Town of Summerville
Planning Commission
The public and Town Council members are invited to attend
February 25, 2019 - 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 January 28, 2019.

II. PUBLIC HEARINGS: (public hearing signs posted beginning on 2.10.19 with notice in Post & Courier on 2.10.19)

1. Petition by South City Construction, Inc. and Jens Franzen to annex Dorchester County TMS# 136-12-03-019 (approximately 0.44 acres) located at 110 Pinewood Drive, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned R-2 Single-Family Residential upon annexation into the Town of Summerville’s municipal limits. (Council District 1, Town Council gave first reading at their meeting on February 14, 2019.)

III. OLD BUSINESS:

IV. NEW BUSINESS:
1. New Street Names (as needed)

2. Petition by South City Construction, Inc. and Jens Franzen to annex Dorchester County TMS# 136-12-03-019 (approximately 0.44 acres) located at 110 Pinewood Drive, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned R-2 Single-Family Residential upon annexation into the Town of Summerville’s municipal limits. (Council District 1, Town Council gave first reading at their meeting on February 14, 2019.)

V. MISCELLANEOUS:
1. Comprehensive Plan & Master Transportation Plan update

VI. ADJOURNMENT:

____________________________________
Chairman or Vice Chairman

Posted February 19, 2019
This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Elaine Segelken, Vice Chairman; Sarah Bares; Tom Hart; Betty Profit; Jonathan Lee; and Kevin Carroll. Staff in attendance included Jessi Shuler, AICP, Director of Planning; Tim Macholl, Zoning Administrator; Meredith Detsch, Town Planner; and Bonnie Miley, Assistant Town Engineer.

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

Approval of Minutes, Election of Officers, Rules and Procedures, and Code of Ethics and Conduct:
The Chairman called for a motion for the approval of the minutes from the meeting on December 17, 2018. Ms. Segelken made a motion to approve the minutes as presented. Dr. Bares stated that she had a correction to the minutes, and explained that she had not brought up compensatory storage, but had stated she had concerns about flooding mitigation in the proposed UDO, and Russ Cornette, Town Engineer, had stated that compensatory storage requirements could be added. Mr. Reaves asked if placing a period after mitigation and deleting the rest of the sentence would correct the mistake, and Dr. Bares affirmed that it would. Ms. Segelken then made a motion to approve the minutes as amended, and Dr. Bares made the second. Following no further discussion the motion carried.

Mr. Reaves asked for any nominations for Chairman. Ms. Segelken made a motion to reappoint Mr. Reaves as Chairman, and Mr. Hart made the second. Mr. Reaves asked if there were any other nominations, hearing none, Mr. Reaves asked for the vote, and the motion passed unanimously. Mr. Reaves then asked for any nominations for Vice Chairman. Ms. Segelken made a motion to appoint Dr. Bares, and Mr. Hart made the second. Mr. Reaves asked if there were any other nominations, hearing none, Mr. Reaves asked for the vote, and the motion passed unanimously.

Mr. Reaves introduced the Rules and Procedures, and Ms. Shuler explained that no changes had to be made, but she wanted to make sure that the new members were aware of the rules and procedures and would answer any questions they may have. Mr. Carroll asked about the set time and place, and Ms. Shuler replied that the meetings were always the third Monday of each month (except for January and February which are on the fourth Monday because the third Monday is a holiday) at 4:00 PM in the Training Room. Dr. Bares asked if continuing education opportunities would be emailed out again this year. Ms. Shuler confirmed that Pam Wike, Planning Assistant, would continue to email those out, and she briefly explained the continuing education requirements for the new members and returning members.

Mr. Reaves then introduced the Code of Ethics and Conduct that was provided in the new members’ packets to be signed. All of the new members signed and returned the signed copies to Ms. Shuler.

Public Hearings:
There were no public hearings.

Old Business
There were no items under Old Business.

New Business:
The first item under New Business was New Street Names (as applicable). Ms. Shuler stated that staff had no street names for approval.

Miscellaneous:
Ms. Shuler gave a brief overview of the Comprehensive Plan and Master Transportation Plan process. She explained how the consultant, Houseal Lavigne (with Toole Design and Live Oak Consultants), was chosen, and
what the scope of work included. Ms. Shuler informed the Commission that the Plan process will include guidance from a Comprehensive Plan Advisory Committee (CPAC) made up of two Council members (Bob Jackson and Christine Czarnik), two Commission members appointed by the Chairman, and seven at large appointees, one by each Council member. Ms. Shuler stated that Mr. Reaves had appointed Ms. Profit and Mr. Hart from the Commission to serve on the CPAC. Ms. Shuler explained that the goal was to have the CPAC made up of a diverse mix of individuals representing the population of Summerville. She also noted that Ms. Profit and Mr. Hart would be responsible, along with staff, for keeping the Commission abreast of the Plan’s progress. Ms. Segelken and Mr. Reaves provided some additional background information on the history of Comprehensive Planning in the Town and the importance of public input. Ms. Shuler announced that the first CPAC meeting would be on the afternoon of February 20, 2019 followed that evening by an Elected and Appointed Officials Roundtable, which they would all be asked to participate in along with Town Council and the Town’s other appointed Boards. She stated that she would provide them with an exact time and place hopefully within the week.

Mr. Reaves then welcomed the four new members to the Commission, and Ms. Shuler introduced the other Town staff in attendance.

**Adjourn**
With no further business for the Commission, Ms. Segelken made a motion to adjourn with Mr. Carroll making the second, and Mr. Reaves adjourned the meeting at 4:24 PM.

