



**Town of Summerville
Planning Commission**

The public and Town Council members are invited to attend virtually

April 20, 2020 - 4:00 PM

Zoom Cloud Meeting Application

To view meeting click link: <https://zoom.us/j/838787261>

For additional information regarding items on this agenda including any public hearings, please contact the Planning Department at planning@summervillesc.gov or 843.851.4217. Applications and related documents for this meeting are available for review at any time at www.summervillesc.gov/AgendaCenter

I. APPROVAL OF MINUTES:

1. Approval of minutes from meeting on March 16, 2020.

II. PUBLIC HEARINGS: *(public hearing signs posted on properties beginning on 04.03.20 and with notice in Post & Courier on 04.05.20)*

1. Petition by Lina and Francisco Elizondo to annex Charleston County TMS# 379-00-00-028 (approximately 0.21 acres), located at 516 E. Richardson Avenue, currently zoned R-4 Single-Family Residential in Charleston County and will be zoned GR-5 General Residential upon annexation into the Town of Summerville's municipal limits. (Proposed Council District 1)
2. Petition by James P. Doherty and Andrea Doherty to annex Dorchester County TMS# 136-12-01-019 (approximately 0.39 acres), Lot 3, Block D, located at 1116 Central Avenue, 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 4)

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. New Street Names:
 - a. *Knightsville Tract*: Felkin Place
2. Petition by Lina and Francisco Elizondo to annex Charleston County TMS# 379-00-00-028 (approximately 0.21 acres), located at 516 E. Richardson Avenue, currently zoned R-4 Single-Family Residential in Charleston County and will be zoned GR-5

- General Residential upon annexation into the Town of Summerville's municipal limits. (Proposed Council District 1)
3. Petition by James P. Doherty and Andrea Doherty to annex Dorchester County TMS# 136-12-01-019 (approximately 0.39 acres), Lot 3, Block D, located at 1116 Central Avenue, 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 4)

V. MISCELLANEOUS:

1. Comprehensive Plan & Master Transportation Plan Update

VI. ADJOURNMENT:

Chairman or Vice Chairman

Posted April 6, 2020

The Town of Summerville Planning Commission Meeting
Minutes
March 16, 2020

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

Jim Reaves, Chairman, called the meeting to order at 4:05 PM.

Approval of Minutes:

The Chairman asked if there were any edits or additions to the minutes from the meeting on February 24, 2020. Ms. Segelken made a motion to approve the minutes as presented, and Mr. Hart made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:07 PM and was for the 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) Mr. Reaves introduced the item and turned the floor over to the applicants to address the Commission. Chris Campeau with Seamon & Whiteside and Jason Ray with Mungo Homes presented the application. Mr. Campeau explained that they chose to do a PUD rather than strict zoning to limit the amount of single-family homes allowed. He then introduced the team for the project and oriented the Commission to the site along N. Maple Street and Old Dairy Road. Mr. Campeau stated that they'd done an economic impact analysis using the mix of uses, including the commercial area, which would be modeled after Bluffton, which is similar to Downtown Summerville, just new construction. Mr. Ray added that at a minimum the economic analysis shows that the Town will make money off of the project. Mr. Lisle, the Town's Economic Development Coordinator, confirmed that he had been working with the applicants, and he was very comfortable that the project would make the Town money all the way out to a 20 year horizon. Mr. Hart asked if any economic incentives were involved, and Mr. Lisle responded that none were being requested. Mr. Campeau noted that the goal was to create a development where you can live, shop, and play within about a five minute walk. He then proceeded to confirm that the applicants were aware of staff's concerns, and they felt that they could accommodate just about everything. Mr. Hart questioned which staff concerns or comments could not be accommodated. Mr. Campeau stated that after meeting with staff last week and getting a better understanding of the UDO requirements, they were now okay with the 18" above sidewalk grade, the shutter requirement if present, allowing vinyl if approved by staff, and reducing the accessory structure height to about 25' measured to the eaves. Mr. Hart praised the concept of the development, but noted that he was personally concerned about not having a required setback for attached garages, as just a few feet could make a big difference in the appearance of a home. Mr. Ray assured him that there would be some homes that did have the garages setback, and that the street design, with sidewalks, street trees, etc. would also provide a pleasing appearance. Mr. Hart asked if all the parking for the homes was planned to be off-street, and Mr. Ray stated that most of it would be, but there would

be some roads that would be designed for on-street parking. Mr. Campeau further noted that street sections were provided, and any on-street parking would be on a two lane road with parallel parking bump-outs. Mr. Lee asked about the proposed square footage for the commercial portion of the development, and Mr. Campeau responded that the conceptual plan shows approximately 400,000 square feet broken into smaller buildings. He also noted that the amount of commercial area could increase, but the amount of single-family homes could not. Mr. Hart relayed that Mr. Stoudenmire questioned if there were any provisions in the development for public service buildings. The applicants responded that they were willing to provide for that, but they'd already met with the Superintendent of DDII, who stated that due to the close proximity of Alston-Bailey Elementary and Alston Middle, and the proximity of the site to the County line, this would not be a good location for a school site.

