (the receipt whereof is hereby acknowledged), have, subject to all matters of record, granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the ROSEMARY FAMILY LIMITED PARTNERSHIP, its successors and assigns, the following described property, to-wit:

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situate, lying and being near the Town of Summerville, but in the County of Berkeley, State of South Carolina, measuring and containing Sixty-four and Fifty-seven One-hundredths (64.57) Acres, more or less, butting and bounding, now or formerly, as follows, to-wit: North on Parcel "B" of a Plat hereinafter referred to, previously conveyed to Margaret S. Bell; East on lands of West Virginia Pulp and Paper Company; Southeast on a dirt easement road separating this from lands of West Virginia Pulp and Paper Company; Southwest on a Three (3) Acre Tract of West Virginia Pulp and Paper Company and a tram road separating this from other lands of Evans T. Salisbury.

The above-described Tract of Land will more fully appear as Parcel "A" reference being ahd to a Plat showing as portion of a Tract of Land owned by Evans T. Salisbury by JH. H. Foster, Surveyor dated July 1, 1967 attached to the deed hereinafter referenced from Evans T. Salisbury to Rosemary S. Harper .

LESS AND EXCEPTING therefrom that certain parcel known in the present tax numbering system for Berkeley County as TMS #220-00-00-006 and containing 7.25 acres, more or less, and further described in a deed from Rosemary S. Harper to Charles H. Fredericks, Trustee, et. Al, recorded in Book C-21 Page 506, in the Berkeley County ROD Office.

SUBJECT to the right of ingress and egress by Rosemary S. Harper, her heirs and assigns over the said 50 foot right of way running over and upon the said Parcel "B" and the said "Parcel C" of said above mentioned plat, which right to ingress and egress shall run with the land and be an easement appurtenant.

AND SUBJECT, however, to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

PRIEST & SANDS, LLC
P.O. Box 1169
Summerville, SC 29484

Being a portion of the same property conveyed to Rosemary S. Harper by Deed of Evans T. Salisbury dated August 30, 1967, and recorded in the Berkeley County ROD Office on September 1, 1967, in Book A-174, at Page 32.

TMS # 221-00-00-005

Grantee's Address: 410 W. 2nd South Street
Summerville, SC 29483

TOGETHER with all and Singular the Rights, Members, Hereditament 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 grantee herein above named, its Successors and Assigns forever.

And the grantor does hereby bind the grantor, her heirs, personal representatives and assigns to warrant and forever defend all and singular the said premises unto the grantee herein above named, and the grantee's Successors and Assigns against the grantor and the grantor's heirs, Personal Representatives, and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hand and seal this 19 day of Dec. in the year of our Lord Two Thousand and Twelve (2012).

Signed, Sealed and Delivered in the presence of:

[Signature]
Donald Sands
[Signature]
Donald Sands

Rosemary S. Harper
ROSEMARY S. HARPER

Rosemary S. Ward
now known as ROSEMARY S. WARD

STATE OF SOUTH CAROLINA
BERKELEY COUNTY

The foregoing instrument was acknowledged before me by ROSEMARY S. HARPER, NOW KNOWN AS ROSEMARY S. WARD, and subscribed and sworn to before me by Emilia Williams Maxwells (witness) this 19th day of December, 2012.

[Signature]
Notary Public for South Carolina
My commission expires: 10/2/2013

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF BERKELEY)

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

1. I have read the information concerning the **new exemption numbers** (Senate Bill 564 - June 10, 1997), and I understand the information.
2. The property being transferred bearing BERKELEY COUNTY TAX MAP NUMBER 221-00-00-005 was transferred by Rosemary S. Harper, now known as Rosemary S. Ward, to the Rosemary Family Limited Partnership on December 19, 2012.
3. The deed is NOT EXEMPT from the deed recording fee, and the FAIR MARKET VALUE IS N/A
4. The deed is exempt from the deed recording fee because (Use new exemption numbers and explain reason for exemption): (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
5. As required by **code Section 12-24-70**, I state that I am a responsible person who was connected with the transaction as: Grantor
6. 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.

Rosemary S. Ward
ROSEMARY S. WARD

SWORN to before me 19
day of December, 2012.

[Signature]
Notary Public for South Carolina
My Commission Expires: 10/2/2013

Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120

00031157 Vol: 9868 Pg: 5



53 2012 00031157

Instrument Number: 2012- 00031157

Recorded On: December 28, 2012

As
Deed

Parties: WARD ROSEMARY S

To

ROSEMARY FAMILY LIMITED PARTNERSHIP

Recorded By: PRIEST & SANDS

Num Of Pages: 4

Comment:

**** Examined and Charged as Follows: ****

Deed	10.00				
Recording Charge:	10.00				
		Consideration			
	Tax Amount	Amount	RS#/CS#		
Deed Tax	0.00		D 12911	Deed County Tax	0.00
				Deed State Tax	0.00
	EXEMPT				
	Tax Charge:	0.00			

RECEIVED

Dec 28, 2012

ASSESSOR
BERKELEY COUNTY SC
JANET B. JURSKO
AUDITOR BERKELEY COUNTY SC

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

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:

Record and Return To:

Document Number: 2012- 00031157
Receipt Number: 407858
Recorded Date/Time: December 28, 2012 02:40:34P
Book-Vol/Pg: Bk-R VI-9868 Pg-5
Cashier / Station: H Sexton / Cash Station 2

PRIEST & SANDS
102 SOUTH PINE STREET
PO BOX 1169
SUMMERVILLE SC 29483



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY and
COUNTY OF DORCHESTER

TITLE NOT CERTIFIED
TITLE NOT SEARCHED
DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, ROSEMARY S. WARD, of the County of Berkeley, in the State of South Carolina, for and in consideration of the sum of \$5.00 DOLLARS, to the grantor in hand paid at and before the sealing of these presents by the grantee (the receipt whereof is hereby acknowledged), have, subject to all matters of record, granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the ROSEMARY FAMILY LIMITED PARTNERSHIP, its successors and assigns, the following described property, to-wit:

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situate, lying and being near the Town of Summerville, but mostly in the County of Berkeley, State of South Carolina, measuring and containing 68.48 acres, more or less; butting and bounding, now or formerly, as follows, to-wit: North on lands conveyed to Margaret S. Bell; Southeast on a farm access road separating this from a part of the original tract, lands of West Virginia Pulp and Paper company, and lands of Evans T. Salisbury; Southwest on a farm road and the Wassamassaw Road and Northwest on and lands of Alex Cummings.

