Town of Summerville  
Planning Commission  
The public and Town Council members are invited to attend  
May 20, 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 April 15, 2019.

II. PUBLIC HEARINGS: (public hearing signs posted beginning on 5.03.19 with notice in Post & Courier on 5.05.19)

1. Petition by Daniel P. Gallagher to annex Dorchester County TMS# 144-04-10-018 (approximately 0.32 acres), Lot 74, located at 113 Niblick Road, 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 4)

2. Petition by Bayview Holding Company, Inc. to annex Dorchester County TMS# 145-09-06-010 (approximately 1.86 acres) located at 116 Farm Road, currently zoned CG General Commercial in Dorchester County and will be zoned B-3 General Business upon annexation into the Town of Summerville’s municipal limits. (Council District 3)

3. Petition by Lina Elizondo to annex Charleston County TMS# 379-00-00-029 (approximately 0.21 acres), located at 518 E. Richardson Avenue, currently zoned R-4 Single-Family Residential in Charleston County and will be zoned R-2 Single-Family Residential upon annexation into the Town of Summerville’s municipal limits. (Council District 1)

4. Request to rezone TMS# 130-15-04-002, located at 602 W. 5th North Street, approximately 0.81 acres, and owned by Helen Morris Glenn Estate from R-1, Single-Family Residential, to B-1, Residential Business (Council District 1).

5. Petition by The Whitfield Company to annex Berkeley County TMS# 208-00-02-013 (approximately 973 acres) located off of the Nexton Parkway Interchange and Linda Way, currently zoned HI, Heavy Industrial, and Flex1, Agricultural, in Berkeley County and will be zoned PUD, Planned Development District, upon annexation into the Town of Summerville’s municipal limits. (Council District 2)
6. Petition by Helen Olimpia and Hernandez Tamayo Bourdier to annex Dorchester County TMS# 136-12-02-032 (approximately 0.5 acres), Lot 13, Block B, located at 124 Wilson Drive, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned R-1 Single-Family Residential upon annexation into the Town of Summerville’s municipal limits. (Council District 4)

III. OLD BUSINESS:

1. Petition by W.D. Phillips to annex Berkeley County TMS# 232-00-02-051 (approximately 1.66 acres) located at 1107 through 1111 N. Main Street, currently zoned GC General Commercial in Berkeley County and will be zoned B-3 General Business upon annexation into the Town of Summerville’s municipal limits. (Council District 2) *(This item was tabled from last month’s meeting. Town Council gave first reading at their meeting on March 20, 2019, and Planning Commission held the public hearing on April 15, 2019.)*

IV. NEW BUSINESS:

1. New Street Names: Pine Forest Country Club – one road name

2. Petition by Daniel P. Gallagher to annex Dorchester County TMS# 144-04-10-018 (approximately 0.32 acres), Lot 74, located at 113 Niblick Road, 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 4)

3. Petition by Bayview Holding Company, Inc. to annex Dorchester County TMS# 145-09-06-010 (approximately 1.86 acres) located at 116 Farm Road, currently zoned CG General Commercial in Dorchester County and will be zoned B-3 General Business upon annexation into the Town of Summerville’s municipal limits. (Council District 3)

4. Petition by Lina Elizondo to annex Charleston County TMS# 379-00-00-029 (approximately 0.21 acres), located at 518 E. Richardson Avenue, currently zoned R-4 Single-Family Residential in Charleston County and will be zoned R-2 Single-Family Residential upon annexation into the Town of Summerville’s municipal limits. (Council District 1)

5. Request to rezone TMS# 130-15-04-002, located at 602 W. 5th North Street, approximately 0.81 acres, and owned by Helen Morris Glenn Estate from R-1, Single-Family Residential, to B-1, Residential Business (Council District 1).

6. Petition by The Whitfield Company to annex Berkeley County TMS# 208-00-02-013 (approximately 973 acres) located off of the Nexton Parkway Interchange and Linda Way, currently zoned HI, Heavy Industrial, and Flex1, Agricultural, in Berkeley County and will be zoned PUD, Planned Development District, upon annexation into the Town of Summerville’s municipal limits. (Council District 2)

7. Petition by Helen Olimpia and Hernandez Tamayo Bourdier to annex Dorchester County TMS# 136-12-02-032 (approximately 0.5 acres), Lot 13, Block B, located at 124 Wilson Drive, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned R-1 Single-Family Residential upon annexation into the Town of Summerville’s municipal limits. (Council District 4)
V. MISCELLANEOUS:

1. Comprehensive Plan & Master Transportation Plan update

VI. ADJOURNMENT:

____________________________________
Chairman or Vice Chairman

Posted May 10, 2019
This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Sarah Bares; Tom Hart; Jonathan Lee; and Kevin Carroll. Staff in attendance included Tim Macholl, Zoning Administrator and Meredith Detsch, Town Planner.

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

Approval of Minutes:
The Chairman asked if there were any edits or additions to the minutes from the meeting on March 18, 2019. Hearing none, the Chairman asked for a motion. Dr. Bares made a motion for approval of the minutes as presented. The Motion was seconded by Mr. Carroll. The motion passed unanimously 5-0.

Public Hearings:
The first public hearing opened at 4:01 PM and was for the proposed amendments to the Town Code, Chapter 32, Zoning, Article V, Special Use Permits to include Section 32-313, Conditional Use Permits for Halfway Houses. Mr. Reaves introduced the request. The Public Hearing was opened to the public and Mr. Reeves asked if anyone in attendance came to speak concerning the first item. No one came forward to comment on the proposal and the public hearing was closed at 4:03 PM.

The second public hearing opened at 4:03 PM and was for the Petition by W.D. Phillips to annex Berkeley County TMS# 232-00-02-051 (approximately 1.66 acres) located at 1107 through 1111 N. Main Street, currently zoned GC General Commercial in Berkeley County and will be zoned B-3 General Business upon annexation into the Town of Summerville’s municipal limits. Mr. Reaves introduced the request. Ms. Brenda Phillips a representative for the applicant Mr. W.D. Phillips came to the table to discuss the proposal. She explained that she was unaware that the Town Council had already conducted first reading of the Ordinance and that she was concerned about the notification, because the sign that was posted had washed out and was difficult to read. She indicated that she didn’t understand why this was being handled the way that it was and that her tenants were asking what they would need to do after annexation. Ms. Phillips asked if it would be possible to delay the proceedings to allow her tenants time to consider the ramifications. She has a tattoo parlor as tenant and was concerned about their legal status after annexation. Mr. Macholl explained they would be a legal non-conforming use and would be permitted to continue operating. Hearing no other comments from the audience, the public hearing was closed at 4:09 PM.

The third public hearing opened at 4:09 PM and was for the Request to amend the PUD for Palmetto Place, owned by NVR, Inc., located off of Gahagan Road and Grand Palm Lane. Amendments include but may not be limited to the following: allow model homes which may be used as a sales office for the marketing and sales of the townhome units. Parcels affected by this request include: TMS# 379-00-00-300 through 379-00-00-365, 379-00-00-065, and 379-00-00-171 through 379-00-00-189, approximately 18.77 acres. Mr. Reaves introduced the request. Ms. Nancy Oros came forward with some questions. She stated that she is a resident of the development and that there are 13 existing residences and wanted some more details concerning the proposed changes to the PUD. Mr. Frank Finlaw of NVR homes addressed the concerns of the resident. He stated that this is a formality and that because of the age of the PUD and the way that they operate they needed this approval to move forward. He explained that they needed approval for the limited commercial scope for the model homes, to obtain a CO, but that these would all be residences and that there would be no commercial component to the development. Ms. Oros asked if he knew how long they would be doing construction in the subdivision. Mr. Finlaw said that he couldn’t
be sure but anticipated that build out should take no longer than two years, but may be sooner depending on the market. Hearing no other comments from the audience, the public hearing was closed at 4:17 PM.

**Old Business**
There were no items under Old Business.

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

The second item under New Business was the proposed amendments to the Town Code, Chapter 32, Zoning, Article V, Special Use Permits to include Section 32-313, Conditional Use Permits for Halfway Houses. Mr. Reaves introduced the request. Dr. Bares made a motion for approval to discuss the proposed changes by staff. Mr. Carroll seconded, and discussion proceeded comparing the two versions of the amendment. Dr. Bares stated that this is needed for the Town. She indicated other regions have experienced problems with the operators of these types of facilities. They site them in neighborhoods and then don’t oversee them properly creating issues for the neighbors. Mr. Lee stated that there is always a stigma that goes with halfway houses and felt that they should provide benefit to both the residents and to the public. The Commission asked if the proposed text had been reviewed by the Town Attorney. Mr. Macholl stated that it had as well as the proposed edits from staff. Mr. Reeves stated that he had read this multiple times and that he felt that the staff’s proposed edits were beneficial to the overall ordinance. Discussion concerning a couple of the requirements specifically related to the outdoor activity restriction. Mr. Macholl clarified that it was staff’s position that the Town should not be regulating how the residents of the home can use the property, and that they should be able to have an outdoor barbeque for the benefit of the residents if they chose to do so. It would be unlikely that they would be hosting a neighborhood event and be bringing the general public onto the property. Mr. Reeves felt that they should start from the top and go through the proposed changes as presented in the document. Comment SJ1 – The address requirement protects the Town from unscrupulous operators which might bring out of state offenders to the location. Mr. Macholl explained that this would be exceedingly difficult to regulate and it is the staff’s responsibility to use the ordinance to regulate the use not how it is operated. Comment SJ2 – The Commission felt that it would not hurt to include I2 zoning as well as a permitted location for the use. Comment SJ3 – The geographic origin of the residents is not necessary and would be difficult to obtain prior to approval. The commission agreed that this should be left out. Comment SJ4 – obtaining a copy of the operators charter and articles of incorporation would be part of the business licensing and should not be included as part of the zoning ordinance. It should be handled by the Finance Department. Comment SJ5 – The requirement for a sign. The commission discussed and it was discussed that no other business is required to have a sign. Mr. Lee pointed out that the residents would probably prefer privacy. Comment SJ6 – This comment addresses the bulk restrictions. Staff suggested revising the prior paragraph to read that they shall observe the requirements of the R-1 zoning classification. The commission discussed this section. Mr. Macholl explained that the written requirements exceed the restrictions for all of the zoning that the Town has and that R-1 is our base it would make sense to refer back to this for the minimum lot size requirements. The Commission agreed. Comment SJ7 – The separation requirement should stand alone as its own condition of approval. The Commission agreed. Comment SJ8 – Stating that the required signage needs to conform with the Sign Ordinance is redundant, and that a specific signage requirement is not imposed on any other use. The Commission agreed that this should be removed to be consistent with the previous revision. Comment SJ9 – Public notice of all property owners within 2,000 feet. Staff felt that this would be logistically impossible to enforce or execute, and that a 500 foot notification should be adequate. The Commission agreed. Comment SJ10 – Requirement that a public notice sign be posted at all corners of the property. The Staff pointed out that the State Law requires that a public notice sign be posted on all frontages, when posting is required and that this should be adequate. The Commission agreed. Comment SJ11 – Permission needed for outdoor activities. As was discussed earlier in the
meeting, this could be misconstrued that the Town was trying to regulate how the residents of the house would be permitted to use the property and that they would need to obtain permits to have outdoor barbeques. This would not be the case, and staff would not anticipate a facility of this nature would be hosting neighborhood events that would necessitate permits. The Commission agreed. Dr. Bares withdrew her motion for approval as presented. She then made a motion to approve the proposed amendment with Staff edits. The motion was seconded by Mr. Carroll. The motion passed unanimously 5-0.

The third item under New Business was the Petition by W.D. Phillips to annex Berkeley County TMS# 232-00-02-051 (approximately 1.66 acres) located at 1107 through 1111 N. Main Street, currently zoned GC General Commercial in Berkeley County and will be zoned B-3 General Business upon annexation into the Town of Summerville’s municipal limits. Mr. Reaves introduced the request. The Commission asked about the timeline of the approval to address the concerns raised by the applicant. Mr. Macholl explained that Town Council gave first reading to the ordinance at the March 20, 2019 meeting and that the Public Hearing is being held tonight with second and final reading being held at the May 9, 2019. He explained that he was unaware of the reason why this case was handled in this manner, but that he thought it was a time sensitive issue. Dr. Bares asked the applicant if she wanted the Commission to table the annexation to the next meeting to allow her to work out the details for her tenants. Mr. Reaves asked why the applicant had applied for annexation. Ms. Phillips explained that they had been encouraged to annex and asked for clarification on the existing businesses in the center. Mr. Macholl explained that though they might not be allowed by the proposed zoning that they would be “grandfathered in” and that they would have legal non-conforming use status and would be permitted to continue operating with a Town of Summerville business license. Mr. Lee made a motion to table the request until the next meeting. The motion was seconded by Dr. Bares. The motion passed unanimously 5-0.

The fourth item under New Business was the Request to amend the PUD for Palmetto Place, owned by NVR, Inc., located off of Gahagan Road and Grand Palm Lane. Amendments include but may not be limited to the following: allow model homes which may be used as a sales office for the marketing and sales of the townhome units. Parcels affected by this request include: TMS# 379-00-00-300 through 379-00-00-365, 379-00-00-065, and 379-00-00-171 through 379-00-00-189, approximately 18.77 acres. Mr. Reaves introduced the request. Mr. Lee made a motion to approve as presented. The motion was seconded by Mr. Carroll. Mr. Reeves asked if there were any other comments and Dr. Bares asked why the language read “may not be limited to the following”? Mr. Reeves explained that it is standard language used to allow for the possibility of future amendments. This allows the document to continue to be used, and it doesn’t lock in stone language. After the discussion the motion passed unanimously. 5-0

**Miscellaneous:**
Mr. Macholl stated that the Consultants had been in town to conduct the stake holder’s interviews and that the website was operational for the Town’s Comprehensive Plan update. Additionally there is a mapping tool to be used and he encouraged everyone to use it.
Adjourn
With no further business for the Commission, Mr. Carroll made a motion to adjourn with Dr. Bares making the second, and Mr. Reaves adjourned the meeting at 5:00 PM.

Respectfully Submitted,

Tim Macholl
Zoning Administrator

Date: __________________________

Approved: _________________________________________________
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman
TMS#: 144-04-10-018  
**Location:** 113 Niblick Road  
**Description:** one lot totaling approximately 0.32 acres  
**Request:** Annexation and Zoning to R-2

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, as it is the only property on Niblick Road that is not currently within 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.

TMS#: 145-09-06-010  
**Location:** 116 Farm Road  
**Description:** approximately 1.86 acres  
**Request:** Annexation and Zoning to B-3

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 CG, General Commercial, and there are existing commercial buildings 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 ‘Commercial’ District 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.

TMS#: 379-00-00-029  
**Location:** 518 E. Richardson Ave.  
**Description:** one lot totaling approximately 0.21 acres  
**Request:** Annexation and Zoning to R-2

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#: 130-15-04-002
Location: 602 W. 5th North Street
Description: one lot, approximately 0.81 acres, existing single-family home
Request: Rezoning of the lot to B-1

The property owner is requesting for the above referenced parcel to be rezoned from R-1 Single-family Residential to B-1; Residential Business.

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. Services should include low intensity commercial land uses such as sales of consumer goods, health and personal care, insurance, real estate, financial services, senior housing and religious institutions.

The proposed B-1 zoning as stated on the application for this site falls within the description of land uses recommended for this immediate area as approved by the Planning Commission and Town Council. In addition, this property is proposed to be zoned Neighborhood Mixed Use on the draft UDO map, which allows very similar business uses to the B-1 zoning. 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.

