

NOVEMBER 19, 2015

SPRING GROVE

COMPREHENSIVE PLAN AMENDMENT APPLICATION - APPLICATION FORM & CHECKLIST DOCUMENTATION

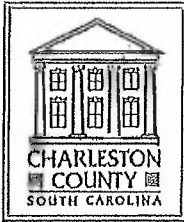


Comprehensive Plan Amendment Application
Application Form and Checklist Documentation

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Tab i



Charleston County Zoning/Planning Department
 Lonnie Hamilton III, Public Services Building
 4045 Bridge View Drive
 North Charleston, SC 29405
 Phone (843) 202-7200 Fax (843) 202-7218

Daniel C. Pennick, AICP, Director

COMPREHENSIVE PLAN AMENDMENT APPLICATION

APPLICATION INFORMATION

Application Number: ACP-7-13-16648		
Date Submitted:		
Applicant Name: MWV-East Edisto Spring Grove, LLC		
Address: 201 Sigma Dr., Suite 400		
City: Summerville	State: SC	ZIP Code: 29483
Telephone: 843-851-4603	Fax: 843-875-7185	E-mail: ken.seeger@mwv.com

TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title:	See Attachment
Page:	See Attachment
Please provide further Indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit).	
See Attachment	

REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT
 (documentation may be attached to the application in lieu of completing this section)
 See Attachment

SIGNATURES

APPLICANT(S)	PLANNING DEPARTMENT OFFICIAL
PRINTED NAME: MWV-East Edisto Spring Grove, LLC	PRINTED NAME:
SIGNATURE:	SIGNATURE:
DATE: by Kenneth T. Seeger, President	DATE: 5.28.14
PRINTED NAME:	
SIGNATURE:	
DATE:	

FOR OFFICE USE ONLY

Application Number			
Date Submitted			
Amount Received	\$250.00	Cash	Check Number:
Receipt Number			

Attachment to: Comprehensive Plan Amendment Application
Application Form

TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title, Page:

Map 3.1.4 Future Land Use Map, page 33

Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)

See Comprehensive Plan Amendment Application: Proposed Text and Map Amendments in application packet "Comprehensive Plan Amendment Application: Application Information"

REQUESTED AMENDMENT

See Comprehensive Plan Amendment Application: Proposed Text and Map Amendments in application packet "Comprehensive Plan Amendment Application: Application Information"

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

See Comprehensive Plan Amendment Application: Proposed Text and Map Amendments in application packet "Comprehensive Plan Amendment Application: Application Information"

Attachment to: Comprehensive Plan Amendment Application
Application Form

Attachment: **Property Information: A table listing PID #s, addresses, acreage by PID, and deed and plat recording information**

PARCEL ID(S)	STREET ADDRESS OF RECORD WITH CHARLESTON COUNTY ASSESSOR'S OFFICE	E-9-1-1 ADDRESS	ACREAGE	DEED RECORDING INFORMATION	PLAT RECORDING INFORMATION
050-00-00-017	5617 New Road SC 29470	5613 New Rd	2.22	Bk 0336 Pg 979 (June 10, 2013)	Bk AY Pg 26 (Sept. 8, 1983)
099-00-00-012	HWY 174 SC 29426	5610 Highway 174	20.00	Bk 0336 Pg 979 (June 10, 2013)	Bk G Pg 2 (Jan. 15, 1947) Bk E-58 Pg 61 (Feb. 13, 1954)
099-00-00-033	Old Jacksonboro Road SC 29426	7926 Old Jacksonboro Rd	5.41	Bk 0336 Pg 979 (June 10, 2013)	Bk C-46 Pg 374 (Nov. 19, 1946) <u>Supplemental boundary surveys and out-conveyances:</u> Bk BY Pg 197 (Apr. 24, 1990) Bk EH Pg 674 (Feb. 4, 2005)
099-00-00-089	HWY 174 SC 29426	5670 Highway 174	4.08	Bk 0336 Pg 979 (June 10, 2013)	Bk BW Pg 41 (July 12, 1989) <u>Supplemental boundary surveys and out-conveyances:</u> Bk H-193 Pg 864 (May 18, 1990)
121-00-00-033	Old Jacksonboro Road SC 29426	7925 Old Jacksonboro Rd	43.20	Bk 0336 Pg 979 (June 10, 2013)	Bk C-46 Pg 374 (Nov. 19, 1946)
121-00-00-035	Old Jacksonboro Road SC 29426	5640 Highway 174	250.00	Bk 0336 Pg 979 (June 10, 2013)	Bk G Pg 2 (Jan. 15, 1947)
168-00-00-023	6735 Old Jacksonboro Road SC 29470	6731 Old Jacksonboro Rd	0.69	Bk 0336 Pg 979 (June 10, 2013)	Bk U Pg 70 (Dec. 20, 1979)

Comprehensive Plan Amendment Application: Application Form
Attachment: Property Information

PARCEL ID(S)	STREET ADDRESS OF RECORD WITH CHARLESTON COUNTY ASSESSOR'S OFFICE	E-9-1-1 ADDRESS	ACREAGE	DEED RECORDING INFORMATION	PLAT RECORDING INFORMATION
175-00-00-009	6803 HWY 165 SC 29426	7117 Highway 165	13,933.90	Bk 0336 Pg 979 (June 10, 2013)	Bk Z-30 Pg 224 (Nov. 19, 1923) Bk Z-30 Pg 281 (Jan. 5, 1925) Bk U-32 Pg 733 (July 10, 1925) Bk E Pg 31 (Dec. 31, 1925) Bk V-32 Pg 65 (1925) Bk U-33 Pg 28 (Sept. 2, 1926) Bk C-26 Pg 254 (Aug. 24, 1927) Bk E Pg 131 (June 17, 1931) Bk V-37 Pg 381 (Nov. 1, 1934) Bk Q-37 Pg 717 (Aug. 1, 1935) Bk H-47 Pg 668 (July 22, 1947) Chs. Co. C.P., S. Coatings & Chem. Co. v. Gordon (1946) Bk O-60 Pg 430 (July 25, 1955) <u>Supplemental boundary surveys & out-conveyances:</u> CHS CO Improvement of New Road (1926) Bk E66 Pg 50 (July 18, 1958) Bk L Pg 145 (Aug. 4, 1958) Bk P Pg 113 (Dec. 17, 1962) Bk V Pg 131 (March 14, 1967) Bk Z Pg 48 (Dec. 5, 1969) Bk Z Pg 78 (Feb. 24, 1970) SCDOT No. 10.6.41 (1970) SCDOT No. 15.4.08 (1970) Bk P Pg 116 (Feb. 22, 1972) Bk X Pg 185 (Apr. 26, 1978) Bk AS Pg 62 (March 17, 1981) Bk EJ Pg 811 (June 3, 2006) Bk EE Pg 574 (Jan. 30, 2001) Bk EE Pg 575 (Jan. 30, 2001) Bk EE Pg 576 (Jan. 30, 2001) Bk L11 Pg 308 (Dec. 2, 2011) Bk BY Pg 183 (Apr. 9, 1990) Bk CM Pg 88 (May 24, 1993) Bk EC Pg 388 (March 20, 1998) Bk DD Pg 584 (Feb. 28, 2003) Bk EH Pg 673-678 (Feb. 4, 2005) Bk L14 Pg 338-341 (Aug. 15, 2014)
175-00-00-017	7900 Savannah HWY SC 29426	7900 Savannah Hwy	245.00	Bk 0336 Pg 979 (June 10, 2013)	Bk F Pg 130 (Oct. 16, 1942)
186-00-00-062	New Road SC 29470	6209 New Rd	3.50	Bk 0336 Pg 979 (June 10, 2013)	Bk U-174 Pg 210 (May 18, 1988) BkL14 Pg 338-341 (Aug. 15, 2014)

Tab ii

Comprehensive Plan Amendment Application Checklist

Case #: ACP-7-13-16648

Date: _____

Taken in by: _____

Required pre-application conference held (not required for applications submitted by Charleston County)

- Date of pre-application conference: 3/12/2013

Completed Comprehensive Plan Amendment application signed by the current property owner(s) or applicant(s) [if property owner signature is required: current, recorded deed must be submitted and verified on GIS/CAMA]

Fee (\$250)

35 paper copies and one digital copy of:

- Applicant's letter of intent explaining the objective of the proposed amendment(s) and how the criteria listed in Section 3.2.6 are met;
- The proposed changes to the *Comprehensive Plan* based on the current *Comprehensive Plan* in effect and showing proposed text deletions as strike-through text and proposed text additions in bold, italic text. Proposed changes to any *Comprehensive Plan* map shall be illustrated in a map format similar to the existing *Comprehensive Plan* maps and shall be labeled as "proposed amendment";
- Documentation of any community workshops held regarding the proposed amendments; and
- Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.

___ Addresses verified (if applicable)

Note: See attached ZLDR Article 3.2, Comprehensive Plan Amendments for requirements, process and approval criteria

Staff only:

___ Site accessibility: if appointment is needed, date/time and/or contact (with phone #) is:

___ Permits pulled

December 21, 2011

May 30, 2014

Tab iii

Nelson Mullins

Nelson Mullins Riley & Scarborough LLP
Attorneys and Counselors at Law
151 Meeting Street / Sixth Floor / Charleston, SC 29401-2239
Tel: 843.853.5200 Fax: 843.534.4350
www.nelsonmullins.com

Newman Jackson Smith
Tel: 843.534.4309
Fax: 843.534.4350
jack.smith@nelsonmullins.com

May 21, 2014

Mr. Daniel Pennick
Director of Planning and Zoning
Charleston County Planning Department
4045 Bridge View Drive
North Charleston, SC 29405

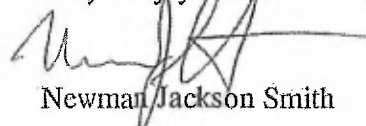
RE: Spring Grove Development of County Significance Applications
NMRS File No.: 05260/09006

Dear Mr. Pennick:

Please update your record of my previous letter dated April 2, 2013 regarding the authorized signatory for the Spring Grove Development of County Significance ("DCS") applications. The name of the applicant corporate entity has changed from "S. Grove, LLC" to "MWV-East Edisto Spring Grove, LLC." This change involves no deed transfers of real property subject to the Spring Grove DCS applications. The authorized signatory for the applicant corporate entity has not changed and is: Kenneth T. Seeger, its President.

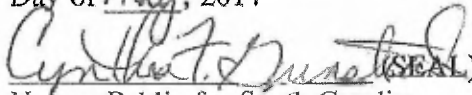
Please let me know if you need any additional information. With best regards, I am

Very truly yours,



Newman Jackson Smith

NJS:cfg

SWORN to me this 21st
Day of May, 2014

Notary Public for South Carolina
My Commission Expires: 3/2/2022

May 30, 2014

Tab iv



BP0336979

RMC Bk 0336 Pg 979 : pg 1 *

STATE OF SOUTH CAROLINA)	CORRECTIVE
)	LIMITED WARRANTY DEED
COUNTY OF CHARLESTON)	

WHEREAS, MWV-EAST EDISTO CHARLESTON, LLC, a Delaware limited liability company, previously conveyed certain property unto S. GROVE, LLC, a Delaware limited liability company pursuant to that deed recorded in Book 0322, Page 269 of the Office of the Charleston County RMC; and

WHEREAS, the legal description for such property inadvertently included certain property to which S. Grove, LLC subsequently relinquished its interest; omitted certain other property which was subsequently conveyed by grantor to the grantee herein and also omitted certain tax parcel identification numbers; and

WHEREAS, the parties desire to record this Corrective Limited Warranty Deed to confirm the correct legal description and associated tax parcel identification numbers for property now held by S. Grove, LLC;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that MWV-EAST EDISTO CHARLESTON, LLC, a Delaware limited liability company, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid at and before the sealing of these Presents by S. GROVE, LLC, a Delaware limited liability company, the receipt of which is hereby acknowledged, HATH GRANTED, Bargained, Sold and Released, and by these Presents DOTH GRANT, Bargain, Sell and Release unto said S. GROVE, LLC, its successors and assigns forever, the Premises, containing 14,625 acres, more or less, and situated in Charleston County, and hereafter further described in Exhibit "A" attached hereto.