The above tract of land will more fully appear as Parcel "C" reference being had to a recent subdivision plat subdividing these parcels by T. W. Bailey, Surveyor.

SUBJECT, however, to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

Being the same property conveyed to Rosemary S. Ward by Deed of Evans T. Salisbury dated June 3, 1977, and recorded in the Dorchester County ROD Office, in Book 314, at Page 226 and in the Berkeley County ROD Office in Book A332, at Page 157.

TMS #220-00-02-019

Grantee's Address: 410 W. 2nd South Street
Summerville, SC 29483

TOGETHER with all and Singular the Rights, Members, Hereditament 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 grantee herein above named, its Successors and Assigns forever.

PRIEST & SANDS, LLC
P.O. Box 1169
Summerville, SC 29484

And the grantor does hereby bind the grantor, her heirs, personal representatives and assigns to warrant and forever defend all and singular the said premises unto the grantee herein above named, and the grantee's Successors and Assigns against the grantor and the grantor's heirs, Personal Representatives, and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 19 day of Dec. in the year of our Lord Two Thousand and Twelve (2012).

Signed, Sealed and Delivered in the presence of

Jennifer Williams Matthews
Jennifer Williams Matthews

Rosemary S. Ward
ROSEMARY S. WARD

STATE OF SOUTH CAROLINA
DORCHESTER COUNTY

The foregoing instrument was acknowledged before me by ROSEMARY S. WARD, and subscribed and sworn to before me by Jennifer Williams Matthews (witness) this 19th day of December, 2012.

Jennifer Williams Matthews
Notary Public for South Carolina
My commission expires: 10/2/2013



STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF DORCHESTER)

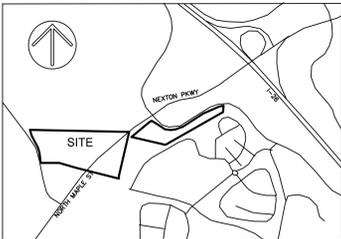
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information concerning the **new exemption numbers** (Senate Bill 564 - June 10, 1997), and I understand the information.
2. The property being transferred bearing BERKELEY COUNTY TAX MAP NUMBER 220-00-02-019 was transferred by Rosemary S. Ward, to The Rosemary Family Limited Partnership on December 19, 2012.
3. The deed is NOT EXEMPT from the deed recording fee, and the FAIR MARKET VALUE IS N/A
4. The deed is exempt from the deed recording fee because (Use new exemption numbers and explain reason for exemption): (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
5. As required by **code Section 12-24-70**, I state that I am a responsible person who was connected with the transaction as: Grantor
6. 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.

Rosemary S. Ward
ROSEMARY S. WARD

SWORN to before me, 19
day of December, 2012.

Donna Sanders
Notary Public for South Carolina
My Commission Expires: 10/21/2013



VICINITY MAP NOT TO SCALE

- LEGEND**
- CTP ● CRIMPED TOP PIPE
 - OPT ● OPEN TOP PIPE
 - IPF ● IRON PIPE FOUND
 - RWDF ● RIGHT OF WAY DISK FOUND
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - RIGHT OF WAY LINE

- NOTES**
1. THIS PARCEL LIES IN FLOOD ZONE X. FIRM PANEL 45015C COMMUNITY 0570E EFFECTIVE DATE DECEMBER 7, 2018.
 2. COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011).
 3. AREA DETERMINED BY COORDINATE METHOD.
 4. FIELD WORK COMPLETED 11/04/19

- REFERENCE**
1. PB I PG 141
 2. PB K PG 259
 3. PB D PG 129
 4. PB M PG 35
 5. PB P PG 170
 6. PB Q PG 367
 7. PG Q PG 397
 8. PB P PG 247
 9. PB F PG 234
 10. SCODT PLANS

TMS 221-00-02-021
DUSTOFF22 LLC
CAB K PG 259

TMS 221-00-02-019
ROSEMARY FAMILY LIMITED PARTNERSHI
TOTAL:
2,428,771 SF
55.757AC
TRACT A
1,952,486 SF
44.823AC

TMS 221-00-02-019
ROSEMARY FAMILY LIMITED PARTNERSHI
TOTAL:
2,428,771 SF
55.757AC
TRACT C
394,963 SF
9.067AC

TMS 730-00-00-022
DUSTOFF LLC
CAB K PG 259

TMS 730-00-00-022
DUSTOFF LLC
CAB K PG 259

ATLAS
SURVEYING CHS, INC.

1007 BANTON CIRCLE, SUITE D
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM

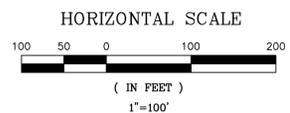
BOUNDARY OF TMS #
220-00-02-019 &
221-00-00-202

CASTP SOUTHEAST REALTY SERVICES,
BERKEY COUNTY, SOUTH CAROLINA

FIELD WORK:	MP
FIELD CHECK:	DB
DRAWN BY:	VC
DATE:	12-11-19
SCALE:	1"=100'
PROJECT No.:	CHS-19078
FILE:	CHS-19078 BOUNDARY SURVEY.DWG

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

WILLIAM H. GRAY, JR.
S.C.P.L.S. No. 22744



SC GRID (NAD 83)
NORTH

MATCHLINE

MATCHLINE

OLD DAIRY - RW VARIES

NEXTON PKWY - RW VARIES

FUTURE BEAR ISLAND RD - 80' RW

N 61°24'11" W 326.03'

N 86°09'48" W 2665.66'

110.87'

S 52°22'38" W

N 45°54'51" W

S 85°06'27" E 509.97'

S 76°16'34" E 508.51'

S 76°16'34" E 163.09'

S 06°54'59" W 125.64'

N 44°14'11" W 567.45'

S 44°14'11" E 439.60'

N 76°16'34" W 603.87'

N 137°24' E 220.19'

N 11°44'49" E 710.60'

RRIF

IPF

L1

RBF

RWDF

L9

RWDF

L10

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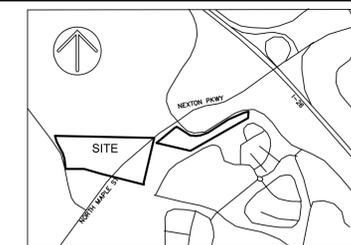
L100

