Town of Summerville
Planning Commission
The public and Town Council members are invited to attend
June 17, 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 May 20, 2019.

II. PUBLIC HEARINGS:

III. OLD BUSINESS:

1. 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). (This item was tabled from last month's meeting, and a public hearing was held May 20, 2019.)

IV. NEW BUSINESS:

1. New Street Names: Limehouse Village: Pink Azalea Street, Magnolia Garden Drive, Bird Pine Drive, Weathered Hickory Street, Weathered Oak Drive, and Aged Oak Street

V. MISCELLANEOUS:

1. Comprehensive Plan & Master Transportation Plan update

VI. ADJOURNMENT:

____________________________________
Chairman or Vice Chairman

Posted June 11, 2019
This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Sarah Bares; Elaine Segelken; Betty Profit; 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 April 15, 2019. Hearing none, the Chairman declared the minutes accepted as presented.

Public Hearings:
The first public hearing opened at 4:01 PM and was for the 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. 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 4:01 PM.

The second public hearing opened at 4:02 PM and was for the 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. Mr. Reaves introduced the request. No one came forward to comment on the petition and the public hearing was closed at 4:02 PM.

The third public hearing opened at 4:03 PM and was for the 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. Mr. Reaves introduced the request. No one came forward to comment on the petition and the public hearing was closed at 4:03 PM.

The fourth public hearing opened at 4:03 PM and was for the 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. Mr. Reaves introduced the request. Michelle Mennetti of 506 N. Palmetto Street stated that she lives next door to the property and is concerned about her privacy and the safety of her children and about parking along N. Palmetto Street, as she has seen the parking issues for the ARK. She agrees with the Myers’ letter (submitted into the record by Dr. Bares), which requests that this rezoning be shelved until the area is considered as a whole by the UDO. Mrs. Mennetti also brought up the fact that the property on the other half of the block is a full block deep and that would allow the commercial zoning, should it extend to there, onto W. 4th North Street. Stan Glenn, representing the family that owns 602 W. 5th North Street, pointed out that there are business zoned properties directly across the street, and his family is just trying to ask for the highest and best use of the land. He also noted that the B-1 zoning is in line with the Town’s future plans for the area, and they are just looking to get a professional office use. Hearing no further comment, the public hearing was closed at 4:08 PM.
The fifth public hearing opened at 4:08 PM and was for the 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. Mr. Reaves introduced the request. Stefan Hoyer with the Hoyer Investment Company, who is representing the owner, explained that this property has been identified in the Town’s plans for annexation, and they are trying to create a self-sustaining community for living, shopping, entertainment, and jobs. The site is surrounded by 20 million square feet of approved industrial space, and additional housing diversity of a high quality will provide more options for people to live closer to where they work. His goal is for this development to support downtown, not compete with it. Most of the wetlands would be preserved, and the existing dirt pits would turned into a lake system.

Chris Magaldi with Thomas & Hutton, civil engineer for the developer, addressed the staff comments included in the staff report. He confirmed that they had no problems fully addressing comments 2, 3, 4, 5, 7, and 9, and would make those changes. In regards to comment 1, staff’s request for additional commercial and even industrial square footage, Mr. Magaldi confirmed that they would increase the commercial square footage up to a half million with the possibility of a million square feet of industrial flex space. As for the regional park, he explained that they were open to the possibility of a park and would discuss that as part of the Development Agreement that must be approved by Town Council. In regards to comment 6, staff’s request that no houses front the Central Connector Street and that a multi-use path of 8’ minimum be added on both sides, Mr. Magaldi noted that they were planning to have some houses front the Central Connector Street; however, they would be alley-loaded, so no driveways would access it. He also explained that they could provide a 10’ wide multi-use path on one side of the Central Connector Street. In regards to comment 8, staff’s request to show vehicular connections to Sheep Island Road, Mr. Magaldi informed the Commission that following this submittal, they found out that Sheep Island Road was not a public right-of-way, so they could not improve it; however, they would provide better connection internally on their site, and a future connection to adjacent property. He provided a revised conceptual plan that showed these access changes. Rick Reiff with Ramey Kemp, traffic engineer for the project, addressed comment 10 regarding the traffic study. He explained that he was working with the BCDCOG to update their traffic model, as Nexton Parkway was not included in their current model. Ms. Segelken asked if the traffic study included 2019 traffic counts as this area is growing rapidly, and Mr. Reiff responded that the counts were from 2018, but the study included a high background growth rate of 13%. George Bullwinkel of Nexsen Pruet, attorney for the developer, stated that they were working closely with the BCDCOG and looking at all of the planned uses in the area. Ms. Segelken also asked about the possibility of donating land to the Town. Mr. Bullwinkel expressed their interest in discussing any possible land donations with Town Council based upon the needs of the Town, whether it be for fire, police, or recreation. With no further public comment, the public hearing was closed at 4:23 PM.