Mr. Richard Ragland of 194 E. Turner Street asked if William McCormick's property was included in this development. Mr. Ray confirmed that it was included, but that they had no intention of connecting the development to E. Turner Street. Mr. Ragland then asked about the stormwater requirements because his property has experienced flooding issues ever since the Scott's Mill subdivision was built. Mr. Ray explained that they would be following all requirements, and if anything, their development should make his flooding issues better. Mr. Campeau reiterated that they would not be tying into Clemson Terrace except for sewer. Mr. Ragland asked about the proximity of the development to the properties on E. Turner Street, and Mr. Ray stated that they were not sure at this point, but that they would be happy to work with him as the development progresses. Mr. Ragland expressed his approval of their plans, as long as his property was protected. He then asked about if there would be any access to Highway 78, and Mr. Ray confirmed that access would only be on Old Dairy Road and N. Maple Street.

Hearing no further requests from the public to offer any comments, this public hearing was closed at 4:34 PM.

The second public hearing opened at 4:35 PM and was for a 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) Mr. Reaves introduced the request and turned the floor over to the applicants to address the Commission. Tom Lowell with Casto, Sammy Cavanagh with the Crosland Barnes Group, and Robby Robbins presented the application. Mr. Robbins explained that these properties were a bit further down N. Maple Street from the previous development with only about 100 acres, and that it would be more of a commercial feel. Mr. Lowell noted that this project is a joint venture between Casto and Crosland Barnes. He provided a brief overview of Casto, stating that they were a full service realtor and generally hold on to their properties if possible. Ms. Cavanagh explained that Crosland Barnes was primarily a commercial leasing, brokerage, and development company focusing on retail. Mr. Lowell then informed the Commission that this project consisted of five parcels, and they would have to bring Berkeley County water and sewer in from over a mile away. He noted that they were working on economic evaluations, but that this would be primarily commercial with businesses like hotels, restaurants, retail, and some convenience style businesses. They are requesting G-B, General Business zoning to allow for a mix of uses. Mr. Lowell detailed that the traffic study was underway, and Ms. Miley confirmed that it should be complete within a month. The Commission members asked about walkability throughout the properties, and Mr. Lowell assured them that it would be walkable and a mix of uses, but there will be some highway commercial given the proximity of the interstate. Ms. Segelken asked if they would continue to own all of the sites or if some would be for sale. Mr. Lowell confirmed that some of the sites would be for sale, but that they preferred ground leases. Mr. Robbins noted that this development fits nicely with access and the Town's growth pattern. Ms. Segelken asked if they had seen the Vision Plan. Mr. Lowell confirmed that they had seen and reviewed the Vision Plan, but that carrying out that concept is difficult without acquiring a lot more

land than they currently have. Mr. Lee asked about the timing of the development, and Mr. Lowell stated that hopefully they could get started sometime at the beginning of next year, but they needed to figure out the plan for utilities first. Mr. Hart asked if this area would be a cohesive plan similar to Nexton, and Mr. Lowell explained that the larger piece may be master planned, but it would be difficult on the smaller pieces closer to the interstate. Hearing no requests from the public to comment, this hearing was closed at 4:52 PM.

The third public hearing opened at 4:52 PM and was for a 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) Mr. Reaves introduced the request and asked if anyone from the public would like to comment. Hearing no requests from the public to comment, this hearing was closed at 4:53 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names for the Knightville Tract and Six Oaks (Tupper Tract). Ms. Shuler stated that three proposed names, Agee, Cotton Tree Place, and Cyrilla (no Dr. suffix) passed review by the County addressing entities. She noted that Dorchester County recommended that "Swamp" be added to the front of "Cyrilla" as there was a similar sounding existing street name. Ms. Segelken made a motion to approve Agee, Cotton Tree Place, and Swamp Cyrilla, and Mr. Hart made the second. The motion passed unanimously.

Ms. Shuler then explained that additional street names passed review by the County addressing entities for the Six Oaks development as they needed about 19 names. She read off all of the names: Bos Taurus, Brown Cow, Brown Swiss, Burlina, Casein, Clarabelle, Curd, Dewlap, Friesian, Guernsey, Heath, Heifer, Herbage, Herd, Lakenvelder, O'Leary, Rendena, Rumen, Shorthorn, Speckle Park, Steppe, Thurl, and Veldt. Mr. Hart made a motion to approve all of the names as read, and Ms. Segelken made the second. The motion passed unanimously.

The second item under New Business was the 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) Mr. Lee made a motion to recommend approval to Town Council as presented with Ms. Segelken making the second. Mr. Hart expressed his support for the plan, particularly with the assurances from the applicant that they are working with Town staff to address any concerns. Following the discussion, the motion passed unanimously.

The third item was the 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) Mr. Hart made a motion to recommend approval to Town Council with Mr. Lee making the second. Following no discussion, the motion carried.

The fourth item was the 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) Ms. Segelken made a motion to recommend approval to Town Council with Mr. Hart making the second. Following no discussion, the motion carried.