RWDF

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RWDF

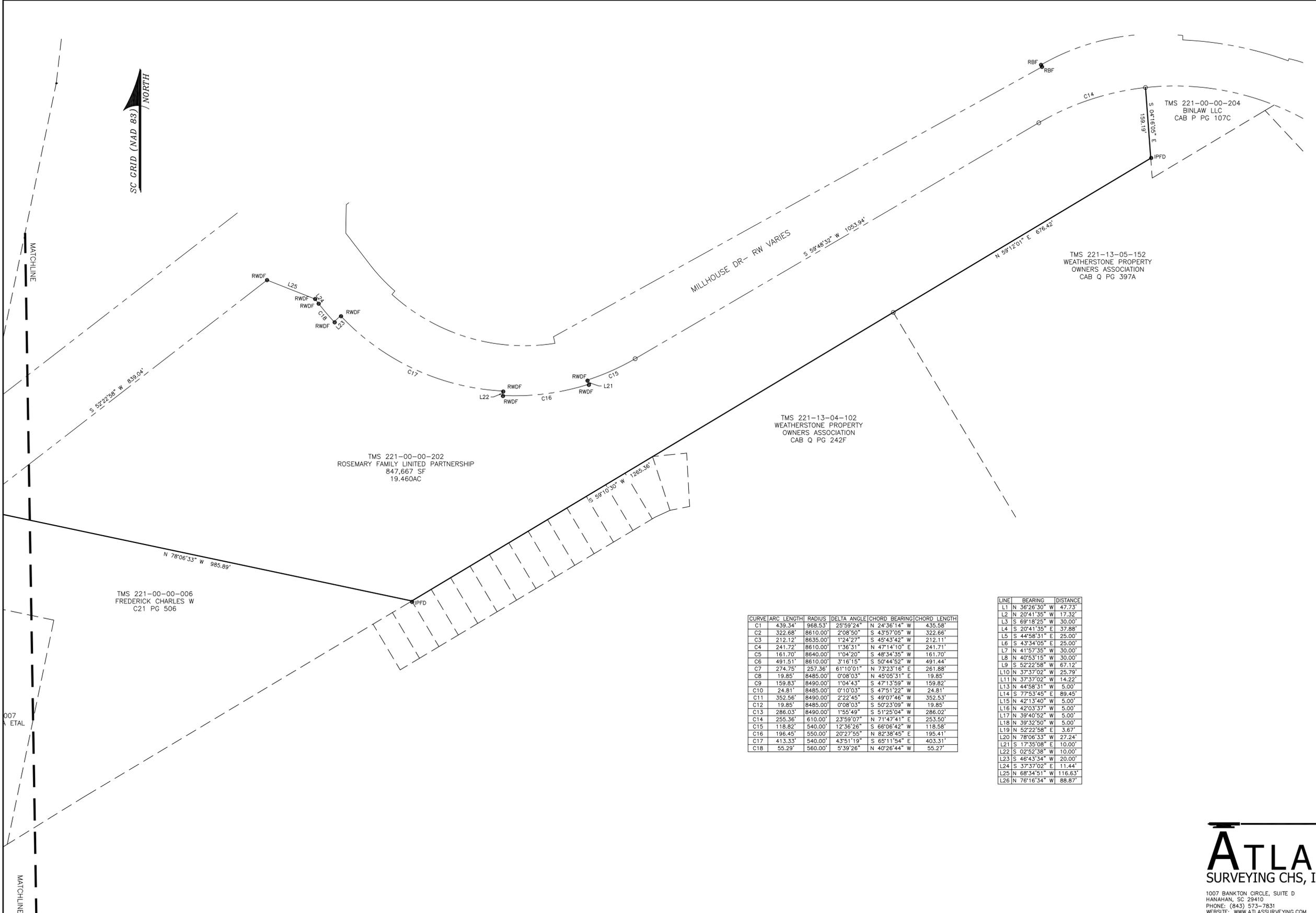
L102



- LEGEND**
- CTP ● CRIMPED TOP PIPE
 - OPT ● OPEN TOP PIPE
 - IPF ● IRON PIPE FOUND
 - RWDF ● RIGHT OF WAY DISK FOUND
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - RIGHT OF WAY LINE

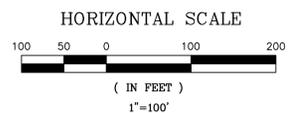
- NOTES**
1. THIS PARCEL LIES IN FLOOD ZONE X. FIRM PANEL 45015C COMMUNITY 0570E EFFECTIVE DATE DECEMBER 7, 2018.
 2. COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011).
 3. AREA DETERMINED BY COORDINATE METHOD.
 4. FIELD WORK COMPLETED 12/04/19

- REFERENCE**
1. PB I PG 141
 2. PB K PG 259
 3. PB D PG 129
 4. PB M PG 35
 5. PB P PG 170
 6. PB Q PG 367
 7. PG Q PG 397
 8. PB P PG 247
 9. PB F PG 234
 10. SCOOT PLANS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	439.34'	968.53'	25°59'24"	N 24°36'14" W	435.58'
C2	322.68'	8610.00'	2°08'50"	S 43°57'05" W	322.66'
C3	212.12'	8635.00'	1°24'27"	S 45°43'42" W	212.11'
C4	241.72'	8610.00'	1°36'31"	N 47°14'10" E	241.71'
C5	161.70'	8640.00'	1°04'20"	S 48°34'35" W	161.70'
C6	491.51'	8610.00'	3°16'15"	S 50°44'52" W	491.44'
C7	274.75'	257.36'	61°10'01"	N 73°23'16" E	261.88'
C8	19.85'	8485.00'	0°08'03"	N 45°05'31" E	19.85'
C9	159.83'	8490.00'	1°04'43"	S 47°13'59" W	159.82'
C10	24.81'	8485.00'	0°10'03"	S 47°51'22" W	24.81'
C11	352.56'	8490.00'	2°22'45"	S 49°07'46" W	352.53'
C12	19.85'	8485.00'	0°08'03"	S 50°23'09" W	19.85'
C13	286.03'	8490.00'	1°55'49"	S 51°25'04" W	286.02'
C14	255.36'	610.00'	23°59'07"	N 71°47'41" E	253.50'
C15	118.82'	540.00'	12°36'26"	S 66°06'42" W	118.58'
C16	196.45'	550.00'	20°27'55"	N 82°38'45" E	193.41'
C17	413.33'	540.00'	43°51'19"	S 65°11'54" E	403.31'
C18	55.29'	560.00'	5°39'26"	N 40°26'44" W	55.27'

LINE	BEARING	DISTANCE
L1	N 36°28'30" W	47.73'
L2	N 20°41'35" W	17.32'
L3	S 69°18'25" W	30.00'
L4	S 20°41'35" E	37.88'
L5	S 44°58'31" E	25.00'
L6	S 43°34'05" E	25.00'
L7	N 41°57'35" W	30.00'
L8	N 40°53'15" W	30.00'
L9	S 52°22'58" W	67.12'
L10	N 37°37'02" W	25.79'
L11	N 37°37'02" W	14.22'
L13	N 44°58'31" W	5.00'
L14	S 77°53'45" E	89.45'
L15	N 42°13'40" W	5.00'
L16	N 42°03'37" W	5.00'
L17	N 39°40'52" W	5.00'
L18	N 39°32'50" W	5.00'
L19	S 52°22'58" E	3.67'
L20	N 78°06'33" W	27.24'
L21	S 17°35'08" E	10.00'
L22	S 02°52'38" W	10.00'
L23	S 46°43'34" W	20.00'
L24	S 37°37'02" E	11.44'
L25	N 68°34'51" W	116.63'
L26	N 76°16'34" W	88.87'



ATLAS
SURVEYING CHS, INC.