Respectfully Submitted,

Jessi Shuler, AICP
Director of Planning

Date: _______________________

Approved: _________________________________________________
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman
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):* Gregory A. Carney, South City Construction and Jens Franzen

*Mailing Address:* 120 Still Waters Rd. *Telephone:* 843.557.3787

*City:* Harleyville *State:* SC *Zip:* 29448 Email: GQCARNEY@HOMESC.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:* 110 Pineview Dr. *Tax Map Number:* 136-12-03-019

*Number of Current Residents:* 0 *Race of Current Residents:* N/A

Current Land Use: **NONE** Future Land Use: **Home**
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: **Residential - Single Family, R-2**

Requested Zoning Classification: **Residential - Single Family, R-2**

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 843.851.5200

**FAX:** 843.871.6954
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 116 Pinewood Dr., Summerville (approximately 0.44 acres) to be annexed is identified by the Dorchester County Assessor’s Office as Property Identification Number: TMS # 134-12-13-019 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 03 day of February, 2016.

FREEHOLDERS (OWNERS) SIGNED

[Signature]

(Print Name)

DATE OF SIGNATURE

2-3-2019

(Date)

[Signature]

(Print Name)
A SUBDIVISION, OWNED BY
ARL KNIGHT
DORCHESTER COUNTY, S.C.
100 FT. SURVEYED & MAPPED
BY: R.B. CUTHBERT, R.L.S.
Dec. 1956

T. & WILSON WABING

Current lot requested for annexation
3 lots previously annexed August 2018
**THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE**

**ELECTRONICALLY RECORDeD DOCUMENT**

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<td>Direct-</td>
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<tr>
<td>Indirect-</td>
<td>FRANZEN, JENS</td>
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**EXAMINED AND CHARGED AS FOLLOWS**

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<tr>
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<tr>
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<td>Tax Charge</td>
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Margaret Bailey
Margaret Bailey - Register of Deeds
WHEREAS, at a meeting of the Officers and Directors of South City Construction, Inc., duly called and held, it was unanimously resolved that the property hereinbelow described be conveyed to the Grantee(s) herein for the consideration hereinafter shown and that Gregory Q. Carney, as the Sole Member of the Corporation, be and is authorized to execute this deed of conveyance on behalf of the said Corporation as its act and deed.

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

KNOW ALL MEN BY THESE PRESENTS, that we, SOUTH CITY CONSTRUCTION, INC., (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of TWENTY THOUSAND AND NO/100 DOLLARS ($20,000.00), and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor paid by JENS FRANZEN, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said JENS FRANZEN, his Heirs and Assigns, forever, in fee simple, the following described real property, to wit:

An undivided one-half (1/2) interest in and to the following described property: ALL that certain lot, piece or tract of land, together with the buildings and improvements thereon, situate, lying and being, near the Town of Summerville, in the County of Dorchester, State of South Carolina, shown and designated as Lot No. 5, on a plat entitled "MAP OF A SUBDIVISION OWNED BY CARL KNIGHT LOCATED IN DORCHESTER COUNTY S.C." surveyed by R. B. Cuthbert, R.L.S. dated December 1955 and recorded in Plat Book 11 at Page 165 in the Office of the Register of Deeds for Dorchester County, South Carolina. SAID lot having such size, shape, dimensions, buttling and boundings as will by reference to said plat more fully and at large appear.

BEING a portion of the property conveyed to South City Construction, Inc., by Deed of Robert G. Bigelow and Marion Hall Bigelow, Trustees under The Bigelow Living Trust Dated July 19, 2010, and Any Amendments Thereof, deed dated October 24, 2016, and recorded October 27, 2018, in the Office of the Register of Deeds for Dorchester County, South Carolina, in Book 10496 at Page 353.

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.: 136-12-03-019

GRANTEE'S ADDRESS: 1012 Dominion Drive
Hanahan, SC 29410

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 JENS FRANZEN, and his Heirs and Assigns forever.

Weeks & Irvine, LLC
8086-B Rivers Avenue, North Charleston, SC 29406
18-12298TD
And the Grantor do hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantees' Heirs and Assigns against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my hand and seal this 15th day of January in the year of our Lord, Two Thousand and Nineteen (2019) and in the Two Hundred Forty Third (243rd) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

South City Construction, Inc.

BY: ____________________________
Gregory Q. Carney, Sole Member

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Before me personally appeared Gregory Q. Carney, Sole Member of South City Construction, Inc. on this the 15th day of January, 2019 and acknowledged the due execution of the foregoing instrument.

Notary Public
My Commission Expires: _____________
Michael Kempson
(SEAL)
12-28-2026
STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

AFFIDAVIT
Date of Transfer of Title: January 15, 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 110 Pinewood Drive, Summerville, SC 29483, bearing County Tax Map Number 136-12-03-019, was transferred by South City Construction, Inc. TO Jens Franzen on January 15, 2019.

3. Check one of the following: The deed is:
   a. __ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   b. ___ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   c. ___ EXEMPT from the deed recording fee because __________________. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.

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 ___

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 $20,000.00.
   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. (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: $20,000.00
   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: $20,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $74.00.

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

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 15th day of January, 2019.

Notary Public
My Commission Expires: 12/28/2026

________________________
Gregory Q. Carney, Sola Member of South City Construction, Inc.
Print or Type Name Here

Affidavit (Deed) 18-12298TD
Annexation Exhibit showing TMS 136-12-03-019, 110 Pinewood Dr. R-2, Single-Family Residential

February 5, 2019

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map; however, the Town of Summerville disclaims all representation and liability for the use of this map.