



Town of Summerville
Standing Committees of Council Meetings

Thursday, June 11, 2020 - 5:30 p.m.

Council Chambers – Third Floor of Annex Building
200 South Main Street, Summerville, SC 29483

The meeting will be livestreamed on the Town's website: www.summervillesc.gov

AGENDA

1. Parks and Recreation Committee

- a. Presentation of the Saul Alexander Inclusive Playground Project by the Summerville Miracle League
- b. Other business as necessary

2. Planning and Development Committee

- a. Request to rezone TMS#s 154-00-00-073, Miles-Jamison Road; and 154-06-15-006, 310 Beverly Drive (approximately 306.809 acres), and owned by Dorchester County from PUD, Planned Development District, to PL, Public Lands (Council District 6). *Planning Commission held a public hearing and made a recommendation for approval at their meeting on May 18, 2020.*
- b. Petition by Knightsville, LLC to annex Dorchester County TMS# 144-01-00-005 (approximately 1.00 acre) located at 795 Orangeburg Road, currently zoned R-4 Multi-Family Residential in Dorchester County and will be zoned PUD Planned Development District upon annexation into the Town of Summerville's municipal limits and the existing PUD for the Knightsville Tract shall be amended to include this parcel for open space and commercial uses. (Council District 4) *Planning Commission held a public hearing and made a recommendation for approval at their meeting on May 18, 2020.*

3. Public Works Committee

- a. Project Updates
 - a. Road Resurfacing
 - b. Bear Island Road
 - c. Maple Street
 - d. Cedar Street Extension
 - e. West Carolina Avenue Traffic Calming
 - f. Parkwood Drive Sidewalk
 - g. Central Avenue Sidewalk Project
 - h. West 5th South St Sidewalk
 - i. Lee Street Sidewalk Project
 - j. North Hickory Street Sidewalk
 - k. Shepard Park Drainage

1. US-78 North Summerville Drainage Study
- m. Springview Lane Oakbrook Drainage Study
- b. Conservation Easement Along BMP3

4. Finance Committee

- a. Presentation of May 2020 financial reports
- b. Financial Requisitions
 - a. Approval of a requisition for \$49,800.00 for the design and permitting of a sidewalk on Lee Street from Bacons Bridge Road to King Charles Circle for Mattern & Craig, Inc. Funds to come from budgeted sidewalk capital.
 - b. Authorization to issue a purchase order in the amount of \$674,287.00 to Safe Industries for the purchase of a new pumper truck. Funds to come from Fund balance. Request from the Fire Department.

5. Adjourn

COVID-19 NOTES:

- While Town Hall is open, the public is encouraged to view the live stream of this meeting on the Town's website: www.summerville.sc.gov.
- Anyone attending the meeting (including staff and Councilmembers) can only enter the Annex Building through the main entrance near W. Richardson Ave.
- Anyone who attempts to enter the facilities will be required to have their temperature taken (contactless) by a first responder from Summerville Fire & Rescue. Entrance will not be granted to anyone with a temperature of 100.4 degrees Fahrenheit or over.
- Masks are encouraged.
- Staff will sanitize commonly touched surfaces in common areas throughout the day.
- Hand sanitizer dispensers have been installed throughout the facilities.

**REZONINGS
STAFF REPORT
PLANNING & DEVELOPMENT COMMITTEE
JUNE 8, 2020**

TMS#: 154-00-00-073 and 154-06-15-006

Location: Miles-Jamison Road and 310 Beverly Drive

Description: two parcels, approximately 306.809 acres, vacant land

Request: Rezoning of the properties to PL

The property owner is requesting for the above referenced parcels to be rezoned from PUD, Planned Development District, to PL, Public Lands.

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 Comprehensive Plan is in the process of being updated, and it should be noted that the draft Future Land Use Map currently shows this area as parks and open space.

With the increase in the amount of wetlands on this property, the approved PUD is no longer feasible. Dorchester County plans to make the entire tract a park. A conceptual master plan for Pine Trace has been completed and the wetland permit for the site has been issued. The plan includes trails, a pond, disc golf course, picnic shelter, outdoor classroom, dog parks, and it will be the northern anchor for the Eagle Chandler Bridge Creek Multiuse Path. 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.

**ANNEXATION AND PUD AMENDMENT
STAFF REPORT
PLANNING & DEVELOPMENT COMMITTEE
JUNE 8, 2020**

TMS#s: 144-01-00-005

Location: 795 and 803 Orangeburg Road

Description: one lot, approximately one acre for annexation, PUD amendment to Knightsville Tract PUD to add said lot for open space and commercial uses

Request: Annexation and PUD amendment

The property owner is requesting for the above referenced parcel to be annexed into the Town from Dorchester County. The existing zoning in Dorchester County is R-4, Multi-family Residential.

This property lies outside of the Planning Area that was established at the time the Town's Comprehensive Plan and Update was completed in 2011. The Comprehensive Plan is in the process of being updated, and it should be noted that the draft Future Land Use Map currently shows this area as general commercial. The property owner is requesting to amend the existing Knightsville Tract PUD to include this property for open space and commercial uses. Based on these findings this request is recommended for approval.

The Town of Summerville Planning Commission Meeting
Minutes
May 18, 2020

This meeting of the Town of Summerville Planning Commission was held in Town Council Chambers and was attended by Commission Members, Jim Reaves, Chairman; Kevin Carroll; Tom Hart; Jonathan Lee; Charlie Stoudenmire; Betty Profit; and Elaine Segelken. Staff in attendance included Jessi Shuler, AICP, Director of Planning; Michael Lisle, Economic Development Coordinator; and Bonnie Miley, Assistant Town Engineer. The public was encouraged to view the meeting via the live-stream and submit any comments in advance of the meeting through email or by phone.

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 April 20, 2020. Mr. Hart made a motion to approve the minutes as presented, and Mr. Carroll made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:02 PM and was for the petition by The Whitfield Company to annex Berkeley County TMS# 208-00-02-013 (approximately 973 acres) located along Interstate 26, Drop Off Drive, 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) Mr. Reaves introduced the item and asked if the applicant was present. Mr. Robby Robbins, on behalf of HIC Land, LLC, provided background information on the proposed development. He explained that they basically had to start over with the details of the PUD following the wetlands delineation, bringing them to 660 homes, only single-family, no multi-family, 250,000 square feet of light industrial, and 500,000 square feet of commercial. Mr. Robbins informed the Commission that they had worked closely with the Nexton Del Webb residents even though they are not in Town and added a 50 foot buffer and removed the through road adjacent to their development. He also emphasized that the Economic Impact Analysis showed a positive cash flow of over \$300,000/year. Mr. Robbins explained that the last issue to resolve is the Traffic Impact Analysis (TIA), which just received a third party review and will be addressed accordingly. He declared that the proposed PUD is compatible with what is currently in the area, and that Council is amending the Future Land Use Map in the current Comprehensive Plan to bring it into compliance. Mr. Reaves then asked for any other public comment.

Joel Arenson, a resident of Nexton Del Webb, stated that he and some of his fellow residents provided a letter to Ms. Shuler with their comments with three main points that they would like to see addressed.

Ms. Shuler read the letter from the Nexton Del Webb residents into the record, which expressed their gratitude to the developer and staff, but requested that additional language be added to the PUD to ensure that a natural 50 foot buffer be included adjacent to their development; only single-family detached homes be allowed adjacent to their development; and that no arterial road would be allowed adjacent to their development. She also displayed four photos of the existing boundary taken by one of the residents using a drone.

Mr. Robbins reiterated that his client had no obligation to work with the Nexton Del Webb residents, but he wanted to be a good neighbor. He stated that the word "undisturbed" was added to the buffer that morning, the road is gone, and no apartments are going to be built, just single-family.

Jeff Tibbals, on behalf of the owners of Nexton, expressed his agreement with the staff comments, particularly the third party review of the TIA and an additional access for the proposed development. He stated that his clients, as adjacent property owners, were ready to cooperate and discuss an additional access to the proposed development. Mr. Tibbals reiterated the need for traffic concerns to be addressed, as the third party review

was received today, and he feels approval would be premature given the need for traffic issues to be addressed; however, if it does progress forward, his clients would be amenable to that if the applicant agrees to address all recommendations from the third party review prior to final review by Town Council.

Mr. Arenson reiterated his concern about the clauses included in the PUD document, which allow flexibility, and stated that he had a detailed markup of the PUD document showing where they would like to see additional language, which he provided to Ms. Shuler.