May 30, 2014

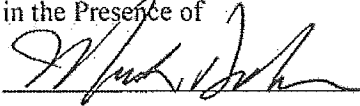
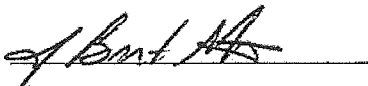
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the Premises belonging or in anywise thereto incident or appertaining.

TO HAVE AND TO HOLD, all and singular the Premises before mentioned unto said S. GROVE, LLC, its successors and assigns forever.

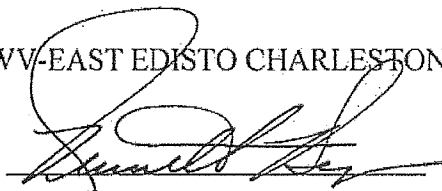
And said MWV-EAST EDISTO CHARLESTON, LLC, doth hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the Premises unto said S. GROVE, LLC, its successors and assigns, against itself, its successors and assigns lawfully claiming the same, or any part hereof.

IN WITNESS WHEREOF, MWV-EAST EDISTO CHARLESTON, LLC, has caused these Presents to be executed in its name by Kenneth T. Seeger, as President, as of the 29 day of May in the year of Our Lord Two Thousand Thirteen (2013) in the Two Hundred and Thirty-Seventh Year of the Sovereignty and Independence of the United States of America.

Signed and Delivered
in the Presence of

MWV-EAST EDISTO CHARLESTON, LLC

By: 

Its: President

May 30, 2014

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

ACKNOWLEDGEMENT

I, Laura Sennett, a Notary Public for South Carolina, do hereby certify that Kenneth T. Seiber as PRESIDENT, MWV-EAST EDISTO CHARLESTON, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 29 day of May 2013.

Laura Sennett (SEAL)
Notary Public for South Carolina

My commission expires 10.27.2018.



Laura E. Sennett
NOTARY PUBLIC
State of South Carolina
My Commission Expires
November 27, 2018

Being a portion of the same properties conveyed by MeadWestvaco Forestry, LLC, now MWV Community Development and Land Management, LLC, a Delaware limited liability company to MWV-East Edisto Charleston, LLC by deed dated November 18, 2010, and recorded November 29, 2010, in Deed Book 0157, Page 528

Grantee's Address:
S. Grove, LLC
Attn: Carol C. Brock
180 Westvaco Road
Summerville, SC 29483

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EXHIBIT A**LEGAL DESCRIPTION****CHARLESTON COUNTY – SPRING GROVE****CTN 10:****GARRETT TRACT**

All that Piece, Parcel or Tract of Land, Situate, Lying and Being, in St. Paul's Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, Eighty-Two (82) Acres, more or less; Butting and Bounding, North, on lands of West Virginia Pulp and Paper Company, formerly of the Estate of George S. Holmes, deceased; East, on lands of the said West Virginia Pulp and Paper Company, formerly of Joe Cordrey, on lands now or formerly of S. Fludd, and on lands now or formerly of Charles Simmons; South, on lands now or formerly of the Estate of Friday Middleton, and on lands now or formerly of Charles Simmons; and West, on lands now or formerly of Fox, formerly of the Estate of Jackson, and on lands now or formerly of Charles Simmons; and having such shape, form, marks, courses, distances, buttings, boundings, and content, as are delineated on a Map there of by J.P. Gaillard, C.E., dated February 1927, a Blue Print of which said Map is recorded in the RMC Office for Charleston County, in Book C-26, page 254.

The Execution under which this property was sold (a Duplicate of which is attached to the said Deed) calls for One Hundred and Thirty (130) Acres of land but upon levy the only real estate that could be found in St. Paul's Parish, in the County of Charleston, in the State aforesaid, in the name of Joseph Garrett, out of which to satisfy the said Execution, was the Eighty-Two (82) Acre Tract hereinbefore specifically described, which was duly levied on and sold.

BEING a portion of the premises (Tract 14) conveyed to West Virginia Pulp and Paper

May 30, 2014

Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

SAVE AND EXCEPTING the real property described in:

1. Deed dated February 21, 2003 from MeadWestvaco Forestry, LLC to the County of Charleston conveying 2.7 acres (part of 8.205) acres).

Part of TMS No. 175-00-00-009

CTN 12A (PARTS):

JERICHO TRACT

All those several pieces, parcels, tracts or plantations of land, known as "Mount Pleasant" (South Part), "New Ground", "Cordray Tract," "Cadden Tract," "Savannah" (North Part), "Savannah" (South Part), "Jericho," "Gregory," "Wilderness," "Golden Grove," and "Somers Hall," — all formerly belonging to Henry A. M. Smith, now deceased, Situate, Lying and Being, in the County of Charleston, in the State of South Carolina; and having such shape, form, names, marks, courses, distances, buttings, boundings, and content, as are delineated on a Map thereof, by G. T. Ford and J. P. Gaillard, Civil Engineers, from surveys made in November — December, 1925, a Blue Print of which said Map is annexed to, and made a part and parcel of, the Deed from Charleston Security Company, as Executor of the Last Will and Testament of Henry A. M. Smith, and Emma R. Smith, to the said Cooper River Timber Company, dated December 15th, 1925, which said Map is recorded in the RMC Office for Charleston County, in Plat Book E, page 31.

BEING a portion of the premises (Tract 3) conveyed to West Virginia Pulp and Paper

May 30, 2014

Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, et al., dated December 23, 1935, recorded in the RMC Office for Charleston County in Book X-38, at Page 8.

SAVING AND EXCEPTING the real property described in the following deeds:

1. Deed from West Virginia Pulp and Paper Company to South Carolina Power Company dated April 30, 1948, recorded in the RMC Office for Charleston County in Book M-49, at Page 14, but conveying herewith all rights of reentry and repossession as set forth in said Deed.

2. Deed from West Virginia Pulp and Paper Company to Janie L. Fabre dated March 14, 1963, recorded in the RMC Office for Charleston County in Book E-79, at Page 310;

3. Deed from West Virginia Pulp and Paper Company to James D. McCallister dated March 14, 1963, recorded in the RMC Office for Charleston County in Book B-85, at Page 240;

4. Deed from West Virginia Pulp and Paper Company to D.L. Warren dated March 14, 1963, recorded in the RMC Office for Charleston County in Book W-89, at Page 322;

5. Deed from West Virginia Pulp and Paper Company to J.W. Postell dated March 14, 1963, recorded in the RMC Office for Charleston County in Book E-79, at Page 301;

6. Deed from West Virginia Pulp and Paper Company to Addison E. Newton dated March 14, 1963, recorded in the RMC Office for Charleston County in Book W-78, at Page 63;

7. Deed from West Virginia Pulp and Paper Company to John Newton, Jr., dated March 14, 1963, recorded in the RMC Office for Charleston County in Book W-78, at Page 143;

8. Deed from West Virginia Pulp and Paper Company to Lucas S. Newton, Jr., dated March 14, 1963, recorded in the RMC Office for Charleston County in Book B-50, at Page 74;

9. Deed from West Virginia Pulp and Paper Company to Robert E. Jones dated

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March 14, 1963, recorded in the RMC Office for Charleston County in Book M-83, at Page 20;

10. Deed from West Virginia Pulp and Paper Company to Myrtle Mizzell dated May 15, 1963, recorded in the RMC Office for Charleston County in Book U-75, at Page 190;

11. Deed from Westvaco Corporation to the South Carolina State Highway Department dated August 26, 1970, recorded in the RMC Office for Charleston County in Book J-95, at Page 143;

12. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Daniel F. Newton May 3, 1972, recorded in the RMC Office for Charleston County in Book J-99, at Page 79;

13. Deed from Westvaco Corporation to Luther Morrall, dated April 23, 1984, recorded in the RMC Office for Charleston County on December 5, 1984, in Book T-141, at Page 847.

14. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Roy Walker, Inc., dated February 14, 1990, recorded in the RMC Office for Charleston County in Book G-192, at Page 742;

15. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Thomas R. Crosby, Jr., dated August 9, 1990, recorded in the RMC Office for Charleston County in Book K-196, at Page 120;

16. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Joel Russell dated March 21, 2000, recorded in the RMC Office for Charleston County in Book O-345, at Page 119;

17. Deed from West Virginia Pulp and Paper Company to John W. Cordray dated March 20, 1962, recorded in the RMC Office for Charleston County in Book F-78, at Page 40;

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18. Deed from Westvaco Corporation to Developments Unlimited, LLC dated December 12, 2002, recorded in the RMC Office for Charleston County on December 18, 2002, in Book W-429, at Page 274.

19. Deed from West Virginia Pulp and Paper Company to Beaufort Theodore McCants dated September 8, 1967, recorded in the RMC Office for Charleston County in Book G-89, at Page 110.

20. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to William R. Hall and Shirley J. Hall dated March 12, 1993, recorded in the RMC Office for Charleston County in Book T-224, at Page 192.

21. Deed from Westvaco Corporation to Russell F. Newton dated May 18, 1976, recorded in the RMC Office for Charleston County in Book C-110, at Page 197.

22. Deed from West Virginia Pulp and Paper Company, now Westvaco Corporation, to Southern C&C Company, dated May 31, 1945.

23. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to the South Carolina Electric and Gas Company dated January 28, 1971.

24. Quitclaim dated December 13, 1990 from Westvaco Corporation to S.C. Department of Highways and Public Transportation conveying 0.18 of an acre.

25. Quitclaim Deed dated November 11, 1990 from Westvaco Corporation to S.C. Department of Transportation conveying 2.12 acres, which is a portion of a 3.16-acre conveyance.

26. Quitclaim Deed dated May 30, 1980 from Westvaco Corporation to S.C. Department of Highways and Public Transportation conveying 0.37 of an acre, which is a portion of a 1.38-acre conveyance to improve Road S-2150.

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27. Quitclaim Deed dated March 8, 2006 from MeadWestvaco Forestry, LLC to S.C. Department of Transportation conveying 3.3739 acres, which is a portion of 4.862 acres to improve Highway 165.

28. Limited Warranty Deed dated August 23, 2004 from the MeadWestvaco Forestry, LLC to Donald E. Mullis conveying 39.76 acres, a portion of a 182.56-acre conveyance, which 142.8 acres were conveyed from CTN 13.

29. A deed from West Virginia Pulp & Paper Company to J.W. Cordray, by deed dated January 1, 1962, conveying 3.45 acres.

Part of TMS No. 175-00-00-009

TMS No. 186-00-00-062

CTN 14:

DREWS TRACT

All that Piece, Parcel or Tract of Land, Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, according to the Deeds, Sixty-Four (64) Acres, but according to the Map hereinafter referred to, Seventy-Two (72) Acres; Butting and Bounding, Northwest, on the Clay Dam Road; and Southeast and Southwest, on lands now or formerly of Robin Peeples (the meridian on the Map hereinafter referred to being erroneously designated);- and having such shape, form, marks, courses, distances, buttings, boundings, and content, as are delineated on a Map thereof by Richard C. Rhett, Surveyor, dated August 20th, 1926, a Blue Print of which said Map is annexed to, and made a part and parcel of, the Deed from J.H. Drews to the said Cooper River Timber Company, hereinafter referred to, which said Map is recorded in the RMC Office for Charleston

May 30, 2014

County, in Book U-33, page 28.

BEING a portion of the premises (Tract 12) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded In the RMC Office for Charleston County in Book Q-37, at Page 717.

Part of TMS No. 175-00-00-009

CTN 18: BUTTO HALL TRACT

All that Piece, Parcel or Tract of Land, Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston, in the State aforesaid; Measuring and Containing, Two Hundred (200) Acres, more or less; Butting and Bounding, North, on Boyle's "New Ground Tract", belonging to the West Virginia Pulp and Paper Company; Northeast, on lands now or formerly of W.T. Martin; Southeast, on the Jacksonboro Public Road; and Southwest on the "Jerico Tract", belonging to the said West Virginia Pulp and Paper Company.