TMS#: 208-00-02-013
Location: Nexton Parkway Interchange and Drop Off Drive
Description: one lot, approximately 973 acres
Request: Annexation and zoning to PUD

The property owner is requesting for the above referenced parcel to be annexed into the Town from Berkeley County. The existing zoning in Berkeley County is HI, Heavy Industrial, and 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. Industrial land uses such as construction, manufacturing, transportation, communication, utilities, and wholesale trade are recommended for the Employment Growth District, and residential land uses are not encouraged. The proposed PUD would allow for a maximum of 1,700 single-family dwelling units, 600 multi-family dwelling units, and 400,000 sf of general commercial uses. Staff has reviewed the proposed PUD and has a number of issues that they would like to see addressed before recommending approval:

1. Staff would prefer to see additional square footage of commercial area, and possibly even some industrial square footage, particularly as this falls within an Employment Growth District in the Future Land Use Map. In addition, the Town’s Vision Plan shows the possibility of a regional park/sports complex off of Interchange 197. This may be considered as part of the Development Agreement for this property that will be reviewed by Town Council.
2. Under allowed land uses on p.5, “Existing Lakes” should be changed to “Parks and Existing Lakes.”
3. Under Open Space on p.8, Trails and paths will only be calculated as a 25’ wide corridor if a true corridor is provided. A 5’ sidewalk along the road will not count toward the required open space.
4. In the chart on p.10, under Townhouse, Min. Front Yd. Setback, “d” should be changed to “c.”
5. On p.13, Under Tree Clearing, staff is not comfortable only requiring the survey of a limited number of species of grand trees. Staff would be willing to allow certain species of grand trees to
not be surveyed, such as: *Liquidambar styraciflua* (Sweet gum), *Pyrus calleryana* (Bradford Pear), *Triadica sebifera* (Chinese Tallow), and any other invasive species identified by the State of South Carolina.

6. In Exhibit D: Street Sections, either here or earlier in the description, specify that no houses will front the Central Connector Street and that an existing buffer of trees, if applicable, will remain; consider adding third type of street section for the Central Connector Street that includes a center planted median; on the Central Connector Street types change the trail or sidewalk to an 8’ foot minimum (10’ preferred) multi-use path on both sides.

7. In Exhibit E: Conceptual Land Use Master Plan, either here or earlier in the description of Community Recreation or Open Space, specify that the trails/sidewalks/multi-use paths will connect to adjacent sidewalks/multi-use paths, such as those along Nexton Parkway and into Nexton.

8. In Exhibit E: Conceptual Land Use Master Plan, show vehicular connections to Sheep Island Rd. from MF-3, SFD-1, and SFD-3.

9. Staff still needs a letter of coordination from Berkeley County Schools.

10. The traffic study needs to more clearly specify what road improvements need to be done by the developer and at what stage of the development. The traffic study includes no mention of improvements to Sheep Island Rd., which is currently a dirt road.

**TMS##s**: 136-12-02-032  
**Location**: 124 Wilson Drive  
**Description**: one lot totaling approximately 0.5 acres  
**Request**: Annexation and Zoning to R-1  

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 the owner is planning to build 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 an existing doughnut hole in the Town limits, as approximately half of Wilson Drive is not currently within 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.
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): DANIEL PATRICK GALLAGHER

*Mailing Address: 113 NIBLICK ROAD *Telephone: 843 327-5557

*City: SUMMERVILLE *State: S.C. *Zip: 29483 Email: DANNY Boy 6162 @icloud.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: 113 NIBLICK ROAD Tax Map Number: 144-04-10-018

*Number of Current Residents: 1 *Race of Current Residents: 

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

Current County Zoning Classification: R-2

Requested Zoning Classification: 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 113 Nippick Road (approximately 0.52 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 144-04-18-018 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 28 day of March, 2019.

FREEHOLDERS (OWNERS) SIGNED

[Signature]

(Daniel P. Gallagher)

(Print Name)

3-28-19

(Date)

DATE OF SIGNATURE

3-28-19

(Date)

(Daniel P. Gallagher)

(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 ***

Instrument #: 201806069
Receipt Number: 1815
Recorded As: DEED
Recorded On: March 04, 2016
Recorded At: 01:11:39 PM
Recorded By: CB
Book/Page: RB 10124: 197 - 200
Total Pages: 4
Return To: WEEKS
Received From: WEEKS
Parties:
Direct: FLAHERTY, ADAM L
Indirect: GALLAGHER, DANIEL P

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: $10.00
Consideration: $130,000.00
County Tax: $143.00
State Tax: $338.00
Tax Charge: $481.00

RECEIVED
2018 MAR 11 AM 09:51
DORCHESTER CO ASSESSORS OFFICE

RECEIVED 11th Day of MARCH 2016
JAMES REEBERVY, JR
Auditor Dorchester County SC

Margaret Bailey
Margaret Bailey - Register of Deeds
STATE OF SOUTH CAROLINA  
COUNTY OF DORCHESTER  

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, ADAM L FLAHERTY, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($130,000.00), and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor paid by DANIEL P. GALLAGHER, (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 DANIEL P. GALLAGHER, his Heirs and Assigns, forever, the following described real property, to-wit:

All that is certain parcel or lot of land, together with the improvements thereon, situate, lying and being in Dorchester County, State of South Carolina, and shown and designated as Lot Seventy-Four (74). On a Plat of a portion of Corey Woods Subdivision, by Thomas W. Bailey, C.E. and L.B., surveyed April-May, 1988, and recorded in Plat Book 16 at Page 338 in the Office of the Register of Deeds for Dorchester County, said Lot having such bearings and boundaries and distances as are delineated on said Plat.

SEING the same property conveyed to Adam L. Flaherty by deed of Ryan T. Lovelace dated May 30, 2008 and recorded June 19, 2008, in the RMC Office for Dorchester County in Deed Book 6672 at page 242.

TMS#144-04-10-018

TMS No.: 144-04-10-018

GRANTEE'S ADDRESS: 113 Nibleek Road  
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 Grantee DANIEL P. GALLAGHER, and his Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinafore 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.

16-048853C
Weeks & Irvine, LLC  
810 N. Main Street  
Summerville, SC 29483
WITNESS my hand and seal this 28th day of February in the year of our Lord, Two Thousand and Sixteen (2016) and in the Two Hundred Fortieth (240th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Susan [Signature]
Witness No. 1

[Signature]
Witness No. 2

Adam L. Flaherty

Names must be signed exactly as they are typed.

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

Before me personally appeared Adam L. Flaherty on this 28th day of February, 2016, and acknowledged the due execution of the foregoing instrument.

[Seal]
Notary Public
My Commission Expires: [Date]
(SEAL)
STATE OF SOUTH CAROLINA) 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 Adam L. Fisherty TO Daniel P. Gallagher on February 28, 2016.

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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
   a. ☒ The fee is computed on the fair market value of the realty, which is $__________
   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. $130,000.00 the amount listed in Item No. 4 above
   b. $0.00 the amount listed on Item No. 5 above (no amount, please zero)
   c. $130,000.00 subtract Line 6(b) from Line 6(a) and place the result here.

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

SWORN to before me this the 28th day of February, 2016.

Notary Public
My Commission Expires: ____________

Daniel P. Gallagher
Print or Type Name Here

(SEAL)
Exhibit Showing
Dorchester County TMS #: 144-04-10-018.000
approximately 0.32 acre to be Annexed
R-2, Single-Family Residential

Legend
- Road Centerlines
- Dorchester Parcels
- To be Annexed

Summerville Zoning
- R-1
- R-2
- R-3

May 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.
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): Bayview Holdings Co., Inc.

   *Mailing Address: 107 Chuckers Drive *Telephone: 843-830-7060

   *City: Summerville *State: SC *Zip: 29485 Email: eknight107@yahoo.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: 116 Farm Rd. *Tax Map Number: 145-09-06-010-000C

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

   Current Land Use: auto repair *Future Land Use: auto repair
   (i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

   Current County Zoning Classification: C-6 General Commercial

   Requested Zoning Classification: B-3 General Business

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_________________________ (approximately 1.8 acres) to be annexed is identified by the __________________ County Assessor’s Office as Property Identification Number: TMS # 145-09-06-010-000 C 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 ___ day of _____________, 2019.

FREEHOLDERS (OWNERS) SIGNED DATE OF SIGNATURE

_________________________ __________________________
(Signature) (Date)

_________________________
(Print Name)

_________________________
(Signature)
WHEREAS, Bayview Construction Company, Inc. executed a deed to Bayview Holdings, Inc. dated February 3, 1996, and recorded September 3, 1996, in the RMC Office for Dorchester County in Book 1649, Page 188; and

WHEREAS, there never was a South Carolina corporation known as Bayview Holdings, Inc. and that the correct name of the corporation to which title was intended by Bayview Construction Company, Inc. to be conveyed was and is Bayview Holding Company, Inc.; and

WHEREAS, that to the best of the undersigned’s information and belief reference to Bayview Holdings, Inc. in the said deed was a scrivener’s error and that the property was purchased by, and title was intended to be taken in the name of Bayview Holding Company, Inc.; and

WHEREAS, this deed is given to correct the Grantee’s name and to remove any cloud which might have been created on Grantees’ title arising from the scrivener’s error; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Bayview Construction Company, Inc. and Bayview Holdings, Inc., in the State aforesaid for and in consideration of the sum of FIVE AND NO/100 ($5.00) DOLLARS, and to correct the record, to it in hand paid at and before the sealing of these presents by Bayview Holding Company, Inc., in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to the exceptions, restrictions and limitations hereinafter set forth, unto the said Bayview Holding Company, Inc., its successors and assigns forever, the following described property, to-wit:

ALL that certain piece, parcel or tract of land, containing 1.86 ACRES OF LAND, located in the County of Dorchester, State of South Carolina, as shown and designated on a Plat entitled "Plat of a Lot Owned by and Surveyed for Everett Kn (illegible) made by Bailey & Associates, Inc. dated February 12, 1975, which said plat is duly recorded in the Clerk of Court's Office for Dorchester County in Plat Book 23, at Page 26; reference to which Plat is hereby made for a more complete description.

DORCHESTER COUNTY

SC Deed Rec Fee
Dor Co Deed Rec Fee
Filing Fee
Exemption

LINDA T. MESSERLY
Register of Mesne Conveyances
This being the same property conveyed to Bayview Construction Company, Inc. by deed of K & K, a Limited partnership, dated April 21, 1987, and recorded in the RMC Office for Dorchester County in Book 588, at Page 178.

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 Bayview Holding Company, Inc., its successors and assigns forever.

And the said Bayview Construction Company, Inc. and Bayview Holdings, Inc. does hereby bind itself and its successors, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, its successors and assigns, against itself and its successors, and all persons whosoever lawfully claiming, or to claim the same or any part thereof.

In Witness Whereof Bayview Construction Company, Inc. and Bayview Holdings, Inc. has caused these presents to be executed in its name by its proper corporate officer(s) and its corporate seal to be hereto affixed this ___ day of ___ in the year of our Lord One Thousand Nine Hundred Ninety-eight and in the Two Hundred and Twenty-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

[Signature]

Bayview Construction Company, Inc.
By: [Signature] (Seal)
Its: [Title]

Bayview Holdings, Inc.
By: [Signature] (Seal)
Its: [Title]

TMS #145-09-06-010
Grantees Address:
107 West Fifth Street North
Summerville, SC 29483
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Bayview Construction Company, Inc. and Bayview Holdings, Inc. by its proper corporate officer(s) and the said Corporation, by said officer(s), sign, seal and as its act and deed, deliver the within written Deed, and that (s)he with the other witness above subscribed, witnessed the execution thereof.

[Signature]

Sworn to before me this 27th day of August, 1998.

(Seal)
Notary Public for South Carolina
My Commission Expires: 8-31-03
STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

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 located at 1.86 Acres of land in the County of Dorchester bearing
   DORCHESTER COUNTY TAX MAP NUMBER 145-09-06-010
   was transferred by Bayview Construction Company, Inc. to Bayview Holdings, Inc. on August 4, 1998

3. The deed is NOT EXEMPT from the deed recording fee, and the FAIR MARKET VALUE IS

4. The deed is exempt from the deed recording fee because (Use new exemption numbers and explain reason for exemption):
   EXEMPTION # 12 (see new exemption numbers on enclosed sheet) AND
   EXPLANATION FOR EXEMPTION Corrective Deed

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

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.

[Signature]
Responsible Person Connected with the Transaction

SWORN to before me this 4th day of August 1998
Notary Public for South Carolina
My Commission Expires: 4-16-06
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT BAYVIEW CONSTRUCTION COMPANY, INC., in the State aforesaid for and in consideration of the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS, AND SUBJECT TO MORTGAGE, to us in hand paid at and before the sealing of these presents by BAYVIEW HOLDINGS, INC., in the State aforesaid and 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 BAYVIEW HOLDINGS, INC., its heirs and assigns, the following described real property, to-wit:

ALL that certain piece, parcel or tract of land, containing 1.86 acres of land, located in the County of Dorchester, State of South Carolina, as shown and designated on a Plat entitled "Plat of a Lot Owned by and Surveyed for Everett Knight", made by Bailey & Associates, Inc., dated February 12, 1975, which said Plat is duly recorded in the Clerk of Court's Office for Dorchester County in Plat Book 23, at Page 26; reference to which Plat is hereby made for a more complete description.

THIS being the same property conveyed to the Grantor herein by deed of K & K, A Limited Partnership, dated April 21, 1987, and recorded June 19, 1987, in the Office of the Clerk of Court for Dorchester County in Book 588, at Page 178.

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 Bayview Holdings, Inc., its heirs and assigns forever.

W. BROOKS STYLES
8310 RIVERS AVE., SUITE A
NORTH CHARLESTON, SC 29405-9276
(803) 553-3350
And the said Bayview Construction Company Inc., does hereby bind itself and its successors, to warrant and forever defend, all and singular, the said Premises unto the said Bayview Holdings Inc., its heirs and assigns, against itself and its successors lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Bayview Construction Company, Inc., has caused these presents to be executed in its name by [Signature], its [Position] and its corporate seal to be hereto affixed this 3rd day of February, in the year of our Lord One Thousand Nine Hundred Ninety-six and in the Two Hundred and Twentieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Emily C. Roberson

BAYVIEW CONSTRUCTION COMPANY, INC.

By: [Signature]

Its: President

STATE OF SOUTH CAROLINA )
COUNTY OF CHARLESTON )

Personally appeared before me Emily C. Roberson and made oath that she saw the within named Bayview Construction Company Inc., by [Signature], its [Position] sign, seal and as his act and deed, deliver the within written Deed, and that she with W. Brooks Styles witnessed the execution thereof.

Sworn to before me this [Date]

Notary Public for South Carolina
My Commission Expires: [Expiration Date]
STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

PERSONALLY appeared before me W. Brooks Styles, and made oath, pursuant to requirements of South Carolina Code 12-21-440, (1976), as amended, that he was the attorney in connection with the conveyance from Bayview Construction Company, Inc. to Bayview Holdings, Inc. dated February 3, 1996; and that the true, full and complete consideration thereof paid or to be paid is Ten Thousand and 00/100 ($10,000.00) Dollars and subject to the mortgage to First National Bank of South Carolina having an approximate balance of $58,000.00 recorded in Book 415 Page 113.

Sworn to before me this 3rd day of February, 1996.

[Signature]

Notary Public for South Carolina

My Commission Expires: 4-16-00

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this day of __________, 1996, at __________ M and recorded in book __________ page __________.

LIN Vue, MESSERVY
REGISTER OF MORTGAGE CONVEYANCES
SOUTH CAROLINA
DORCHESTER COUNTY

PLAT OF A LOT OWNED BY AND SURVEYED FOR
EVERETT KNIGHT.

BAILEY AND ASSOCIATES
FEBRUARY 12, 1975

QUALIFIES AS
EXEMPT PROPERTY
DATE 7-10-75
CHAIRMAN

MAILED TO:
Furman, Jenkins, & Buist, Attys. 
C.M. 201 — Post Courier Bldg. 
191 Rivers Ave. 
Charleston, S.C. 29405

CE & V.S. SC REPT 1975
 Recorded 5-25-76

Clerk of Court

Thomas J. Salisbury

W. S. Branton

W. S. BRANTON

FARM ROAD TO RN

GOSHORN

N 1/2, S 1/2, E 1/2, W 1/2

CLEVELAND

NOTE
AREA BY PLANIMETER

SCALE 1" = 100'

% 23, 24
% K C-61
Exhibit Showing
Dorchester County TMS #: 145-09-06-010.000
approximately 1.86 acre to be Annexed
B-3, General Business

May 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.
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):* Lina Elizondo

*Mailing Address:* 2254 Led Feb la. *Telephone:* 843-469-4260

*City:* Mt Pleasant *State:* SC *Zip:* 29466 Email: admin@lifeconstructiongroup.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:* 518 E Richards Ave Summerville, SC 29485. *Tax Map Number:* 379-00-00-29

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

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

Current County Zoning Classification: **Q-L**

Requested Zoning Classification: **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 ____________________________

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 518 5 Richardson Av, Summerville, SC 29485 (approximately 2.1 acres) to be annexed is identified by the 379-00-00-029 County Assessor’s Office as Property Identification Number: TMS 379-00-00-029 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 18th day of April, 2019.