Mr. Stoudenmire asked if police and fire had been considered, and Mr. Robbins responded that the Development Agreement included three acres of land for a fire/EMS station after consultation with Chief Waring and Chief Rogers.

Hearing no further requests from the public to offer any comments, this public hearing was closed at 4:24 PM.

The second public hearing opened at 4:25 PM and was for a petition by Thomas A. Limehouse and Robert L. Arrington to annex Berkeley County TMS# 221-00-00-007 (approximately 2.926 acres) located at 1321 Beagle Road; currently zoned HI, Heavy Industrial, in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 2) Mr. Reaves introduced the request, and Ms. Shuler read an email from the applicants into the record explaining their decision not to attend the meeting due to health concerns. The applicant's email further explained that these properties were surrounded by the Rosemary tracts that were recommended for annexation back in March, and their intent was to match that request and not create a donut hole. Mr. Reaves then asked Ms. Shuler if she had received any public comment. Ms. Shuler responded that she had not received anything.

Hearing no requests from the public to offer any comments, this public hearing was closed at 4:27 PM.

The third public hearing opened at 4:27 PM and was for a petition by JSCA Investments, LLC to annex Berkeley County TMS# 221-00-00-006 (approximately 7.36 acres) located on Beagle Road; currently zoned HI, Heavy Industrial, in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 2) Mr. Reaves introduced the request, and explained that if there were no objections this hearing would be combined with the previous one as the parcels are adjacent. Hearing no objections, this hearing was considered combined with the previous hearing.

The fourth public hearing opened at 4:28 PM and was for a request to rezone TMS#s 154-00-00-073, Miles-Jamison Road; and 154-06-15-006, 310 Beverly Drive (approximately 306.809 acres), and owned by Dorchester County from PUD, Planned Development District, to PL, Public Lands (Council District 6). Mr. Reaves introduced the request and asked if the applicant was present. Eric Davis with Dorchester County Parks and Recreation explained that the site was a little over 300 acres and was originally planned for a park and homes, but following the wetland delineation, it was only going to be a park. Given this change in use, they no longer needed the PUD zoning. He also provided details on the plans for the park.

A resident from Greenhurst II subdivision expressed her concern about the boundaries of the Town and the County. Ms. Shuler used the map exhibit on the screen to explain the areas in the Town, which included the entire park property, but not the Coastal Center or the Greenhurst subdivisions.

Hearing no additional requests from the public to offer any comments, this public hearing was closed at 4:39 PM.

The fifth public hearing opened at 4:40 PM and was for a petition by Knightsville, LLC to annex Dorchester County TMS# 144-01-00-005 (approximately 1.00 acre) located at 795 Orangeburg Road, currently zoned R-4 Multi-Family Residential in Dorchester County and will be zoned PUD Planned Development District upon annexation into the Town of Summerville's municipal limits and the existing PUD for the Knightsville Tract shall be amended to include this parcel for open space and commercial uses. (Council District 4) Mr. Reaves

introduced the request and asked if the applicant was present. Chris Campeau, representing the owner, explained that they were adding this one acre property to the development to clear up entrance issues.

Mr. Charpia questioned if the LLC was the new owner and if this was being done in order to four-lane Orangeburg Road. Ms. Segelken informed him that two years ago the larger development was annexed and delineated as a PUD with houses, townhomes, and a commercial area at the front. She emphasized that this had nothing to do with road widening. Mr. Charpia reported that he used to live in the house with his father, and the ownership of the lot was under appeal with his brother and will be going back to court. Ms. Shuler stated that the applicant had submitted a recorded deed showing ownership of the property, which was required by the Town, and this deed was displayed on the screen.

Hearing no additional requests from the public to offer any comments, this public hearing was closed at 4:47 PM.

Old Business

The first item under Old Business was the petition by The Whitfield Company to annex Berkeley County TMS# 208-00-02-013 (approximately 973 acres) located along Interstate 26, Drop Off Drive, 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). Mr. Hart made a motion to recommend approval to Town Council, and Mr. Carroll made the second. Mr. Carroll asked if they were voting on a final document, and Ms. Shuler explained that they could amend the motion to include additional changes or send it forward as presented. She displayed the most recent version of the PUD on the screen, which addressed all of the staff comments except the TIA concerns. Ms. Shuler detailed the additional access that was added, although it still fed into Drop Off Drive, and she stated that the third party review of the TIA was just finalized that day. Mr. Hart made a motion to amend his previous motion to add that the recommended approval would be subject to the applicant addressing the recommendations of the third party TIA review to the satisfaction of the Town's Engineering staff. Mr. Lee made the second. Mr. Hart explained his position, stating that the developer has worked with the Town to address all other concerns, and he is confident the traffic concerns can be worked out prior to Council approval. Mr. Carroll then asked if the Del Webb requests were adequately addressed, and Mr. Robbins described that language had been added that the 50 foot buffer would be undisturbed, the road was gone, and no multi-family was included. Mr. Arenson argued that the PUD still contained flexibility to allow changes and the Del Webb residents wanted additional written language. During the discussion, Ms. Segelken called for the question. Mr. Reaves brought the amendment to a vote, and the amendment passed 6 to 1 with Mr. Carroll in opposition. Mr. Reaves then called for the vote on the amended motion, and it passed 6 to 1 with Mr. Carroll in opposition.

New Business:

The first item under New Business was New Street Names for the Knightsville Tract. Ms. Shuler stated that the Commission had previously approved four names for this same development off of Orangeburg Rd. just south of Knightsville Elementary School. This time, four additional proposed names, Cantona, Cruyff, Weldin Gate, and Wolverton, passed review by the County addressing entities, although they were somewhat concerned with the spelling of Cruyff. Ms. Segelken made a motion to approve the four names, and Mr. Carroll made the second. The motion passed unanimously.

The second item under New Business was the petition by Thomas A. Limehouse and Robert L. Arrington to annex Berkeley County TMS# 221-00-00-007 (approximately 2.926 acres) located at 1321 Beagle Road; currently zoned HI, Heavy Industrial, in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 2) Ms. Segelken made a motion to recommend approval to Town Council as presented with Mr. Carroll making the second. Ms. Shuler brought the map exhibit up on the screen and explained that this property and the next one on the agenda are surrounded by the Rosemary tracts. Following the discussion, the motion passed unanimously.

The third item was the petition by JSCA Investments, LLC to annex Berkeley County TMS# 221-00-00-006 (approximately 7.36 acres) located on Beagle Road; currently zoned HI, Heavy Industrial, in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 2) Ms. Segelken made a motion to recommend approval to Town Council with Mr. Carroll making the second. Following no discussion, the motion carried.

The fourth item was the request to rezone TMS#s 154-00-00-073, Miles-Jamison Road; and 154-06-15-006, 310 Beverly Drive (approximately 306.809 acres), and owned by Dorchester County from PUD, Planned Development District, to PL, Public Lands (Council District 6). Mr. Hart made a motion to recommend approval to Town Council with Ms. Segelken making the second. Following no discussion, the motion carried.

The fifth was the petition by Knightsville, LLC to annex Dorchester County TMS# 144-01-00-005 (approximately 1.00 acre) located at 795 Orangeburg Road, currently zoned R-4 Multi-Family Residential in Dorchester County and will be zoned PUD Planned Development District upon annexation into the Town of Summerville's municipal limits and the existing PUD for the Knightsville Tract shall be amended to include this parcel for open space and commercial uses. (Council District 4) Mr. Hart made a motion to recommend approval to Town Council with Mr. Carroll making the second. Following no discussion, the motion carried.

Miscellaneous:

The first item under Miscellaneous was the Comprehensive Plan & Master Transportation Plan Update. Ms. Shuler informed the Commission that she would be receiving a complete draft of the plan by Wednesday for review by the CPAC and Planning Commission. Mr. Hart asked when those meetings would be scheduled, and Ms. Shuler responded that she would be sending out an email to the CPAC members to find a suitable date the second week in June for the virtual meeting, and it would then move forward from there.