The property hereby conveyed having originally been a part of a tract known as the "Button Hall Tract", and being a part of the Tract of Land conveyed to Sarah Jane Martin by Sarah E. Platt, by Deed, dated January 29th, 1886, and recorded in the RMC Office for Charleston County, in Book D-26, page 221.

The Tract of Land above described, designated "Tract No. 1", on the Division by J.P. Gaillard, C.E., hereinafter referred to, has such shape, marks, courses, distances, buttings, boundings and content, as are delineated on a Plat thereof by A'ch'd L. Campbell, Surv., dated March 29th, 1880, copied by R. C. Rhett, on June 24th, 1927, and divided by J.P. Gaillard, C.E., in June 1935, a Blue Print of which said Plat, marked "D", is annexed to, and made a part and

May 30, 2014

parcel of Deed recorded in the RMC Office for Charleston County in Book Q-37, Pg. 717.

BEING a portion of the premises (Tract 15) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

SAVING AND EXCEPTION the real property described in:

1. Quitclaim Deed dated November 11, 1990 from Westvaco Corporation to S.C. Department of Highways and Public Transportation conveying 1.08 acres, a portion of a 3.16-acre conveyance to improve Road S-1845.

Part of TMS No. 175-00-00-009

CTN 2 BT 1: SAM PRIOLEAU

All that Piece, Parcel or Tract of Land, known as a part of Spring Grove Plantation",
 Situate, Lying and Being, in Adams Run Township, St. Paul's Parish, School District No. 19, in
 the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing
 One Hundred and Ninety-Seven (197) Acres, more or less; Butting and Bounding, Northeast
 (generally), on lands now or formerly of Galloway; Southeast and Southwest (generally), on the
 "Savannah Tract", of the said West Virginia Pulp and Paper Company; Southwest (generally),
 also, on the "P W. Martin Tract" of the said West Virginia Pulp and Paper Company, and on
 lands of the said West Virginia Pulp and Paper Company, formerly of B. B. Canaday; and
 Northwest (generally), on lands of the said West Virginia Pulp and Paper Company, formerly of
 B. B. Canaday; and having such shape, marks, courses, distances, buttings, boundings and
 content, as are delineated on a Map thereof by J. P. Gaillard, C. E., dated July 8th, 1935, a Blue

Print of which said Map, marked "A", is hereto annexed and made a part and parcel of Deed recorded in the RMC Office for Charleston County in Book Q-37, Page 717.

Being the same Tract of Land conveyed to the Cooper River Timber Company by Sarah A, Prioleau, et al., by Deed, dated August 30th, 1924, and recorded in the RMC Office for Charleston County, in Book G-31, page 629.

BEING a portion of the premises (Tract 6) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

Part of TMS No. 175-00-00-009

CTN 2 BT 2:

P.W. MARTIN

All that certain Piece, Parcel or Tract of Land, Situate, Lying and Being, in County and State aforesaid; Measuring and Containing, One Hundred and Seventy-Two (172) Acres, more or less; Butting and Bounding, Northeast, on lands of the West Virginia Pulp and Paper Company, formerly of the Estate of Samuel Prioleau, known as the "Estate of Samuel Prioleau Tract", and lands of the said West Virginia Pulp and Paper Company, formerly of Elizabeth Cordrey, and known as the "North Savannah Tract"; Southwest, on lands of the said West Virginia Pulp and Paper Company, formerly of Henry P. Branton, known as the "Branton Tract", and lands of the said West Virginia Pulp and Paper Company, formerly of Elizabeth Cordrey, known as the "E. Cordrey Tract"; Northwest, on lands now or formerly of Horlbeck, of Morgan, and of others, and lands of the said West Virginia Pulp and Paper Company, formerly of J. Cordrey, and known as

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the "J. Cordrey Tract".

Being the property conveyed by P. W. Martin to Freeman S. Farr, Trustee, by Deed, dated May __, 1903, and recorded in the RMC Office for Charleston County, in Book 1-27, page 90, (the said tract of land being therein described as containing 155 Acres), by the said Freeman S. Farr, Trustee, conveyed to Oneida Timber Company, and by the said Oneida Timber Company conveyed, inter alia, to E. P. Burton Lumber Company, by Deed, dated June 28th, 1917, and recorded in the RMC Office for Charleston County, in Book F-28, page 200.

BEING a portion of the premises (Tract 2) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

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CTN 2 BT 7: TAVEL

MORRIS (FORMERLY TAVEL) TRACT:

All that certain Piece, Parcel or Tract of Land, Situate, Lying and Being, in the County and State aforesaid; Measuring and Containing Fifty (50) Acres, more or less; Butting and Bounding, North and South, on lands of the said West Virginia Pulp and Paper Company, formerly of Edward Tavel, known as the "Edward Tavel Tract"; East, on lands of _____, formerly of W. T. Cordrey; and West, on lands of _____, formerly of Messervey; and being a part of a tract of land originally known as "Osborne".

The Tract of Land hereinbefore described being that, inter alia, conveyed by the E.P. Burton Lumber Company to the said Cooper River Timber Company, by Deed, dated June 21st,

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1924, and recorded in the RMC Office for Charleston County, in Book Z-33, page 9; Also,

EDWARD TAVEL TRACT:

All that Piece, Parcel or Tract of Land, known as a part of the "Osborne Tract"; Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, Three Hundred and Twenty-Nine and 5/10 (329.5) Acres, more or less; Butting and Bounding, North, on lands now or formerly of Holms, of Roundtree, of Jenkins, and of the said West Virginia Pulp and Paper Company, formerly of Morris; Northeast, on lands now or formerly of Cordrey, of Meservey, and of Poinsett; East, on the lands now or formerly of Cordrey; Southeast, on lands now or formerly of Cordrey, of Newton, and of Boston; South, on lands now or formerly of Cordrey, and of Gatch; and Northwest, on lands now or formerly of Gatch, Main Highway to Adams Run Depot, lands now or formerly of Morris, of Ruffin, of Holmes, of Nathans, and of Polite; - and having such shape, marks, courses, distances, buttings, boundings, and content, as are delineated on a Plat thereof by Richard C. Rhett, Surveyor, dated May 24th, 1926,- a Blue Print of which said Plat is annexed to, and made a part and parcel of, the Deed from Edward Tavel to Cooper River Timber Company, hereinafter referred to, which said Plat is recorded in the RMC Office for Charleston County, in Book Z-33, page 358.

The property hereby conveyed being the remaining portion of the "Osborne Tract", conveyed to Edward Tavel by C. G. Henderson, Master, by Deed, dated April 28th, 1896, and recorded in the office for the Clerk of Court for Colleton County, in Book 16, page 334, and in the RMC Office for Charleston County, among the Colleton County Transcripts, in Book K-27, page 426.

Being the tract of Land conveyed to the said Cooper River Timber Company by Edward

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Tavel, by Deed, dated June 21st, 1926, and recorded in the RMC Office for Charleston County, in Book Z-33, page 358.

BEING a portion of the premises (Tract 4 and Tract 10) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at page 717.

SAVING AND EXCEPTING: -

(a) Ten (10) Acres, conveyed by the said Cooper River Timber Company to the State Commission of Forestry, by Deed dated November 27th, 1933, and recorded in the RMC Office for Charleston County, in Book Q-37, page 377. This reservation, however, is subject to all rights by way of reverter or otherwise which said rights are specifically conveyed to the said West Virginia Pulp and Paper Company, its Successors and Assigns. By Deed recorded in Book T-191, page 142 (and confirmed by Corrective Deed dated August 20, 1990) Westvaco Corporation quit-claimed 4.96 acres of the 10 acre parcel to the South Carolina State Commission of Forestry and By Deed recorded in Book T-191, page 138, the South Carolina State Commission of Forestry conveyed 5.08 acres of the 10 acre parcel to Westvaco Corporation.

(b) A Right of Way for a Public Road, across the Tract of Land, conveyed by the said Cooper River Timber Company to the County of Charleston, by Deed, dated January 10th, 1928, and recorded in the RMC Office for Charleston County, in Book M-34, page 234.

(c) Deed from Westvaco Corporation to South Carolina State Commission of Forestry, dated August 20, 1990, recorded in the RMC Office for Charleston County on August 31, 1990, in Book G-196, at page 106.

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TMS No. 099-00-00-033

TMS No. 121-00-00-033

CTN 2 BT 35:

BIVENS BOYLE TRACT

All that certain Piece, Parcel or Tract of Land, formerly composed of Four (4) certain Tracts of Land, known as "Cotton Hall", "Haigs", "Maroon", and "Somers", Situate, Lying and Being, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, One Thousand, Seven Hundred and Twenty-Three (1,723) Acres, more or less, according to a certain Plat by J.P. Gaillard, Civil Engineer, dated June — 1916; Butting and Bounding, North (generally), on lands now or formerly of T.W. Bivens, on the "Sandy Hill Tract" of the said West Virginia Pulp and Paper Company, and the "Buck Hall Tract" of the said West Virginia Pulp and Paper Company; East (generally), on a Canal separating the Tract hereby conveyed from a part of the "Hyde Park Tract", and on another portion of the "Hyde Park Tract" and the "Buck Hall Tract", both of the said Tracts belonging to the said West Virginia Pulp and Paper Company; Southeast and East (generally), on a Public Canal separating the property hereby conveyed from the "Somers Hall Tract" belonging to the Cooper River Timber Company, and on the Public Canal separating the property hereby conveyed from the "Golden Grove Tract" belonging to the said West Virginia Pulp and Paper Company; West, South, and Southwest (generally), on the "New Ground Tract", belonging to the said West Virginia Pulp and Paper Company; Southwest, also, on the "Mount Pleasant Tract", belonging to the said West Virginia Pulp and Paper Company; and Northwest (generally), on the said "Mount Pleasant Tract" and the

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“Bristol Tract”, both belonging to the said West Virginia Pulp and Paper Company.

The property above described does not include One Hundred and Eight (108) Acres of the “Boyle Tract”, which was conveyed by Joseph Bivens to T.W. Bivens, by Deed, dated August 31st, 1922, and recorded in the RMC Office for Charleston County, in Book R-31, page 26.

BEING a portion of the premises (Tract 1) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

Also Being the tract of Land conveyed to the said Cooper River Timber Company by Edward Tavel, by Deed, dated June 21st, 1926, and recorded in the RMC Office for Charleston County, in Book Z-33, page 358.

SAVING AND EXCEPTING:

(a) A Right of Way for a Public Road, across the said Tract of Land, conveyed by the said Cooper River Timber Company to the County of Charleston, by Deed, dated January 10th, 1928, and recorded in the RMC Office for Charleston County, in Book M-34, page 234.

(b) Deed from Westvaco Corporation to South Carolina State Commission of Forestry, dated August 20, 1990, recorded in the RMC Office for Charleston County on August 31, 1990, in Book O-196, at Page 106.

BEING a portion of the premises (Tract 4 and Tract 10) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

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CTN 281:

HENRY BRANTON TRACT

All that certain piece, parcel or tract of land situate on the South side of U.S. Highway No. 17, in St. Paul's Township, District 23, Charleston County, as shown on a plat thereof by H. Foster, R. L. S., dated March 23, 1955.

Measuring and containing and butting and bounding according to said plat as follows; to the North on U. S. Highway No. 17 twenty-four (24.00) chains; to the East on a public road known as "New Road" twenty-one and 90/100 (21.90) chains; to the South on land of G.B. Baldwin sixteen and 20/100 (16.20) chains; and to the West on land of the West Virginia Pulp and Paper Company known as "Golden Grove Tract" sixteen and 20/100 (16.20) chains.

BEING the same premises conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Andrew Branton dated July 23, 1935, recorded in RMC Office for Charleston County in Book O-60, at Page 430.