FREEHOLDERS (OWNERS) SIGNED

(Signature)

Lina Elizondo
(Print Name)

DATE OF SIGNATURE

4/18/19
(Date)

(Signature)

(Print Name)
STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

TITLE TO REAL ESTATE

TITIE NOT EXAMINED BY WEEKS & IRVINE, LLC

KNOW ALL MEN BY THESE PRESENTS, that I, DAVID MONTGOMERY, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of EIGHTEEN THOUSAND AND NO/100 DOLLARS ($18,000.00), and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor paid by LINA ELIZONDO (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 LINA ELIZONDO, her Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that piece, parcel or tract of land, situate, lying and being in the Villaga of Pine Grove in the County of Berkeley (now Charleston) in the State of South Carolina, on the Southeastern boundary of Summerville, measuring and containing Fifty Feet (50 Ft) front on First South Street by Two Hundred (200 Ft) deep; known as Lot G on a plat of said Village made by L.F. LeBleux Esq. Surveyor on the seventh day of September A.D. 1891 butting and bounding Northeast on First South Street Fifty Feet (50 Ft) as aforesaid; Southeast on lands now or formerly of Caleb N. Averill, Two Hundred Feet (200 Ft); Southwest on lands now or formerly of Caleb N. Averill Fifty feet (50 Ft) and Northwest on Lot F on said plat, Two Hundred Feet (200 Ft)

BEING the same property conveyed to David Montgomery by deed of Mickell r. Scarborough, as Master In Equity for Charleston County dated March 18, 2009 and recorded March 24, 2009 in Book 9943 at page 997 in the RMC Office for Charleston County, S.C.

TMS No.: 379-00-00-029

GRANTEE'S ADDRESS: 101 Woodruff Ave Circle

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 Grantee(s) LINA ELIZONDO and her Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee(s) hereinafore named and the Grantees' Heirs and Assigns against the Grantor and the Grantor's Heirs and against every person whosoever lawfully claiming, or to claim, the same or any part thereof.
WITNESS my hand and seal this 22nd day of March in the year of our Lord, Two Thousand and Sixteen (2016) and in the Two Hundred Fortieth (240th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED:
IN THE PRESENCE OF:

[Signatures]

Witness No. 1
Bridgette Leggare

Witness No. 2
W. Chris Hone

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Before me personally appeared David Montgomery on this the 22nd day of March, 2016, and acknowledged the due execution of the foregoing instrument.

[Signature]
Notary Public
My Commission Expires: 7-22-24

(SEAL)
1. The property is a mobile home, located at 123 Main St, Anytown, USA, and is encumbered by a mortgage in favor of ABC Bank for $100,000.00.

2. Check one of the following: The deed is
a. X subject to the recorded fee for a transfer of consideration paid to be paid in money, money's worth.

   b. ________ subject to the recorded fee for a transfer of consideration paid to be paid in money, money's worth.

   c. ________ subject to the recorded fee for a transfer of consideration paid to be paid in money, money's worth.

3. Check one of the following if either item 3(a) or 3(b) above has been checked.
   a. ________ The amount of the consideration paid or to be paid in money, money's worth is $10,000.00.
   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 $______.

4. 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 $______.

5. The DEED Recording Fee is computed as follows:
   a. $18,000.00 - the amount listed in Item No. 4 above
   b. $0.00 - the amount listed in Item No. 5 above (no amount, please, none)
   c. $18,000.00 - subtract Line 6(b) from Line 6(a) and place the result here.

6. As required by Code Section 12-24-79, I state that I am a responsible person who was connected with the transaction as Grantor.

7. 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 22 day of March, 2016.

   Grantor, Grantee or Legal Representative
   Connected with this Transaction

   David Montgomery
   Print or Type Name Here

   My Commission Expires: 7-22-24

   (SEAL)
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 OR 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.

SURVEY OF LOT G
PINE GROVE
0.21 ACRES
TMS 379-00-00-029
EAST RICHARDSON AVENUE
LADSON
CHARLESTON COUNTY, SC
OWNED BY: LINDA ELIZONDO
DATE: JUNE 1, 2016 SCALE: 1" = 30'
ATLANTIC SURVEYING, INC.
1056 GARDNER ROAD
P.O. BOX 30504
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843) 763-6669 FAX (843) 706-7411

JAMES KELLY DAVIS, R.L.S. No. 9750

JAMES KELLY DAVIS, R.L.S. No. 9750

G A S A V E

SOUTH CAROLINA
REGISTERED LAND SURVEYOR

9758
Exhibit Showing
Charleston County TMS #: 379-00-00-029
approximately 0.21 acre to be Annexed
R-2, Single-Family Residential

May 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.
TOWN OF SUMMERVILLE
APPLICATION FOR REZONING APPLICATION
Planning Department
200 South Main Street
Summerville, SC 29483
843.851.4214
Per Town of Summerville Zoning Ordinance Chapter 32, Article I
(SC Code of Laws Title 6, Chapter 29)

Date: 4-18-2019
TMS# 130-15-04-002

Property Owner: Helen Morris Glenn Estate
Mailing Address: 3 Red Globe Ct. Simpsonville, SC 29681
Site Address: 602 W. 5th North St. Summerville, SC 29483

Representative for Property Owner if applicable: John Morris Glenn

Current Zoning Classification: R-1
Requested Zoning Classification: B-1

Reason for Rezoning Request: The highest and best use for this property based on its location and surrounding as well as future land planning would be for it to be zoned B-1

Present Use of Property: Residential (X) Commercial ( ) Institutional ( ) Industrial ( ) Other ( )

THE FOLLOWING MUST BE SUBMITTED WITH THIS APPLICATION:
1. Copy of recorded plat of property.
2. Non-refundable fee of $250.00 – check made payable to Town of Summerville.

Helen Morris Glenn Estate 4/18/2019
Property Owner Signature

John Morris Glenn 4/18/2019
Representative for Property Owner Signature

*If applicant is not legal property owner, please submit documentation from property owner giving permission for applicant to represent property owner.
STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
IN THE MATTER OF: HELEN MORRIS GLENN

IN THE PROBATE COURT
CERTIFICATE OF APPOINTMENT
CASE NUMBER: 2018ES1800785

This is to certify that

JOHN M. GLENN

is/are the duly qualified

☑ PERSONAL REPRESENTATIVE
☐ SUCCESSOR PERSONAL REPRESENTATIVE
☐ SPECIAL ADMINISTRATOR

in the above matter and that this appointment, having been executed on the 17th day of December, 2018, is in full force and effect.

RESTRICTIONS:

Executed this 17th day of December, 2018.

Mary Blunt, Probate Court Judge

Do not accept a copy of this certificate without the raised seal of the Probate Court.
KNOW ALL MEN BY THESE PRESENTS, THAT I, EURIS STANTON
GLENN, JR. ("Grantor"), owner of a one-half undivided interest in the properties in
Exhibit A, in the State aforesaid, County aforesaid for and in consideration of the sum of
Ten and No/100ths ($10.00) DOLLARS, AND LOVE AND AFFECTION, to me in hand
paid at and before the sealing of these presents by, my wife, HELEN MORRIS GLENN
("Grantee"), in the State aforesaid, County aforesaid, the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, and by these Presents
grant, bargain, sell and release unto the said Grantee, her heirs and assigns, my one-
half undivided interest in the following described properties, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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, her Heirs and Assigns forever.

AND the Grantor hereby binds himself and his Heirs and Assigns,
Executors and Administrators, to warrant and forever defend, all and singular, the said
Premises unto the said Grantee, her Heirs and Assigns, against the Grantor and his
Heirs and all persons whomsoever lawfully claiming, or to claim the same or any part
thereof.

Dennis J. Christensen
DENNIS J. CHRISTENSEN, P.A.
280 W. Coleman Blvd.
Suite D
Mt. Pleasant, South Carolina 29464
WITNESS my Hand and Seal this 14th day of April, in the year of our Lord two thousand and five and in the two hundred and twenty-eighth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]

[Signature]

**********

STATE OF SOUTH CAROLINA )
COUNTY OF DORCHESTER )

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named Euris Stanton Glenn, Jr. sign, seal and as his act and deed, deliver the within written Deed and that he/she with the other witness above-named witnessed the execution thereof.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME this 14th day of April, 2005.

[Signature]

Notary Public for South Carolina
My Commission Expires: 05/29/20
EXHIBIT "A"

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the Town of Summerville, County of Dorchester and State of South Carolina, said lot of land being the remaining portion of the square or block numbered Ninety-Seven (97) on a Map of New Summerville by C.E. Detmold, dated November 1, 1833, of record in the R.M.C. Office for Charleston County, in Block F-10, page 404; said Block Ninety-Seven having such shape, form, marks, courses, distances, buttings, boundings and content as are delineated on said Map.

SAID property butting and bounding as follows: on the Northwest by lands now or formerly of Ruth T. Ayers (Deed Book 97/127 and Deed Book 102/147); on the Southwest by lands now or formerly of Euris S. Glenn, Jr. (Deed Book 111/356); on the Southeast by North Palmetto Street; and on the Northeast by U.S. Highway 78, formerly Fifth North Street.

BEING the same property wherein a one-half undivided interest was conveyed to Euris Stanton Glenn, Jr. by deed of Euris Stanton Glenn, Jr. and Helen Morris Glenn dated February 13, 2002 and recorded February 14, 2002 in the RMC Office for Dorchester County in Deed Book 2987, at Page 017.

T.M.S. No: 130-15-04-002

AND

ALL that Lot of Land with the Buildings thereon; Situate, Lying and Being in the Town of Summerville, in the County of Dorchester, in the State aforesaid; measuring and containing three tenths (0.30) acres, more or less; described as follows:

BEGINNING at an iron pipe on the Northwest edge of Palmetto Street, and running along the Northeast boundary of lands belonging to Euris S. Glenn and Myrtle S. Glenn North 57 degrees 00 feet W, 179.79 feet; thence along the Southeast boundary of lands now, or formerly, belonging to Ruth Ayers North 32 degrees 40 feet East, 76.21 feet; thence along the Southwest boundary of lands belonging to Euris S. Glenn and Myrtle S. Glenn South 57 degrees 00 feet East, 180.25 feet; thence along Palmetto Street to an iron pipe.

The property above described is a portion of the Square or Block numbered Ninety-Seven (97) on a map of New Summerville by C.E. Detmold, dated November 1st, 1833, of record in the R.M.C. Office for Charleston County, in Book F-10, Page 404, and has such shape, form, marks, courses, distances, butting, boundings and content as are described above and are delineated on a plat.
BEING the same property wherein a one-half undivided interest was conveyed to Grantor by deed of Euris Stanton Glenn, Jr. and Helen Morris Glenn dated February 13, 2002 and recorded February 14, 2002 in the RMC Office for Dorchester County in Deed Book 2987, at page 021.

T.M.S. No: 130-15-04-003

GRANTEE'S ADDRESS: 602 West 5th North Street
Summerville, SC 29483

PREPARED BY:
Dennis J. Christensen, PA
260 W. Coleman Boulevard, Ste. D
Mt. Pleasant, SC 29464
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: Euris Stanton Glenn, Jr. (owner of a one-half undivided interest) TO: Helen Morris Glenn ON: April 14, 2005.

The transaction was (Check one):

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 #1 Explain: Consideration Less than $100.00

   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 of 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 __ 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, -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: legal representative

8. Check if Property other than Real Property is being transferred on this Deed:
   (a) ___ Mobile Home    (b) ___ Other

9. DEED OF DISTRIBUTION - ATTORNEY’S AFFIDAVIT: ______________, deceased; CASE NO: ______________
   Personally appeared before me the undersigned attorney who, being duly sworn, certified that he is licensed to practice law in the State of South Carolina, that he has prepared the Deed of Distribution for the Personal Rep. in the Estate of ______________, deceased, and that the grantee therein is correct and conforms to the estate file for the above named decedent.

10. 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 14th day of April, 2005.

____________________
Notary Public for South Carolina
My Commission Expires: 08-03-2014

_________________________________
LEGAL REPRESENTATIVE OR GRANTEE
Exhibit Showing
TMS #: 130-15-04-002.000
to be Rezoned
B-1, Residential Business

May 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.
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 Whitfield Company

*Mailing Address: 6518 Dorchester Road Suite C*Telephone: (843) 552-6615

*City: N. Chas*State: SC*Zip: 29418 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: I-26 & Nexton Parkway*Tax Map Number: 208-00-02-013

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

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

Current County Zoning Classification: Berkeley County Flex-1 & HI
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 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 I-26 & Nexton Parkway (approximately 9.73 acres) to be annexed is identified by the Berkeley County Assessor’s Office as Property Identification Number: TMS #209-00-02-013 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 26th day of April, 2019.

FREEHOLDERS (OWNERS) SIGNED

(Signature)

(Print Name)

DATE OF SIGNATURE

4/26/2019

(Date)

(Signature)

(Print Name)
STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

KNOW ALL MEN BY THESE PRESENTS

Tri-County Developers, Limited Partnership, hereinafter referred to as grantor(s), in consideration of ONE MILLION, ONE HUNDRED, TEN THOUSAND AND NO 100 ($1,110,000.00) the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do(es) grant, bargain, sell and release unto

THE WHITFIELD COMPANY, A SOUTH CAROLINA PARTNERSHIP
hereinafter referred to as grantee(s), heirs, successors and assigns:

All that piece, parcel or tract of land in St. James Goose Creek Parish, Berkeley County, said State, which is known as the Allen Tract, the Burbage Tract, and a portion of the Anderson Tract which contains in the aggregate 1000 acres, more or less, buttting and bounding as follows: On the North by lands now or formerly of McGill or Mazyck and by lands of West Virginia Pulp and Paper Company (Chinners Tract) and by land now or formerly of Gibb; East by lands formerly of McGill and Peter Walker and now or formerly of Mazyck and by lands of West Virginia Pulp and Paper Company, formerly of Prettyman & Sons; South by the remainder of the Anderson Tract now said to be of West Virginia Pulp and Paper Company, and lands now or formerly of Salisbury; and on the West by lands now or formerly of T.W. Salisbury, Gibb and West Virginia Pulp and Paper Company; said property being shown and delineated on a map thereof by J.W. Foster, R.E. dated January 30, 1943, the same having been revised by H.B. Fishburne, R.S. on August 20, 1953, which revision shows line "C" and "D" as being the line which separates said property from property of Mazyck, said map being recorded in the Office of the Clerk of Court for Berkeley County in Plat Book E at page 4.

Being the same premises conveyed to the grantor herein by deed of Charles S. Bernstein, Joseph D. Judge, Jr. and Alan J. Davis by deed dated February 20, 1966 and recorded in Book A-168 at page 118 RMC Office, Berkeley County.

LESS that portion of said property which was taken by the South Carolina Department of Transportation by Condemnation Notice dated May 19, 1980 and filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina under Route I-26, File 8.548.

ALLS

All that certain piece, parcel or tract of land containing approximately 5.34 acres, situate, lying and being on the North side Route I-26 in Berkeley County, State of South Carolina, and being shown on the South Carolina Department of Transportation Plans for route I-26, File 8.458, Tract 4.

Said tract being more fully described in that certain deed from South Carolina Department of Transportation to Tri-County Developers, Limited Partnership dated March 11, 1997 and recorded June 20, 1997, in Book 1091 at Page 0129, RMC Office for Berkeley County.
Being the same premises conveyed to the grantees by deed of South Carolina Department of Transportation dated March 11, 1997 and recorded June 20, 1997, in Book 1091 at Page 0139, HNC Office for Berkeley County

TMS NUMBER 2080002011

ALSO

All that parcel of land, a portion of the Taylor’s Johnson tract containing 18.57 acres, more or less, located in Berkeley County, South Carolina described as follows:

Beginning at a concrete corner of the property line separating lands of West Virginia Pulp and Paper Company and lands of Tri-County Developers, thence N 146-01E 9503.7 feet to a concrete corner; thence N 74°-21'-30" 103.82 feet to an iron pipe; thence S 140-05' W 9524.5 feet along the west edge of Taylor’s Old Tram to an iron pipe; thence S 83°-07'-55" W 85.90 feet to the point of beginning.