Miscellaneous:

The first item under Miscellaneous was the Comprehensive Plan & Master Transportation Plan Draft. Ms. Shuler informed the Commission that given the recent situation with COVID-19, she had not yet received the full draft of the plan. She hope to have it this week, and would send it out as soon as it is available.

Adjourn

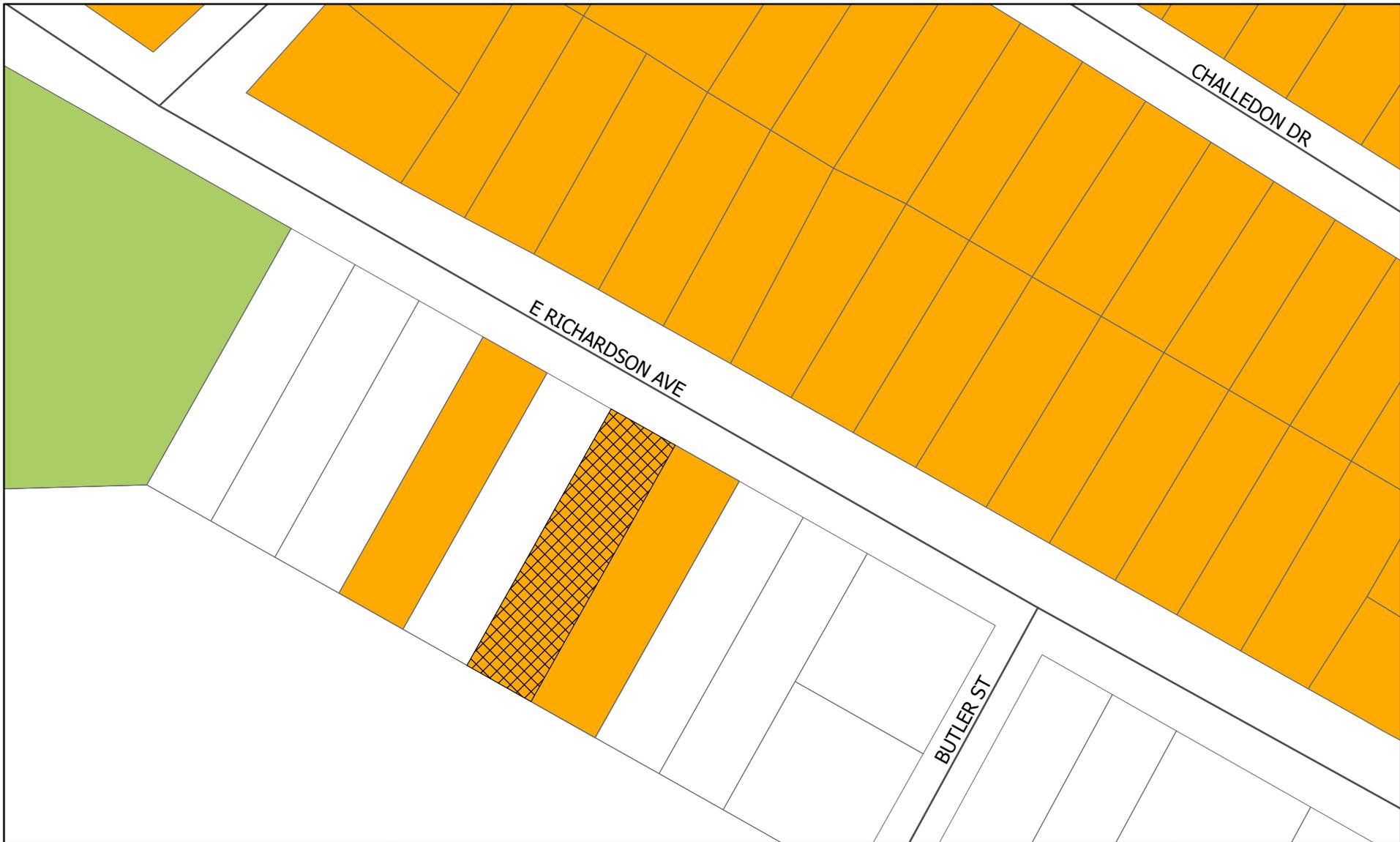
With no further business for the Commission, Ms. Segelken made a motion to adjourn with Mr. Lee making the second. The motion carried and the meeting was adjourned at 5:03 PM.