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CTN 3:

SPRING GROVE TRACT

All that Piece, Parcel or Tract of Land, known as a part of "Spring Grove Plantation", Situate, Lying and Being, in Adams Run Township, St. Paul's Parish, School District No. 19, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, Four Hundred and Fifty-Three (453) Acres, more or less; Butting and Bounding, North

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(generally), on lands now or formerly of Moorer and Padgett, on the "Greenwood Tract", and a part of the "Spring Grove Tract", both belonging to the said West Virginia Pulp and Paper Company; East and Northeast (generally), on a part of the "Spring Grove Tract", belonging to the said West Virginia Pulp and Paper Company; Southeast (generally), on the Spring Grove Road, and lands of the said West Virginia Pulp and Paper Company, known as the "Joe Cordrey Tract"; South (generally), on lands of the said West Virginia Pulp and Paper Company, known as the "Jos. Garret Tract" (incorrectly styled on the Map hereinafter referred to "Jos. Garnett Tr."); Southwest (generally), on lands of the said West Virginia Pulp and Paper Company, known as the "Jos. Cordrey Tract", and on lands now or formerly of Moorer and Padgett; and West (generally), on lands now or formerly of Mrs. K. Thomley, and of I. H. Wood; and having such shape, marks, courses, distances, buttings, boundings and content, as are delineated on a Map thereof by R. C. Rhett, Surveyor, dated Sept. 1924, as corrected as to certain lines resurveyed, and as to content, by J. P. Gaillard, C. E., as per his Certificate on said Map, dated Jan. 1926, a Blue Print of which said corrected Map, marked "B", is annexed and made a part and parcel of Deed recorded in the RMC Office for Charleston County in Book Z-37, Page 281.

BEING a portion of the premises (Tract 7) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

SAVE AND EXCEPTING the real property described in:

1. Deed dated February 21, 2003 from MeadWestvaco Forestry, LLC to the County of Charleston conveying 4.405 acres (part of 8.205 acres).

CTN 4 PT:

JOE CORDRAY TRACT (BOTH PARTS)

(a) All that Piece, Parcel, or Tract of Land, Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, according to a resurvey, Forty (40) Acres, more or less; Butting and Bounding, Northeast and Northwest, on the "Holmes Tract", belonging to the West Virginia Pulp and Paper Company, Southeast, on the Spring Grove Road; Southwest, on lands now or formerly of Sam Flood; West (generally), on lands of the said West Virginia Pulp and Paper Company, formerly of Joseph Garrett; and Northwest, on the "Holmes Tract", belonging to the said West Virginia Pulp and Paper Company, Also,

(b) All that Piece, Parcel or Tract of Land, Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, according to a resurvey, Ninety-Three (93) Acres, more or less; Butting and Bounding, Northeast, on lands of the said West Virginia Pulp and Paper Company, formerly of B.B. Canaday Southeast, on lands of the said West Virginia Pulp and Paper Company, known as the "Martin Tract"; Southwest, on lands now or formerly of Ham Morgan, and of others; and Northwest, on the Spring Grove Road.

The Tract of Land first above described being designated "A", and the Tract of Land last above described being designated "B", on a certain Map thereof by René Ravenel, dated March 1925, which said Map is recorded in the RMC Office for Charleston County, in Book V-32 page 65.

BEING a portion of the premises (Tract 8) conveyed to West Virginia Pulp and Paper

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Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

SAVE AND EXCEPTING the real property described in:

1. Deed dated February 21, 2003 from MeadWestvaco Forestry, LLC to the County of Charleston conveying 1.1 acres (part of 8.205 acres).

Part of TMS# No. 175-00-00-009

CTN 44:

BRANTON TRACT

All those Two (2) Pieces, Parcels or Tracts of Land (now constituting one united body of land), Situate, Lying and Being, in St. Paula Township, in the County of Charleston, in the State aforesaid; Measuring and Containing (together), Sixty-Two (62) Acres, more or less; Butting and Bounding, Northeast (generally), on the "John Cordray Tract", of the West Virginia Pulp and Paper Company, and the "Martin Tract", belonging to the said West Virginia Pulp and Paper Company; Southeast (generally), on land of the said West Virginia Pulp and Paper Company, separated therefrom by the Clay Dam Road; Southwest (generally), on lands now formerly of Robin Peoples; and Northwest (generally), on lands or formerly of Robin Peoples, and the "B. Cordray Tract", of the said West Virginia Pulp and Paper Company; and having such shape, form, marks, courses, distances, buttings, boundings, and content as are delineated on a Map thereof, compiled by J. P. Gaillard, on October 25th, 1934 (from surveys by J. D. Taylor, Surveyor), which said Map is recorded in the RMC Office for Charleston County, Book V-37, page 381.

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BEING a portion of the premises (Tract 23) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

Part of TMS No. 175-00-00-009

CTN 7A:

GREENWOOD (BOTH PARTS)

All that certain Piece, Parcel or Tract of Land, known as "The Greenwood Tract", Situate, Lying and Being, in Adams Run Township, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, One Thousand, Four Hundred and Ninety-Seven and One-Half (1,497-1/2) Acres, more or less Butting and Bounding North, an lands now or formerly of Weeks, the West Virginia Pulp and Paper Company, known as the "Estate Pringle Tract", formerly of Dr. Dowling, of Burbidge, and of A. Howard; Northeast, on lands of the said West Virginia Pulp and Paper Company, formerly of the Estate of Henry A. M. Smith, deceased, known as "Sandy Hill"; Southeast, and East, on the "Spring Grove Tract" and the "Fair Spring Tract" of the said West Virginia Pulp and Paper Company, formerly of the Estate of Henry A. M. Smith deceased, and of Ismael Washington; South, on lands of the said West Virginia Pulp and Paper Company; and West, on the "Cadden Tract", now or formerly of Bradley, and on lands of the West Virginia Pulp and Paper Company known as the "LaRoche B Tract", and of others. SAVING AND EXCEPTING Sixty (60) Acres thereof, designated on the Plat hereinafter referred to as "60 acres divided off for Jacob Neat, Josephine Bunch, and Wm. McMillan, on 10th Dec. A. D. 1896".

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The property hereby conveyed having such shape, marks courses, distances, buttings and boundings, as are delineated on a Plat thereof by J. D. Taylor, Surveyor, dated November, A.D. 1896, a copy of which Plat by Richard C. Rhett, Surveyor, dated April 22nd, 1925, is recorded in the RMC Office for Charleston County, in Book U-32, page 733.

BEING a portion of the premises (Tract 9) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

Part of TMS No. 175-00-00-009

SW 787:

HAVEN TRACT

ALL that piece, parcel or tract of land, situate, lying and being in St. Paul's Parish, Charleston County, South Carolina; Measuring and Containing Thirty-Four Hundred (3,440) acres more or less, butting and bounding as follows, to-wit:

North: On Lands now or formerly of Atlantic Coast Line Railroad, Cooper River Timber Company, George Martin, H.B. Sanders and W. Harper.

East: On a country road which is 50 feet wide know as New Road.

South: On U.S. Highway No. 161; on property now or formerly known as Royal Pines, on property now or formerly of St. Paul's Public School, and on property now or formerly of A. Williams, C. Porter, J. S. Stevens and J. W. Newton.

West: On lands now or formerly of Royal Pines, A. Williams, C. Porter, J.S. Stevens, J. W. Newton, — Ward, Dorothy P. Harris, Cooper River Timber Company, W. Harper and H. B.

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Sanders.

The buttings, boundings and measurements of the said tract more particularly appear upon a plat drawn by the John McCrady Company, dated May and June, 1931, that recites that it is plat of property about to be conveyed to F. L. Hutton, which plat is recorded in Plat Book E, Page 131, RMC Office for Charleston County; the property hereinabove described being all of the property shown on the said plat that lies to the West of a road appearing on the said plat and designated, "New Road".

BEING the same premises conveyed to Westvaco Corporation by Virginia R. Haven dated February 27, 1975, recorded in the RMC Office for Charleston County in Book F-106, Page 326.

SAVE AND EXCEPTING the real property described in:

1. Deed from Westvaco Corporation to Harry Lee Wilkerson dated March 18, 1975, recorded in the RMC Office for Charleston County in Book K-106, at Page 390;
2. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Charleston County School District dated July 24, 1981, recorded in the RMC Office for Charleston County in Book M-126, at Page 411;
3. Deed from Westvaco Corporation to Florrie Pickney dated April 13, 1982;
4. Quitclaim Deed dated August 23, 1989 from Westvaco Corporation to S.C. Department of Transportation conveying 1.9 acres to construct a new road.

Part of TMS No: 175-00-00-009

TMS No. 050-00-00-017

SW 818:

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GRUBER TRACT

All that tract of land in St. Pauls Township about two miles from Adams Run Depot, Charleston County, State aforesaid.

MEASURING AND CONTAINING 275 acres, according to a plat by James Postell recorded December 5, 1969 in the RMC Office for Charleston County in Plat Book Z, page 48, and according to a recent survey said to contain 297.4 acres more or less, said to have been originally purchased by John M. Bryan from David Riker and Robert Riker in about 1864 and now known as the "Riker Tract", said to be part of the tract as described in a deed recorded in Book M 27, page 58 in the RMC Office for Charleston County, State aforesaid.

Said tract more particularly described by said plat of Postell and BUTTING and BOUNDING, according to said plat, to the North by lands formerly of Daniel Gordon and now of Georgia-Pacific Corporation, to the West by lands formerly of Malcolm D. Haven and now of Westvaco Corporation, to the South by lands formerly of Malcolm D. Haven and now of Westvaco Corporation, to the East by lands formerly of Malcolm D. Haven, now of Westvaco Corporation, which land and its general shape, marks and bounds were originally set forth and delineated on a rough sketch of the same and recorded in a deed of George F. Bryan to C. B. Sanders, dated November 12, 1923, recorded in RMC Office aforesaid in Book Z 30, page 224, and are further shown on the above mentioned plat by James Postell.

Subject to the Right-of-way to the Seaboard Cost Line Railway (formerly the Atlantic Coast Line Railroad Company) which crosses the northern tip of the property.

Subject to the Right-of-way granted to South Carolina Electric & Gas Company (formerly South Carolina Power Company) by instrument dated March 14, 1949 and recorded in the RMC Office for Charleston County in Book V 49, page 244.

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BEING the same premises conveyed to Westvaco Corporation by Deed of Frank H. Gruber dated November 17, 1976, recorded in the RMC Office for Charleston County in Book X-110, at Page 257.

Part of TMS No. 175-00-00-009

SW 861 G:

H.H. WEEKS #1

All that certain piece, parcel or tract of land, situate, lying and being at Parkers Perry, in St. Paul's District No. 82, Charleston County, State of South Carolina, containing twenty-three and 96/100 (23.96) acres, and designated Tract "B" on plat hereinafter referenced to, and bounded North by Friendly Road; East by lands of Westvaco Corporation, and also East and Southeast by lands of T. S. Sires; and West by lands of Westvaco Corporation known as "Greenwood," the said tract being irregular in shape. All of the aforesaid will more fully appear by reference to a plat by K. A. Mahoney, Registered Land Surveyor, S. C. No. 6271, bearing the legend "A Plat Showing Certain Existing Tracts of Land Owned by H. H. Weeks Located at Parker's Ferry, Charleston. S. C. TRACT 'A' (Two existing tracts) contains 185.38 acres. TRACT 'B' contains 23.96 acres, total area 209.34 acres about to be conveyed to Westvaco Development surveyed April 10-13, 1979 by K. A. Mahoney, R.L.S., S.C. #6271, reference to which is craved for the specifics thereof as to measurements and distances.

Being a portion of the premises conveyed to Westvaco Corporation by Deed of Westvaco Development Corporation dated May 15, 1979, recorded in the RMC Office for Charleston County in Book Z-119, at Page 272.