Being the same premises conveyed to the grantees by deed of West Virginia Pulp and Paper Company dated May 5, 1968, and recorded June 19, 1968, in Book A-85 at Page 67, Office of the Clerk of Court for Berkeley County.

TMS NUMBER 2080002011

Together will all and singular rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; To Have and to Hold all and singular premises before mentioned unto the grantee(s), and the grantee’s(s’)heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor’s(s’) heirs or successors, executors and administrators to warrant and forever defend all and singular premises unto the grantee(s) and the grantee’s(s’) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor’s(s) hand(s) and seal(s) this 14th day of March, 1999

TRI-COUNTY DEVELOPERS, LIMITED PARTNERSHIP

By: [Signature] (SEAL)
Charles S. Bernstein as General Partner
and Trustee in Liquidation

By: [Signature] (SEAL)
Joseph D. Judge, Jr. as General Partner
and Trustee in Liquidation
AS TO CHARLES S. BERNSTEIN

SIGNED, sealed and delivered in the presence of:

Jessica A. Bernstein
J. A. Smith

STATE OF SOUTH CAROLINA
PROBATE
COUNTY OF CHARLESTON

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor TRI-COUNTY DEVELOPERS, LIMITED PARTNERSHIP by Charles S. Bernstein sign, seal and as the grantor's act and deed deliver the within written deed and that Deponent, with the other witnesses subscribed above witnessed the execution thereof.

SWORN to before me this 8/24 day of March, 1997.

Della G. Caudle (SEAL)
Notary Public for South Carolina

My Commission expires: ____________

AS TO JOSEPH D. JUDGE, JR.

SIGNED sealed and delivered in the presence of:

Karen Feller

STATE OF FLORIDA
PROBATE
COUNTY OF Palm Beach

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor TRI-COUNTY DEVELOPERS, LIMITED PARTNERSHIP by Joseph D. Judge, Jr. sign, seal and as the grantor's act and deed deliver the within written deed and that Deponent, with the other witnesses subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of March, 1997.

Notary Public for Florida

My Commission expires: ____________
STATE OF SOUTH CAROLINA )
COUNTY OF BERKELEY ) AFFIDAVIT

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 is located at 1-26 @ SHEEP ISLAND ROAD, BERKELEY COUNTY, SC, bearing Berkeley County Tax Map Number TMS#: 208-00-02-013, was transferred by TRI COUNTY DEVELOPERS, PARTNERSHIP to THE WHITFIELD COMPANY on March 31, 1999.

3. The Deed is NOT EXEMPT from the deed recording fee and the FAIR MARKET VALUE IS $1,110,000.00

4. The Deed IS EXEMPT from the recording fee because (Use new exemption numbers and explain reason for exemption):

EXEMPTION #:

EXPLANATION FOR EXEMPTION:

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

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.

C. KENNETH BAILEY, ESQUIRE

SWORN TO BEFORE ME THIS 31st DAY OF March, 1999.

Notary Public for South Carolina
My Commission Expires: 08-28-2000

*The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.
MAP

Showing 1000 Acres of Land contained in three Tracts known as Allen, Burbage and part of Anderson Tracts, about to be conveyed to G.C. Croft by Evans J. Salisbury, Situate in Berkeley County, S.C.

Replotted January 30th, 1943 from Survey of these Tracts, and Sasportas Tract, made by J.P. Gaillard Jan., 1926 for W.M. Bell and the line A-B inserted to cut off the 1000 Acres as shown by

[Signature]

Jan 30th, 1943
Scale: 1 in. 20 ch.
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)
TOWN OF SUMMERVILLE, SOUTH CAROLINA

Prepared for:
HOYER INVESTMENT COMPANY

J - 27603

April 2019
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I. GENERAL DESCRIPTION OF THE PLANNED UNIT DEVELOPMENT

The Sheep Island Planned Development District (PUD) is in unincorporated Berkeley County on the eastern side Interstate Highway 26 at the Nexton Parkway Interchange. The property is contiguous to lands within the Town of Summerville and will be annexed into the Town as part of the PUD rezoning process. The site consists of approximately 973 acres (973 ac.) and includes all of parcel number 208-00-02-013 from the Berkeley County Tax Map. Approximately 923 acres are zoned Heavy Industrial and the remaining 50 acres located in the northern pan-handle of the property are zoned FLEX in Berkeley County. The property is bounded on the south by Nexton Parkway Interchange and Interstate Highway 26, on the north a portion of the Nexton PD-MU and agricultural lands, to the west by the FTZ Industrial Park and to the east by Sheep Island Road and The Del Webb Neighborhood of the Nexton PD-MU. Vehicular access to the property is off the Nexton Parkway Interchange, Drop Off Drive and Sheep Island Road. An aerial photograph and context map of the property is included as Exhibit A – Context Map.

The total property is approximately nine hundred seventy-three acres (973 ac.) consisting of approximately five hundred eighty-one acres (581 ac.) of uplands, approximately three hundred ninety-seven acres (397ac.) of freshwater wetlands and twenty-five acres (25 ac.) of borrow pit lakes. A Boundary and Wetland Map is attached as Exhibit B – Boundary and Wetland Map. The map depicts the property boundary, wetlands, borrow pits, and surrounding land uses.

A. Property Ownership

The Sheep Island PUD is comprised of one tract of land owned by The Whitfield Company. The property ownership group has given written consent for Hoyer Investment Company to submit this proposed zoning change to the Town of Summerville. See Exhibit C – Consent Letter.

B. Intent of The Sheep Island PUD

The proposed PUD is in a “Principle Growth Area” designated as a Base Employment area/Town Center Node surrounded by suburban residential development on the Berkeley County Comprehensive Plan and Future Land Use Map. The Town of Summerville also included the property in the Future Land Use Map as an Employment Growth District. The intent of the PUD rezoning is to provide a mixture of uses including a Town Center node adjacent to the Nexton Parkway Interchange consisting of high density (Multi-family) residential housing, commercial, civic, hospitality, retail, service, and restaurant uses to serve the growing population in the vicinity. As the property moves away from the interchange the proposed land use will fan out to suburban development with a mixture attached and detached residential units to meet the demand for housing options in the Town of Summerville and this area of Berkeley County.

Individual neighborhoods within the residential areas of the PUD will be established based on the natural features of the land including the wetlands and existing lakes.
Neighborhood and commercial streets will include 5-foot sidewalks on both sides of the street accented with street trees as depicted on Exhibit D - Street Sections. The Sheep Island PUD shall commit to 20% of the 581 acres of uplands being dedicated to open space. A minimum of 25% of the required open space shall be usable open space.

C. The Conceptual Land Use Master Plan

The Sheep Island PUD is anticipated to be constructed in multiple phases over a period of approximately twelve (12) years. Initial development is tentatively believed to begin in 2020 with single-family residential. The multi-family residential component is anticipated to begin in 2023 followed by general commercial and civic uses. Development will occur in accordance with the Conceptual Land Use Master Plan (Exhibit E) and Section II.A as set forth in this document or as amended in the future. The Conceptual Land Use Master Plan and this text outline the general scope of the development including number of units, maximum commercial use, development standards, open space, and other issues.

The Conceptual Land Use Master Plan shows a maximum 1,700 single-family dwelling units, 600 multi-family dwelling units, and 400,000 SF of general commercial uses.

The Conceptual Land Use Master Plan and the elements of this text seek to establish areas of open space. The open space, ponds, and amenities will be owned and maintained by the developer, homeowner’s association, or other legally designated entity. Property deeded to a governmental entity or dedicated to the public becomes the maintenance responsibility of that entity upon proper dedication and acceptance.

The Conceptual Land Use Master Plan and associated PUD text includes amendments and exceptions to the current Town of Summerville Ordinances. The provisions of the Conceptual Land Use Master Plan, Exhibits, and Appendices shall apply to the development of the Sheep Island Planned Unit Development. In the event of a conflict, the hierarchy of documents that control development shall be the Development Agreement, the Sheep Island PUD, and the Current regulations that are defined in the Development Agreement.

Preliminary and Final Plats for each phase of the development shall be submitted for review and approval at staff level by the Town of Summerville Town Engineer or its authorized representative.
II. PROPOSED LAND USES AND INTENSITIES

A. Introduction

The Sheep Island PUD has been divided into five (5) Land Use Areas as indicated on the Conceptual Land Use Master Plan included as Exhibit E. The Areas include:

1. Commercial
2. Multi-Family
3. Attached and Detach Single Family Residential
4. Existing Ponds
5. Wetlands

The Conceptual Land Use Master Plan for Sheep Island PUD shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters. Accordingly, the exact location of boundary lines between planning areas, the location and size of land uses indicated within planning areas, and preliminary design concepts for each tract described herein shall be subject to change as phases of the Conceptual Land Use Master Plan area are submitted for detailed development review over the life of the development; provided that the maximum densities, perimeter buffers, minimum open space, and other conditions of the Sheep Island PUD will be adhered to.

B. Allowed Density and Transfer of Density Between Planning Areas

An overall density cap for the Sheep Island PUD has been established at 1,700 single family dwelling units, 600 Multi-family Dwelling Units, and 400,000 square feet of commercial development.

The PUD Master Plan for the Sheep Island PUD shall allow for the transfer of the undeveloped residential dwelling units from one Tract to another and increasing the receiving district’s density provided the following conditions are met:

1. Commercial uses shall only be allowed on the Commercial Tract.
2. Commercial densities may not be transferred to residential densities.
3. The maximum densities for development included within the Sheep Island PUD shall not be exceeded.

For planning purposes, densities for each area have been estimated. The actual number of dwellings or commercial acreage shall not exceed the maximum allowed total densities for the Sheep Island PUD.
C. Density Allocation

### TABLE 1
Density Allocation Table
Sheep Island Village

<table>
<thead>
<tr>
<th>Planning Areas and Land Use</th>
<th>Total Acres</th>
<th>Upland Acres</th>
<th>Wetland Acres</th>
<th>Max. DU’s</th>
<th>Maximum Multifamily DU’s</th>
<th>Maximum Commercial Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>55</td>
<td>55</td>
<td>-</td>
<td>--</td>
<td>--</td>
<td>400,000</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>47</td>
<td>47</td>
<td></td>
<td>600</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Single Family Attached and Detached Residential</td>
<td>468</td>
<td>468</td>
<td>-</td>
<td>1,700</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Designated Parks and Existing lakes</td>
<td>36</td>
<td>11</td>
<td>25</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wetlands</td>
<td>367</td>
<td>0</td>
<td>367</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>973</td>
<td>581</td>
<td>392</td>
<td>1,700</td>
<td>600</td>
<td>400,000</td>
</tr>
</tbody>
</table>

**FOOTNOTES:**

[a] The PUD Master Plan shall allow for the transfer of the undeveloped dwellings from one area to another.

[b] Multifamily dwellings and/or fee simple condominiums shall be allowed in the Residential and Commercial Areas provided the total number of multifamily dwellings does not exceed 600 DU.

[c] Continuing Care retirement Community units will not count towards the single-family density but shall count towards commercial square footage or multi-family density, dependent on which Land Use area they are in. If Assisted and Independent Living units are in the commercial land use area, they shall not exceed 30% of the total allowed commercial acreage.

D. Allowed Land Uses

The following land uses as designated for each individual Planning Area shall be permitted in the Sheep Island PUD. The purpose of this portion of the Sheep Island PUD document is to state which land uses shall be allowed within individual Planning Areas, however, allowing these land uses, and densities does not obligate the Property Owner or his successors to develop the uses, densities or facilities stated herein provided the minimum open space standards, Commercial acreage and civic acreage are adhered too. The development standards for each use are outlined.
Land Uses Terms are defined in Section III below.

Commercial Area

The following uses as defined herein:

a. Civic
b. Commercial
c. Community Recreation
d. Model Home/Modular Sales Center
e. Continuing Care Retirement Communities and Senior Housing associated with such (maximum of 30% of Commercial Area)

Multi-Family Area

The following uses as defined herein:

a. Multi-Family Dwelling Units
b. Community recreation
c. Model Home/Modular Sales Center
d. Open Space
e. Single Family Dwelling Units*
f. Continuing Care Retirement Communities and Senior Housing associated with such

* Single Family Attached and Detached Residential (SFR) shall be allowed in Multifamily areas provided the maximum number of SFR units shall not exceed 1,700 DU for the PUD.

Single Family Attached and Detached Residential Areas

The following uses as defined herein:

a. Community Recreation
b. Model Home/Modular Sales Center
c. Multifamily Dwelling Units*
f. Open Space
g. Single Family Attached and Detached Dwelling Units
h. Continuing Care Retirement Communities
i. Active Adult Communities

* Multifamily Residential (MF) shall be allowed in Single Family Attached and Detached Residential Areas provided the maximum number of MF units shall not exceed 600 DU for the PUD.

Existing Lakes

The following uses as defined herein:

a. Community Recreation
b. Open Space
Wetlands

The following uses as defined herein:

a. Community Recreation as allowed by ACOE wetland permit
b. Forestry Management as allowed by ACOE Wetland Permit
c. Open Space

III DEFINITIONS OF LAND USE TERMS

In the absence of a term definition in Sheep Island PUD, the definitions included in the Current Regulations as defined in the Development Agreement shall apply.

A. Community Recreation

This designation allows for the recreational amenities to serve the Sheep Island PUD. Land uses may consist of private indoor and outdoor lighted and unlighted recreation facilities, establishments and services which include active and passive sports, and entertainment facilities. Permitted uses include:

a. Outdoor recreational facilities may include:

1) Swimming pools, pool bath houses and gazebos/pavilions
2) Playgrounds
3) Neighborhood parks
4) Community parks
5) Leisure trails and bike trails 8-foot min. width
6) Other recreational uses

b. Swim Club with pavilion

c. Accessory Structures

d. Community offices/administration buildings

B. Dwellings

a. Dwelling, multifamily, (also, an “apartment house”) means a dwelling designed for or occupied by three or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided. Each multifamily living unit constitutes a dwelling unit. Defined herein as a Multi-Family Residential.

b. Single family Attached or Detached includes:

- Detached dwelling other than a mobile home designed for or occupied exclusively by one family.
- Townhouse, one of a series of attached one-family dwelling units which:
  - May or may not have a common roof;
  - Share at least one common wall;
  - Primarily sold as individual lots of record.
• **Duplex**, a detached or semidetached dwelling designed for or occupied exclusively by two families living independently of each other.

C. **Civic**

Civic areas shall allow uses that relate to duties and activities of the people in relation to their town, city or local area. Lands for civic uses shall be a minimum of two (2) acres. Civic uses may include:
- Government Offices
- Fire Station
- Educational uses
- Public uses
- Parks and recreation
- Community assembly
- Community services
- Social services

D. **Commercial**

Commercial uses in the sheep Island PUD shall include the allowed uses in B-3 General Business in the Current Ordinance except for the following uses that shall not be allowed:
- Junkyards or salvage yards
- Video Poker Parlors
- Sexually oriented businesses

Continuing Care Retirement Communities will not count towards the single-family attached and detached density but shall count towards commercial acreage or multi-family density, dependent on which Land Use area they are in. If Continuing Care Retirement Communities units are in the commercial land use area, they shall not exceed 30% of the total allowed commercial acreage.

E. **Continuing Care Retirement Community (CCRC)**

CCRCs may contain up to four levels of care:

- Independent living, in which residents care for themselves and enjoy housekeeping services and a wide array of other services and amenities in the community. Some CCRCs have special programs, e.g., in partnership with Masterpiece Living, to help residents with successful aging.
- Assisted living, in which residents are given help as needed with daily tasks such as bathing and dressing in the residential unit or in a dedicated facility in the community.
- 24-hour nursing home care, usually in a dedicated skilled nursing facility.
- Many CCRCs have a fourth level of memory support care, in addition to assisted living and skilled nursing; some offer home- and community-based care, expanding their reach into the greater community; and a few provide the last level of end-of-life care.
F. **Active Adult Community**

Active adult Community refers to either an age-targeted or an Age-restricted community designed for people aged 55 or older (sometimes 50 or older). AAC’s typically contain recreational facilities promoting active and healthy lifestyles. AAC’s shall be allowed to be access restricted (gated) for residents only.