Respectfully Submitted,

Date: _____

Jessi Shuler, AICP
Director of Planning

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

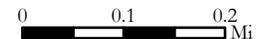


- Streets
 - Parcels
 - ▨ Annexation Request
- Zoning**
- AC
 - GR-5

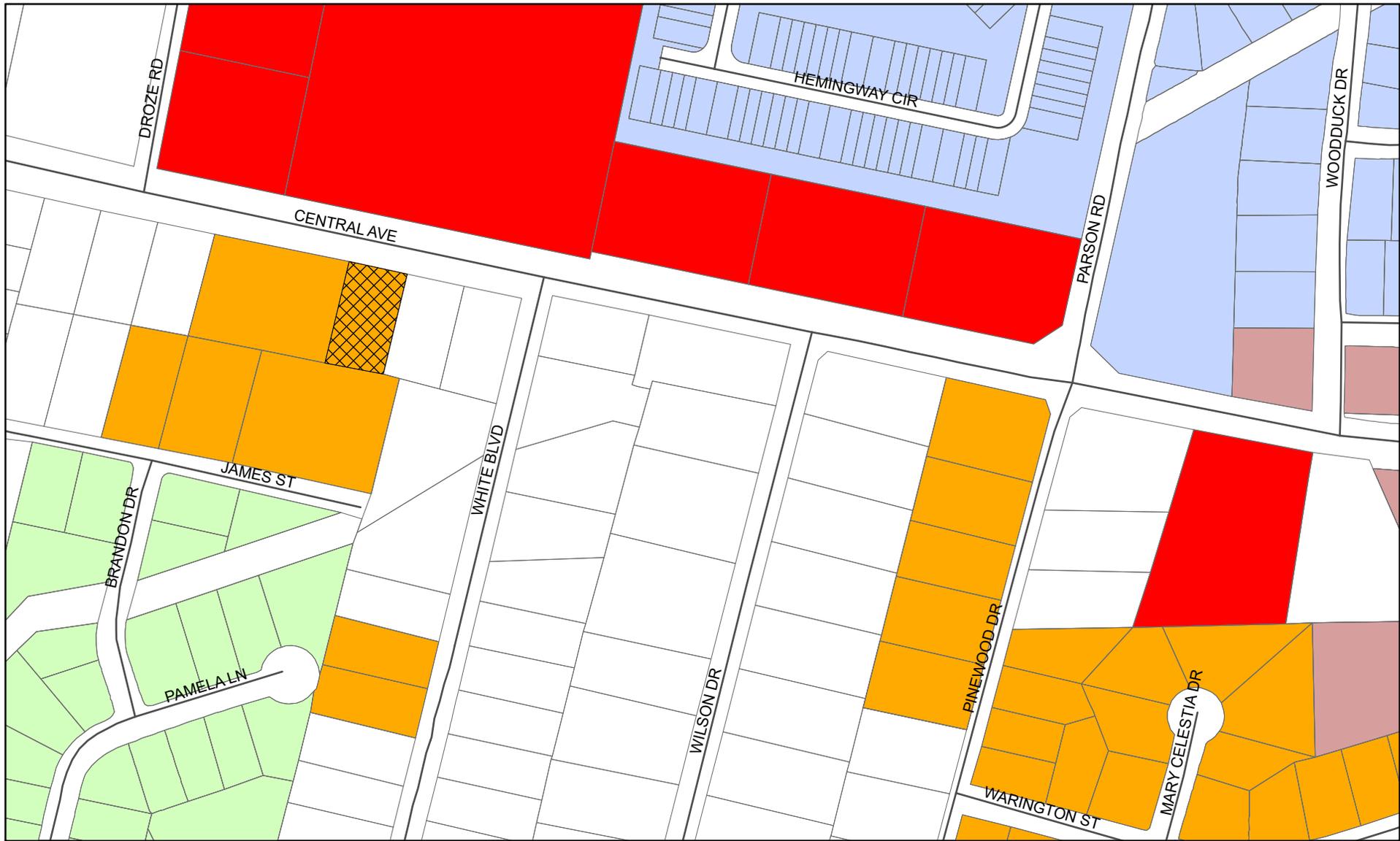
Annexation Exhibit - 516 E. Richardson Ave.

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.

2020



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



— Streets

□ Parcels

▨ Annexation Request

Zoning

■ G-B

■ GR-5

■ N-B

■ N-R

■ PUD

Annexation Exhibit - 1116 Central Ave.

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.

2020

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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**ANNEXATION REQUESTS
STAFF REPORT
PLANNING COMMISSION
April 20, 2020**

TMS#s: 379-00-00-028

Location: 516 E. Richardson Ave.

Description: one lot totaling approximately 0.21 acres

Request: Annexation and Zoning to GR-5

The property owner is requesting that the above referenced parcel be annexed into the Town from Charleston County. The existing zoning in Charleston County is R-4, Single-Family Residential, and the owner is in the process of building a home on the property. The owner is requesting to connect to sewer and must petition for annexation in order to be granted sewer service from SCPW as the property is adjacent to the current Town limits.

This property is included in the Town's 'Neighborhood Mixed Use' area as identified within the Town's 2009-2011 Comprehensive Plan and Update as well as on the accompanying Future Land Use Map, which is intended to encourage the integration of neighborhood service-oriented businesses and residential land uses. Both proposed annexation and zoning classification are in conformance with the Town's Comprehensive Plan & Update 2009-2011.

TMS#s: 136-12-01-019

Location: 1116 Central Ave.