Adjourn

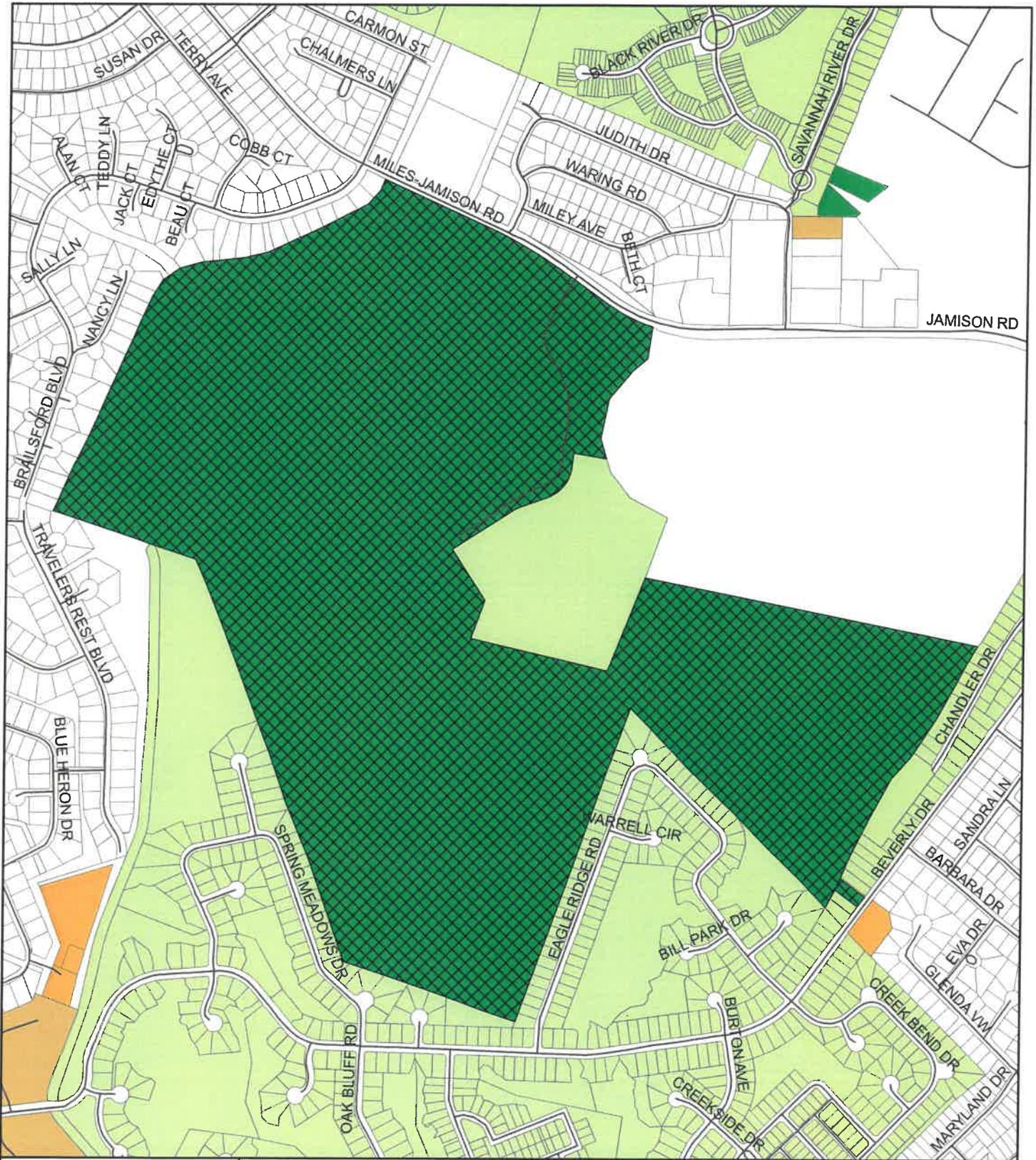
With no further business for the Commission, Mr. Carroll made a motion to adjourn with Mr. Hart making the second. The motion carried and the meeting was adjourned at 5:07 PM.

Respectfully Submitted,

Date: _____

Jessi Shuler, AICP
Director of Planning

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



-  Rezoning Request
- Zoning**
-  GR-5
-  MF-R
-  MH-R
-  N-B
-  PL
-  PUD

Rezoning Exhibit

PUD to PL

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

2020

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 0.15 0.3
Miles

0 0.3 0.6
Kilometers

ORDINANCE

To Amend the Zoning Map of the Town of Summerville

BE IT ORDAINED, by the Mayor and Town Council of the Town of Summerville in Council assembled that the approximately 306.809 acres owned by Dorchester County located on Miles-Jamison Road and at 310 Beverly Drive and known as Dorchester TMS# 154-00-00-073 and TMS# 154-06-15-006 be rezoned to the classification of PL, "Public Lands" from the classification of PUD "Planned Development District."

The Zoning Map of the Town of Summerville is hereby amended so as to incorporate this change.

Ratified this _____ day of _____, 2020.

Ricky Waring, Mayor

Beth Messervy, Town Clerk

PUBLIC HEARING: May 18, 2020

FIRST READING: _____

SECOND READING: _____



VICINITY MAP (NTS)

REFERENCES:

- 1) PLAT BY THOMAS H. BAILEY, DATED MARCH 1984, RECORDED IN PLAT CABINET B PAGE 34, DORCHESTER COUNTY REC.
- 2) PETITION SUBMITTED BY H. SCHMIDT, RECORDED DATED SEPTEMBER 25, 2008 AND PLAT DATED BY RICHARD ALDRIDGE, DATED JUNE 27, 2007, UNRECORDED.
- 3) PLAT BY W.E. GILBERT & ASSOC., DATED JUNE 15, 1972, RECORDED IN PLAT CABINET C PAGE 124, DORCHESTER COUNTY REC.
- 4) PLAT BY G.E. WILEY, JR., DATED DECEMBER 23, 1975, RECORDED IN PLAT CABINET C PAGE 12, DORCHESTER COUNTY REC.
- 5) PLAT BY W.E. GILBERT & ASSOC., DATED MARCH 31, 1972, RECORDED IN PLAT CABINET C PAGE 94, DORCHESTER COUNTY REC.
- 6) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED SEPTEMBER 15, 2009, RECORDED IN PLAT CABINET K PAGE 12, DORCHESTER COUNTY REC.
- 7) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED OCTOBER 8, 2009, RECORDED IN PLAT CABINET K PAGE 13, DORCHESTER COUNTY REC.
- 8) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED OCTOBER 8, 2009, RECORDED IN PLAT CABINET K PAGE 12, DORCHESTER COUNTY REC.
- 9) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED JUNE 28, 1998, RECORDED IN PLAT CABINET K PAGE 251, DORCHESTER COUNTY REC.
- 10) PLAT BY A. VINT THORNBURG, DATED JULY 2, 1985, RECORDED IN PLAT CABINET F PAGE 284, DORCHESTER COUNTY REC.
- 11) PLAT BY G.E. WILEY & ASSOC., INC., DATED AUGUST 27, 1974, RECORDED IN PLAT CABINET C PAGE 158, DORCHESTER COUNTY REC.
- 12) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED JUNE 20, 1997, RECORDED IN PLAT CABINET K PAGE 72, DORCHESTER COUNTY REC.
- 13) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED DECEMBER 4, 2001, RECORDED IN PLAT CABINET K PAGE 70, DORCHESTER COUNTY REC.
- 14) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED JULY 19, 2002, RECORDED IN PLAT CABINET K PAGE 70, DORCHESTER COUNTY REC.
- 15) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED SEPTEMBER 20, 2003, RECORDED IN PLAT CABINET K PAGE 62, DORCHESTER COUNTY REC.
- 16) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED AUGUST 7, 2002, RECORDED IN PLAT CABINET K PAGE 41, DORCHESTER COUNTY REC.
- 17) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED OCTOBER 8, 2009, RECORDED IN PLAT CABINET K PAGE 8, DORCHESTER COUNTY REC.
- 18) PLAT BY JOHN DAVIS BASS, DATED DECEMBER 19, 2001, RECORDED IN PLAT CABINET K PAGE 16, DORCHESTER COUNTY REC.
- 19) PLAT BY W.E. GILBERT & ASSOC., DATED APRIL 12, 1972, RECORDED IN PLAT CABINET C PAGE 84, DORCHESTER COUNTY REC.
- 20) PLAT BY THOMAS H. BAILEY, DATED NOVEMBER 30, 1972, RECORDED IN PLAT CABINET B PAGE 200, DORCHESTER COUNTY REC.
- 21) PLAT BY JOHN DAVIS BASS, DATED OCTOBER 22, 1983, RECORDED IN PLAT CABINET J PAGE 184, DORCHESTER COUNTY REC.
- 22) S.C. DEPARTMENT OF TRANSPORTATION ORDER NO. 18,342 SHEETS 158, 160 & 150 OF 20.
- 23) EARLY CREEK FLOOD CONTROL PROJECT PLANS BY ARMY CORPS OF ENGINEERS, STA 173+00 THROUGH 292+00. (ALSO SEE DEED 202 PAGE 447)
- 24) PLAT BY TROO ENGINEERING CONSULTANTS, INC., DATED JANUARY 3, 1998, RECORDED IN PLAT CABINET A PAGE 130, DORCHESTER COUNTY REC.
- 25) DEED BOOK 5881, PAGE 174 - J. FOSTER WAGER SOLD TO OPRICHMILLS, LLC
- 26) DEED BOOK 5881, PAGE 232
- 27) OPRICHMILLS, LLC SOLD TO STATE OF SOUTH CAROLINA
- 27) DEED BOOK 294, PAGE 285 - 29' NORTHERLY EASEMENT
- 28) DEED BOOK 3377, PAGE 168 - 20' SOUTHWEST EASEMENT.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND AS SHOWN ON FEMA FLOOD MAPS, PAGES NO. 14400-00-073 AND 14400-00-073, DATED APRIL 15, 1984.