G. **Model Home/Modular Sales Center**

This designation allows for the model homes and office/administrative facilities associated with the primary sale of residential lots and homes. The facility(s) may be permanent in nature with the model homes or sales office being sold as dwelling in the future or a temporary mobile building that may relocate from time to time during the period of development to meet the needs of development phasing.

H. **Multi-Family**

Refer to Dwellings above

I. **Open Space**

Total open space for the Sheep Island PUD shall be calculated for the boundary of the Property, and not on a site-specific basis. Open Spaces shall not be confined to one area but shall be blended throughout the development. Not less than 20% of the 581 acres of upland shall be Open Space. Not less than 25% (29 acres) of the minimum 166 acres of Open Space shall be Usable open Space. Refer to Section III Definitions of Land Use Terms above for allowed open space uses.

Open space shall consist of:

a. Wetland Buffers (Passive use)
b. Parks, active and passive
c. Amenity centers
d. Stormwater Ponds (water surfaces not included toward open space requirement)
e. Utility Corridors that include sports fields or trails
f. Trails and paths
g. Natural areas
h. Landscape areas

Usable Open Space shall consist of:

a. Parks, active and passive
b. Amenity centers
c. Trails and paths (Calculated as a 25-foot wide corridor)
d. Utility Corridors that include sports fields or trails
e. Community gardens
f. Playgrounds
g. Dog parks
h. Sports fields
i. Other recreational uses

J. **Setbacks and Buffers**

Setbacks and buffers shall meet the minimum requirement established herein. Buffers shall apply to the perimeter of the Property only; provided, however, that any required wetlands buffers shall apply according to law throughout the Property.

Wetland buffers shall allow selective clearing and tree pruning as allowed by the South Carolina Department of Health and Environmental Control, The Army Corps of Engineers and the Town of Summerville Tree Protection Ordinance, unless otherwise noted herein.

Perimeter setbacks and buffers are indicated on the Conceptual Land Use Master Plan (Exhibit E):

Allowed uses within perimeter setback and buffer zones shall include:

a. Selective clearing and tree pruning
b. Landscape Development
c. Earth berming
d. Bike/leisure trails/sidewalks
e. Utilities 
f. Road crossings
g. Signage and entry monuments.

K. **Signage Control**

Signage for the Sheep Island PUD shall comply with Article VI-SIGNS of the Current Town of Summerville Regulations and Section XI “Signage Regulations”.

L. **Single-Family**

Residential Refer to Dwellings above.

IV. **DEVELOPMENT CRITERIA**

The Following development criteria shall apply to the Commercial, Civic, Multi-Family and Attached and Detached Single Family Residential Areas of the PUD.
### Development Criteria
#### Sheep Island Village

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width</th>
<th>Min. Front Yd. Setback (ft.)</th>
<th>Min. Side Yd. Setback (ft.)</th>
<th>Min. Rear Yd. Setback (ft.)</th>
<th>Accessory Structure Setback</th>
<th>Max. Impervious Coverage (%)</th>
<th>Max. ht (ft.)</th>
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</thead>
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<tr>
<td>Single Family Detached Dwelling</td>
<td>4000 SF</td>
<td>40</td>
<td>20 (a)(c)</td>
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<td></td>
<td></td>
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<tr>
<td>Duplex</td>
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<td>30</td>
<td>20(a)(c)</td>
<td>5 (b) [c)</td>
<td>10(c)</td>
<td>5 (c)</td>
<td>5 (c)</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Townhouse</td>
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<td>16</td>
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<td>5 (b) (c)</td>
<td>10(c)</td>
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</tr>
<tr>
<td>Commercial</td>
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<td>0</td>
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<td>80</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

**FOOTNOTES:**

(a) A minimum front yard setback of 10 feet is allowed when parking is provided at the rear of fee simple single family detached homes, duplex and townhouses. Parking in the rear of a residential lot may be accessed from the front street or by an alley with a minimum 20 foot right of way. Required parking shall be contained within the residential lot.

(b) Zero setback if buildings are adjoining.

(c) Steps, eaves and chimneys may encroach into setback areas but not into easements. Front porch setback shall be a minimum of 10 feet provided the garage is setback a minimum of 20 feet from the public right-of-way.

(d) Maximum impervious coverage for the Commercial Tract shall be based on gross acreage.

(e) Building heights are measured to the eve of structure.

**GENERAL NOTES**

1. Minimum distance between buildings shall be determined based on Fire Code requirements at the time the building permit application is submitted.

2. Setbacks are measured to the face of proposed structures.

3. Accessory structures are permitted in the rear and side yards only with indicated minimum setbacks from the side and rear property lines.

4. Accessory Dwelling Units (ADU’s/garage apartments) shall be allowed and will count as an additional dwelling unit.

5. Corner lots shall comply with development criteria listed in this chart and be considered to have one front, two sides and a rear.

6. Senior Housing associated with Continuing Care Retirement Communities shall utilize the Single-Family Attached and Detached Residential development criteria regardless of the Land Use Area they are in.

**V. OPEN SPACE**

Total open space for the Sheep Island PUD shall be calculated for the boundary of the Property, and not on a site-specific basis. Open Spaces shall not be confined to one area but shall be blended throughout the development. Not less than 20% (116 acres) of the 581 acres of upland shall be Open Space. Not less than 25% (29 acres) of the minimum 166 acres of Open Space shall be usable open Space.
VI. STORM WATER MANAGEMENT

The Property Owner or his successors will prepare a storm water management plan for each phase of the Sheep Island project in accordance with the current stormwater management standards of the Town. The plan will address site hydrological characteristics, predevelopment conditions, post development runoff, and storm water management facilities for flood control and treatment. The storm water management plan will consider future construction, and it will detail the ability of the drainage system to treat runoff and control release rates during storm events as required. A preliminary Drainage Map is included as Exhibit F - Preliminary Drainage Map.

VII. WETLANDS

Freshwater wetlands on the property have been estimated by Sabine and Waters. The Sheep Island PUD shall have the wetlands on the property delineated and approved by the Army Corps of Engineers prior to submittal for development of future phases of the Property.

VIII. WATER AND SEWER SERVICE/UTILITY SERVICES/STREET LIGHTS

Water and Sewer service shall be provided to development within the Property. A coordination letter from Berkeley County Water and Sanitation is provided in Exhibit G – Coordination Letters.

Developers within the Property shall provide electrical utility services. Coordination letter from Berkeley Electric Cooperative is included in Exhibit G – Coordination Letters.

Developers within the property shall coordinate the placement of proposed street lights with the street tree planting required in, X. TREE REGULATIONS below to avoid conflict between the two streetscape elements.

IX. SITE ACCESS AND TRAFFIC

Access to the Property currently exists at the Nexton Parkway Interchange, Drop Off Drive and Sheep Island Road. The Sheep Island PUD includes a hierarchy of street types for internal vehicular traffic. Streets within the property shall be interconnected, as site and environmental conditions allow, except for Continuing Care Retirement Communities which may be gated and shall include emergency vehicle access to adjacent neighborhoods. Street sections are included as Exhibit H - Traffic Study.

Ramey Kemp Associates has completed an updated traffic study included herein as Exhibit H. The Sheep Island PUD shall comply with the improvements recommended by the study or any future Study approved by the Town.

X. TREE REGULATIONS

The Sheep Island PUD shall be subject to the requirements of Article VII-BUILDING DESIGN AND SITE PLAN REVIEW Sec. 32-324 Tree Protection of the Current Town of Summerville Regulations with the following exceptions.
A. **Street Trees**

Street trees shall be planted in regular patterns of approximately 50’ to 60’ on-center. If the street trees are planted in a landscape planter strip between the back of curb and the sidewalk the planter strip shall be a minimum of five (5) feet deep. Each tree planted shall include a 12-month guaranty period. If the street tree fails to survive in the 12-month guaranty period another street tree shall be replanted with another 12-month guaranty period. Street trees shall be allowed to meet tree mitigation requirements provided the trees are planted adjacent to the mitigation area.

Exact location for planting of mitigation trees shall be approved by town staff prior to installation. Suitable areas may include public green spaces, buffers, passive recreational areas and the like.

The Property Owner or its designee shall be responsible for monitoring and implementation of the street tree planting requirement. If the Property Owner designates its obligations hereunder to another entity, the Property Owner must provide the Director of Planning written notification of same. A written schedule and detailed planting plan for the street tree planting requirement shall be submitted to the Town on a yearly basis. The schedule and planting plan shall correspond to implementation of the work no later than the last quarter of the year following the completion of the buildings within a block. Following the completion of the work the Property Owner of designee shall request Town inspection for compliance and approval.

Developers within the property shall coordinate the placement of proposed street lights with the street tree planting required to avoid conflict between the two streetscape elements.

Street Trees shall be a minimum of 2-1/2" caliper and of a variety from the following approved street tree list or as approved by the Town Arborist:

- Quercus lyrata ‘Highbeam’ Highbeam Overcup Oak
- Quercus nuttallii ‘Highpoint’ Highpoint Nuttall Oak
- Quercus phellos ‘Hightower’ Hightower Willow Oak
- Quercus virginiana ‘highrise’ Highrise Live Oak
- Ulmus parvifolia ‘EmerII’ Allee Allee Elem

B. **Pine Tree Survey Requirements**

Refer to Exhibit J – Tree Survey. Within areas of the property that stands of pine trees exist that are less than 8 inches in caliper the Sheep Island PUD shall allow for an estimate of pine trees less than 8" caliper per acre provided the following provisions are met:

- Pine trees greater than 8” caliper shall be surveyed per the requirements of the Current Regulations.
- Tree surveys as required by the Sheep Island PUD shall be allowed to occur by phase as particular development phases of the property are submitted for development review.
C. Tree Clearing

Mass grading and removal of trees is allowed for residential construction if the following conditions are met:

- Clearing and mass grading shall only occur one phase at a time per planning area as depicted on the Conceptual Land Use Master Plan.
- Where clearing and grading the lots to final design elevations is required to positively drain the roads and lots or the final pad elevations of the proposed lots will exceed 24” of elevation change from existing grades.
- Grand trees graded A or B by a certified arborist shall be mitigated at 100%.
- There shall be 2 Canopy trees per single-family home and/or 1 tree per 2 townhome or duplex units planted in a location approved by the Director of Planning. These trees shall be in addition to the required street tree planting of Section X.A.
- Trees shall be planted at least 10’ from any structure including drainage structures.
- Grand trees 16 inches diameter at breast height shall be surveyed. Grand tree species shall include:
  - Carya illinoiensis (Pecan), Juniperus virginiana (Eastern Red Cedar),
  - Magnolia grandiflora (Southern Magnolia), Nyssa sylvatica (Blackgum, Tupelo), Quercus alba (White Oak), Quercus bicolor (Swamp white oak), Quercus falcata (Red Oak), Quercus pagodifolia (cherrybark Oak), Quercus phellos (Willow Oak),
  - Quercus prinus (Chestnut oak), Quercus Shumardi (Shumard Oak), Quercus stallata (Post oak), Quercus virginiana (Live Oak), Taxodium distichum (Bald Cypress) and Ulmus americana (American elm).
- Mitigation can be determined utilizing a ¼ acre sample area of existing 6” diameter breast height trees or greater in lieu of a tree survey. At least 50% of the lots in the cleared area must have building construction in process before mass clearing of the next phase will be approved.
- Clearing associated with Stormwater Management and Erosion Control and Maintenance shall be exempt from any mass clearing restrictions.

XI. LANDSCAPE REGULATIONS

The Sheep Island PUD shall comply with the landscape requirements included in Article VIII-BUILDING DESIGN AND SITE PLAN REVIEW Sec 32-323 Landscaping Requirements of the Current Regulations.
XII. SIGNAGE REGULATIONS

Signage for the Sheep Island PUD shall be governed by the Current Regulations except for the entry signage and monumentation for the community entries at the Nexton Parkway Interchange and Drop Off Drive Signage. These entry points shall allow for the following monument signs:

A. **Nexton Parkway Interchange**
   - One Monument signs of 50 sf sign face for the Residential Development.
   - Two Monument signs of 50 sf sign face for the Multi-Family Development.

B. **Drop Off Drive**
   - One Monument sign of 50 sf sign face for the Civic development.
   - Two Monument signs of 50 sf sign face for the Commercial development.

XIII. STREET LIGHTING

The streets within the Sheep Island PUD shall include street lights. Street lights shall be selected from the decorative fixtures offered by Berkeley Electric Coop. Light pole spacing shall be based on the photometric design standards recommended by Berkeley Electric Coop and shall comply with the Street Lighting requirements included in Article III Development Standards (Sec. K) Street Lighting of the Town’s Current Regulations. Final light pole locations shall be coordinated with the street tree plantings to avoid conflict.

XIV. RESIDENTIAL ARCHITECTURAL STANDARDS

Single Family resident homes shall comply with the following standards:

1. Building pads will be designed to create positive drainage away from future homes. Pads will be designed to a minimum 18” above the back of curb of the fronting public road right-of-way or as otherwise approved by the Town of Summerville Director of Public Works
2. Garages shall be set back a minimum of 20 feet from Right-of-Way and shall not be closer to the front right-of-way than the front façade of the house. (No snout houses)
3. Stoops are required on the front façade of the homes. Front porches shall be encouraged, but not required. When incorporating a front porch, it shall be a minimum 6’ in depth. Front porches may be set back a minimum of 10 feet from the front property line provided the garage is setback a minimum of 20 feet.
4. At least one window shall be incorporated to each side of the house
5. Minimal repetition of front facades – three lots skipped between matching front facades
6. Exterior siding material may include:

- Hardiboard or equal
- Brick
- Stucco
- Vinyl

Vinyl siding shall meet the following minimum standards:

- Panels shall be at least 0.04 inches thick.
- Soffit panels shall be at least 0.05 inches thick.
- Siding shall contain anti-weathering protection.
- Siding product shall have a minimum 50-year warranty from the manufacturer.
- Vinyl shakes, beadboard and water tables are encouraged, but not required to achieve variety.

Vinyl specifications shall be submitted for review and approval to the Residential design review board of the community Owner’s Association.

XV. PROPERTY OWNERS ASSOCIATIONS

Prior to the sale of any property, a Master Property Owners Association (MPOA) shall be established. Membership in the MPOA will be mandatory for any property owner. There may be individual Property Owner Associations (POA’s) established for each parcel or group of parcels which will incorporate its own common areas and be managed by each POA and governed by the MPOA. The MPOA may be funded by dues to be established in its recorded restrictive covenants. The MPOA’s responsibility will be to manage the affairs of the MPOA including the enforcement of the restrictive covenants and the maintenance of common areas. Common areas will include passive park space, landscape areas and stormwater detention facilities.

XVI. DESIGN REVIEW PROCESS

A. Residential Development
Design review for residential dwellings shall be the Property Owner’s Association and based on the design guidelines included in Section XIV.

B. Commercial and Civic Development
Prior to developing any commercial or civic parcel, Design Guidelines addressing the following shall be prepared:

- Architectural Standards
- Site Development Standards
- Parking Requirements (Shared parking provisions to be included)
- Buffer requirements
- Tree protection requirements
- Landscaping
- Signage requirements
- Exterior lighting
These guidelines (Sheep Island PUD Commercial Design Review Guidelines) will be submitted for review and approval by the Town of Summerville staff and with the consultation with the Town’s Commercial Design Review Board. The Sheep Island PUD Commercial Design Review Guidelines will also detail the formation and responsibilities of a Sheep Island PUD Commercial Design Review Board which may be established by the MPOA. All new developments or major alterations to existing structures, including accessory structures, other than single family detach or attached residential, shall be reviewed by the Sheep Island PUD Commercial Design Review Board for conformance to the Design Review Guidelines prior to submittal to the Town of Summerville for building or other permits. No submittals to the Town of Summerville Commercial Design Review Board will be required. However, normal Town review processes will be followed until the Sheep Island PUD Commercial Design Review Guidelines are approved by the Town.