The sixth public hearing opened at 4:24 PM and was for the 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. Mr. Reaves introduced the request. The property owners stated that they were in attendance, and planned to build a home on the property. With no further public comment, the public hearing was closed at 4:24 PM.

**Old Business**

The first item under Old 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 and noted that this
item was tabled from last month’s meeting, and Town Council had already given first reading. Ms. Shuler stated that she had no further information from the property owner who was informed that this item would be on the agenda again this month. Ms. Segelken asked if this property included the electronic billboard, and Mr. Macholl responded that the billboard was actually on the adjacent property. Ms. Segelken then made a motion to recommend approval of the annexation, and Mr. Carroll made the second. The motion passed unanimously.

New Business:
The first item under New Business was New Street Names (as applicable). Ms. Shuler explained that they did have one street name for approval at the front of Pine Forest Country Club, and the three Counties had no conflicts with their top choice on the application. Ms. Segelken made a motion to approve the street name Diedre Court, and Mr. Lee made the second. The motion passed unanimously.

The second item under New Business was the 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. Mr. Reaves introduced the request. Dr. Bares made a motion to recommend approval of the annexation. The motion was seconded by Ms. Segelken. The motion passed unanimously.

The third item under New Business was the 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. Mr. Reaves introduced the request. Mr. Carroll made a motion to recommend approval of the annexation. The motion was seconded by Dr. Bares. The motion passed unanimously.

The fourth item under New Business was the 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. Mr. Reaves introduced the request. Dr. Bares made a motion to recommend approval of the annexation. The motion was seconded by Mr. Carroll. The motion passed unanimously.

The fifth item under New Business was the 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. Mr. Reaves introduced the request. Ms. Segelken made a motion to recommend denial of the rezoning, and Dr. Bares made the second. Ms. Segelken explained that she felt there needed to be a clear line of business encroachment, and given the adjacent property that extends all the way to W. 4th North Street, she believes that this needs further study. Dr. Bares expressed her concern about spot zoning, since the rest of the block is zoned R-1. Ms. Shuler explained that given the close proximity of other B-1 zoned properties, this would not qualify as spot zoning. Mr. Reaves expressed some concern that there is not a specific plan for the property. Mr. Lee pointed out that relatively few people still lived on Highway 78 in the area, the UDO shows the area as mixed use, and plans are in place to widen Highway 78. Mr. Glenn noted that the other properties in the immediate vicinity had been rezoned to business, and while it is not the Town’s job to increase his property value, he would like for his family to be able to reap the benefits not the next buyer. Mr. Carroll commented that this block had a very residential feel to it, and Mr. Lee questioned if SCDOT would restrict access on Highway 78 once it was widened. Following the discussion, Mr. Reaves called for the vote, and the motion failed, 3-3, with Dr. Bares, Ms. Segelken, and Ms. Profit voting in favor, and Mr. Reaves, Mr.
Lee, and Mr. Carroll voting against. Mr. Carroll then made a motion to table the item until the June meeting to allow further study. Ms. Segelken made the second, and the motion passed unanimously.

The sixth item under New Business was the 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. Mr. Reaves introduced the request. Dr. Bares made a motion to recommend approval of the annexation and PUD with the changes discussed, and Ms. Segelken made the second. Ms. Segelken pointed out a typo that needed to be fixed on page 12, under B., in the first sentence “that” should be changed to “where.” She also questioned whether the language regarding grand tree mitigation was typical and asked for clarification on the exemption from the CDRB. Ms. Shuler responded that the grand tree mitigation language is similar to our current ordinance, and she explained that they would only be exempt from the CDRB if they created their own design guidelines, and those guidelines would have to be reviewed by the CDRB and approved by staff. There was further discussion regarding the proposed Development Agreement, which will have to go before Council for two public hearings. Ms. Segelken asked for clarification on the wetlands and open space, and Ms. Shuler explained that they would have to provide a percentage of both open space and usable park space, which is similar to the UDO. Dr. Bares expressed her belief that this proposed development was a relatively conservative use of the land and something that the Town would want. Mr. Lee asked about the exhibit of road improvements mentioned in the traffic study letter and asked for clarification on Level of Service (LOS). Mr. Reiff provided a hardcopy of the exhibit for the traffic study and gave a brief explanation on Level of Service and the Highway Capacity Manual. Following the discussion, Mr. Reaves called for the question, and the motion passed unanimously.