1007 BANKTON CIRCLE, SUITE D
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM



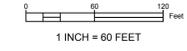
BOUNDARY OF TMS #
220-00-02-019 &
221-00-00-202

CASTP SOUTHEAST REALTY SERVICES,
BERKEY COUNTY, SOUTH CAROLINA

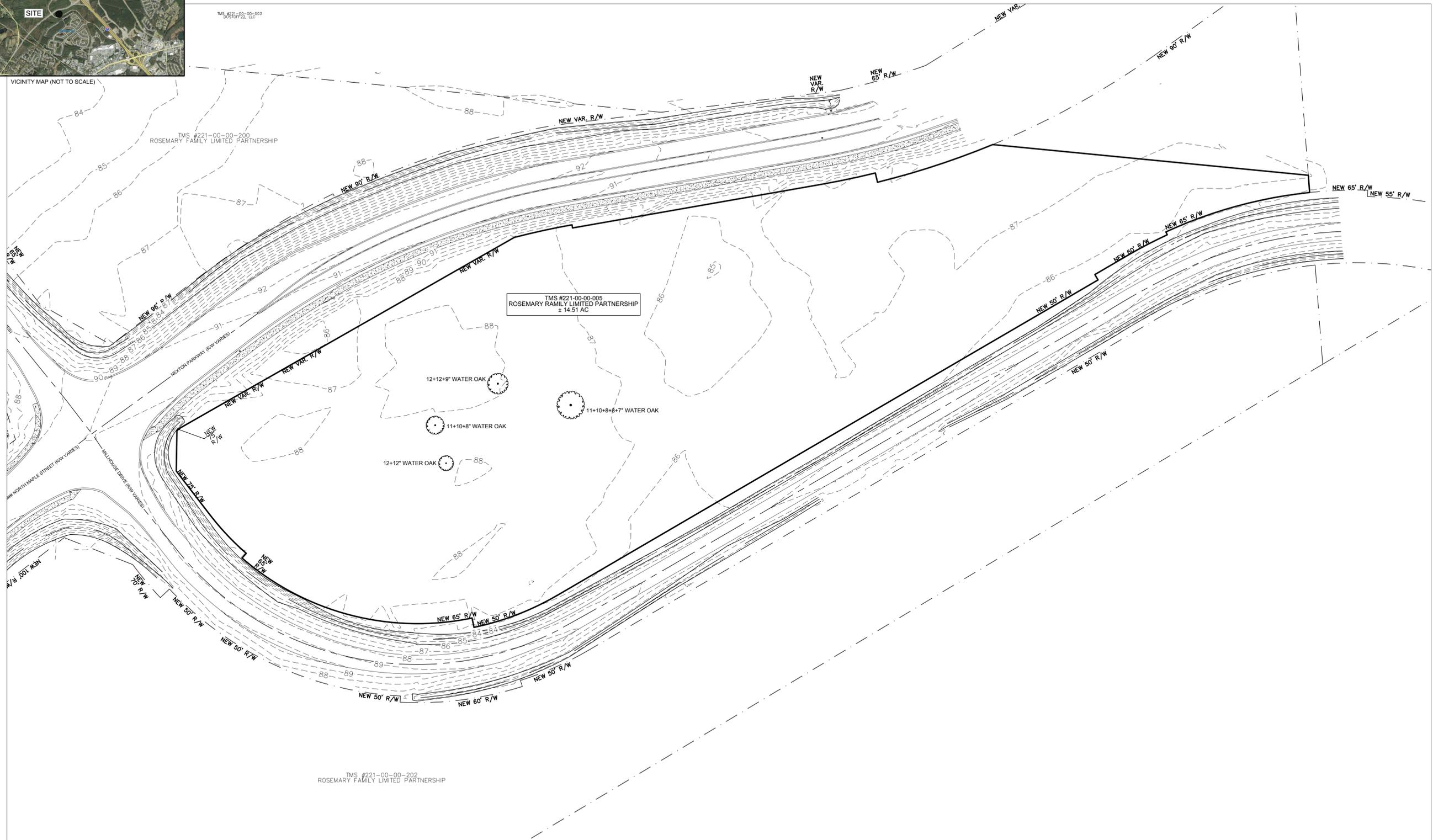
FIELD WORK: MP
FIELD CHECK: DB
DRAWN BY: VC
DATE: 12-11-19
SCALE: 1"=100'
PROJECT No.: CHS-19078
FILE: CHS-19078 BOUNDARY SURVEY.DWG

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

WILLIAM H. GRAY, JR.
S.C.P.L.S. No. 2274A



VICINITY MAP (NOT TO SCALE)

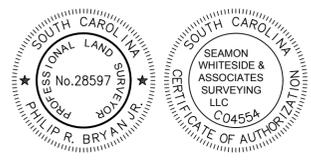


NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE NAD 1983.
5. ALL ELEVATIONS ARE BASED ON NAVD 1988.
6. PROPERTY IS LOCATED IN FLOOD ZONE X AS SCALED FROM F.I.R.M. PANEL NO. 45015C 0570E, EFFECTIVE DECEMBER 7, 2018.
7. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.