XVII. DEVELOPMENT SCHEDULE

Development schedule is provided in Exhibit I – Development Schedule.
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT A
Context Map

J – 27603

January 2019
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT B
Boundary and Wetland Map

J – 27603

January 2019
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

LEGEND
- SITE BOUNDARY: 973 AC
- WETLANDS: 367 AC
- EXISTING LAKES: 25 AC
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT C
Consent Letter

J – 27603

January 2019
April 22, 2019

Ms. Jessi Shuler
Director of Planning
Town of Summerville
200 S. Main Street
Summerville, SC 29483

RE: Sheep Island Planned Development, TMS No. 208-00-02-013, Berkeley County, SC

Dear Ms. Shuler,

Please be advised that representatives of HIC Land, LLC (Hoyer Investment Company) are authorized to represent The Whitfield Company, owner of the above-referenced property, with regard to the annexation, re-zoning, and development agreement applications associated with the property.

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

Sincerely,

[Signature]

David Whitfield
16518 Dorchester Road, Suite C
North Charleston, SC 29418
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT D
Street Sections

J – 27603

January 2019
CONCEPTUAL LAND USE MASTER PLAN

SHEEP ISLAND - PLANNED UNIT DEVELOPMENT

EXHIBIT D
The "Concurrent land use master plan" for Sheep Island PUD shall maintain consistent population densities for existing, planned, and proposed development; shared common areas, master condições, and design components. Accordingly, the exact location of boundaries between planned areas, the location and size of lots are indicated with planning areas, and boundary design elements for each phase shall be subject to change. Accordingly, the maximum population densities, minimum open space requirements, and other conditions of the Master Plan will be adhered to.

**Dimension, boundaries, and property description** is subject to change and revision without prior written notice to the holder.

**Usable open space** shall consist of:
- Parks, active and passive
- Amenities
- Trail heads
- Trail systems
- Utility corridors
- Trail system
- Parking lots
- Sports fields
- Open space requirements
- Utility corridors from single family detached

**Eligible Open Space** shall consist of:
- Parks, active and passive
- Amenities
- Trail heads
- Trail systems
- Community gardens
- Dog parks

**Open Space** shall be calculated for the boundary of the Property.

**Development criteria** shall apply to the Commercial, Civic, Multi-Family, and Attached and Detached Single Family residential areas of the PUD.

**Minimum distance between buildings** shall be determined based on the applicable setbacks from the front, side, and rear property lines.

**Maximum coverage (FT. HT)** is subject to an accurate survey and property description.

**Legend and acreage summary**

**Agricultural lands**

**Nexton PD-MU**

25' Buffer

**Existing Sheep Island Road**

**Sheep Island interchange**

**Nexton PD-MU**

25' Buffer

**Open space** shall be calculated for the boundary of the Property.

**Conflict Core retirement community units** will not count towards the single-family density but shall count towards commercial square footage or multi-family density, dependent on which Land Use area they fall in. Assisted and independent living units are not the commercial core area, they shall not count towards the total allowed commercial acreage.

**Density Allocation Table - Sheep Island Village**

<table>
<thead>
<tr>
<th>LOT TYPE</th>
<th>MIN. WIDTH</th>
<th>MIN. COVERAGE (%)</th>
<th>MAX. COVERAGE (%)</th>
<th>MAX. IMPERVIOUS COVERAGE (%)</th>
<th>MAX. IMPERVIOUS HT (FT.)</th>
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<td>One Family Housing</td>
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<td>14</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
</tr>
</tbody>
</table>

**Notes:**
- A: The PUD Master Plan shall show the location of the undeveloped dewatering from one area to another.
- B: Multi-family dewatering and/or site constraints shall not be allowed in the residential and commercial lands provided that the total number of multifamily dewatering does not exceed 50%.
- C: Continuing Care retirement community units shall not count towards the single-family density but shall count towards commercial square footage or multi-family density, dependent on which Land Use area they fall in. Assisted and independent living units are not the commercial core area, they shall not count towards the total allowed commercial acreage.

**Legend for Exhibit E:**

- Existing lakes
- Existing preserves
- Existing lands
- Total

**Use of Existing Sheep Island Townhouse Dwellings:**

- Commercial, Civic, Multi-Family and Attached and Detached Single Family residential areas of the PUD

- Minimum front yard setbacks of 10 feet when parking is provided adjacent to the building or building in a single family detached on a site.
- Maximum coverage shall not exceed 35% of the total allowed commercial acreage.
- Minimum setback of 10 feet provided the garage is setback a minimum of 20 feet.
- A minimum front yard setback of 10 feet is allowed when parking is provided at the rear of a fee simple single family detached home and townhouse.
- Minimum setback of 10 feet shall be increased by 5 feet for every additional structure on the same property line.
- Minimum setbacks of building sites shall be in accordance with the local zoning code and are subject to change.
- Minimum setbacks of building sites shall be in accordance with the local zoning code and are subject to change.
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- Minimum setbacks of building sites shall be in accordance with the local zoning code and are subject to change.

**Commercial, Civic, Multi-Family and Attached and Detached Single Family residential areas of the PUD**

- Minimum distance between buildings shall be determined based on the applicable setbacks from the front, side, and rear property lines.
- Maximum coverage (FT. HT) is subject to an accurate survey and property description.

**Scale:** 1" = 500'

**Legend for Exhibit E:**

- Existing lakes
- Existing preserves
- Existing lands
- Total

**Use of Existing Sheep Island Townhouse Dwellings:**

- Commercial, Civic, Multi-Family and Attached and Detached Single Family residential areas of the PUD

- Minimum front yard setbacks of 10 feet when parking is provided adjacent to the building or building in a single family detached on a site.
- Maximum coverage shall not exceed 35% of the total allowed commercial acreage.
- Minimum setback of 10 feet provided the garage is setback a minimum of 20 feet.
- A minimum front yard setback of 10 feet is allowed when parking is provided at the rear of a fee simple single family detached home and townhouse.
- Minimum setback of 10 feet shall be increased by 5 feet for every additional structure on the same property line.
- Minimum setbacks of building sites shall be in accordance with the local zoning code and are subject to change.
- Minimum setbacks of building sites shall be in accordance with the local zoning code and are subject to change.
- Minimum setbacks of building sites shall be in accordance with the local zoning code and are subject to change.
- Minimum setbacks of building sites shall be in accordance with the local zoning code and are subject to change.
- Minimum setbacks of building sites shall be in accordance with the local zoning code and are subject to change.

**Legend for Exhibit E:**

- Existing lakes
- Existing preserves
- Existing lands
- Total

**Use of Existing Sheep Island Townhouse Dwellings:**

- Commercial, Civic, Multi-Family and Attached and Detached Single Family residential areas of the PUD

- Minimum distance between buildings shall be determined based on the applicable setbacks from the front, side, and rear property lines.
- Maximum coverage (FT. HT) is subject to an accurate survey and property description.
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT F
Preliminary Drainage Map

J – 27603

January 2019
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT G
Coordination Letters

J – 27603

January 2019
Coordination Letter:

- Coordination letter from Berkeley County School District is pending.
January 9, 2019

Chris Magaldi
Thomas and Hutton
682 Johnnie Dodds Blvd, Suite 100
Mount Pleasant, SC 29464

RE: TMS # 208-00-02-013

This letter should **NOT** be used in the application for building permits.

Dear Magaldi:

We have received a request for water and sewer availability to serve a 982 acre development on the above referenced parcel. Water is currently available to this parcel via a .4 inch diameter water main located on Drop Off Dr. A hydrant flow test will need to be conducted to verify current pressures. Sewer service is NOT currently available to this parcel. Offsite extensions and or upgrades would be required. All necessary extensions and/or upgrades to our systems in order to provide required service to the said development on the above referenced site would be the sole responsibility and cost to the developer. The Water and Waste Water Treatment Plants that would provide water and treat wastewater generated by the development currently have capacity.

Berkeley County Water & Sanitation cannot guarantee nor reserve water and sewer capacity for the referenced property until (1) development plans are submitted to and approved by our office, (2) all applicable fees are paid, and (3) contracts are entered into with BCWS. All capacities referenced above are only valid for the date of this letter and are subject to change due to development changes within the BCWS system. Should you have any questions or comments, do not hesitate to call this office at (843) 719-2317.

Sincerely,

Joshua Hawkins, P.E.
Engineering Superintendent
Berkeley County Water & Sanitation
Engineering Department
212 Oakley Plantation Drive
Moncks Corner, SC 29461
Phone (843)-719-2313
January 15, 2019

Thomas and Hutton
C/o: Sophie Gawrych, Permit Coordinator
682 Johnnie Dodds Boulevard, Suite 100
Mount Pleasant, SC 29464

Re: Power Availability for Sheep Island Tract
Berkeley County, SC
TMS 208-00-02-013

Dear Sophie:

Berkeley Electric Cooperative will supply the electrical distribution requirements for the above referenced location and we look forward to extending our facilities to meet the needs of this facility.

All services that are rendered will be under our service rules and regulations at the time of service. If you have any questions, please don't hesitate to give me a call.

Sincerely,

[Signature]

Kevin Mims
Supervisor of Distribution Design

KM/ts

Cc: Thomas Barnette, Manager of Construction and Maintenance
Tony Simmons, Goose Creek District Line Superintendent
Chris Southard, Goose Creek District Planning Supervisor
Rose Tucker, Goose Creek District Service Planner
Sophie Gawrych, Thomas and Hutton (emailed copy)
File
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT H
Traffic Study

J – 27603

January 2019
TECHNICAL MEMORANDUM

DATE: April 23, 2019

TO: Chris Magaldi, P.E. – Thomas & Hutton, Inc.

FROM: Rick Reiff, P.E., PTOE, RSP – Ramey Kemp & Associates, Inc. (RKA)

REFERENCE: Sheep Island PUD – Preliminary Traffic Engineering Analyses

INTRODUCTION

The Sheep Island Planned Unit Development (PUD) is located east of I-26 in the northeast quadrant of the Nexton Parkway & Drop Off Drive intersection in Berkeley County, South Carolina. The conceptual land use master plan consists of up to 2,300 residential units and approximately 400,000 square feet of commercial space. Access is planned at two locations on Drop Off Drive. Preliminary traffic engineering analyses to determine the potential impact of the development was reviewed at the following six existing intersections.

1) Nexton Parkway & Holiday Drive (two-way stop-controlled)
2) Nexton Parkway & I-26 EB (signalized)
3) Nexton Parkway & I-26 WB (signalized)
4) Nexton Parkway & Drop Off Drive/Sigma Drive (two-way stop-controlled)
5) Nexton Parkway & Brighton Park Boulevard (two-way stop-controlled)
6) Jedburg Road & Drop Off Drive (two-way stop-controlled)

TRIP GENERATION

The trip generation for the Sheep Island Tract mixed-use development was estimated using ITE’s Trip Generation Manual, 10th Edition (2017) procedures, including consideration of internal and pass-by capture trip rates. The net, new trip generation for the Sheep Island PUD is summarized in Table 1.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE LUC</th>
<th>Size</th>
<th>Daily Traffic</th>
<th>AM Peak</th>
<th>PM Peak</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
</tr>
<tr>
<td>Single-Family Detached Housing</td>
<td>210</td>
<td>1,700 units</td>
<td>12,209</td>
<td>297</td>
<td>900</td>
</tr>
<tr>
<td>Multifamily Housing (Low Rise)</td>
<td>220</td>
<td>600 units</td>
<td>3,890</td>
<td>59</td>
<td>200</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>820</td>
<td>400 ksf</td>
<td>8,320</td>
<td>150</td>
<td>70</td>
</tr>
<tr>
<td>New External Trips</td>
<td></td>
<td></td>
<td>24,420</td>
<td>506</td>
<td>1,170</td>
</tr>
</tbody>
</table>
TRIP DISTRIBUTIONS AND ASSIGNMENT

The trip distribution and assignment for the Sheep Island PUD project was based on existing patterns in the roadway network in conjunction with patterns assumed for the nearby Nexton development. The following distributions were assumed:

- 10% to/from the east via Nexton Parkway
- 5% to/from the east via Jedburg Road
- 5% to/from the west via Nexton Parkway
- 10% to/from the west via Jedburg Road
- 20% to/from the north via I-26
- 10% to/from the south via Holiday Drive
- 30% to/from the south via I-26
- 5% to/from the south via Sigma Drive
- 5% to/from the south via Brighton Park Boulevard

TRAFFIC VOLUME DEVELOPMENT

To determine the background growth potential of other development in the area, including Nexton, the projected volumes of the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) Charleston Area Transportation Study (CHATS) travel demand model was utilized.

RKA contacted BCDCOG in March to obtain the traffic projections from the most current CHATS travel demand model. However, several discrepancies in the CHATS model output were noted along Nexton Parkway that results in inaccurate traffic projections. Therefore, RKA utilized traffic projections from an older version of the CHATS travel demand model for use in this analysis. As of this submittal, BCDCOG is working to resolve the discrepancies and provide the most current CHATS model runs.

Based upon the traffic projections from the older version of the CHATS model, the total growth between the 2020 and 2040 CHATS models is projected to be approximately 13% per year along Nexton Parkway. It should be noted that this annual background growth rate could change with the corrected CHATS model.

The 13% annual growth rate was utilized to develop the no-build conditions for the traffic analyses. The project traffic volumes were then added to the no-build traffic volumes to develop total traffic volumes for use in the traffic analyses.

INTERSECTION ANALYSIS

Using the proposed traffic volumes, intersection analyses were conducted for the study and project driveway intersections considering 2030 Build conditions. This analysis was conducted using the Transportation Research Board’s Highway Capacity Manual 2010 (HCM 2010) methodologies of the Synchro, Version 9 software.
2030 Analysis – Total Traffic Conditions

The results of the traffic analyses are summarized below by intersection. If the intersection operations were projected to operate at level of service (LOS) E or F conditions, potential transportation improvements were reviewed to get the intersection to LOS D operations. Also, if transportation improvements were identified, the “fair share” of the Sheep Island PUD project was also identified. An exhibit summarizing the transportation improvements is attached to this letter.

Nexton Parkway & Holiday Drive
- Signalize the intersection, which has been approved by SCDOT and is expected to be installed by the Town of Summerville by 2020.
- Install exclusive EB right-turn lane.
- Install second WB left-turn lane.
- Install two NB right-turn lanes.

<table>
<thead>
<tr>
<th>Peak-Hour</th>
<th>Project Traffic (vph)</th>
<th>Background Growth (vph)</th>
<th>Total Growth (vph)</th>
<th>Fair Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td>259</td>
<td>2,241</td>
<td>2,500</td>
<td>10%</td>
</tr>
<tr>
<td>PM</td>
<td>413</td>
<td>2,751</td>
<td>3,164</td>
<td>13%</td>
</tr>
<tr>
<td></td>
<td><strong>Weighted Average</strong></td>
<td></td>
<td></td>
<td><strong>12%</strong></td>
</tr>
</tbody>
</table>

Nexton Parkway & I-26 EB Ramps
- Install the second SB left turn lane.

<table>
<thead>
<tr>
<th>Peak-Hour</th>
<th>Project Traffic (vph)</th>
<th>Background Growth (vph)</th>
<th>Total Growth (vph)</th>
<th>Fair Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td>723</td>
<td>2,418</td>
<td>3,141</td>
<td>23%</td>
</tr>
<tr>
<td>PM</td>
<td>1,080</td>
<td>2,604</td>
<td>3,648</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td><strong>Weighted Average</strong></td>
<td></td>
<td></td>
<td><strong>27%</strong></td>
</tr>
</tbody>
</table>

Nexton Parkway & I-26 WB Ramps
This intersection is projected to function at acceptable LOS without transportation improvements.
**Nexton Parkway & Drop Off Drive/Sigma Drive**
- Signalize the intersection.
- Restripe to install second EB left-turn lane.
- Install exclusive WB right-turn lane.
- Restripe NB approach to one left-turn lane, one through lane, and one right-turn lane.
- Install two exclusive SB right-turn lanes.