Part of TMS No.175-00-00-009

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SW 874 B:

GORDON TRACT

All that certain piece, parcel or tract of land formerly a portion of the Wilderness Tract in Adams Run Township, St. Paul's Parish, in the County of Charleston and State of South Carolina, containing 31 acres, more or less, bounded generally North on land of West Virginia Pulp & Paper Company formerly of Harriet M. Venning, East by Tracts B and D on the plat below referred to, South on the Old Jacksonboro-Charleston Public Road, and West on land of Richardson formerly of Harriet M. Venning, which said tract is designated by the letter "A" on a plat of Dan E. Gordon lands, surveyed October, 1946, by Robert F. Knoth & Company, Surveyors, and having such metes, marks and courses as delineated upon said plat, a blue print whereof is on file in the Office of the Clerk of the Court of Common Pleas for Charleston County, in the Cause entitled Southern Coatings & Chemical Company v Daniel B. Gordon, et al., and being the same property as was conveyed to Daniel Gordon by Harriet M. Venning by Deed dated March, 1880, and recorded in the RMC Office, Charleston County, South Carolina, in Book C-27, page 346.

All that certain piece, parcel or tract of land containing 10 acres, more or less, in Adams Run Township, St. Paul's Parish, Charleston County, South Carolina, adjoining Tract D and designated by the letter "B" on the plat below referred to, bounded on the North and East by lands of West Virginia Pulp & Paper Company formerly of Henry A. M. Smith, on the South partly by Tract C the property of Estate of Lean Gordon and partly by Tract D the property of the Estate of Daniel E. Gordon, and to the West on Tract A on said plat, and having such metes, marks and courses as delineated upon said plat, a blue print whereof is on file in the Office of the

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Clerk of the Court of Common Pleas for Charleston County in the Cause entitled Southern Coatings & Chemical Company v. Daniel B. Gordon, et al., and being one of the two parcels conveyed to Daniel B. Gordon by Joseph Singleton by Deed dated 7th September, 1915, and recorded in the RMC Office, Charleston County, South Carolina, in Book O-27, page 304.

All that certain piece, parcel or tract of land containing 4 acres, more or less, in St. Paul's Parish, Charleston County, South Carolina, adjoining Tract B and designated by the letter "D" on plat below referred to, bounded North on Tract B of Estate Daniel B, Gordon, East on Tract C of Estate of Less Gordon, South on the Old Jacksonboro-Charleston Road, at the place where said Road intersects Highway No. 17, and to the West on Tract A on said plat, the property of Estate Daniel B. Gordon, and having such metes, marks and courses as delineated upon said plat, a blue print whereof is on file in the office of the Clerk of the Court of Common Pleas for Charleston County in the Cause entitled Southern Coatings & Chemical Company v. Daniel E. Gordon, et al., and being the other of the said two parcels conveyed by Joseph Singleton to Daniel B. Gordon by Deed recorded in Charleston County, South Carolina, in Book O-27, page 304.

All that certain piece, parcel or tract of Land, comprising 24.08 acres, said tract being the remaining portion of a 26 acre tract acquired by Southern Coating & Chemical Company from Daniel C. Gordon by Deed dated July 19, 1947, recorded in Book H-47, page 668, in the RMC Office of Charleston County, South Carolina, and being the same property obtained by Georgia-Pacific Corporation as a result of a Merger Agreement dated July 26, 1967, between Georgia-Pacific Corporation and Williams Furniture Corporation and Southern Coatings & Chemical Company and filed October 20, 1967, in the Secretary of State's Office, State of South Carolina, EXCEPTING from said 26 acre tract a 0.92 acre tract conveyed from Georgia-Pacific Corporation to Thomas Lee Dennis by Deed dated October 7, 1971, said tracts hereinabove

mentioned being more specifically described as follows:

All that certain piece, parcel or tract of land in Adams Run Township, St. Paul's Parish, in the County of Charleston and State of South Carolina, formerly of the Estate of Daniel E. Gordon but now of Daniel C. Gordon, containing 26 acres, more or less, and lying on the Northwest side of Jacksonboro Road and designated upon a plat of Daniel E. Gordon lands, and others, surveyed October, 1946, by Robert F. Kroth & Company, Surveyors, by the letter "C", a blue print of which said plat is on file in the Office of the Clerk of Court of Common Pleas for Charleston County, South Carolina, in the Cause entitled Southern Coatings & Chemical Company v Daniel C. Gordon, and others, the said tract having such shape, metes and courses as delineated upon said plat, measuring and containing as follows:

Commencing at a stake located where the northwestern line of U.S. Highway No. 17 and the northern line of Jacksonboro Road meet in a point; thence, running northeastwardly along the Northwest side of Jacksonboro Road on a course N 58° E 1,292 feet to a concrete post on the Northwest side of Jacksonboro Road; thence, running N 40° 60' 1" E 601 feet to an iron; thence N 34° 30' W 214.7 feet to a point; thence, continuing N 30° 30' W 84 feet to a stake; thence, running S 56° 15' W 1,260 feet to a stake; thence, running S 35° 15' B 865 feet to the stake on the North side of U.S. Highway No. 17 which was the point of BEGINNING.

Butting and bounding to the Northwest on land formerly of Estate Daniel B. Gordon, now of Southern Coating & Chemical Company designated by the letter "B" upon the plat first hereinabove mentioned; to the Northeast on land of West Virginia Pulp & Paper Company, to the Southeast on the Old Jacksonboro Road to the Southwest on land formerly of Estate of Daniel B. Gordon now of Southern Coating & Chemical Company designated by the letter "D" upon the said plat first hereinabove mentioned, being the same property as was devised to the said Daniel

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C. Gordon and Estelle Gordon Goodwin under the Will of Leas Gordon, dated January 6, 1925, probated August 26, 1926, filed in Box 635, Package No. 12 in the Probate Court of Charleston County, and conveyed to said Daniel C. Gordon by Eldridge Goodwine (Eldridge Goodwin) to Daniel C. Gordon, dated October 24, 1946, and recorded February 25, 1947, in Book O-47, page 147 in the RMC Office for Charleston County, South Carolina; and Rupert A. Goodwin to Daniel C. Gordon Dated November 21, 1946, and recorded February 25, 1947, in Book O-47, page 149 in the RMC Office for Charleston County, South Carolina.

BEING a portion of the premises (Part Tract 2 and Tract 3) conveyed to Westvaco Corporation by Deed of Georgia Pacific Corporation dated June 27, 1979, recorded in the RMC Office for Charleston County in Book R-119, at Page 245.

EXCEPTING THEREFROM, the following:

1. All that certain piece, parcel or tract of land, containing 0.92 acres, more or less, situate, lying and being in Adams Run Township, St. Paul's Parish, on Old Jacksonboro Road, County of Charleston, State of South Carolina, and shown and designated on "Plat of Portion of Lot C of a Subdivision of Dan B. Gordon Lands, Jericho, Charleston County, South Carolina, Owned by Georgia-Pacific Corporation about to be conveyed to Thomas Lee Dennis" dated December, 1969, surveyed by Cummings & McCrady, Inc., Architects — Engineers, said tract of land hereby conveyed butting and bounding and measuring and containing, as shown on said plat, as follows: To the Southeast, 200 feet on Old Jacksonboro Road; to the Southwest, 200 feet on land of C. B. Jenny to the Northwest, 200 feet on other land of Georgia-Pacific Corporation; and to the Northeast, 200 feet on other land of Georgia-Pacific Corporation.

2. All that certain piece, parcel or tract of land situate, lying and being in Adams Run Township, St. Paul's Parish on the Old Jacksonboro Road, County of Charleston, State of South

Carolina, being shown as designated as "Lot A" and containing 1.0 acre as shown on "Plat of Property at Jericho, Charleston County, South Carolina, Lot "B" Owned by Thomas Lee Dennis and Lot "A" is more fully described according to said plat as follows: BEGINNING at a pipe on the North side of Old Jacksonboro Road, said pipe being located at the Southeastern corner of said Lot "A" and continuing N 25° 00' W 233.60 feet to a pipe; thence, S 70° 52' W 320.71 feet to a pipe; thence, S 250 00' E 98.54 feet to a pipe; thence N 59° 04' B 200.00 feet to a pipe; thence, S 25° 00' E 176.20 feet to a pipe on the North side of Old Jacksonboro Road; thence, N 70° 52' E 120.70 feet to the point of BEGINNING.

All that certain piece, parcel or tract of land formerly a part of Jericho in Adams Run Township, St. Paul's Parish, Charleston County, South Carolina, containing 85 acres, more or less, and designated by the letter "F" upon the plat below referred to, bounded North partly on Old Jacksonboro-Charleston Road and partly on Atlantic Coast Line Railroad right-of-way, East and South by lands formerly of Mrs. James Ladson, and West by land formerly of Isaac Stanfield now of Loretta Patrick, lettered "E" on said plat, and having such metes, marks and courses as delineated upon said plat, a blue print whereof is on file in the Office of the Clerk of the Court of Common Pleas for Charleston County in the Cause entitled Southern Coatings & Chemical Company v Daniel E. Gordon, et al., and being the same tract conveyed to the late Daniel E. Gordon by W.H. Cordrey by Deed dated 2nd January, 1897, and recorded in the RMC Office, Charleston County, South Carolina, in Book L-27, page 18.

BEING a portion of the premises (Parcel 4 under Tract 2) conveyed to Westvaco Corporation by Deed of Georgia Pacific Corporation dated June 27, 1979, recorded in the RMC Office for Charleston County in Book R-119, at Page 245.

SAVE AND EXCEPTING the real property described in:

May 30, 2014

1. Quitclaim Deed dated May 30, 1980 from Westvaco Corporation to S.C. Department of Transportation, conveying 1.01 acres, a portion of the 1.38-acre conveyance.

2. Quitclaim Deed dated May 30, 1980 from Westvaco Corporation to S.C. Department of Highways and Public Transportation conveying 0.37 of an acre, a portion of a 1.38-acre conveyance to improve Road S-2150.

Part of TMS No. 175-00-00-009

SW 874 E:

PATRICK TRACT

All that certain piece, parcel or tract of land situated, Lying and being in St. Paul's Parish School District No. 19, County of Charleston, State of South Carolina, containing 25 acres, more or less, and being designated by the letter "B" on a "Plat of Dan E. Gordon Lands and Others" surveyed October, 1946, by Robert F. Knoth & Company, Surveyors, a blue print of which plat is on file in the Office of the Clerk of Court of Common Pleas for Charleston County, State aforesaid, in the Cause entitled Southern Coating & Chemical Company v. Daniel C. Gordon, and others, having such shape, metes and bounds as delineated and set forth upon the said plat, and measuring and containing as follows:

Commencing at a stake located on the Southeast side of the Old Jacksonboro Road 43 feet West of the intersection of the Southeastern line of the Old Jacksonboro Road and the Southern line of the A. C. L. R. R. and thence, running southwestwardly along the southeastern line of the Old Jacksonboro Road on a course S 67° 45' W 152 feet to a point on the Southeast side of the Old Jacksonboro Road; thence, running southwestwardly along the southeastern line of the Old Jacksonboro Road on a course S 57° 50' W 538 feet to a stake on the southeastern

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side of the Old Jacksonboro Road; thence, running S 15° 25' E 1,601 feet to a stake (old mark); thence, running N 67° B 187 feet to a lightwood stump; thence, running along a line which shows signs of an old fence on a course N 15° 25' W 1,668 feet to the stake on the Southeast side of the Old Jacksonboro Road which was the point of BEGINNING.

Butting and bounding to the Northwest on the Old Jacksonboro Road; to the Northeast on land formerly of the Estate of Daniel E. Gordon, now of Southern Coatings & Chemical Company designated by the letter "F" upon the plat first hereinabove mentioned; to the Southeast on land formerly of Ladson and to the Southwest on Lands now or formerly of Martin; being the same property as was conveyed by D. E. Gordon to Loretta Patrick by Deed dated 7th December, 1916, and recorded 24th December, 1917, in Book Y-27, page 318 in the RMC Office for Charleston County, South Carolina, and being the identical tract acquired by Southern Coatings & Chemical Company (predecessor by merger to Georgia-Pacific Corporation) from Loretta Patrick by Deed dated November 5, 1947, recorded in Deed Book E-48, page 483.