LEGEND

- PROPERTY CORNER FOUND, AS DESCRIBED
- RIGHT-OF-WAY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE



NO.	DATE	DESCRIPTION	BY

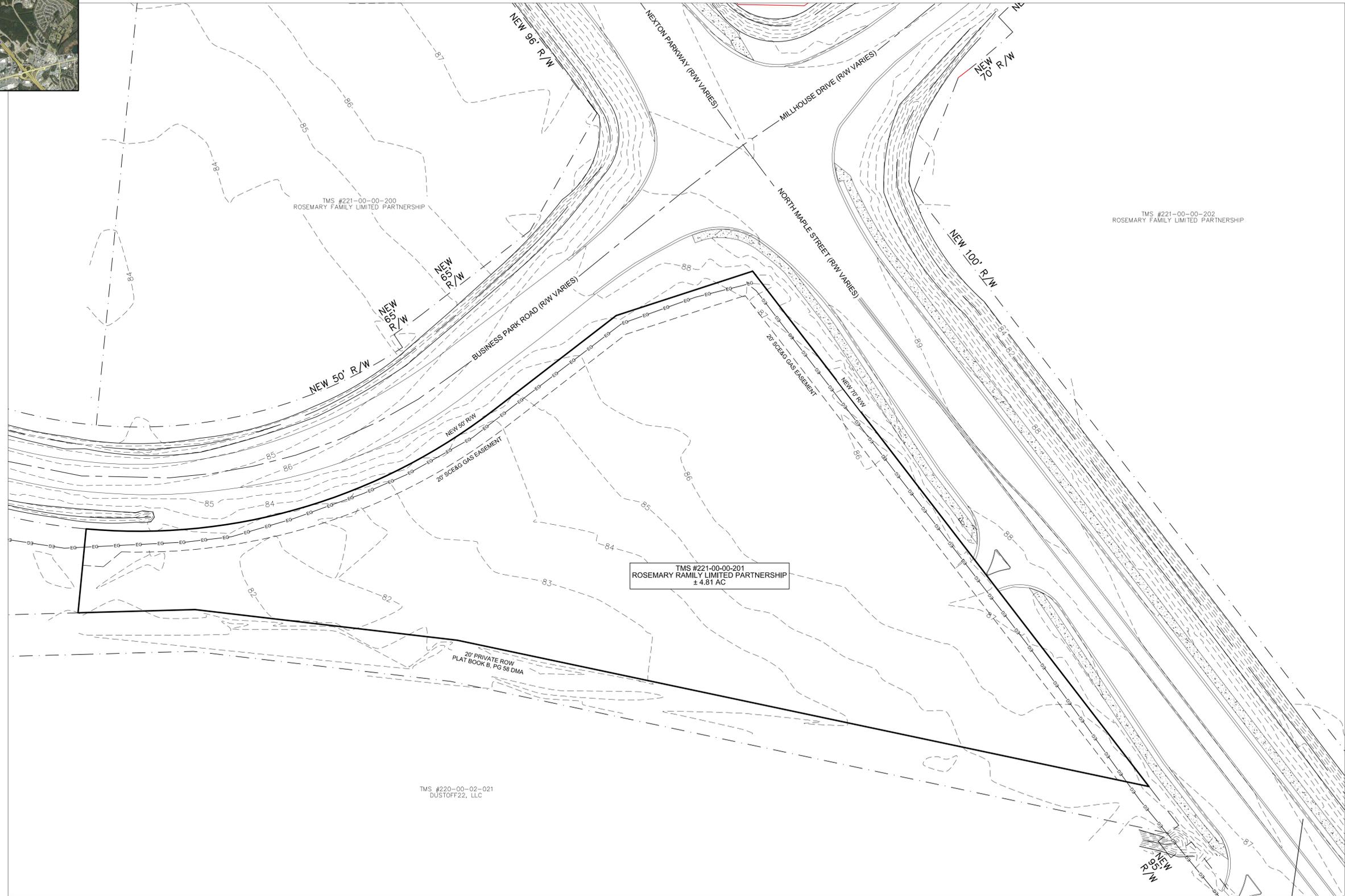
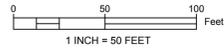
1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330

A TOPOGRAPHICAL SURVEY OF
TMS #221-00-00-005
OWNED BY ROSEMARY FAMILY LIMITED PARTNERSHIP
LOCATED NEAR THE TOWN OF SUMMERVILLE
BERKELEY COUNTY COUNTY, SOUTH CAROLINA

DATE:	07-01-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SB
JOB:	19067
DWG:	19067ASB
SHEET:	1 OF 1



VICINITY MAP (NOT TO SCALE)

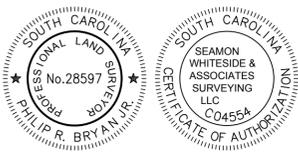


NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE NAD 1983.
5. ALL ELEVATIONS ARE BASED ON NAVD 1988.
6. PROPERTY IS LOCATED IN FLOOD ZONE X AS SCALED FROM F.I.R.M. PANEL NO. 45015C 0570E, EFFECTIVE DECEMBER 7, 2018.
7. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.

LEGEND

- PROPERTY CORNER FOUND, AS DESCRIBED
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE

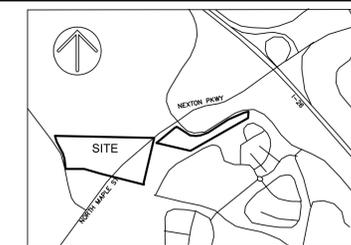


NO.	DATE	DESCRIPTION	BY

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330

A TOPOGRAPHICAL SURVEY OF
TMS #221-00-00-201
OWNED BY ROSEMARY FAMILY LIMITED PARTNERSHIP
LOCATED NEAR THE TOWN OF SUMMERVILLE
BERKELEY COUNTY COUNTY, SOUTH CAROLINA