<table>
<thead>
<tr>
<th>Peak-Hour</th>
<th>Project Traffic (vph)</th>
<th>Background Growth (vph)</th>
<th>Total Growth (vph)</th>
<th>Fair Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td>1,467</td>
<td>1,676</td>
<td>3,143</td>
<td>47%</td>
</tr>
<tr>
<td>PM</td>
<td>2,344</td>
<td>1,845</td>
<td>4,189</td>
<td>56%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Weighted Average 52%</strong></td>
</tr>
</tbody>
</table>

**Nexton Parkway & Brighton Park Boulevard**
- Signalize the intersection
- Restripe and install second WB left-turn lane
- Restripe NB approach to include one exclusive left-turn lane and one shared left-right-turn lane

<table>
<thead>
<tr>
<th>Peak-Hour</th>
<th>Project Traffic (vph)</th>
<th>Background Growth (vph)</th>
<th>Total Growth (vph)</th>
<th>Fair Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td>259</td>
<td>1,889</td>
<td>2,148</td>
<td>12%</td>
</tr>
<tr>
<td>PM</td>
<td>413</td>
<td>1,971</td>
<td>2,384</td>
<td>17%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Weighted Average 15%</strong></td>
</tr>
</tbody>
</table>

**Jedburg Road & Drop Off Drive**
There are committed improvements by SCDOT to widen Jedburg Road from Old Dairy Road through the I-26 interchange to Drop Off Drive, which is expected to begin in Spring 2019. The improvements will widen Jedburg Road to four lanes at the intersection and through the interchange.

- Signalize the intersection.
- Install exclusive EB right-turn lane.
- Install exclusive WB right-turn lane.
- Install exclusive NB right-turn lane.

<table>
<thead>
<tr>
<th>Peak-Hour</th>
<th>Project Traffic (vph)</th>
<th>Background Growth (vph)</th>
<th>Total Growth (vph)</th>
<th>Fair Share</th>
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</thead>
<tbody>
<tr>
<td>AM</td>
<td>259</td>
<td>1,445</td>
<td>1,704</td>
<td>18%</td>
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<tr>
<td>PM</td>
<td>413</td>
<td>2,017</td>
<td>2,430</td>
<td>20%</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Weighted Average 19%</strong></td>
</tr>
</tbody>
</table>
**Project Access #1 (WB) & Drop Off Drive**
- Signalize the intersection.
- Install exclusive WB right-turn lane.
- Install two exclusive WB left-turn lanes.
- Install NB right-turn lane.
- Install exclusive SB left-turn lane.

As part of these improvements, it is likely that Drop Off Drive will effectively be widened to four lanes between Project Access #1 and Nexton Parkway to accommodate for the high volumes of project traffic along this segment of Drop Off Drive. These project driveway improvements will be 100% attributed to the development.

**Project Access #2 (WB) & Drop Off Drive**
- Signalize the intersection.
- Install exclusive WB right-turn lane.
- Install exclusive NB right-turn lane.
- Install exclusive SB left-turn lane.

As part of these improvements and the preliminary traffic engineering analyses, it is likely that Drop Off Drive will not need to be widened to four lanes between Project Access #1 and Project Access #2. However, the traffic analysis results show that there is a potential need for widening between the two access points if any of the assumptions change. These project driveway improvements will be 100% attributed to the development.
**NEXT STEPS**

Preliminary traffic engineering analyses were conducted to determine the potential traffic impacts of the Sheep Island PUD development.

To determine background growth in the area, RKA contacted BCDCOG in March to obtain the traffic projections from the most current CHATS travel demand model. However, several discrepancies in the CHATS model output were noted along Nexton Parkway that results in inaccurate traffic projections. Therefore, RKA utilized traffic projections from an older version of the CHATS travel demand model for use in this analysis. As of this submittal, BCDCOG is working to resolve the discrepancies and provide the most current CHATS model runs. It should be noted that any changes in the annual background growth rate will result in changes to the traffic analyses of future-year conditions.

If you have any questions regarding this review, please do not hesitate to contact me at (843) 614-3801.

Sincerely,

*Ramey Kemp & Associates, Inc.*

Richard M. Reiff, P.E., PTOE, RSP
Traffic Engineer, South Carolina State Director
reiff@rameykemp.com
7301 Rivers Avenue, Suite 242
North Charleston, South Carolina 29406
Phone: (843) 614-3801
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT I
Development Schedule

J – 27603
January 2019
Estimated Development Schedule for the Sheep Island PUD

Phases of Construction and Development

Sheep Island PUD will have a build-out program which should take approximately 14 years. The timing of development within the Sheep Island PUD will be very much affected by the health of the national and local economies, as well as the demand for various housing types for the region. It is extremely difficult, if not impossible, to accurately project timing of future phases of development and lot demand. The property owner has provided the following estimates which are based on information believed to be reasonable at this time. The estimates are subject to change substantially, from time to time, based on market conditions, the supply of competing lots within the area, and other factors not under the control of the property owner.

A. Initial Construction 2020

B. 2021-2027

- +/- 150 Single family attached and/or detached homes per year (900 total)
- 2023 Construction of +/- 300 Multifamily Dwelling Units
- +/- 10,000 sf Office
- +/- 10,000 sf Medical office
- +/- 10,000 sf Retail
- +/- 10,000 sf Restaurant
- +/- 150 hotel rooms
- +/- 50,000 sf Civic

C. 2028 – 2035

- +/- 800 Single family attached and/or detached homes
- +/- 300 Multifamily Dwelling Units
- +/- 90,000 sf Office
- +/- 90,000 sf Medical office
- +/- 140,000 sf Retail
- +/- 40,000 sf Restaurant
- +/- 150 hotel rooms
REZONING APPLICATION
SHEEP ISLAND
PLANNED UNIT DEVELOPMENT (PUD)

EXHIBIT J
Tree Survey

J – 27603

January 2019
# Sheep Island Tree Survey

**Stand Number:** 1  
**Stand ID:** 1  
**Area (acres):** 160.0  
**#Points:** 14  
**4/15/19**

## Stand: Species Summary

### By Diameter

#### Loblolly Pine

<table>
<thead>
<tr>
<th>DBH</th>
<th>Basal Area Per Acre</th>
<th># Trees Per Acre</th>
<th>Volume 2 Per Acre</th>
<th>Total Basal Area</th>
<th>Total # Trees</th>
<th>Total Volume 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>inches</td>
<td>sq. ft.</td>
<td>#</td>
<td>Tons</td>
<td>sq. ft.</td>
<td>#</td>
<td>Tons</td>
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<tr>
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<td>0.7</td>
<td>3.4</td>
<td>0.3</td>
<td>114.3</td>
<td>545.1</td>
<td>48.5</td>
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<td>7</td>
<td>1.4</td>
<td>5.1</td>
<td>0.6</td>
<td>228.6</td>
<td>819.9</td>
<td>93.0</td>
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<tr>
<td>8</td>
<td>1.4</td>
<td>4.1</td>
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<td>9</td>
<td>2.1</td>
<td>4.8</td>
<td>1.1</td>
<td>342.9</td>
<td>767.7</td>
<td>173.2</td>
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<td>10</td>
<td>2.1</td>
<td>3.8</td>
<td>1.1</td>
<td>342.9</td>
<td>601.4</td>
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<tr>
<td>11</td>
<td>10.7</td>
<td>15.6</td>
<td>5.7</td>
<td>1,714.3</td>
<td>2,500.6</td>
<td>910.6</td>
</tr>
<tr>
<td>12</td>
<td>2.9</td>
<td>3.6</td>
<td>1.6</td>
<td>457.1</td>
<td>573.6</td>
<td>257.5</td>
</tr>
<tr>
<td>13</td>
<td>3.6</td>
<td>3.8</td>
<td>1.8</td>
<td>571.4</td>
<td>604.4</td>
<td>295.3</td>
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<tr>
<td>14</td>
<td>2.9</td>
<td>2.7</td>
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<td>114.3</td>
<td>89.5</td>
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<td>16</td>
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<td>17</td>
<td>1.4</td>
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<td>1.2</td>
<td>228.6</td>
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<td>192.7</td>
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<td>18</td>
<td>1.4</td>
<td>0.8</td>
<td>1.8</td>
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<tr>
<td>22</td>
<td>1.4</td>
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<td>1.6</td>
<td>228.6</td>
<td>89.4</td>
<td>260.8</td>
</tr>
<tr>
<td><strong>ALL</strong></td>
<td>10.90</td>
<td>36.4</td>
<td>52.2</td>
<td>22.8</td>
<td>5,828.6</td>
<td>3,644.6</td>
</tr>
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</table>

#### Longleaf Pine

<table>
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<tr>
<th>DBH</th>
<th>Basal Area Per Acre</th>
<th># Trees Per Acre</th>
<th>Volume 2 Per Acre</th>
<th>Total Basal Area</th>
<th>Total # Trees</th>
<th>Total Volume 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>inches</td>
<td>sq. ft.</td>
<td>#</td>
<td>Tons</td>
<td>sq. ft.</td>
<td>#</td>
<td>Tons</td>
</tr>
<tr>
<td>15</td>
<td>0.7</td>
<td>0.6</td>
<td>0.5</td>
<td>114.3</td>
<td>98.3</td>
<td>75.4</td>
</tr>
<tr>
<td><strong>ALL</strong></td>
<td>14.60</td>
<td>0.7</td>
<td>0.6</td>
<td>0.5</td>
<td>114.3</td>
<td>98.3</td>
</tr>
</tbody>
</table>

#### Sweetgum

<table>
<thead>
<tr>
<th>DBH</th>
<th>Basal Area Per Acre</th>
<th># Trees Per Acre</th>
<th>Volume 2 Per Acre</th>
<th>Total Basal Area</th>
<th>Total # Trees</th>
<th>Total Volume 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>inches</td>
<td>sq. ft.</td>
<td>#</td>
<td>Tons</td>
<td>sq. ft.</td>
<td>#</td>
<td>Tons</td>
</tr>
<tr>
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<td>0.3</td>
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<td>327.4</td>
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<td>5.1</td>
<td>0.7</td>
<td>228.6</td>
<td>823.4</td>
</tr>
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</table>
### Stand: Species Summary

**Sheep Island Tree Survey**

**Stand Number:** 2  
**Stand ID:** 2  
**Area (acres):** 248.0  
**#Points:** 23  
**4/15/19**

#### Black Gum

<table>
<thead>
<tr>
<th>DBH</th>
<th>Basal Area Per Acre</th>
<th># Trees Per Acre</th>
<th>Volume 2 Per Acre</th>
<th>Total Basal Area</th>
<th>Total # Trees</th>
<th>Total Volume 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>0.4</td>
<td>2.1</td>
<td>0.1</td>
<td>107.8</td>
<td>531.3</td>
<td>35.6</td>
</tr>
<tr>
<td><strong>ALL</strong></td>
<td><strong>6.10</strong></td>
<td><strong>2.1</strong></td>
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#### Lobolly Pine

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#### Longleaf Pine

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Sheep Island Tree Survey

**Stand: Species Summary**

**By Diameter**

**Stand Number:** 2

**Stand ID:** 2

**Area (acres):** 248.0

**#Points:** 23

**4/15/19**

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### Stand: Species Summary

**Sheep Island Tree Survey**

**Stand Number:** 3  
**Stand ID:** 3  
**#Points:** 23  
**Area (acres):** 186.0  
**4/15/19**

#### Black Gum

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<th>Total # Trees</th>
<th>Total Volume 2</th>
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#### Loblolly Pine

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<th>Total # Trees</th>
<th>Total Volume 2</th>
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#### Longleaf Pine

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Sheep Island Tree Survey

Stand Number: 3
Stand ID: 3
#Points: 23
Area (acres): 186.0
4/15/19

### Red Maple

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## Sheep Island Tree Survey

**Stand: Species Summary**  
*By Diameter*

### Stand Number: 4  
**Area (acres):** 79.0  
**Stand ID:** 4  
**#Points:** 7  
**4/15/19**

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#### Loblolly Pine

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#### Red Maple

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<th>Total Basal Area (sq. ft.)</th>
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### Sheep Island Tree Survey

**Stand: Species Summary**  
**By Diameter**

**Stand Number: 5**  
**Stand ID: 5**  
**Area (acres): 32.0**  
**#Points: 3**  
**4/15/19**

#### Lobolly Pine

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<td>sq. ft.</td>
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#### Sweetgum

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**Stand: Species Summary**

Sheep Island Tree Survey

**Stand Number:** 6

**Stand ID:** 6

**Area (acres):** 137.0

**#Points:** 16

**4/15/19**

### Loblolly Pine

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### Longleaf Pine

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### Sweetgum

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<th>Total # Trees</th>
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## Stand: Sheep Island Tree Survey
### Stand Number: 7
### Stand ID: 7
### Area (acres): 19.0
### #Points: 1
### 4/15/19

#### Black Gum

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#### Loblolly Pine

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## Sheep Island Tree Survey

### Stand: Species Summary

**By Diameter**

#### Stand Number: 7
Area (acres): 19.0

**Stand ID:** 7  
**#Points:** 1  
**4/15/19**

**White Oak**

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**Yellow-Poplar**

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#### Stand Number: 8
Area (acres): 29.0

**Stand ID:** 8  
**#Points:** 3  
**4/22/19**

**Loblolly Pine**

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<td>125.2</td>
<td>45.9</td>
</tr>
<tr>
<td><strong>ALL</strong></td>
<td><strong>7.49</strong></td>
<td><strong>135.2</strong></td>
<td><strong>17.1</strong></td>
<td><strong>1,256.7</strong></td>
<td><strong>3,921.8</strong></td>
<td><strong>494.9</strong></td>
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<tr>
<td>STAND</td>
<td>TIMBER TYPE</td>
<td>ACREAGE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>----------------------</td>
<td>---------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>THINNED PINE</td>
<td>160</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>PINE SEED TREE</td>
<td>288</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>3</td>
<td>MIXED PINE/HARDWOOD</td>
<td>186</td>
<td></td>
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<td></td>
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<tr>
<td>4</td>
<td>PINE SEED TREE</td>
<td>79</td>
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</tr>
<tr>
<td>5</td>
<td>MIXED PINE/HARDWOOD</td>
<td>32</td>
<td></td>
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</tr>
<tr>
<td>6</td>
<td>CLEAR CUT REGROWTH</td>
<td>137</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>BOTTOMLAND HARDWOOD</td>
<td>37</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>FIRST THINNING PINE</td>
<td>29</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>MINE SITE</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Property Boundary:** +/- 976 AC

**Stands:**
- **1:** Thinned Pine
- **2:** Pine Seed Tree
- **3:** Mixed Pine/Hardwood
- **4:** PINE SEED TREE
- **5:** MIXED PINE/HARDWOOD
- **6:** CLEAR CUT REGROWTH
- **7:** BOTTOMLAND HARDWOOD
- **8:** FIRST THINNING PINE
- **9:** MINE SITE

**Legend:**
- **ROW:** Row

**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, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

**Key Sources:**
- NAIP 2017 TRUE COLOR AERIAL
- BERKELEY COUNTY GIS PARCEL
- U.S. CENSUS ROADS

**Created By:** Stephen Bennett

**Date Created:** January 29, 2019

**Copyright 2019 Sabine & Waters, Inc.**

**Address:**
Sabine & Waters, Inc.
Environmental Land Management Consultants
P.O. Box 1072 Summerville, SC 29484
843.871.5383 (phone) 843.871.2050 (fax)
http://www.sabinc.net

**Revision:** 4/23/2019
Exhibit Showing
Berkeley County TMS #: 208-00-02-013
approximately 973 acres to be Annexed
PUD, Planned Development District

May 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.
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): Helen Bordier & Tamayo Bordier

*Mailing Address: 6220 Murray Dr Apt 1st
Telephone: 864-363-4999

*City: Hanahan *State: SC *Zip: 29410 Email: H.O.Bordier@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: 124 Wilson Dr, Summerville, SC
Tax Map Number: 154-12-02-032

*Number of Current Residents: 0 *Race of Current Residents: Hispanic

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

Current County Zoning Classification: R-2
Requested Zoning Classification: R-1

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

Received 4/25/2019
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 124 Wilson Dr, Summerville SC 29483 (approximately 5 acres) to be annexed is identified by the Dorchester County Assessor's Office as Property Identification Number: TMS # 136-12-02-032 to include, if necessary to establish contiguity, any road, waterway, casement, 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 8th day of April, 2019  

FREEHOLDERS (OWNERS) SIGNED  

(Signature)  
Helen Bourder  
(Print Name)  
4/25/2019  
(Date)  

DATE OF SIGNATURE  

4/25/2019  
(Date)  

(Signature)  

Tamayo Bourder  
(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 #: 2018004614
Receipt Number: 60454
Recorded As: EREC-DEED
Recorded On: February 28, 2019
Recorded At: 01:51:20 PM
Recorded By: NW
Book/Page: RB 11763: 67 - 70
Total Pages: 4

Return To:
Received From: SIMPLIFILE
Parties:
Direct- GISSELL, LINDA IVEY
Indirect- BOURDIER, HELEN OLMPIA

*** EXAMINED AND CHARGED AS FOLLOW ***

Recording Fee: $10.00
Consideration: $46,000.00
County Tax: $50.80
State Tax: $119.80
Tax Charge: $170.20

Margaret Bailey
Margaret Bailey - Register of Deeds
STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

KNOW ALL MEN BY THESE PRESENTS, that I, LINDA IVIEY GISSELL, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of FORTY-SIX THOUSAND AND NO/100 DOLLARS ($46,000.00), and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor paid by HELEN OLIPIA BOURDIER AND HERNANDEZ TAMAYO BOURDIER, (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 HELEN OLIPIA BOURDIER AND HERNANDEZ TAMAYO BOURDIER, 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 lot, piece, parcel of land, with improvements thereon, lying and being situate in County of Dorchester, State of South Carolina, and known and designated as Lot Thirteen (13) in Block B, on a plat H.H. Foster RLS, entitled, "A PLAT OF MILLWOOD, A PORTION OF TRACT OF LAND OWNED BY JAMES BERRY WARING LOCATED NEAR THE TOWN OF SUMMERVILLE IN DORCHESTER COUNTY, SC", dated 4/1967 and recorded 10/15/1967 in Plat Book 12, Page 21, in the Office of the Clerk for Dorchester County, said plat

BEING the same property conveyed to Linda Ivey Gissell by deed of Blease DuPra, Jr. dated 03/19/1977 and recorded 03/22/1977 in the ROD Office for Dorchester County, South Carolina in Book 308 at Page 304.