Description: one lot totaling approximately 0.39 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 surrounded by property within the Town on three sides. 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 _____)

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 516 E Richardson Av. Summerville, SC 29466 (approximately 0.21 acres) to be annexed is identified by the Charleston County Assessor's Office as Property Identification Number: TMS # 379-00-00-028 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 07th of March, 2020

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Lina Elizondo
(Signature)

03-07-2020
(Date)

Lina Elizondo
(Print Name)

03-07-2020
(Date)

[Signature] (Signature)

Francisco Elizondo
(Print Name)



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

WHEREAS at a duly called meeting for JAS Construction Company, Inc., it was resolved that the below described property be sold and that Jacqueline S. Wilhoit, as its President, be authorized to execute and deliver any and all documents in connection with said transfer.

KNOW ALL MEN BY THESE PRESENTS, THAT JAS Construction Company, Inc., for and in consideration of the sum of Twenty Nine Thousand and 00/100 Dollars (\$29,000.00) to it in hand paid at and before the sealing of these presents by Lina Elizondo and Francisco Elizondo, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Lina Elizondo and Francisco Elizondo as joint tenants with rights of survivorship and not as tenants in common, forever, the following described property to wit

ALL that piece, parcel or lot of land, situate, lying and being in the Village of Pine Grove, County of Charleston, (formerly Berkeley), State of South Carolina. Being in shape, a rectangle, measuring on its Northwestern and Southeastern sides a distance of Fifty (50) feet, and on its Northeastern and Southwestern sides a distance of Two Hundred (200') feet; butting and bounding as follows, to wit: Northeast by Richardson Avenue, Southeast on Lot "G" on a plat hereinafter described; southwest on lands now or formerly of the Estate of John Brown; and Northwest, by Lot "E" on a plat hereinafter described, now or formerly of Hancke F. Wanger. The above described lot of land will more fully appear as Lot "F" on a plat of said Village of Pine Grove by L. F. LeBleux, surveyor, dated September 7, 1891.

SUBJECT to all restrictions, easements and rights-of-way of record affecting the subject property.

BEING the same property conveyed from Juanita B. Wilhoit n/k/a Juanita B. Wilhoit-Ackerman to JAS Construction, Inc. dated December 22, 2006 and recorded on December 27, 2006 in Book W609, page 858, and further by Corrective Deed from Juanita B. Wilhoit n/k/a Juanita B. Wilhoit-Ackerman to JAS Construction Company, Inc. dated June 14, 2019 and recorded simultaneously in the ROD Office for Charleston County.

19-370

TMS #379-00-00-028

Grantee's Address: 2254 Red Fern Ln
Mt Pleasant, SC 29466

TOGETHER with all and singular, the Rights, Presidents, 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 Lina Elizondo and Francisco Elizondo as joint tenants with rights of survivorship and not as tenants in common, forever;

AND it does hereby bind itself and its successors, assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said Lina Elizondo and Francisco Elizondo as joint tenants with rights of survivorship and not as tenants in common, against it and its successors and all persons whomever lawfully claiming, or to claim the same or any part thereof.

WITNESS its Hand and Seal this 14th day of June in the year of our Lord Two Thousand Nineteen and in the Two Hundred and Forty-Third year of Sovereignty and Independence of the United States of America.

STATE OF SOUTH CAROLINA }

} AFFIDAVIT Date of Transfer of Title

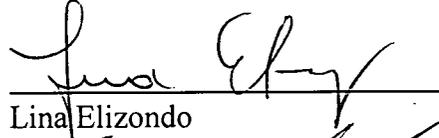
COUNTY OF CHARLESTON }

Closing Date June 14, 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 Lot F, E. Richardson Avenue bearing Charleston County TMS # 379-00-00-028, and was transferred by JAS Construction Company, Inc. to Lina Elizondo and Francisco Elizondo dated June 14, 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 (Exemptions # _____)
(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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$29,000.00.
 - (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 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 \$0.00.
6. The DEED Recording Fee is computed as follows:
 - (A) \$29,000.00 The amount listed in item 4 above
 - (B) \$ 0.00 The amount listed in item 5 above (no amount place zero)
 - (C) \$29,000.00 Subtract Line 6(b) from Line 6(a) and place the result
7. The deed recording fee due is based on the amount listed on Line 6(C) above and the deed recording fee due is: \$107.30.

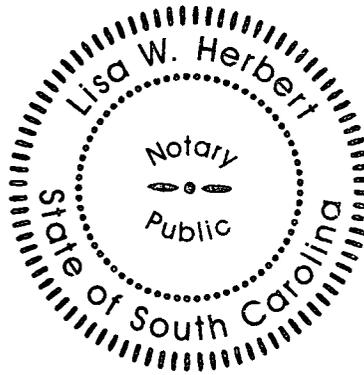
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as grantees.
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.


Lina Elizondo


Francisco Elizondo

SWORN TO BEFORE ME
this 14 day of June, 2019.