BEING a portion of the premises (Tract 4) conveyed to Westvaco Corporation by Deed of Georgia Pacific Corporation dated June 27, 1979, recorded in the RMC Office for Charleston County in Book R-119, at Page 245.

Part of TMS No. 175-00-00-009

CTN 89:

OSBORNE TRACT

All that piece, parcel or tract of land, situate, lying and being near Adams Run Station in the County of Charleston, State of South Carolina, being a part of the Osborne Tract and containing Two hundred forty-five (245) acres, more or less;

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BUTTING AND BOUNDING to the North on lands now or formerly of Burden, Alston, Washington, Bing, Wilson, Gantt, Collins, Jenkins, Pioss, Thompson, J. Field and West Virginia Pulp and Paper Company; to the East on lands of West Virginia Pulp and Paper Company; to the South on lands of West Virginia Pulp and Paper Company, on U. S. Highway Number 17 and on lands of Robert C. MacNeal; and to the West by lands now or formerly of Wilson, Dunmeyer, Williams, Jenkins, Burden, Alston, Washington, Bing, Ancrum and Wilson;

The metes, bounds, measurements and delineations of the above described tract will more fully appear by reference to a map of the same prepared by Gaillard & Gaillard, Surveyors, on August 18, 1942, the original of which is recorded in the RMC Office for Charleston County in Plat Book F, Page 130;

The lands hereby conveyed being the same that were conveyed to James P. Meehan and Robert C. MacNeal by Helen W. Lipsitz by Deed dated May 24, 1920, recorded in the RMC Office for Charleston County In Book E-30, Page 202, and with respect to which James P. Meehan conveyed to Robert C. MacNeal his one-half undivided interest by Deed dated December 4, 1920, recorded in the RMC Office for Charleston County in Book O-29, Page 234; saving and excepting therefrom the following: (1) A portion described in the said Deeds as containing Ten (10) acres, more or Less, of the old rice lands of Osborne tract, (2) a strip conveyed to Charleston County for the purpose of constructing a highway mentioned and described in a Deed from Robert C. MacNeal to Charleston County, dated April 13, 1934, and recorded in the RMC Office for Charleston County in Book Q-37, Page 633 and (3) a portion in the Southwest corner of the tract hereby conveyed, consisting of Twelve (12) lots laid out and reserved for building purposes, which said reserved lots appear on the map of Gaillard & Gaillard, Surveyors, hereinabove referred to, as by reference thereto will more fully appear.

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BEING the same premises conveyed to West Virginia Pulp and Paper Company, now Westvaco Corporation, by Deed of Robert O. MacNeal dated October 15, 1942, recorded in the RMC Office for Charleston County in Book V-43, at Page 59.

TMS No. 175-00-00-017

SW 847:

C.P. MILLER TRACT

ALL that certain piece, parcel or tract of land, situate, lying and being in St. Paul's Parish, Charleston County, State of South Carolina, containing Five Hundred Ninety-seven (597) Acres, more or less (originally 868 Acres, more or less; with exceptions following), bounded North by lands of West Virginia Pulp and Paper Company, now Westvaco Corporation, and being Westvaco Corporation's Jericho Unit No. 37 "Buck Hall" Tract CTN 12A, and by Coastal Lumber Company; East by lands of Coastal Lumber Company and B. L. Gibbs; South by Old Jacksonboro Highway, and by lands of Larry Cobb and Carolyn Cobb, and by lands of Claude Miller, Jr.; West by S. C. Highway No. 165, and by lands of Robert Miller.

This is the same tract of land conveyed to Claude P. Miller by John H. Miller by the following two (2) deeds -

(1) By deed of John H. Miller to Claude P. Miller dated July 15, 1966, recorded July 19, 1966, in Book Z85, Page 103, in the Office of the Register of Mesne Conveyance for Charleston County at Charleston, S.C., and shown on plat by J. A. Schmidt, Registered Land Surveyor, 1119, dated June 21, 1966 and recorded in Plat Book V, Page 1, in said RMC Office.

(2) By deed of John H. Miller to Claude P. Miller dated July 8, 1970, recorded July 15, 1970, in Book U94, page 195, in the Office of the Register of Mesne Conveyance for

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Charleston County at Charleston, S.C., and shown on plat by J. A. Schmidt, Registered Land Surveyor, 1119, dated June 21, 1966, & August 25, 1969, and recorded in Plat Book Z, Page 140, July 15, 1970, in said RMC Office.

BEING the same premises conveyed to Westvaco Corporation by Deed of Claude P. Miller, also known as C. P. Miller, dated September 14, 1978, recorded in the RMC Office for Charleston County on September 15, 1978, in Book Z116, Page 176.

SAVING AND EXCEPTING the following conveyances made by Claude P. Miller:

(a) One (1) acre conveyed to Larry S. Cobb and Carolyn Cobb by deed dated May 10, 1968, recorded May 22, 1968, in Book H-90, Page 39, said RMC Office, with plat attached.

(b) One and 11/100 (1.11) acres conveyed to Charlton D. Miller and Chariton D. Miller, Jr., by deed dated May 12, 1970, recorded August 18, 1975, in Book L109, Page 146, said RMC Office, as shown on plat of same by J. A. Schmidt dated September 3, 1965.

(c) 0.5 acre, more or less, as shown on plat recorded in Plat Book R, Page 35, said RMC Office, conveyed to Larry S. Cobb and Nancy Carolyn Cobb (same as Carolyn Cobb) by deed dated February 1, 1973, recorded February 2, 1973, in Book C101, Page 67, said RMC Office.

(d) 258 acres as shown on plat by B. L. Gibbs, R. L. S., dated February 26, 1973, recorded January 22, 1974, in Plat Book AC, Page 133, said RMC Office, conveyed to B. L. Gibbs by deed dated May 13, 1974, recorded August 6, 1974, in Book Z-104, Page 412, said RMC Office.

(e) Five (5) acres, more or less, as shown on plat of Robert F. Knoth, R.L.S. 514, dated January 20, 1977, recorded September 23, 1977, in Plat Book AJ, Page 90, said RMC Office, conveyed to Robert W. Miller by deed dated September 22, 1977, recorded September

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23, 1977, in Book R113, Page 119, said RMC Office.

(f) Five (5) acres, more or less, as shown on plat of Robert F. Knoth, R. L. S. 514, dated March 1977, recorded September 23, 1977, in Plat Book AJ, Page 90, said RMC Office, conveyed to Claude P. Miller, Jr., by deed dated September 22, 1977, recorded September 23, 1977, in Book R113, page 120, said RMC Office.

ALSO SAVING AND EXCEPTING ALL that certain piece or parcel of land situated on S.C. Highway 165 near Ravenel, in Charleston County, S.C., containing 335.0 acres, conveyed by Westvaco Corporation to Ron W. McDaniel by Deed dated March 19, 1986, recorded in the RMC Office for Charleston County on March 27, 1986, in Book U-152, at Page 178, and described as follows:

BEGINNING at a new iron pipe located on the eastern right-of-way line of S.C. Highway 165, this being the most western point on the herein describe parcel, crossing Caw Caw Swamp N73-09-12E 4,053.37 feet to an iron pipe at the corner of Westvaco Corporation and A. English; thence with English N85-05-56E 246.10 feet to an iron pipe found at B. L. Gibb's corner; thence with Gibb's S14-45-10E 635.77 feet to a new iron pipe; thence S13-30-10E 781.89 feet to a new iron pipe; thence S14-16-59E 2,651.56 feet to a new iron pipe on the northern right-of-way line of the Old Jacksonboro Road; thence with Old Jacksonboro Road S65-25-12W 1,671.22 feet to a new iron pipe; thence S65-28-01 W 504.93 feet to an iron pipe found at E.W. Phipp's corner, thence departing Old Jacksonboro Road, with Phipp's N-24-17-37W 245.01 feet to a new iron pipe at C. P. Miller, Jr., thence with Miller N58-08-36E 20.48 feet to an iron pipe found; thence N39-48-46W 395.19 feet to an iron pipe found; thence S47-59-16W 521.17 feet to a new iron pipe on the eastern right-of-way line of S.C. Highway 165; thence with Highway 165 N39-51-10W 203.20 feet to an iron pipe; thence N37-50-55W 443.11 feet to a new iron pipe at R. W.

Miller's corner, thence with Miller N50-43-17E 435.08 feet to an iron pipe found; thence N34-16-43W 500.00 feet to a new iron pipe; thence S50-43-17W 437.45 feet to a new iron pipe on the eastern right-of-way line of S.C. Highway 165; thence with Highway 165 N34-15-30W 3,081.78 feet to the point of beginning. All of which is more particularly described and delineated on a plat by Keith Ruddy, R.L.S. dated December 4, 1985, a copy of which is attached and made a part of Deed recorded in the RMC Office for Charleston County in Book U-152, Page 178.

ALSO SAVING AND EXCEPTING ALL that certain piece or parcel of land situate, lying and being in Charleston County, South Carolina and described in that Quitclaim Deed, dated March 8, 2006, from MeadWestvaco Forestry, LLC to S.C. Department of Transportation, conveying 1.5881 acres, a portion of the 4.962-acre conveyance to improve Highway 165.

TMS Nos. 185-00-00-011 and 185-00-00-008

SW 1021:

S.C. STATE COMMISSION OF FORESTRY TRACT

ALL that certain lot, piece, parcel or tract of Land, with the buildings and improvements thereon, if any, known and designated as "Parcel A 5.08 acres" on a plat entitled "A Plat Showing the Resubdivision of a Parcel of Land Owned by the South Carolina Commission of Forestry Located near Adams Run Charleston County, S.C., Parcel A contains 5.08 acres, Parcel B contains 4.96 acres" prepared by G. A. Simmons and K. A. Mahoney, S.C.R.L.S. #6271, dated November 26, 1985, and recorded in the RMC Office for Charleston County in Book BW, at Page 41, Said plat being incorporated herein by this reference.

SAID tracts having such size, shape, butting and bounding and measuring and containing as will be seen by reference to said plat.

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TOGETHER with a permanent, transferable drainage easement, appurtenant to said Parcels A & B, over and through that area lying between Parcel A and Parcel B as shown on the above-referenced plat and designated as "C/L Canal N72-51 W 565.42 C/L Canal" to be used for drainage and any and all other uses necessary for the said Parcel B.

BEGINNING at a point on the eastern right-of-way of said S.C. Highway 171 approximately 2850 feet from road S-10-40 and marked and delineated on the above referenced plat by the initials IPO running from said point S72°10'E for a distance of 300.23 feet to a point; thence turning and running S72°58'E along a canal the centerline of which being the property line hereby referenced to a point; thence turning and running S72°55'E along the said canal the centerline of which being the property line hereby described for a distance of 164.14 feet to a point thence turning and running S172°W for a distance of 391.21 feet to a point; thence turning and running N72°51W along the centerline of a canal, said centerline being the property line hereby described for a distance of 565.42 feet to a point on the eastern right-of-way of the said South Carolina Highway 174; thence turning and running N17°11'E for a distance of 393.54 feet to a point, same being the point of beginning.

SAID above described tract bounding to the West on S.C. Highway 174 (75-foot Right-of-Way); to the West on lands of B.G. McCarne, Frazier and McMillan, and having as a portion of said line the centerline of a canal as shown on the above referenced plat; to the east on lands of Westvaco Corporation Tevell tract and to the south on parcel B belonging to the Grantor herein.

BEING the same premises conveyed to Westvaco Corporation by Quit-Claim Deed of the South Carolina State Commission of Forestry, dated February 21, 1990, recorded in the RMC Office for Charleston County on March 22, 1990, in Book 1-191, Page 138.

May 30, 2014

SAVING AND EXCEPTING all that piece, parcel or tract of land, with the buildings and improvements thereon, if any, conveyed to St. Paul's Fire District by Quitclaim Deed dated May 1, 1990, recorded in the RMC Office for Charleston County in Book H-193, Page 864, situate, lying and being near Adams Run, Charleston County, State of South Carolina, and shown and designated as "Parcel A-1" measuring and containing 1.00 acre as shown on a plat entitled "A Plat Showing the Subdivision of a Parcel of Land Owned by Westvaco Corporation Located Near Adams Run (St. Paul's Parish) Charleston County, South Carolina", prepared by G. A. Simmons and K. A. Mahoney, R.L.S., dated June 15, 1988, and recorded in the RMC Office for Charleston County in Plat Book BW, at Page 39; said property to be used for the purposes of a fire station facility and related use by St. Paul's Fire District, its successors and assigns.