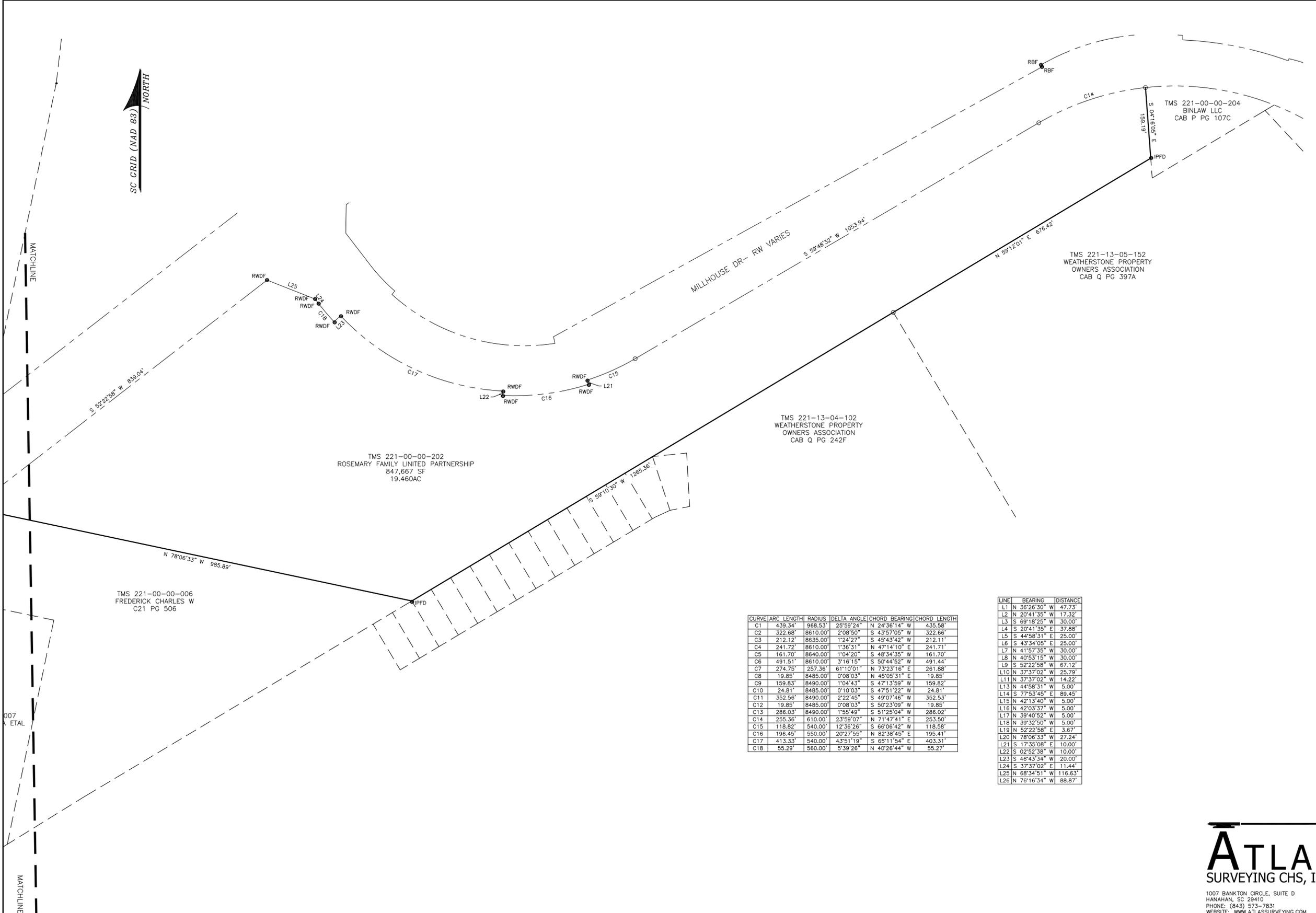
DATE:	06-21-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SB
JOB:	19067
DWG:	19067ASB
SHEET:	1 OF 1



- LEGEND**
- CTP ● CRIMPED TOP PIPE
 - OPT ● OPEN TOP PIPE
 - IPF ● IRON PIPE FOUND
 - RWDF ● RIGHT OF WAY DISK FOUND
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - RIGHT OF WAY LINE

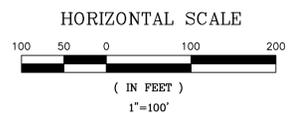
- NOTES**
1. THIS PARCEL LIES IN FLOOD ZONE X. FIRM PANEL 45015C COMMUNITY 0570E EFFECTIVE DATE DECEMBER 7, 2018.
 2. COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011).
 3. AREA DETERMINED BY COORDINATE METHOD.
 4. FIELD WORK COMPLETED 12/04/19

- REFERENCE**
1. PB I PG 141
 2. PB K PG 259
 3. PB D PG 129
 4. PB M PG 35
 5. PB P PG 170
 6. PB Q PG 367
 7. PG Q PG 397
 8. PB P PG 247
 9. PB F PG 234
 10. SCOOT PLANS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	439.34'	968.53'	25°59'24"	N 24°36'14" W	435.58'
C2	322.68'	8610.00'	2°08'50"	S 43°57'05" W	322.66'
C3	212.12'	8635.00'	1°24'27"	S 45°43'42" W	212.11'
C4	241.72'	8610.00'	1°36'31"	N 47°14'10" E	241.71'
C5	161.70'	8640.00'	1°04'20"	S 48°34'35" W	161.70'
C6	491.51'	8610.00'	3°16'15"	S 50°44'52" W	491.44'
C7	274.75'	257.36'	61°10'01"	N 73°23'16" E	261.88'
C8	19.85'	8485.00'	0°08'03"	N 45°05'31" E	19.85'
C9	159.83'	8490.00'	1°04'43"	S 47°13'59" W	159.82'
C10	24.81'	8485.00'	0°10'03"	S 47°51'22" W	24.81'
C11	352.56'	8490.00'	2°22'45"	S 49°07'46" W	352.53'
C12	19.85'	8485.00'	0°08'03"	S 50°23'09" W	19.85'
C13	286.03'	8490.00'	1°55'49"	S 51°25'04" W	286.02'
C14	255.36'	610.00'	23°59'07"	N 71°47'41" E	253.50'
C15	118.82'	540.00'	12°36'26"	S 66°06'42" W	118.58'
C16	196.45'	550.00'	20°27'55"	N 82°38'45" E	193.41'
C17	413.33'	540.00'	43°51'19"	S 65°11'54" E	403.31'
C18	55.29'	560.00'	5°39'26"	N 40°26'44" W	55.27'

LINE	BEARING	DISTANCE
L1	N 36°28'30" W	47.73'
L2	N 20°41'35" W	17.32'
L3	S 69°18'25" W	30.00'
L4	S 20°41'35" E	37.88'
L5	S 44°58'31" E	25.00'
L6	S 43°34'05" E	25.00'
L7	N 41°57'35" W	30.00'
L8	N 40°53'15" W	30.00'
L9	S 52°22'58" W	67.12'
L10	N 37°37'02" W	25.79'
L11	N 37°37'02" W	14.22'
L13	N 44°58'31" W	5.00'
L14	S 77°53'45" E	89.45'
L15	N 42°13'40" W	5.00'
L16	N 42°03'37" W	5.00'
L17	N 39°40'52" W	5.00'
L18	N 39°32'50" W	5.00'
L19	S 52°22'58" E	3.67'
L20	N 78°06'33" W	27.24'
L21	S 17°35'08" E	10.00'
L22	S 02°52'38" W	10.00'
L23	S 46°43'34" W	20.00'
L24	S 37°37'02" E	11.44'
L25	N 68°34'51" W	116.63'
L26	N 76°16'34" W	88.87'



ATLAS
SURVEYING CHS, INC.