TMS NO.: 136-12-02-032

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.: 136-12-02-032

GRANTEE'S ADDRESS: Wilson Drive
                    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 Grantee(s); HELEN OLIPIA BOURDIER AND HERNANDEZ TAMAYO BOURDIER, 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 Grantee(s) hereinafter 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.

18-11052CH
Weeks & Irvine, LLC
8086-B Rivers Avenue, North Charleston, SC 29406

18-11052CA
Weeks & Irvine, LLC
810 N. Main Street
Summerville, SC 29483
WITNESS my hand and seal this 25th day of February 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:

[Signature]
Witness No. 1
[Signature]
Witness No. 2

Linda Ivey Gissell

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

Before me personally appeared Linda Ivey Gissell on this the 25th day of February 2019, and acknowledged the due execution of the foregoing instrument.

[Signature]
Notary Public

My Commission Expires: 07/08/2026
(SEAL)
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 Wilson Drive, Summerville, SC 29483, bearing County Tax Map Number 136-12-02-032, was transferred by Linda Ivey Gissell TO Helen Olimpia Bourdier and Hernandez Tamayo Bourdier on February 25, 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 ___

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 $46,000.00.
   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: $46,000.00
   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: $46,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $170.20.

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 25th day of February 2019.

[Signature]

Helen Olimpia Bourdier
Print or Type Name Here

Notary Public
My Commission Expires: 7-8-2024
(SEAL)

[Seal]

Affidavit (Deed)
NOTES & REFERENCES:


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.

LOT COVERAGE:
HOUSE (HEATED AREA) 2,831 S.F. 12.8 %
COVERED PORCHES 98 S.F. 0.5 %
DRIVEWAY AND SIDEWALK 1,328 S.F. 5.0 %
TOTAL IMPERVIOUS AREA 4,257 S.F. 19.3 %
LOT AREA 22,044 S.F.

SITE PLAN
LOT 13 BLOCK B
MILLWOOD
TMS 136-12-02-032
124 WILSON DRIVE
0.507 ACRES
DORCHESTER COUNTY, SC
OWNED BY:
LINDA L. GISSELL
DATE: MARCH 26, 2019 SCALE: 1" = 30'
ATLANTIC SURVEYING, INC.
1088 GARNER ROAD
P.O. BOX 3094
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843) 763-9668 FAX (843) 763-7411

JAMES KELLY DAVIS, R.L.S. No. 2758

CONSTRUCTION NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS NOT SHOWN. BUILDER IS RESPONSIBLE TO VERIFY ANY AND ALL PRIOR TO CONSTRUCTION.

2. BUILDER IS RESPONSIBLE FOR VERIFYING ZONING AND SETBACKS PRIOR TO CONSTRUCTION.

3. BUILDER IS RESPONSIBLE FOR TAKING MEASURES TO PREVENT EXCESSIVE INCREASE IN DRAINAGE RUN-OFF ONTO ADJACENT PROPERTIES.

4. BUILDER IS RESPONSIBLE FOR VERIFYING STRUCTURE PLACEMENT, ORIENTATION AND DIMENSIONS PRIOR TO CONSTRUCTION.

5. BUILDER IS RESPONSIBLE FOR VERIFYING FLOOD ZONE AND DESIGN FLOOD ELEVATION.

6. BUILDER IS RESPONSIBLE FOR TAKING MEASURES TO PREVENT EXCESSIVE INCREASE IN DRAINAGE RUN-OFF ONTO ADJACENT PROPERTIES.

7. BUILDER IS RESPONSIBLE FOR ASHERING TO ALL LOCAL TREE ORDINANCES.
Exhibit Showing Dorchester County TMS #: 136-12-02-032.000 approximately 0.5 acre to be Annexed R-1, Single-Family Residential

May 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.
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): W.D. Phillips
*Mailing Address: 314 Ayers Circle *Telephone: 843.873.1925
*City: Summerville *State: SC *Zip: 29483 Email: wdophp@aol.com

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: 107-111 N. Main St Tax Map Number: 232-0002051
*Number of Current Residents: 1 (Rental) *Race of Current Residents: White

Current Land Use: Strip Center Retail Future Land Use: Same
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: Berkeley GC General Commercial
Requested Zoning Classification: B-3 General Business

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
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 1157-1111 N. Main St (approximately 1.66 acres) to be annexed is identified by the Berkeley County Assessor’s Office as Property Identification Number:
TMS # 232000 2051 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 7 day of March, 2019

FREEHOLDERS (OWNERS) SIGNED

Brenda Phillips (wife)

Signature

DATE OF SIGNATURE

3/1/2019
(Date)

(Print Name)

(Date)

(Signature)

(Print Name)
I, WILLIAM DELBERT PHILLIPS, Principal, residing in the County of Dorchester, State of South Carolina, do hereby constitute and appoint BRENDA CARLENE PHILLIPS, also residing in the County of Dorchester, State of South Carolina, as my true and lawful Attorney-in-Fact and in my name and stead to use, ask, demand, sue for, levy, recover and receive all such sums of money, debts, rents, goods, wares, dues, accounts, and other demands whatsoever which are or should be due, owing or payable to me in any manner or ways or means whatsoever.

In addition, I hereby appoint ANGELA MICHELLE PHILLIPS and WILLIAM DREW PHILLIPS, as alternate or stand-by co-attorneys, so long as BRENDA CARLENE PHILLIPS is able and willing to serve. In the event that BRENDA CARLENE PHILLIPS is unable or unwilling to serve then ANGELA MICHELLE PHILLIPS and WILLIAM DREW PHILLIPS, shall succeed to the office as Co-Attorneys-in-Fact.

Giving and granting unto BRENDA CARLENE PHILLIPS, my Attorney-in-Fact, or her successor by these presents, full and whole power to do, execute and perform, as fully, largely and amply, to all intents and purposes as I might or could do if I were personally present including but not limited to executing all documents, notes and necessary papers with respect to the following matters:

(A) real estate transactions;
(B) chattel and goods transactions;
(C) bond, share and commodity transactions;
(D) banking transactions;
(E) business operating transactions;
(F) insurance transactions;
(G) estate transactions;
(H) claims and litigation;
(I) benefits resulting from any retirement plan;
(J) records, reports and statements;
(K) federal and state tax matters;
(L) all other matters.

This instrument is to be construed and interpreted as a Durable and General Power of Attorney. This Durable Power of Attorney shall not be affected by physical disability or mental incompetence of the Principal which renders the Principal incapable of managing his own estate. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it limit or restrict, and is not to be construed as limiting or restricting, the general powers herein granted to my Attorney-in-Fact.

The rights, powers and authority hereto granted to my Attorney-in-Fact shall commence and be in full force and effect after the date hereof, and such rights, power and authority shall remain in full force and effect thereafter until I, WILLIAM DELBERT PHILLIPS, give notice in writing that such power is terminated.
AND I, WILLIAM DELBERT PHILLIPS, do hereby ratify and confirm all whatsoever that my Attorney-in-Fact shall do or cause to be done by virtue of this Durable Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this __ day of __ , 1994.

William Delbert Phillips (SEAL)

WILLIAM DELBERT PHILLIPS

The foregoing Durable Power of Attorney consisting of three (3) typewritten pages, this included, the preceding two (2) pages thereof bearing on the left hand margin the signature of the Principal, was this __ day of __ , 1994 signed, sealed, published and declared by the Principal as and for his Durable Power of Attorney in the presence of us, who at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witness hereto.

James K. Huyck of Charleston, SC

Lori J. Brown of Goose Creek, SC
Personally appeared before me the undersigned witness and made oath that (s)he saw the within-named Principal, WILLIAM DELBERT PHILLIPS, sign, seal and as his act execute the within contained Durable Power of Attorney and that deponent with the other witness, witnessed the execution thereof.


SWORN to before me this 26th day of April, 1994.

[Signature]

Patricia W. Huskey (L.S.)
Notary Public for South Carolina
My Commission expires: 4th April 1996
State of South Carolina,  
COUNTY OF BERKELEY

Date Deed Delivered: July 6, 1961

KNOW ALL MEN BY THESE PRESENTS, THAT

WE, GRANGE S. CUTHBERT III, EVERTT A. KNIGHT, RONALD B. BANKE,  
J.T. TAYLOR, and J. HAYWARD PURMAN, as Trustees for  
KATHERINE F. HATFIELD and ANNA H. PURMAN,

in the State aforesaid, for and in consideration of the sum of  
SEVENTY-FIVE THOUSAND and no/100 ($75,000.00) DOLLARS,

in hand paid at and before the sealing of these presents by  
W.D. PHILLIPS,

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  
H.O. PHILLIPS, the following-described property, to wit:

ALL that certain piece, parcel or lot of land, with the buildings and  
improvements thereon, situate, lying and being on the southeastern side of U.S. Highway No. 17-A, in the County of Berkeley, State of South Carolina, shown and designated as Lot No. 6, on a plat entitled "Plat of 5 lots surveyed for G.S. Cuthbert", dated October 17, 1976, made by H.P. Tompkins, RLS, and recorded in Plat Book W, page 217, in the Office of the Clerk of Court for Berkeley County, said lot having such boundaries, courses, metes and distances as delineated on said plat.

ALSO

ALL that certain piece, parcel or lot of land, situate, lying and being  
on the southeastern side of U.S. Highway No. 17-A, in the County of  
Berkeley, State of South Carolina, shown and designated as Lot No. 6, on a plat entitled "Plat of 5 lots surveyed for G.S. Cuthbert", dated October 17, 1976, made by H.P. Tompkins, RLS, and recorded in Plat Book W, page 217, in the Office of the Clerk of Court for Berkeley County, said lot having such boundaries, courses, metes and distances as delineated on said plat.

BEING a portion of the 1.77 acre tract which was conveyed unto the Grantees herein by deed of Stevenson-Simmsman Development Corporation dated  
December 3, 1970, recorded December 3, 1970, in Book A-212, Page 69, in the Office of the Clerk of Court for Berkeley County. And being the  
same property which was conveyed to J. Hayward Purman, as Trustee, by  
deed of Katherine F. Hatfield, formerly Katherine H. Furman, and Anna H.  
Furman, recorded April 20, 1976, in Book A-352, page 45, in the Office  
of the Clerk of Court for Berkeley County. THIS DERIVAL APPLIES TO  
BOTH PROPERTIES.

T.M.S. No. FORCON OF T.M.S. NO. 232-00-08-048 and T.M.S. No. 065-00-00-044, (Lot 4)

GRANTEE'S ADDRESS: 314 Ayers Circle, Summerville, S.C. 29483 (}
TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said
Premises belonging, or in anywise incident or appertaining.

70 HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said
N.D. PHILLIPS, his

Hirer and Assigns forever.
AND we hereby bind ourselves and our Heirs, as Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said W. D. PHILLIPS.

If and against us and our Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand and Seal this 30th day of June, in the year of our Lord one thousand nine hundred and eighty-one and in the two hundred and fifth year of the Sovereignty and Independence of the United States of America.

[Signatures]

The State of South Carolina,

DORCHESTER County.

PERSONALLY appeared before me Pamela S. Labree

and acknowledged that she, as the within named GRANGE S. CUTHBERT, J.J., EVERETT TAYLOR, RONALD S. BANKS, and J. HEYMARD FURMAN, as Trustees for Katherine P. Hatfield and Anne H. Purman, act and deed, deliver the within written Deed, and that she, as the within named William J. Bargmann, Jr., witnessed the execution thereof.

SWORN to before me, this 10th day of June, A.D. 1982.

[Seal]

The State of South Carolina,

DORCHESTER County.

I, Pamela S. Labree, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. PRISCILLA D. CUTHBERT, the wife of the within named GRANGE S. CUTHBERT, J.J., did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compunction, distrust or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named W. D. PHILLIPS, his Heirs and assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises within mentioned and released.

Sworn under my Hand and Seal this 30th day of June, A.D. 1983.

[Seal]

Notary Public for South Carolina

My Commission Expires 11-27-99

PRISCILLA D. CUTHBERT
STATE OF SOUTH CAROLINA  
COUNTY OF DORCHESTER  

I, Pamela S. LeBree  
a Notary Public for the State of South Carolina, do hereby certify unto all  
whom it may concern that Mrs. PATRICIA I. BANKS  
the wife of the within named RONALD S. BANKS  
did this day appear before me and upon being privately and separately examined  
by me, did declare that she does freely, voluntarily, and without any com-  
pulsion, dread or fear of any person or persons whatsoever, renounce, release and  
forever relinquish unto the within named W.D. PHILLIPS, his heirs  
and assigns, all her interest and  
estate, and also her right and claim of power of, in or to all and singular,  
the premises within mentioned and released  

Patricia I. Banks  

SWORN to before me this  
30th day of June 1981.  

Pamela S. LeBree (Seal)  
Notary Public for South Carolina  
My Commission Expires: 11-27-83
STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

I, Pamela S. Labree,

a Notary Public for the State of South Carolina, do hereby certify unto all whom it may concern that Mrs. SUSAN W. TAYLOR

the wife of the within named J.T. TAYLOR,

did this day appear before me and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, threat or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named W.D. PHILLIPS, his heirs and assigns, all her interest and estate, and also her right and claim of dower or, in or to all and singular, the within mentioned and released


Said to before me this
29th Day of June 1981.

Pamela S. Labree
Notary Public for South Carolina

My Commission Expires: 11-27-89
Annexation Exhibit showing TMS 232-00-02-051, 1107-1111 N Main St. B-3, General Business

Legend

- Road Centerlines
- Berkeley County
- Parcels
- Proposed Annexation(s)
- 232-00-02-051
- Summerville Zoning
- B-3

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.

March 19, 2019
Street Name Assignment Application
Town of Summerville
200 South Main Street, Summerville, SC 29483
843.851.4214
jshuler@summervillesc.gov

Applicant Information
Name Civil Site Environmental - Ryan Brown
Address 668 Marina Drive, Suite B-1, Charleston SC 29492
Phone Number 843.849.8945 Email rbrown@civilsiteenv.com

Property Owner Information (if different than applicant)
Name Southeastern County Club Group
Address 625 Trolley Road, Summerville, SC 29485
Phone Number 843.821.1111 Email sales@milerproperties.com

Applying For
[X] New Street Name [ ] Change Current Street Name

Property Information
Location or Cross Street Congressional Blvd. and West Butternut Rd.
TMS# (Required) 136-01-04-033
Subdivision Pine Forest

Proposed Street Name(s) by Preference Order. Please Provide at Least 3 Street Names Per Street.
1. Diedre Court
2. Gretchen Lane
3. Mott Lane
4. Somerset Lane
5. Preservation Court
6. 

REQUIRED: Please attach a preliminary plat.

Signature of Applicant

Date Submitted

[FOR OFFICE USE ONLY]
Assigned Street Name(s)

Reviewed by __________________ Date __________________