Notary Public for South Carolina
My Commission Expires 1/10/23



RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

LISA WOLFF HERBERT
 ATTORNEY AT LAW
 864 LOWCOUNTRY BLVD. SUITE C
 MT. PLEASANT SC 29464 (BULLET)

| | | |
|---|---------------|----------------|
| RECORDED | | |
| Date: | June 20, 2019 | |
| Time: | 9:19:27 AM | |
| <u>Book</u> | <u>Page</u> | <u>DocType</u> |
| 0802 | 964 | Deed |
| Michael Miller, Register Charleston County, SC | | |

MAKER:

JAS CONST CO

RECIPIENT:

ELIZONDO LINA AL

Original Book:

Original Page:

Note:

of Pages:

| | |
|---------------|------------------|
| Recording Fee | \$ 10.00 |
| State Fee | \$ 75.40 |
| County Fee | \$ 31.90 |
| Extra Pages | \$ - |
| Postage | \$ - |
| Chattel | \$ - |
| TOTAL | \$ 117.30 |

Drawer
 Clerk

AUDITOR STAMP HERE
 RECEIVED From ROD
 Jun 28, 2019
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 REP RJB
 DATE 07/01/2019
 4



0802
Book



964
Page



06/20/2019
Recorded Date



6
Pgs



Original Book



Original Page

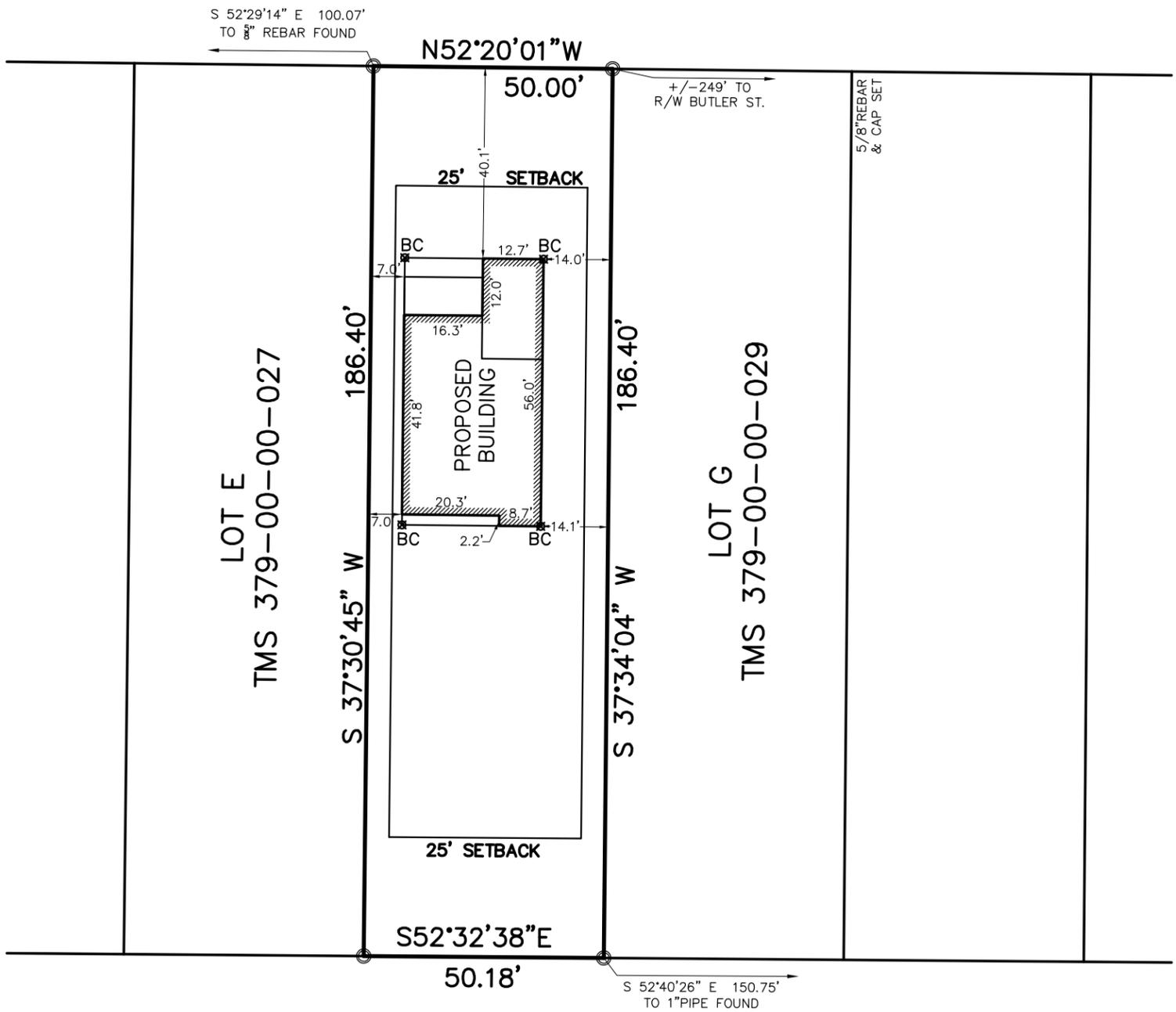


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Doc Type



09:19:27
Recorded Time

EAST RICHARDSON AVENUE 66' R/W S-10-65



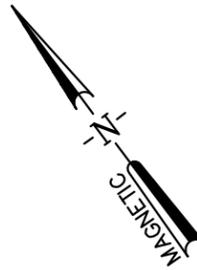
SCDOT

NOTES & REFERENCES:

1. REFERENCE PLAT BY ASSOCIATED SURVEYORS OF SUMMERVILLE BY JOHN DAVID BASS, JANUARY 28, 2013 AND APPARENTLY UNRECORDED. PLAT PROVIDED BY CLIENT.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

LEGEND:

BC - BUILDING CORNER



STAKING PLAN
FOR LOT F
PINE GROVE

0.21 ACRES

TMS 379-00-00-028
516 EAST RICHARDSON AVENUE
LADSON
CHARLESTON COUNTY, SC

OWNED BY:

LINA ELIZONDO

DATE: JAN. 8, 2020 SCALE: 1" = 30'

ATLANTIC SURVEYING, INC.