I, JOHNATHAN F. BAIRD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND WITH THE OTHER REQUIREMENTS FOR A CLASS A SURVEY AS ENCLOSED THEREIN, ALSO THERE ARE NO KNOWN ENCUMBRANCES OR INTERFERING CLAIMS TO BE SHOWN.

THIS SURVEY IS NOT VALID UNLESS ENDORSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A COMPLETE TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER 8941 SEAL THIS 14TH DAY OF OCTOBER, 2011

JOHNATHAN F. BAIRD, PLS-22742

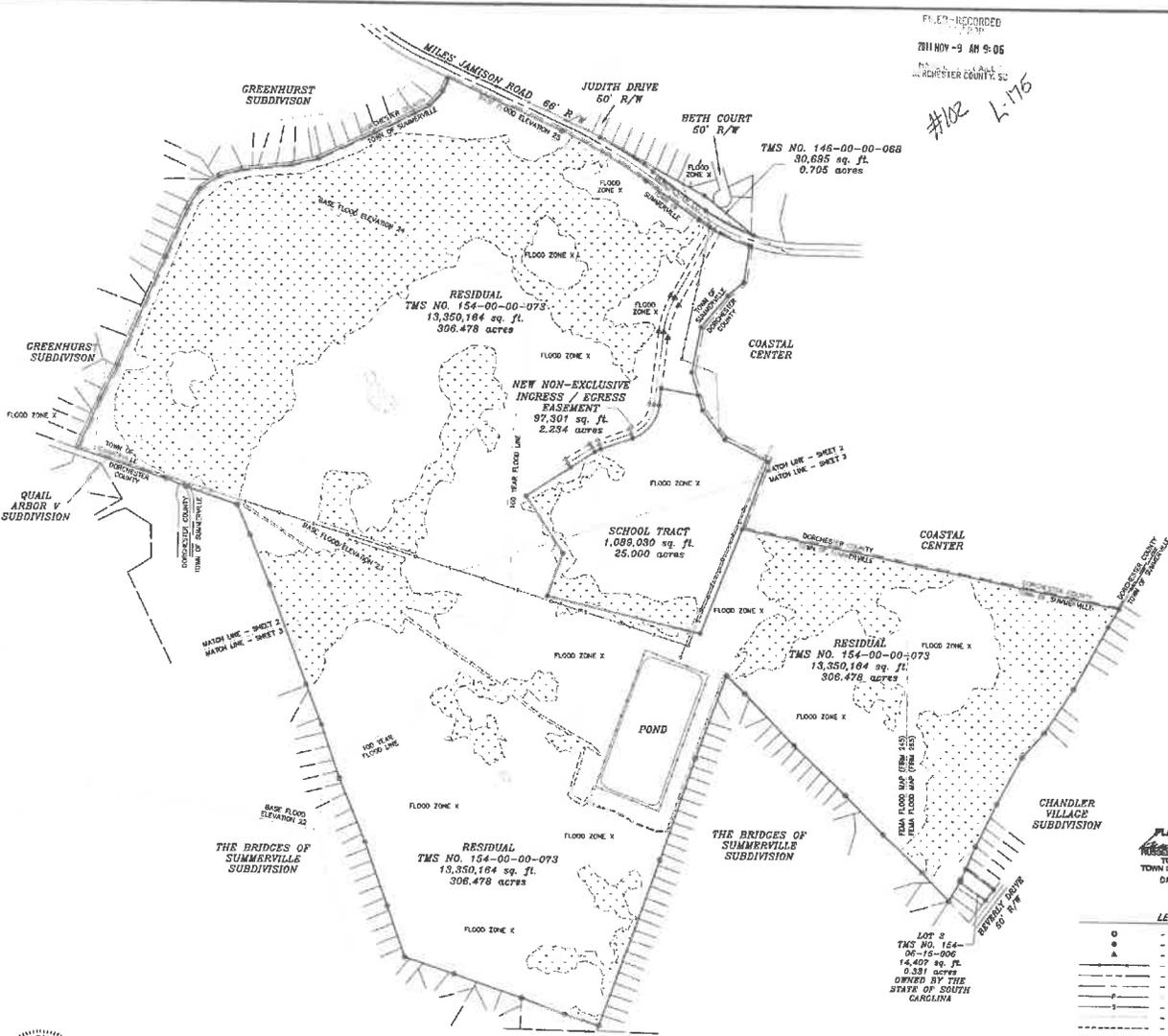
NOTES:

- 1) AREA HAS DETERMINED BY THE COOPERATIVE METHOD.
- 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 5) NO SURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE, THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) THE METERS SHOWN ON THIS SURVEY WERE TAKEN FROM A METERS SURVEY DATED 2010 AND A TRACT OF LAND BY DAVIS AND FLOYD, INC. DATED DECEMBER 23, 2005.
- 7) THERE ARE NO APPLICABLE DORM OFFICIAL LINE SURVEYS OR RECORDS ON THIS PROPERTY.
- 8) THE TMS NO. 144-00-00-073, TMS NO. 144-00-00-068 & 144-00-15-000
- 9) BOUNDARY LINES COLLECTED FROM A TO B REPRESENT ZONING LINES BETWEEN THE TOWN OF SUMMERVILLE AND DORCHESTER COUNTY (SEE MAP NO. 2)
- 10) ADJACENT TO THE TOWN OF SUMMERVILLE DECEMBER 17, 2008 AS PINE TRACE ZONING "PLOT PLANNED UNIT DEVELOPMENT"
- 11) THE GRANTY BOUNDARY BEING HERE IS OWNED AND OPERATED BY SUMMERVILLE COMMISSIONERS OF PUBLIC WORKS.



FILED - RECORDED
2011 NOV - 9 AM 9:06
DORCHESTER COUNTY, SC

#102 L-176



LEGEND

○	IRON FOUND (AS DESCRIBED)
●	IRON SET (3/4" REBAR)
△	CALCULATED POINT
—	FORCE LINE
—	RIGHT-OF-WAY
—	CENTER LINE
—	OVERHEAD POWER LINE
—	SEWER LINE
—	WETLANDS LINE
—	TOWN/COUNTY LIMIT LINE
—	FLOOD LINE
—	WATCH LINE
—	NETLANDS



DATE	REVISION	BY

GPA
PROFESSIONAL
LAND SURVEYORS

237 OLD SUMMERVILLE RD
SUITE 10
SUMMERVILLE, SC 29582
OFFICE (843) 332-3424
FAX (843) 332-3424

(CHARLOTTE BRANCH)
208 PHILIP DAVIS OFFICE
CHARLOTTE, NC 28206-1519
OFFICE (704) 315-8600
FAX (704) 315-8600

CONNECTION SC 28402
OFFICE (843) 971-9009
FAX (843) 971-9992

Thompson Wilford Associates
www.gpaonline.com

SCALE
1"=200'
PLS. AC. AC.
JOB NO.
15089
DATE
09/28/11
DRAWN BY
BSC
CHECKED BY
LCO

SHOWING THE SUBDIVISION OF TMS NO. 144-00-073
AND SHOWN AS TO CREATE SCHOOL TRACT
AND RESIDUAL TRACT. THIS TRACT IS AS SHOWN
OWNED BY S.C. RETARDED CHILDREN'S HALL CENTER
AND TMS NO. 144-00-15-000 OWNED BY THE STATE OF SOUTH CAROLINA
LOCATED IN AND NEAR THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA

PLAT APPROVED
RUSSELL H. CONNERTS, P.E.
TOWN ENGINEER
TOWN OF SUMMERVILLE, SC
DATE 7/10/11

SUBDIVISION PLAT

SHEET	OF
1	3



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	300.89	158.69	158.69	158.69	298.38	113.41° 47' 42"
C2	391.46	208.67	175.84	351.24	311.91	113.41° 47' 42"
C3	546.32	262.37	274.01	546.47	488.28	113.41° 47' 42"
C4	382.51	192.25	175.84	374.27	244.89	113.41° 47' 42"
C5	21.51	102.82	127.74	13.75	47.60	50° 12' 41"
C6	178.17	102.89	101.12	178.54	181.74	113.41° 47' 42"
C7	31.28	227.50	227.50	31.28	31.17	113.41° 47' 42"
C8	39.09	172.50	100.00	189.82	189.82	113.41° 47' 42"
C9	214.02	107.50	100.34	209.82	181.17	113.41° 47' 42"
C10	24.08	120.00	120.00	24.08	24.08	113.41° 47' 42"
C11	210.43	206.00	206.00	210.43	210.43	113.41° 47' 42"
C12	300.12	300.00	300.00	300.12	300.12	113.41° 47' 42"
C13	14.98	112.00	112.00	14.98	14.98	113.41° 47' 42"
C14	250.70	227.50	227.50	250.70	250.70	113.41° 47' 42"
C15	180.02	475.00	475.00	180.02	180.02	113.41° 47' 42"

THE CENTER LINE OF CHAMBER BRIDGE CREEK IS THE PROPERTY LINE OF THE SUBJECT TRACT. HOWEVER, THERE APPEARS TO BE A GAP OF LAND THAT BELONGS TO THE DEVELOPERS OF GREENHURST SUBDIVISION. THE CENTER LINE OF CHAMBER BRIDGE CREEK OVER CHAMBER BRIDGE CREEK PER PLAT REFERENCE MAPS 1, 2, 3 & 10. THE TRUE PROPERTY LINE (THE CENTER OF THE CREEK) IS NOT CALLED FOR OR MONUMENTED IN THESE REFERENCES PLATS FOR THE SUBDIVISION OF THESE GREENHURST LOTS.

THE CENTER LINE OF CHAMBER BRIDGE CREEK IS THE PROPERTY LINE OF THE SUBJECT TRACT. HOWEVER, THERE APPEARS TO BE A GAP OF LAND THAT BELONGS TO THE DEVELOPERS OF GREENHURST SUBDIVISION. THE CENTER LINE OF CHAMBER BRIDGE CREEK OVER CHAMBER BRIDGE CREEK PER PLAT REFERENCE MAPS 1, 2, 3 & 10. THE TRUE PROPERTY LINE (THE CENTER OF THE CREEK) IS NOT CALLED FOR OR MONUMENTED ON THESE REFERENCES PLATS FOR THE SUBDIVISION OF THESE GREENHURST LOTS.

BASED UPON FIELD EVIDENCE AND PLAT PROPERTY CORNER APPEAR TO BE A GAP OF LAND BETWEEN QUAIL ARBOR V SUBDIVISION AND THIS CREEK. THIS GAP APPEARS TO BELONG TO THE DEVELOPERS OF QUAIL ARBOR V (SEE PLAT REFERENCE MAPS 11 & 12).

LINE	LENGTH	BEARING
L1	284.54	113.41° 47' 42"
L2	210.27	50° 12' 41"
L3	179.82	113.41° 47' 42"
L4	85.64	113.41° 47' 42"
L5	248.74	113.41° 47' 42"
L6	16.58	113.41° 47' 42"
L7	110.03	113.41° 47' 42"
L8	110.52	113.41° 47' 42"
L9	154.91	113.41° 47' 42"
L10	127.37	113.41° 47' 42"
L11	144.81	113.41° 47' 42"
L12	164.78	113.41° 47' 42"
L13	119.76	113.41° 47' 42"
L14	303.51	113.41° 47' 42"
L15	215.30	113.41° 47' 42"
L16	215.30	113.41° 47' 42"
L17	528.81	113.41° 47' 42"
L18	301.22	113.41° 47' 42"
L19	127.50	113.41° 47' 42"
L20	121.30	113.41° 47' 42"
L21	130.42	113.41° 47' 42"
L22	202.01	113.41° 47' 42"
L23	154.00	113.41° 47' 42"
L24	248.15	113.41° 47' 42"
L25	248.22	113.41° 47' 42"
L26	33.91	113.41° 47' 42"
L27	113.79	113.41° 47' 42"
L28	81.30	113.41° 47' 42"
L29	86.00	113.41° 47' 42"
L30	64.30	113.41° 47' 42"
L31	15.08	113.41° 47' 42"
L32	194.73	113.41° 47' 42"
L33	177.99	113.41° 47' 42"
L34	204.83	113.41° 47' 42"
L35	283.84	113.41° 47' 42"
L36	27.50	113.41° 47' 42"
L37	27.50	113.41° 47' 42"
L38	180.87	113.41° 47' 42"
L39	187.08	113.41° 47' 42"
L40	187.68	113.41° 47' 42"
L41	187.68	113.41° 47' 42"
L42	403.73	113.41° 47' 42"
L43	441.05	113.41° 47' 42"
L44	18.37	113.41° 47' 42"
L45	187.68	113.41° 47' 42"
L46	83.21	113.41° 47' 42"
L48	506.47	113.41° 47' 42"

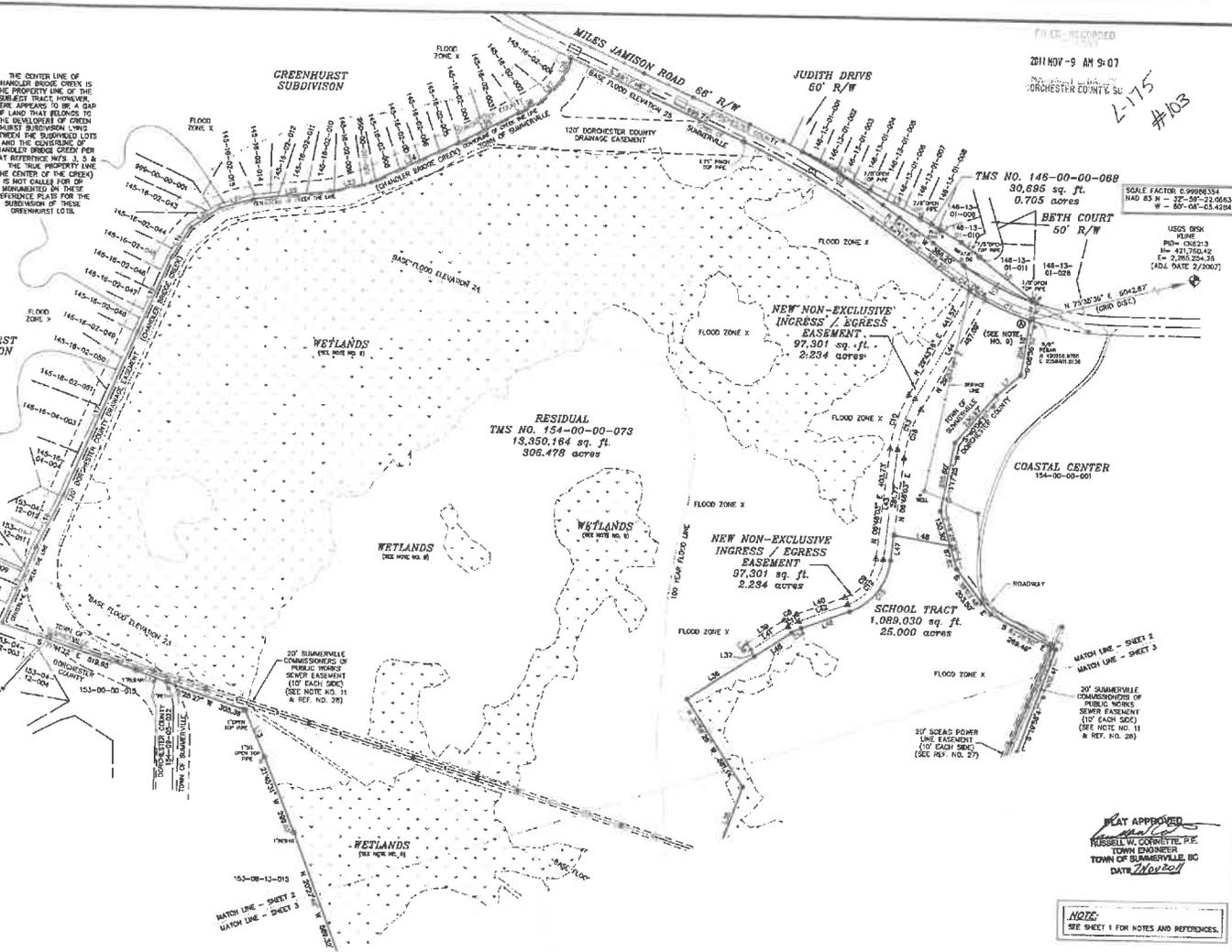
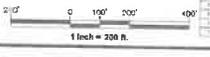
- LEGEND**
- - IRON FOUND (AS DESCRIBED)
 - - IRON SET (5/8" PEPAS)
 - ▲ - CALCULATED POINT
 - - FENCE LINE
 - - RIGHT-OF-WAY
 - - CENTER LINE
 - - OVERHEAD POWER LINE
 - - SEWER LINE
 - - TOWN/COUNTY LIMIT LINE
 - - FLOOD LINE
 - - MATCH LINE
 - - WETLANDS



J. JONATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY CERTIFICATE THAT THIS IS THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STATUTES AND RULES OF THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND DOES NOT EXCEED THE REQUIREMENTS OF A LAND SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESSED MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14TH DAY OF OCTOBER, 2011.