TMS No. 099-00-00-089

SW 995 A:

NURSERY TRACT

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Charleston, State of South Carolina, measuring and containing 3.50 acres, more or less, butting and bounding as follows: North by lands of Westvaco; East by New Road and lands now or formerly of Knoth; South by Old Jacksonboro Road, New Road and lands now or formerly of Knoth; and, West by lands of Westvaco; and more particularly described as Parcel A on "A Plat Showing Three Parcels of Land Located At The Intersection of New Road & Old Jacksonboro Road, Charleston County, S.C." by G.A. Simmons and K.A. Mahoney dated March 5, 1984, and recorded May 18, 1988, in Book U-174, Page 210, aforesaid records.

BEING a portion of the premises (Tract 1) conveyed to Westvaco Corporation by Deed

May 30, 2014

of Robert R. Knoth, dated May 18, 1988, recorded in the RMC Office for Charleston County on May 18, 1988, in Book U-174, Page 210.

TMS No. 186-00-00-062

SW 995 C:

BIRD POND TRACT

ALL that piece, parcel or tract of land situate, lying and being near Adams Run in the County of Charleston, formerly the County of Colleton, State aforesaid, measuring and containing Two Hundred and Fifty (250) acres more or less, and known as the Bird Pond Tract, and butting and bounding to the North on lands now or formerly of The Pandora Company and Southard; East by lands now or formerly of the Ravenel Lumber Company; South by lands now or formerly of M. D. Haven and Westvaco Corporation; West by lands now or formerly of Westvaco Corporation.

THE said tract of land being more fully delineated and shown on a plat of two tracts of land as a whole containing Two Hundred Fifty-Nine (259) acres, by Robert F. Knoth and Company, Surveyors, surveyed and duly recorded December 27, 1946, in the RMC Office for Charleston County, South Carolina in Book G, at Page 2.

BEING a portion of the premises (Tract 3) conveyed to Westvaco Corporation by Deed of Robert R. Knoth, dated May 18, 1988, recorded in the RMC Office for Charleston County on May 18, 1988, in Book U-174, Page 210.

TMS No. 121-00-00-035

SW 995 E:

May 30, 2014

MERSERVEY/RUFFIN FIELD TRACT

ALL that certain lot, piece or parcel of land, situate, lying and being in the Adams Run section of Charleston County in the State of South Carolina, measuring and containing eleven (11) acres, more or less, and butting and bounding now or formerly on the Northwest on lands of Robert F. Knoth, East on lands of Westvaco Corporation, and Southwest on lands of Westvaco Corporation, and being more particularly shown on a plat of the same made by R. Knoth & Company dated January 30, 1954, which is attached to that certain deed from Isadore L. Banov and Milton A. Banov, as Executors of the Will of Carrie B. Banov, to Robert F. Knoth, dated February 6, 1954, and recorded February 13, 1954, in the RMC Office for Charleston County in Book E-58, at Page 61.

ALSO all that tract or parcel of land situate, lying and being near Adams Run in the County of Charleston, formerly the County of Colleton, State aforesaid, measuring and containing nine (9) acres more or less, and known as the Ruffin Field Tract; butting and bounding now or formerly to the North, West and East on lands of the Westvaco Corporation; and the South and Southeast by the old Adams Run to Jacksonboro Road and lands now or formerly of Robert F. Knoth.

BEING a portion of the premises (Tract 5) conveyed to Westvaco Corporation by Deed of Robert R. Knoth, dated May 18, 1988, recorded in the RMC Office for Charleston County on May 18, 1988, in Book U-174, Page 210.

TMS No. 099-00-00-012

THE ABOVE DESCRIBED REAL PROPERTY MAY ALSO BE SAVING AND EXCEPTING, IN ADDITION TO ANY OTHER OUT-CONVEYANCE ITEMIZED ON THIS EXHIBIT "A," ALL THOSE OUT- CONVEYANCES BY THE GRANTOR, OR ITS

May 30, 2014

PREDECESSORS IN TITLE, FROM AND AFTER THE DATES OF THE VARIOUS RESPECTIVE DEEDS SET FORTH IN THE VARIOUS DERIVATION CLAUSES SET FORTH IN THIS LEGAL DESCRIPTION, INCLUDING, WITHOUT LIMITATION, ANY REAL PROPERTY CONVEYED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION OR OTHERS FOR ROADWAYS AND THE FOLLOWING OUT-CONVEYANCES:

A. Deed from Westvaco Corporation to Energy Subsidiary, Inc., dated November 20, 1969, recorded in the RMC Office for Charleston County on December 16, 1969, in Book T-93, at Page 357; re-recorded in the RMC Office for Charleston County on December 5, 1978, in Book S-117, at Page 197.

B. Deed from Westvaco Corporation to Westvaco Development Corporation, dated November 20, 1969, recorded in the RMC Office for Charleston County on December 16, 1969, in Book T-93, at Page 353; re-recorded in the RMC Office for Charleston County on December 5, 1978, in Book S-117, at page 196.

C. Deed from Westvaco Corporation to Vaughn Development, Inc., dated April 25, 2002, recorded in the Register of Deeds Office for Berkeley County on May 3, 2002, in Book 2725, at Page 166; recorded also in the RMC Office for Charleston County on June 11, 2002, in Book W-408, at Page 411.

D. Deed from Westvaco Corporation to Leon, Inc., dated December 12, 1986, recorded in the RMC Office for Charleston County on April 15, 1987, in Book A-164, at Page 820.

STATE OF SOUTH CAROLINA) Date of Transfer of Title
COUNTY OF CHARLESTON) AFFIDAVIT Closing Date _____

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 MWV-EAST EDISTO CHARLESTON, LLC on May 29, 2013.
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) X EXEMPT from the deed recording fee because (exemption #12) (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or 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 _____ 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 \$ _____.
6. The DEED Recording Fee is computed as follows:
 - (a) 0.00 the amount listed in item 4 above
 - (b) 0.00 the amount listed in item 5 above (no amount place zero)
 - (c) 0.00 Subtract Line 6(b) from Line 6(a) and place the results.
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.

S. GROVE, LLC
By: [Signature]
Its: President

SWORN to before me this
29 day of May 2013
[Signature] (SEAL)
Notary Public for South Carolina

My Commission Expires: 10-27-2018



Laura E. Sennett
NOTARY PUBLIC
State of South Carolina
My Commission Expires
October 27, 2018

May 30, 2014

RECORDER'S PAGE

NOTE: This page MUST remain with the original document



RMC BK 0336 Pg 979 : pg 45 *

*bl
dw*

Filed By:

NELSON MULLINS RILEY & SCARBOROUGH
POST OFFICE BOX 1806
CHARLESTON SC 29402 (BOX)

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Date:	June 10, 2013	
Time:	11:53:32 AM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0336	979	Corr/Con
Charlie Lybrand, Register Charleston County, SC		

MAKER:

MWV-EAST EDISTO CHAS LLC

of Pages: 45

RECIPIENT:

S GROVE LLC

Note:

Recording Fee	\$ 10.00
State Fee	<EXEMPT>
County Fee	<EXEMPT>
Extra Pages	\$ 40.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 50.00

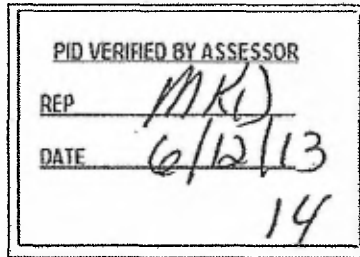
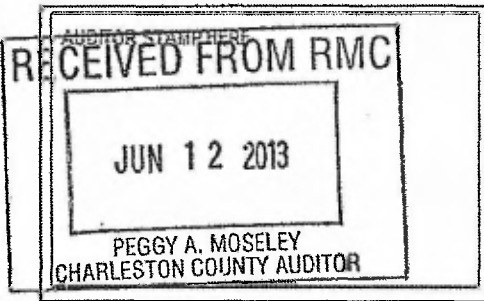
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Original Page:

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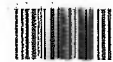
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Fax: 843.534.4350
jack.smith@nelsonmullins.com

May 21, 2014

Mr. Daniel Pennick
Director of Planning and Zoning
Charleston County Planning Department
4045 Bridge View Drive
North Charleston, SC 29405

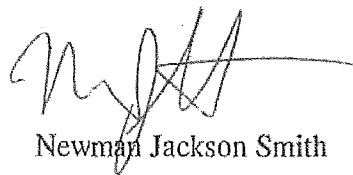
RE: Spring Grove Development of County Significance Applications

Dear Mr. Pennick:

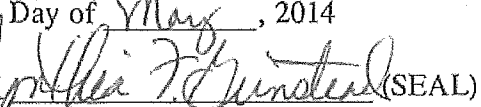
In response to your request for clarification, that certain parcel of real property bearing Charleston County TMS No. 168-00-00-023 is contained within the legal description for a tract identified as "CTN 12A (PARTS): JERICO TRACT" in Exhibit A to a CORRECTIVE LIMITED WARRANTY DEED recorded on June 10, 2013 in Book 336, Page 979 of the Office of the Charleston County RMC.

Please let me know if you need any additional information. With best regards, I am

Very truly yours,



Newman Jackson Smith

SWORN to me this 21st
Day of May, 2014
 (SEAL)
Notary Public for South Carolina
My Commission Expires: 3/2/2022

Tab v



Daniel C. Pennick, AICP
Zoning/Planning Department Director

843.202.7200
Fax: 843.202.7218
Lonnie Hamilton III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405

January 31, 2014

Kenneth T. Seeger, President
MWV East Edisto Spring Grove, LLC
180 Westvaco Road
Summerville, SC 29483

Re: Time Extension for Re-submittal of Development of County Significance, *Comprehensive Plan* Amendment, Form-Based Zoning District Map Amendment (Rezoning), and revised Development Agreement applications for the proposed Spring Grove development

Dear Mr. Seeger:

On January 30, 2014, Charleston County Council approved an amendment to Section 3.1.4, Application Completeness and Submission Deadlines of the Charleston County Zoning and Land Development Regulations Ordinance that allows the Planning Director to approve extensions of up to one (1) year from the date that any Development of County Significance application was returned as incomplete without requiring repayment of applicable fees. Therefore, based on your request dated January 31, 2014, and since the Spring Grove application was deemed incomplete on August 07, 2013, I am approving an extension of the Spring Grove Development of County Significance application that will expire on August 06, 2014.