The seventh item under New Business was for the 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. Mr. Reaves introduced the request. Ms. Segelken made a motion to recommend approval of the annexation, and Mr. Carroll made the second. The motion passed unanimously.

Miscellaneous:
Ms. Shuler stated that she had nothing to report at this time regarding the Comprehensive Plan & Master Transportation Plan update.

Adjourn
With no further business for the Commission, Mr. Lee made a motion to adjourn with Dr. Bares making the second, and Mr. Reaves adjourned the meeting at 5:01 PM.

Respectfully Submitted,

Jessi Shuler
Director of Planning

Date: __________________________

Approved: _____________________
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman
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 item was tabled from last month’s meeting to allow further study by the Planning Commission members.

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.

Location: Limehouse Village Subdivision off Dorchester Road
Request: Approval of street names

The street names highlighted on the application provided in your packet are those that have no conflicts with existing or reserved street names in Dorchester, Berkeley, or Charleston County. This phase of the subdivision only needs two street names at this time; however, additional street names may be approved for future use.
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    Phone: (843) 243-4605
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.

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

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

*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 PROBATE COURT
CERTIFICATE OF APPOINTMENT
CASE NUMBER: 2018ES1800765

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.
STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

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 14 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:

\[
\text{Euris Stanton Glenn, Jr.}
\]

\[
\text{S.} \]

\[
\text{Bettie E. Kendall}
\]

********

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.

\[
\text{Bettie E. Kendall}
\]

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

\[
\text{(L.S.) Notary Public for South Carolina}
\]

My Commission Expires: 11/01/09
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 Northeast 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 RMC 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

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 10th Day of December, 2003
at 09:06 A.M. and recorded in book 2987, page 221

MARGARET L. BAILEY
REGISTER OF DEEDS
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) X 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 ___________ 2005.

Notary Public for South Carolina
My Commission Expires: ___________
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.
# Street Name Assignment Application

**Town of Summerville**  
200 South Main Street, Summerville, SC 29483  
843.851.4214  
jshuler@summervillesc.gov

## Applicant Information

**Name**  LENNAR CONSTRUCTION, LLC  
**Address**  1941 SAVAGE ROAD, CHARLESTON, SC, 29414  
**Phone Number**  843-388-8989  
**Email**  JASON.BYHAM@LENNAR.COM

## Property Owner Information (if different than applicant)

**Name**  SAME AS APPLICANT  
**Address**  
**Phone Number**  
**Email**  

## Applying For

- [X] New Street Name  
- [ ] Change Current Street Name

## Property Information

**Location or Cross Street**  NORTH COMMODORE WAY  
**TMS# (Required)**  152-00-00-055  
**Subdivision**  LIMEHOUSE VILLAGE

### Proposed Street Name(s) by Preference Order.

1. **PINK AZALEA STREET**  
2. **MAGNOLIA GARDEN DRIVE**  
3. **LONGLEAF LANE**  
4. **WEATHERED HICKORY STREET**  
5. **AGED OAK STREET**  
6. **WEATHERED OAK DRIVE**  
**HICKORY STREET**  
**EVERGREEN AVENUE**  
**CAMELLIA STREET**  
**MAGNOLIA GARDEN DRIVE**  
**EVERGREEN AVENUE**  
**CAMELLIA STREET**  
**MAGNOLIA GARDEN DRIVE**  
**EVERGREEN AVENUE**  
**CAMELLIA STREET**

**REQUIRED: Please attach a preliminary plat.**

**Signature of Applicant**

![Signature]

**Date Submitted**  5/21/19

## [FOR OFFICE USE ONLY]

**Assigned Street Name(s)**

---

**Reviewed by**

**Date**