PARCEL NO.	PROPERTY OWNER						
101	IRVING & ANNE BROWN	102	IRVING & ANNE BROWN	103	IRVING & ANNE BROWN	104	IRVING & ANNE BROWN
105	IRVING & ANNE BROWN	106	IRVING & ANNE BROWN	107	IRVING & ANNE BROWN	108	IRVING & ANNE BROWN
109	IRVING & ANNE BROWN	110	IRVING & ANNE BROWN	111	IRVING & ANNE BROWN	112	IRVING & ANNE BROWN
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197	IRVING & ANNE BROWN	198	IRVING & ANNE BROWN	199	IRVING & ANNE BROWN	200	IRVING & ANNE BROWN

GPA
PROFESSIONAL
LAND SURVEYORS

217 06 SUMMERVILLE RD
SUMMERVILLE SC 29585
OFFICE (843) 365-2421
FAX (843) 365-2421

(CHARLOTTE BRANCH)
601 PALMER DAKE DRIVE
CHARLOTTE NC 28206-5916
OFFICE (704) 352-8600

CHARLESTON SC 29425
OFFICE (843) 577-8099
FAX (843) 577-8992

USGS BASK
FILE#
NAD 83 N - 32° 58' 23.06830"
E - 2,285,224.28
ELEVATION DATE 5/2007

SCALE FACTOR 0.9998354
NAD 83 N - 32° 58' 23.06830"
E - 2,285,224.28
ELEVATION DATE 5/2007

USGS BASK
FILE#
NAD 83 N - 32° 58' 23.06830"
E - 2,285,224.28
ELEVATION DATE 5/2007

USGS BASK
FILE#
NAD 83 N - 32° 58' 23.06830"
E - 2,285,224.28
ELEVATION DATE 5/2007

SCALE 1"=200'

JOB NO. 110001

DATE 03/29/11

DRAWN BY WCH

CHECKED BY OLG

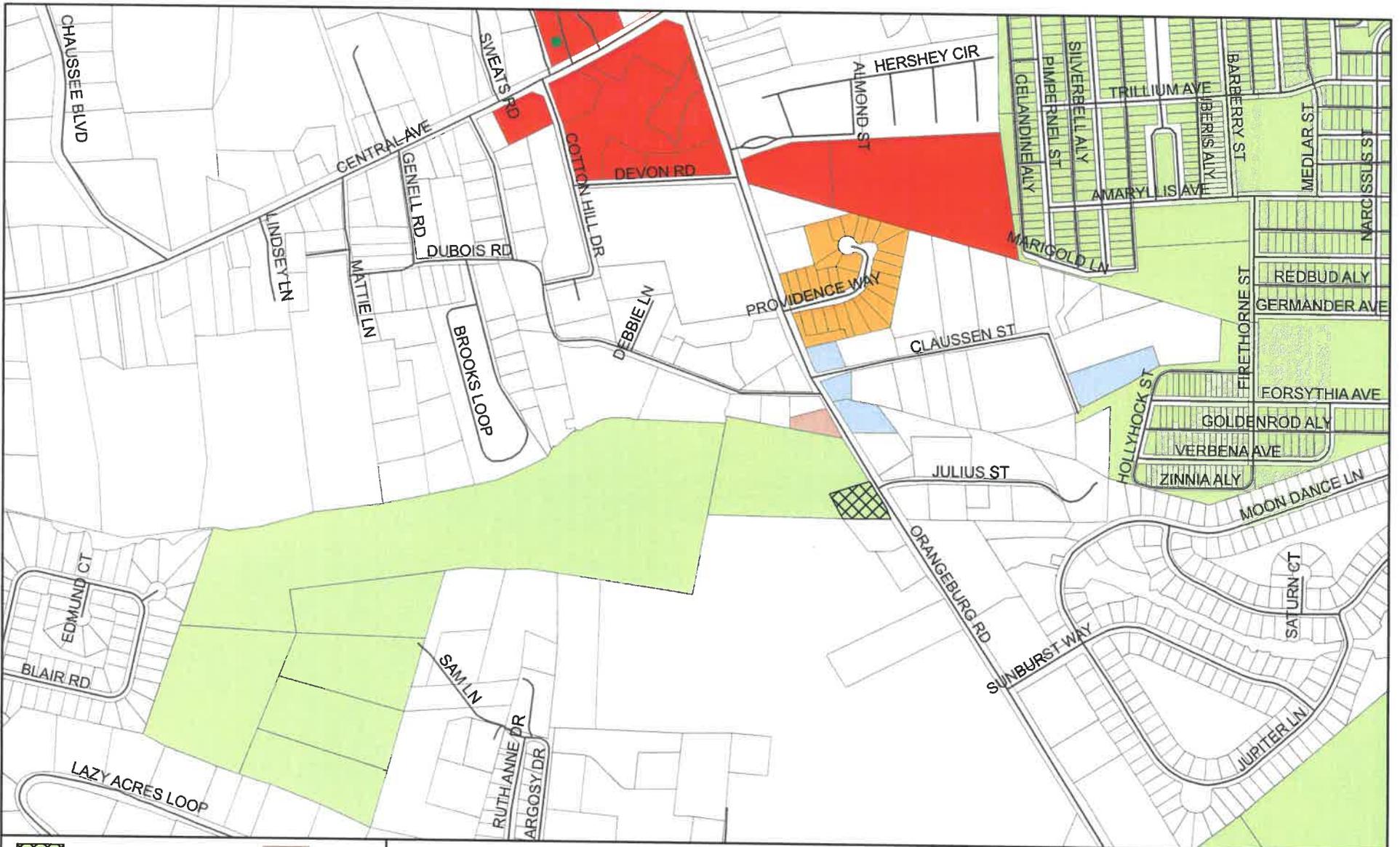
SHOWING THE SUBDIVISION OF TMS NO. 164-00-00-073 TO CREATE SCHOOL TRACT AND SHOWING TMS NO. 164-00-00-073 & TMS NO. 146-00-00-088 OWNED BY S.C. RETIARED CHILDREN'S HABILITATION CENTER AND TMS NO. 146-00-00-088 OWNED BY THE STATE OF SOUTH CAROLINA LOCATED IN AND NEAR THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA.

SUBDIVISION PLAT

APPROVED
RUSSELL W. CORNETTE, P.E.
TOWN ENGINEER
TOWN OF SUMMERVILLE, SC
DATE 11/01/11

NOTE:
SEE SHEET 1 FOR NOTES AND REFERENCES.