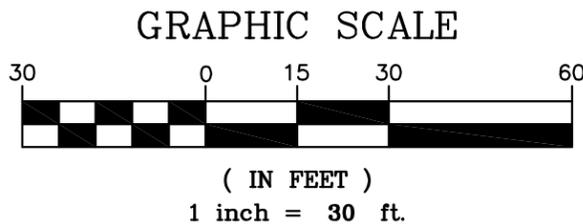
1058 GARDNER ROAD

P.O. BOX 30604

CHARLESTON, SOUTH CAROLINA 29417

PHONE (843)763-6669 FAX (843)766-7411

JOB #21671



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

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 1116 Central Ave., Sville (approximately .39 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 136-12-01-019 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 11th day of March, ~~2018~~ 2020.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

(Signature)

(Date)

(Print Name)

James P. Doherty
Andrea Doherty 3/11/20
(Date)

(Signature)

(Print Name)

Andrea Doherty



Recording Date: 01/30/2013

Instrument: 50

Book: 8660 Page: 21-25

FILED-RECORDED
RMC / ROD

2013 Jan 30 AM 9:03:55

DORCHESTER COUNTY
SC Deed Rec Fee: 399.10
Dor Co Deed Rec Fee: 168.85
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds

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

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

FILED/RECORDED
January 30, 2013
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, NANCY P. LANGLEY AS TRUSTEE OF THE NANCY P. LANGLEY REVOCABLE TRUST DATED NOVEMBER 17, 2009 (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED AND 00/100 (\$153,500.00) DOLLARS, and subject to the restrictions, exceptions and limitations, if any, as hereinafter set forth, to the Grantor paid by JAMES P. DOHERTY and ANDREA DOHERTY, (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 JAMES P. DOHERTY and ANDREA DOHERTY, 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 piece, parcel or lot of land, situate, lying and being near the Town of Summerville, in the County of Dorchester, State of South Carolina, and being known and designated as Lot 3, Block D, on a Plat of Millwood, near the Town of Summerville, by H.H. Foster, RLS, recorded in the Office of the Clerk of Court for Dorchester County in Plat Book 12 at Page 49. Said lot having such size, shape, dimensions, buttings and boundings as delineated on said plat.

BEING the same property conveyed to Nancy P. Langley as Trustee of the Nancy P. Langley Revocable Trust Dated November 17, 2009 by deed of Nancy P. Langley, dated November 17, 2009 and recorded in the RMC Office for Dorchester County in Book 7316 at Page 89.

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 Number: 136-12-01-019

Grantee's Address: 1116 Central Avenue
Summerville, SC 29483

Weeks & Irvine, LLC
8086 Rivers Avenue
2nd Floor
North Charleston, SC 29406

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, **JAMES P. DOHERTY and ANDREA DOHERTY**, as **Joint Tenants with Rights of Survivorship and NOT as Tenants in Common** and their Heirs and Assigns forever.*

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

WITNESS my hand and seal this 14th day of December in the year of our Lord Two Thousand Twelve (2012) and in the Two Hundred Thirty-Seventh (237th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

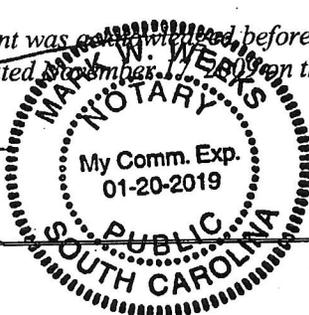
NANCY P. LANGLEY REVOCABLE TRUST
DATED NOVEMBER 17, 2009

[Signature]
Witness #1

[Signature]
NANCY P. LANGLEY, AS TRUSTEE

Witness #2

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

| | | |
|---|---|----------------|
| STATE OF SOUTH CAROLINA |) | |
| |) | ACKNOWLEDGMENT |
| COUNTY OF CHARLESTON |) | |
| <p>THE FOREGOING instrument was acknowledged before me by Nancy P. Langley as Trustee of the Nancy P. Langley Revocable Trust dated November 17, 2009 on this the 14th day of December, 2012.</p> | | |
| <p>Notary Public for South Carolina My commission expires: 12/9 12-8105LC/Doherty</p> |  | |

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

January 4, 2013

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 Nancy P. Langley Revocable Trust dated November 17, 2009 TO James P. Doherty and Andrea Doherty ON 01/04/13.
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 (Exemption n/a) (Explanation, if required: n/a 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) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$153,500.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
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 n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$153,500.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$153,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the Grantee.
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.