1007 BANKTON CIRCLE, SUITE D
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM



BOUNDARY OF TMS #
220-00-02-019 &
221-00-00-202

CASTP SOUTHEAST REALTY SERVICES,
BERKEY COUNTY, SOUTH CAROLINA

FIELD WORK: MP
FIELD CHECK: DB
DRAWN BY: VC
DATE: 12-11-19
SCALE: 1"=100'
PROJECT No.: CHS-19078
FILE: CHS-19078 BOUNDARY SURVEY.DWG

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

WILLIAM H. GRAY, JR.
S.C.P.L.S. No. 2274A

**ANNEXATION
STAFF REPORT
PLANNING COMMISSION
March 16, 2020**

TMS#s: 145-07-03-029

Location: 109 Dove Lane

Description: one lot totaling approximately 0.27 acres

Request: Annexation and Zoning to GR-5

The property owner is requesting that the above referenced parcel be annexed into the Town from Dorchester County. The existing zoning in Dorchester County is R-2, Single-Family Residential, and there is a detached single-family home on the property.

This property is an existing doughnut hole in the Town limits. This property is included in the Town's 'Medium Residential Neighborhood' area as identified 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 are 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:

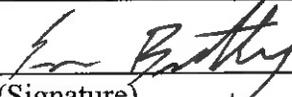
SAID PROPERTY, located at 109 Dove Lane (approximately 0.27 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 1450703029000 to include, if necessary to establish contiguity, any road, waterway, easement, railroad track, marshland or 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 15th day of February, ~~2018~~ ²⁰²⁰

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE


(Signature)

2/15/2020
(Date)

Fran Bentley
(Print Name)

2/15/2020
(Date)

 (Signature)

Lily Soater
(Print Name)

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 *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2019030319	
Receipt Number:	76850	Return To:
Recorded As:	EREC-DEED	
Recorded On:	December 04, 2019	
Recorded At:	03:40:09 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 12215: 287 - 290	Direct- SOOTER, DARRELL M JR
Total Pages:	4	Indirect- BENTLEY, EVAN

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	\$15.00	RECEIVED 2019 DEC -16 PM 03:48 DORCHESTER CO ASSESSORS OFFICE
Consideration:	\$221,450.00	
County Tax:	\$243.65	RECEIVED 16th Day of DECEMBER 2019 JAMES MESSERVY, JR Auditor Dorchester County SC
State Tax:	\$575.90	
Tax Charge:	\$819.55	

Margaret Bailey

Margaret Bailey - Register of Deeds



STATE OF SOUTH CAROLINA

)
)
)
)

TITLE TO REAL ESTATE

COUNTY OF DORCHESTER

KNOW ALL MEN BY THESE PRESENTS, that we, **DARRELL M. SOOTER, JR., AND DENISE M. SOOTER**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWO HUNDRED TWENTY-ONE THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$221,450.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor(s) paid by **EVAN BENTLEY AND LILY SOOTER**, (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **EVAN BENTLEY AND LILY SOOTER**, as **joint tenants with rights of survivorship and not as tenants in common** their Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, known and designated as Lot 40, Section 1, Oak Knoll Estates, shown on a plat entitled "Plat Showing a Portion of Oak Knoll Estates" dated July 11, 1977, prepared by G. Robert George & Associates; Inc. recorded in the Office of the Register of Deeds for Dorchester County on September 13, 1977, at 11:15 am. in Plat Book 24 at Page 220. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

BEING the same property conveyed to Darrell M. Sooter, Jr, and Denise M. Sooter, by Deed of Ernest J. Barnes, Sr., a/k/a Ernest J. Barnes, Glenn Derrick Barnes, and Kimberly V. Reames f/k/a Kimberly Victoria Barnes, dated June 21, 2018, and recorded July 6, 2018, in the Office of the Register of Deeds for Dorchester County, in Book 11436 at Page 235.

TMS #: 145-07-03-029

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the RMC for Dorchester County, South Carolina.

TMS No.: 145-07-03-029

**GRANTEE'S ADDRESS: 109 Dove Lane
Summerville, SC 29485**

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(s) **EVAN BENTLEY AND LILY SOOTER**, as **joint tenants with rights of survivorship and not as tenants in common** and their Heirs and Assigns forever.

19-12458TMT
 Weeks & Irvine, LLC
 8086-B Rivers Avenue, North Charleston, SC 29406

And the Grantor(s) do hereby bind the Grantor(s) and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee(s) hereinabove named and the Grantees' Heirs and Assigns against the Grantor(s) 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 2nd day of December in the year of our Lord, Two Thousand and Nineteen (2019) and in the Two Hundred Forty-Fourth (244th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

J. Westinger
Witness No. 1 J. Westinger
Jay Thomas
Witness No. 2 Tammy Thomas

Darrell M. Sooter, Jr.
Darrell M. Sooter, Jr., by his attorney in fact
Mark W. Weeks
Denise M. Sooter
Denise M. Sooter by her attorney in fact
Mark W. Weeks

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, Tammy Thomas, a Notary Public for the County of Charleston and State of South Carolina, do hereby certify that Darrell M. Sooter and Denise M. Sooter by their attorney in fact Mark W. Weeks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2 of December, 2019.

Jay Thomas
Notary Public
My Commission Expires: 12-5-24
(SEAL)



STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF DORCHESTER)

Date of Transfer of Title
December 2, 2019

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

- 1. I have read the information on this Affidavit and I understand such information.
- 2. The property being transferred is located at 109 Dove Lane, Summerville, SC 29485, bearing County Tax Map Number 145-07-03-029, was transferred by Darrell M. Sooter, Jr., and Denise M. Sooter TO Evan Bentley and Lily Sooter on December 2, 2019.
- 3. Check one of the following: The deed is:
 - 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 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.

If exempt under exemption #14, 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 ___. This realty was purchased with the funds of the principal.

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - a. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$221,450.00.
 - 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract agreement between the lien holder and the buyer existing before the transfer.) If "YES", the amount of the outstanding balance of this lien or encumbrance is \$_____.

- 6. The DEED Recording Fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$221,450.00
 - b. Place the amount listed in item 5 above here: \$0.00
(if no amount listed, place zero here.)
 - c. Subtract line 6(b) from line 6(a) and place result here: \$221,450.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$819.55.

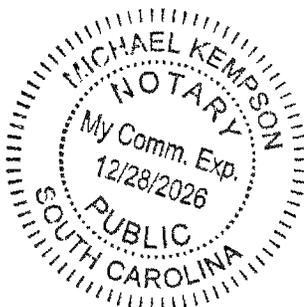
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantee.

9. 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.