PARCEL NO.	PROPERTY OWNER						
201	IRVING & ANNE BROWN	202	IRVING & ANNE BROWN	203	IRVING & ANNE BROWN	204	IRVING & ANNE BROWN
205	IRVING & ANNE BROWN	206	IRVING & ANNE BROWN	207	IRVING & ANNE BROWN	208	IRVING & ANNE BROWN
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217	IRVING & ANNE BROWN	218	IRVING & ANNE BROWN	219	IRVING & ANNE BROWN	220	IRVING & ANNE BROWN
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293	IRVING & ANNE BROWN	294	IRVING & ANNE BROWN	295	IRVING & ANNE BROWN	296	IRVING & ANNE BROWN
297	IRVING & ANNE BROWN	298	IRVING & ANNE BROWN	299	IRVING & ANNE BROWN	300	IRVING & ANNE BROWN

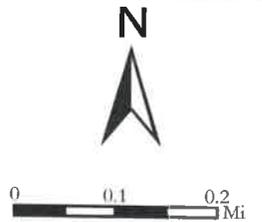


- | | | | |
|---|--------------------|---|-----|
|  | Annexation Request |  | N-B |
| Zoning | |  | N-R |
|  | G-B |  | PL |
|  | GR-5 |  | PUD |

Annexation & PUD Amendment Exhibit Knightsville Tract

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

2020



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

ORDINANCE

TO ANNEX TO, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUMMERVILLE, THE PARCEL OWNED BY KNIGHTSVILLE, LLC, ADJACENT TO THE BOUNDARY LINE OF THE TOWN, AS DESCRIBED ON THE DEED AND PREPARED PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO AMEND THE EXISTING PLANNED UNIT DEVELOPMENT FOR THE KNIGHTSVILLE TRACT TO INCLUDE THIS PARCEL FOR PURPOSES BELOW:

WHEREAS, the owner of the real estate designated as Dorchester County TMS# 144-01-00-005, located at 795 Orangeburg Road, described as approximately 1.00 acre, has petitioned the Town Council of the Town of Summerville to annex into the Town of Summerville and to amend the existing Planned Unit Development for the Knightsville Tract to include this parcel.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Members of Town Council duly assembled;

SECTION I. That the described land on the attached deed and prepared plat, contiguous to the boundary of the Town of Summerville is hereby annexed to, taken into and made a part of the Town of Summerville and including the public roadway (s) immediately adjacent to the property lines of the parcel for the purposes of providing public service to the parcel.

SECTION II. That the existing Planned Unit Development for the Knightsville Tract be amended to include the described lands on the attached deed and prepared plat to be used for the purposes of open space, including the entry road, and commercial property.

SECTION III. That the property above described and hereby annexed shall be Zoned PUD "Planned Development" and be classified as PUD "Planned Development" under the Zoning Ordinance of the Town of Summerville; and, that the existing PUD for the Knightsville Tract be amended to include this parcel to be used as described herein.

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

Ricky Waring, Mayor

Beth Messervy, Town Clerk

PUBLIC HEARING: May 18, 2020

FIRST READING: _____

SECOND READING: _____



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): KNIGHTSVILLE LLC
 *Mailing Address: 572 SAVANNAH HWY *Telephone: 843.693.4141
 *City: CHARLESTON *State: SC *Zip: 29407 Email: joshua.craig@crescenthomes.net

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: 795 ORANSEBURG RD. Tax Map Number: 194-01-00-005
 *Number of Current Residents: 0 *Race of Current Residents: N/A
 Current Land Use: HOME Future Land Use: COMMERCIAL / OPEN SPACE
 (i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)
 Current County Zoning Classification: R4
 Requested Zoning Classification: PUD

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

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

PICKUP: Call the Planning Department at 843.851.4214

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF SUMMERVILLE

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

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

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

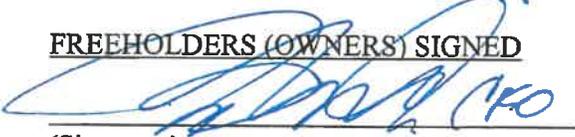
SAID PROPERTY, located at 795 ORANGEBURG RD. (approximately 1.00 acres) to be annexed is identified by the DORCHESTER County Assessor's Office as Property Identification Number: TMS # 144-01-00-005 to include, if necessary to establish contiguity, any road, waterway, easement, railroad track, marshland or utility line that intervenes between this property and the municipal limits of the Town of Summerville.

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

Dated this 27 day of MARCH, 2020.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE


(Signature)

3/27/2020
(Date)

Jim Cone
(Print Name)

(Signature)

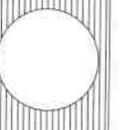
(Date)

(Print Name)

TITLE
**EXHIBIT SHOWING
 WEST CAROLINA AVENUE
 TRAFFIC CALMING PROJECT**
 LOCATED IN THE TOWN OF SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA

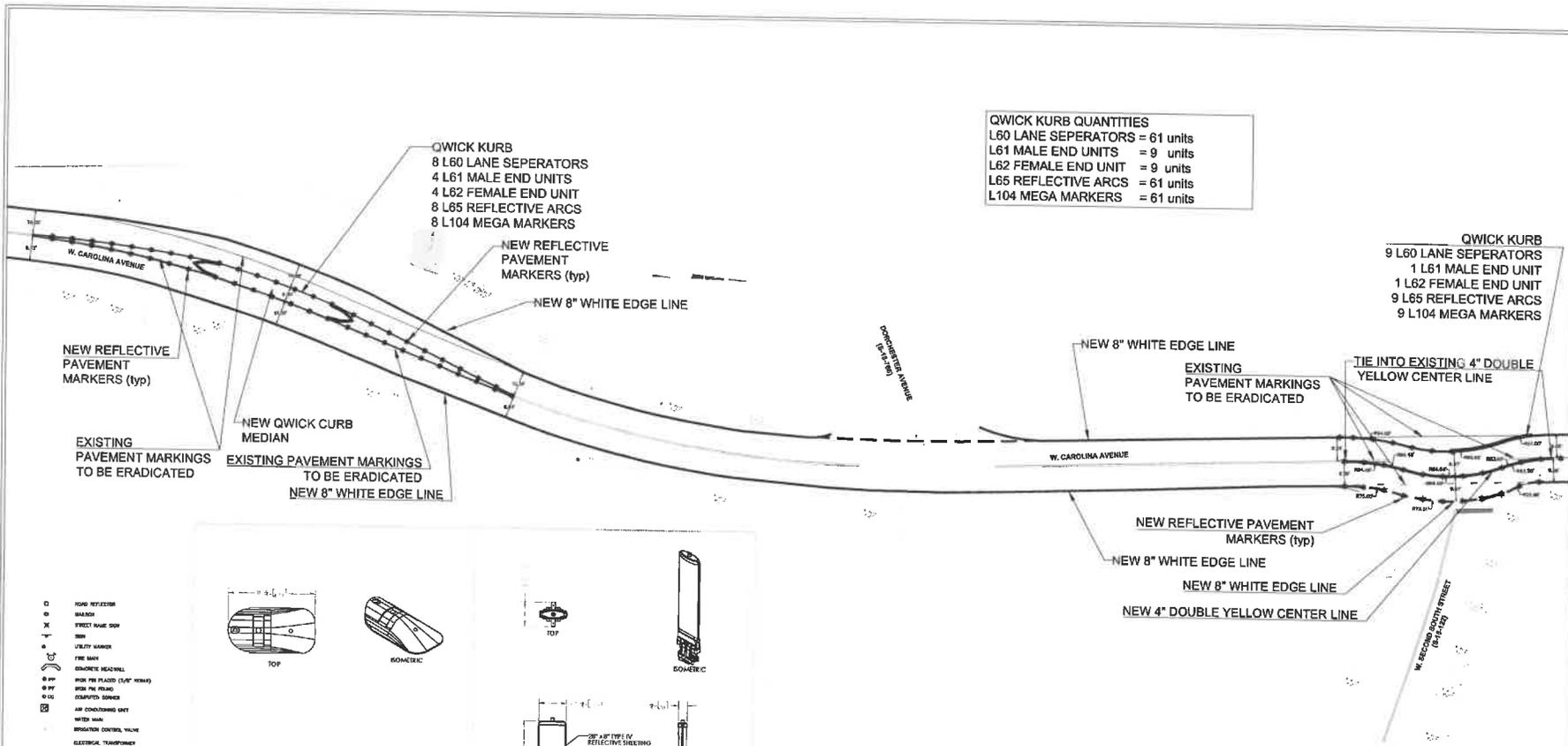


THE TOWN OF SUMMERVILLE
 TOWN HALL
 200 SOUTH MAIN STREET
 SUMMERVILLE, S.C. 29483
 TELEPHONE (843) 851-4225
 FAX (843) 842-9182