 Grantor, Grantee or Legal Representative
 Connected with this Transaction

SWORN to before me this

01/04/13

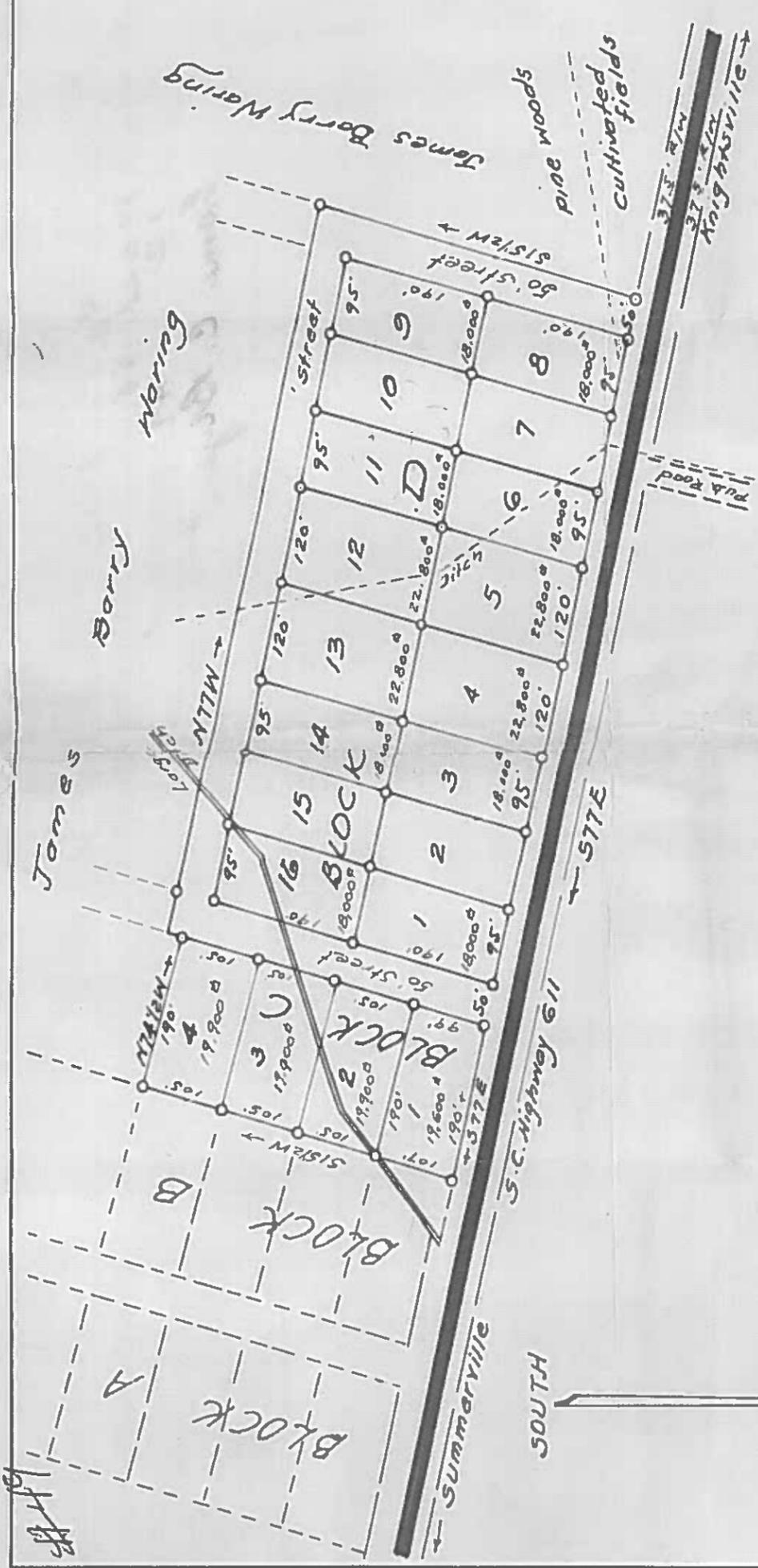


Notary Public for South Carolina

My Commission expires:

James P. Doherty





A PLAT OF
MILLWOOD

A PORTION OF A TRACT OF LAND OWNED BY
JAMES BARRY WARING
LOCATED NEAR THE TOWN OF SUMMERSVILLE
IN DORCHESTER COUNTY, S. C.
CONTAINING 10.80 ACRES
SUBDIVIDED INTO LOTS AS SHOWN
(THE STREETS CONTAIN 192 ACRES)

SCALE 1" = 200'
SURVEYED MARCH 8, 1958 BY N. H. FOOTER, R. L. S.
NOTE: BLOCKS A & B WERE SUBDIVIDED BY ME
IN APRIL, 1957 — AN IRON NAIL WAS SET AT
EACH CORNER DESIGNATED BY A CIRCLE

Recorded
March 2, 1958
g d m