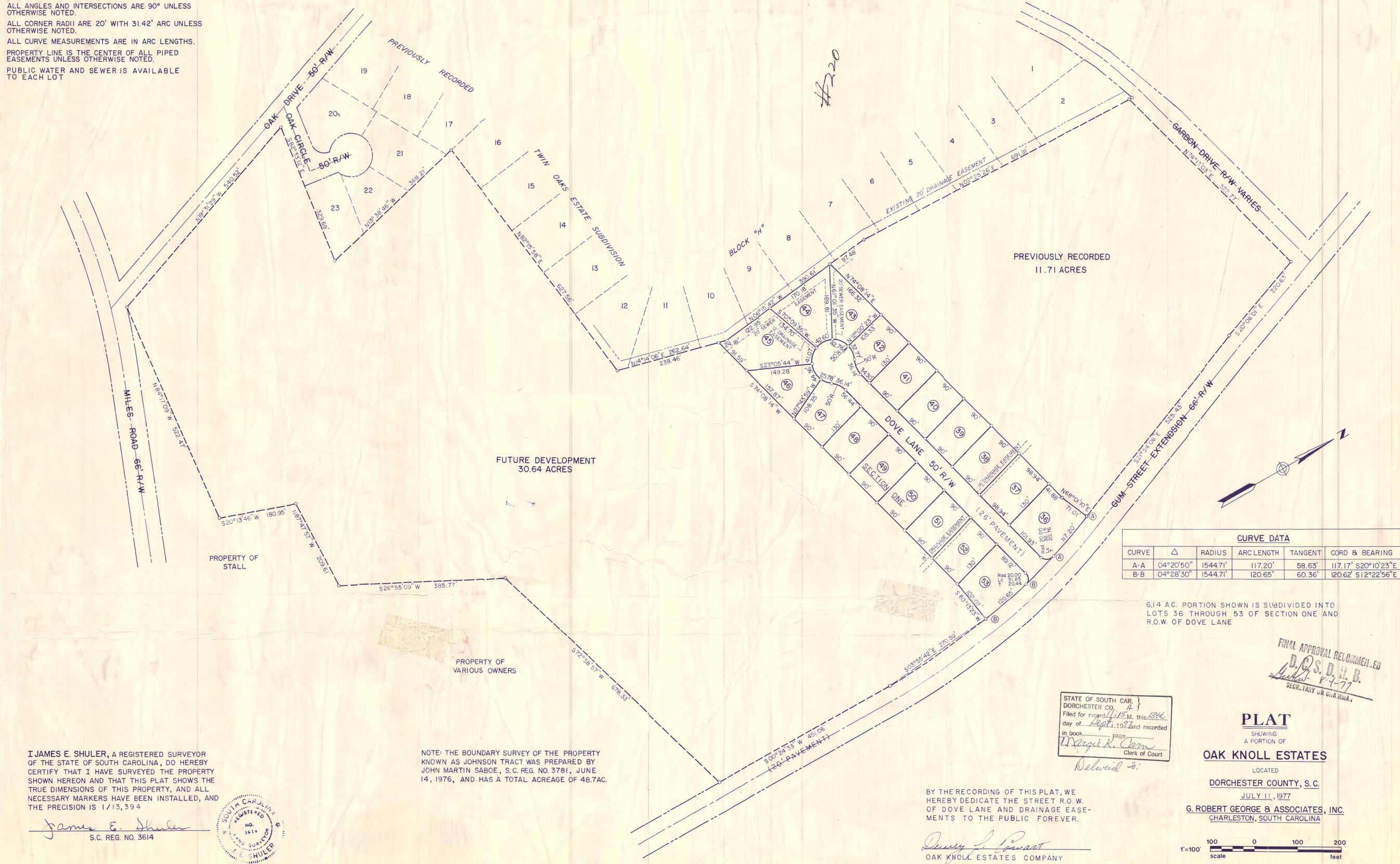
SWORN to before me this the 2 day of December, 2019.

[Signature]
Notary Public
My Commission Expires: 12/28/26
(SEAL)

[Signature]
Evan Bentley
Print or Type Name Here



NOTES:
 ALL ANGLES AND INTERSECTIONS ARE 90° UNLESS OTHERWISE NOTED.
 ALL CORNER RADII ARE 20' WITH 31.42' ARC UNLESS OTHERWISE NOTED.
 ALL CURVE MEASUREMENTS ARE IN ARC LENGTHS.
 PROPERTY LINE IS THE CENTER OF ALL PIPED EASEMENTS UNLESS OTHERWISE NOTED.
 PUBLIC WATER AND SEWER IS AVAILABLE TO EACH LOT



CURVE DATA					
CURVE	Δ	RADIUS	ARC LENGTH	TANGENT	CORD & BEARING
A-A	04°20'50"	1544.71'	117.20'	58.63'	117.17' S20°10'23"E
B-B	04°28'30"	1544.71'	120.65'	60.36'	120.62' S12°22'56"E

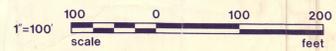
6.14 AC. PORTION SHOWN IS SUBDIVIDED INTO LOTS 36 THROUGH 53 OF SECTION ONE AND R.O.W. OF DOVE LANE

FINAL APPROVAL RECOMMENDED
 D.C.S.D.H.B.
 SECRETARY OF CIVIL WORKS

STATE OF SOUTH CAR. }
 DORCHESTER CO. }
 Filed for record this 15th day of Sept. 1977 and recorded in book _____ page _____
 Margie K. Carns
 Clerk of Court

PLAT
 SHOWING A PORTION OF
OAK KNOLL ESTATES

LOCATED
 DORCHESTER COUNTY, S. C.
 JULY 11, 1977
 G. ROBERT GEORGE & ASSOCIATES, INC.
 CHARLESTON, SOUTH CAROLINA



BY THE RECORDING OF THIS PLAT, WE HEREBY DEDICATE THE STREET R.O.W. OF DOVE LANE AND DRAINAGE EASEMENTS TO THE PUBLIC FOREVER.

Dwight J. Pavaot
 OAK KNOLL ESTATES COMPANY

NOTE: THE BOUNDARY SURVEY OF THE PROPERTY KNOWN AS JOHNSON TRACT WAS PREPARED BY JOHN MARTIN SABOE, S.C. REG. NO. 3781, JUNE 14, 1976, AND HAS A TOTAL ACREAGE OF 48.74 AC.

I, JAMES E. SHULER, A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THIS PROPERTY, AND ALL NECESSARY MARKERS HAVE BEEN INSTALLED, AND THE PRECISION IS 1/13,394

James E. Shuler
 S.C. REG. NO. 3614