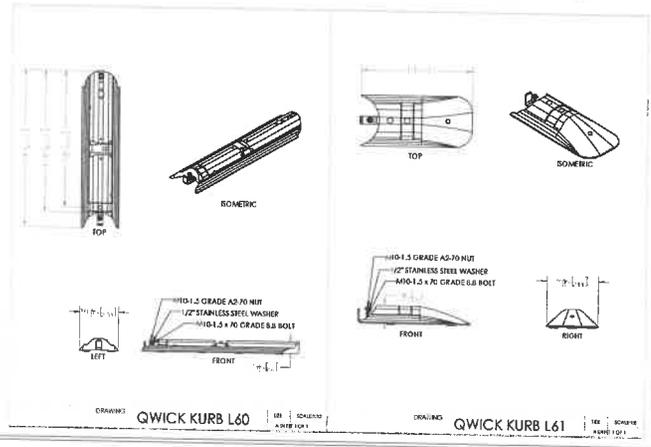
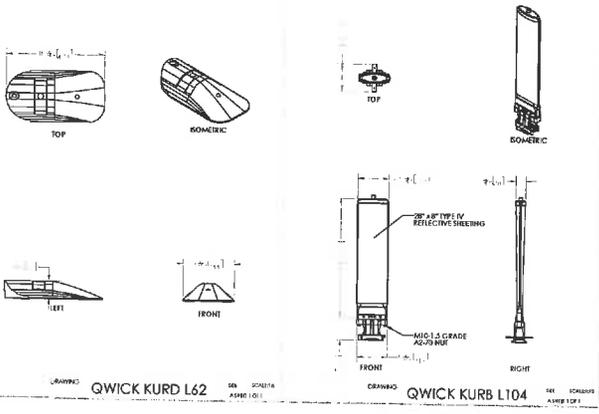


DESIGNER: TD PERICE JR
 CHECKED: DW CORNETTE
 APPROVED: DW CORNETTE
 SCALE: 1" = 20'
 DATE: MAY 2000
 SHEET NO.: 2 OF 2

- QWICK KURB QUANTITIES**
 L60 LANE SEPERATORS = 61 units
 L61 MALE END UNITS = 9 units
 L62 FEMALE END UNIT = 9 units
 L65 REFLECTIVE ARCS = 61 units
 L104 MEGA MARKERS = 61 units

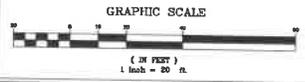


- ROAD REFLECTOR
- ROAD SIGN
- × STREET NAME SIGN
- TREE
- UTILITY MARKER
- FIRE HYDRANT
- CONCRETE HEADWALL
- PP SIDE PER PLAZED (1/4" HOLES)
- PF SIDE PER PLAZED
- CS CONCRETE SIGN
- AIR CONDITIONING UNIT
- WATER MAIN
- SEWER MAIN
- ELECTRICAL TRANSFORMER
- CLEAN OUT (C/O)
- MANHOLE
- GROUND SIGN
- STOP SIGN
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDIKING
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- POWER POLE
- GAS SIGN
- QWICK KURB
- QWICK KURB L62
- QWICK KURB L104
- QWICK KURB L60
- QWICK KURB L61



NOTE:
 THE LOCATION AND SIZES OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. LOCATIONS ARE BASED ON DATA PROVIDED BY UTILITY PURVEYORS, EVIDENCE OF ABOVE GROUND APPURTENANCES, AND OTHER FIELD OBSERVATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ENTRANCE INTO CONFINED SPACES TO VERIFY VISIBLE UNDERGROUND APPURTENANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. ACTUAL SIZES AND LOCATIONS OF ANY UNDERGROUND UTILITY SHOWN ON THIS DRAWING SHOULD BE VERIFIED IF NECESSARY.

* THE SURVEY INFORMATION SHOWN ON THIS EXHIBIT WAS PROVIDED BY EDISTO ENGINEERS & SURVEYORS, INC. P.O. BOX 1725 ORANGEBURG SOUTH CAROLINA 29116. DATED APRIL 13, 2020



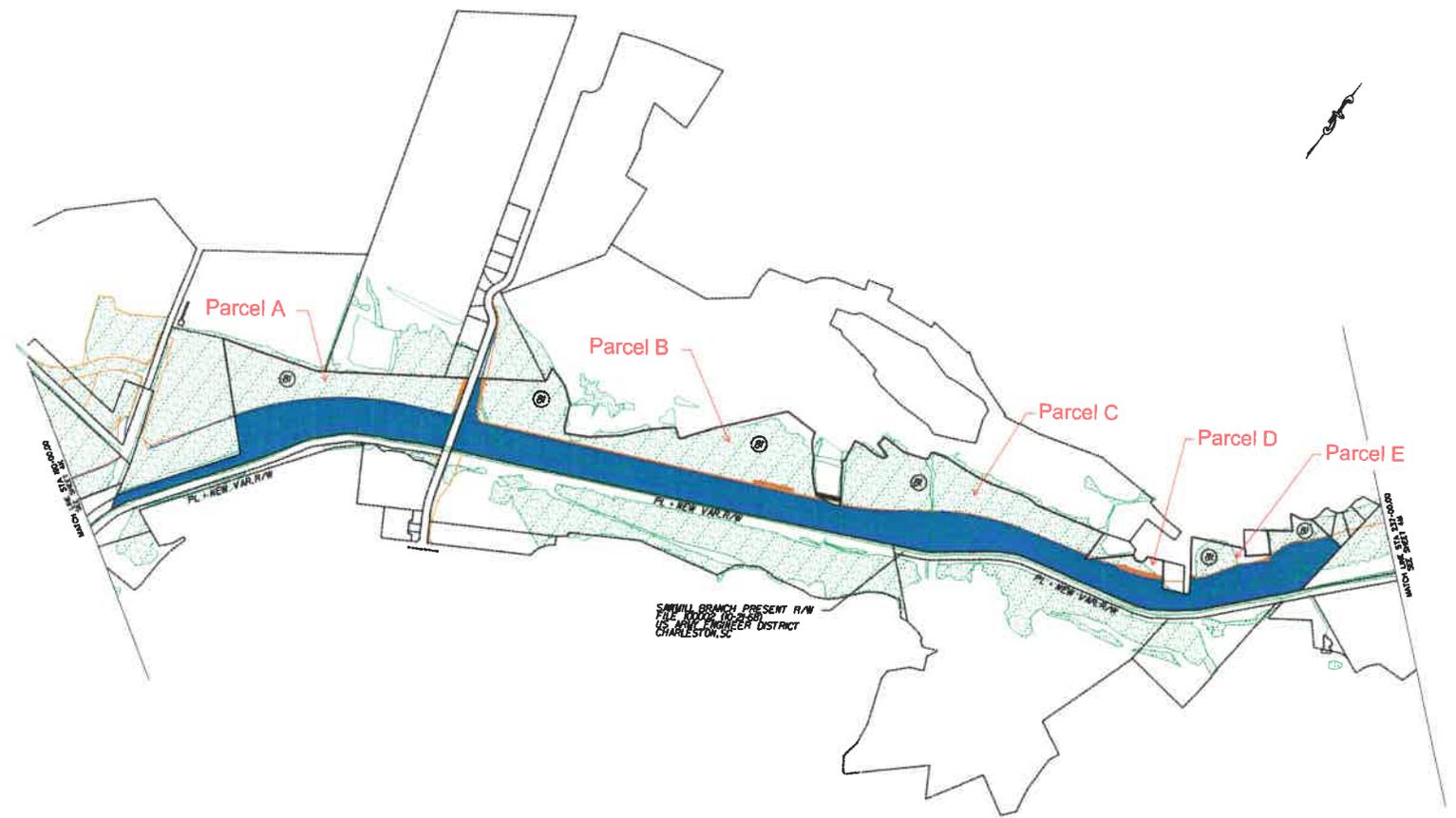
ADDITIONAL PROPOSED RIGHT-OF-WAY IDENTIFIED IN REVISED PLANS AS (2016) HAS BEEN ESTABLISHED BY ICA ENGINEERING INC. ALL OTHER PROPOSED RIGHT-OF-WAY WAS PREVIOUSLY ESTABLISHED BY DAVIS & FLOYD, INC. AND OBTAINED BY THE DORCHESTER COUNTY TRANSPORTATION AUTHORITY.

FILE NO.	STATE	COUNTY	PROJECT #	PROJECT	DATE
3	S.C.	DORCHESTER	P023349	SC 91	

SOUTH CAROLINA
DEPARTMENT OF TRANSPORTATION
ROAD DESIGN COLUMBIA, S.C.
DORCHESTER COUNTY
BERLIN TRACT 81 / 81A
SCALE 1" = 400'

REV. NO.	BY	DATE	DESCRIPTION OF REVISION

ICA
ICA Engineering, Inc.
1122 Lady Street, Unit 100, Columbia, SC 29201



- Additional Right-of-Way
- 2010 Condemnation
- Wetlands

- Parcel A Remaining = 10.637 Acres (10.620 Acres Wetlands)
- Parcel B Remaining = 18.317 Acres (16.848 Acres Wetlands)
- Parcel C Remaining = 14.237 Acres (13.770 Acres Wetlands)
- Parcel D Remaining = 0.829 Acres (0.520 Acres Wetlands)
- Parcel E Remaining = 3.408 Acres (2.181 Acres Wetlands)