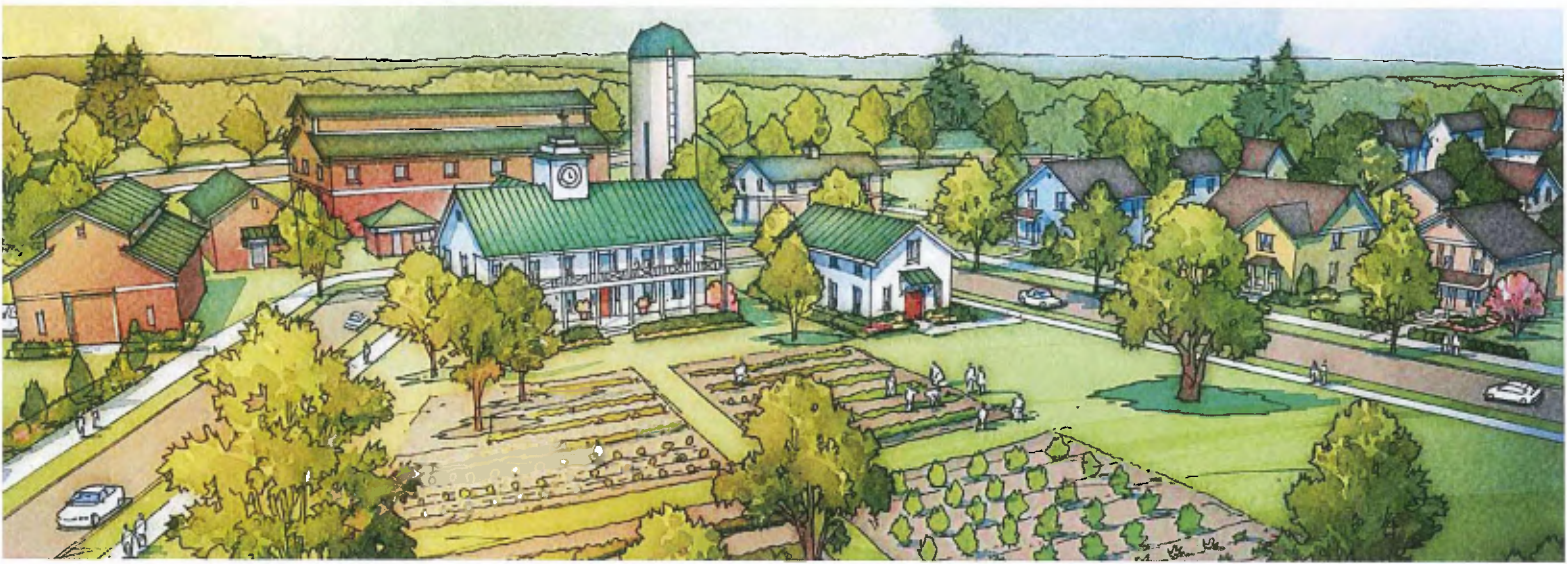
Please contact me with any questions.

Sincerely,

Dan Pennick, AICP
Zoning/Planning Department Director

cc: Teddie Pryor, Chairman, Charleston County Council
Eric Meyer, Chairman, Charleston County Planning Commission
Kurt Taylor, Charleston County Administrator
Walt Smalls, Assistant Administrator for General Services
Joe Dawson, County Attorney
N. Jackson Smith, Nelson Mullins Riley & Scarborough LLP
Susan Watts, MWV
File

May 30, 2014



NOVEMBER 19, 2015

SPRING GROVE

COMPREHENSIVE PLAN AMENDMENT APPLICATION - APPLICATION INFORMATION



Comprehensive Plan Amendment Application

Application Information

Packet Table of Contents

- tab i. Letter of Intent
- tab ii. Proposed text and map amendments
- tab iii. Documentation of Community Workshop, June 26, 2013
Community Workshop, July 9, 2014

Tab i

Spring Grove, Charleston County, Development of County Significance Application

Comprehensive Plan Amendment Application Information Submittal Requirement: Letter of Intent

SUMMARY OF APPLICATION INFORMATION:

The Spring Grove Comprehensive Plan Amendment application **complies with ZLDR Section 3.2.1.C.** because in accordance with its requirements, this **Letter of Intent** explains the **objective** of the proposed Amendment and how they **meet the approval criteria** established in the ZLDR.

The **objective** of the Comprehensive Plan Amendment application is to change the future land use classification for the Spring Grove Form-Based Zoning District (hereinafter "Spring Grove") area to "Development of County Significance" and to remove its designation as a "Rural Cultural Community Protection, Resource Management, Agricultural Residential, and Rural Economic Development", as applicable.

The proposed Comprehensive Plan Amendment **meets the approval criteria** because it is consistent with the **overall purpose and intent of the Comprehensive Plan**, and is **requested pursuant to** and **complies with ZLDR Article 3.17 Developments of County Significance**, as more specifically demonstrated by this Letter of Intent.

The approval criteria referred to in ZLDR Section 3.2.1.C.2. are established in ZLDR Section 3.2.6., and they incorporate by reference certain other requirements established in the ZLDR and the Charleston County Comprehensive Plan. Section 1.2 of the Letter of Intent is structured as follows to demonstrate compliance with all of the requirements of Section 3.2.6 that are expressly stated or incorporated by reference:

ZLDR Section 3.2.6. incorporates by reference:

- **Purpose and Intent of the Comprehensive Plan incorporates by reference:**
 - **Goals** for the future articulated in each element of the Plan
 - **Strategies** for achieving the goals
- **ZLDR Article 3.17 (Developments of County Significance) including:**
 - **Narrative descriptions** addressing the compliance of the application with **each element** of the Comprehensive Plan

Spring Grove, Charleston County, Development of County Significance Application
Comprehensive Plan Amendment Application Information

**1. COMPREHENSIVE PLAN AMENDMENT APPLICATION INFORMATION SUBMITTAL REQUIREMENT:
LETTER OF INTENT**

1.1. ZLDR SECTION 3.2.1.C.2: OBJECTIVE OF THE PROPOSED AMENDMENT

1.1.1. The objective of the proposed Amendment is to amend the Charleston County Comprehensive Plan so that upon approval, Spring Grove will be consistent with the Plan's future land use designation, its provisions regarding the approval of wastewater treatment systems, and its designations of major planning efforts. At the time of submission, as required by ZLDR Art. 3.17, Spring Grove varies from certain future land use and density provisions of the Comprehensive Plan as Spring Grove proposes land use and density designations in accordance with the Plan's Form-Based Zoning District, Developments of County Significance, and Rural Economic Development provisions and not its Resource Management and Agricultural Residential provisions; and upon the approval of the Spring Grove Development of County Significance application, including the Comprehensive Plan Amendment sought by this application, Spring Grove can be found consistent with the Comprehensive Plan.

- a. Upon approval, the future land use classifications of Rural Cultural Community Protection, Resource Management, Agricultural Residential, and Rural Economic Development of the Comprehensive Plan Map 3.1.4 Future Land Use Map (Comprehensive Plan p. 33) are not applicable to Spring Grove, and the application requests an amendment changing the classification to "Development of County Significance."

When approved, the Amendment conforms the Comprehensive Plan future land use classification for the Spring Grove area to its provisions for Form-Based Zoning Districts as demonstrated in this documentation through analyses of all Comprehensive Plan elements. Amendment of the Comprehensive Plan as sought by this application as stated in separate application documentation titled "Proposed Text and Map Amendment" enables its compliance with respect to the provisions it seeks to amend. Upon the approval of the amendment sought by this application, Spring Grove can be found consistent with the Comprehensive Plan.

1.2. ZLDR SECTION 3.2.1.C.2: HOW THE APPROVAL CRITERIA ARE MET

- 1.2.1. Sections 1.2.2. through 1.2.4. below explain how the Amendment is "*consistent with the overall purpose and intent of the Comprehensive Plan*" and is "*requested pursuant to and complies with Article 3.17, Developments of County Significance*" as required by ZLDR Section 3.2.6.
- 1.2.2. As required by ZLDR Section 3.2.6., the Amendment is consistent with the overall **purpose and intent** of the Comprehensive Plan to articulate and achieve its Vision through the **goals** and **strategies** set forth in the various **elements** of the Comprehensive Plan as follows:

Land Use Element

a. Land Use Element Goal: "*Land resources will accommodate high quality growth in a way that respects the unique character of different parts of the County, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community facilities, and protects natural resources.*"

- **Spring Grove is consistent with the Land Use Element Goal** because the Spring Grove Form District Master Plan (the "Master Plan") comprehensively regulates the form, function and scale of development appropriate to the rural west area of Charleston County.

- By authorizing the mixing and clustering of complementary land uses, the Master Plan enables economically sustainable planning and coordination of land uses.
- Coordinated and integrated infrastructure planning discourages sprawling infrastructure growth by defining the edges between clustered development areas and the surrounding rural landscape.

b. Land Use Element Strategy 10: "Adopt innovative planning and zoning techniques such as Form-based Zoning District regulations to authorize a combination of land uses within communities, including residential, service, and employment land uses."

- **Spring Grove implements this Land Use Element strategy** as the Master Plan standards and tables authorize the combination of land uses such as residential, service, and employment within Communities, Transect Zones, Lots, and Buildings, and also authorize specialized service and employment land uses within Special Districts.

c. Table 3.1.1: Future Land Use Residential Densities: Form-Based Zoning Districts, and Chapter 3.1.7.D. Form-Based Zoning District. "A Form-Based Zoning District is a zoning district category and a planning tool that guides the form and character of the built environment to create development patterns that coordinate the location of a variety of land uses with a connected transportation network in a manner that accommodates pedestrian mobility and controls sprawl."

- **Spring Grove implements this Land Use Element strategy** as the Master Plan prescribes the form and character of development within Spring Grove through standards and tables that emphasize the forms and patterns of development, and authorize a diverse mix of land uses within clustered Communities and Special Districts. By allowing the development of clustered Communities and Special Districts within no more than 25% of Spring Grove acreage, the Master Plan discourages rural sprawl growth.

Chapter 3.1.7.D. cont.: "These development patterns further the Land Use, Economic Development, Population, Housing, Transportation, Community Facilities, Natural Resources, Cultural Resources, and Priority Investment, Implementation, and Coordination Element strategies contained in this Plan by addressing the County's emerging land use policy concerns with innovative planning concepts. Increased residential and commercial sprawl and automobile dominated transportation networks have created demand for innovative planning and zoning techniques such as Form-Based Zoning District regulations that enable the combination of land uses at densities that are sufficient to support walkability and land use diversity, and that facilitate coordinated and integrated infrastructure planning strategies."

- **Spring Grove implements this Land Use Element strategy** as the Master Plan standards and tables that regulate the design of Thoroughfares and require standards for Sidewalks, Foot Paths, and Multipurpose Trails ensure the provision of transportation alternatives appropriate to the scale of development. To enable walkability, the maximum perimeter of any block is restricted by the Master Plan within those Transect Zones that allow the widest range of mixed uses. The Master Plan facilitates coordinated and integrated planning of infrastructure, and discourages rural infrastructure sprawl, by clearly defining the development boundaries of the clustered Communities and Special Districts.

Chapter 3.1.7.D. cont.: "Form-Based Zoning District regulations create predictability in the community planning process by directing the intended form and character of the specific Form-Based Zoning District, while allowing such District to naturally grow over time in response to market conditions. The Comprehensive Plan recognizes that the projected build-out time frame of any specific Form-Based Zoning District may far exceed the time frame of the current Comprehensive Plan update, and that the goal of predictability in the long-term community planning process may require the consideration of land use planning strategies not envisioned in the current Plan. Therefore, the Form-Based Zoning District provisions of the Comprehensive Plan are intended to complement the future land use recommendations incorporated in Sections 3.1.4 and 3.1.7, the growth management provisions of Section 3.1.5, and the guidelines set forth in Section 3.1.8."

- **Spring Grove implements this Land Use Element strategy** as the development process authorized by the Master Plan enables development within Spring Grove to be permitted when consistent with its standards, and incorporates flexibility and efficiency by allowing concurrent review and approval of sequential development applications.
- d. Rural Guideline 4: *"Develop gross densities at or above the maximum densities recommended in the future land use categories when Planned Development Zoning Districts, Form-Based Zoning Districts, and/or Developments of County Significance are found to be consistent with the Elements contained in this Plan and the requirements of the Zoning and Land Development Regulations Ordinance."*
- **Spring Grove implements this Rural Guideline** as the Master Plan Sector Map and tables authorize gross densities above the maximum densities recommended in the conventional future land use categories, and because the Spring Grove Development of County Significance is consistent with the Elements of the Comprehensive Plan and the requirements of the Zoning and Land Development Regulations Ordinance.
- e. Rural Guideline 23: *"Meet the requirements for Developments of County Significance, as contained in Chapter 3.9 Priority Investment, Implementation, and Coordination Element. Developments of County Significance are defined as proposed developments that (1) have a gross acreage equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of this Plan if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and Zoning and Land Development Regulations Ordinance."*
- **Spring Grove meets the requirements for Developments of County Significance** because it (1) has a gross acreage exceeding 1,000 acres, (2) is located in the Rural Area of the County, and (3) is consistent with the recommendations of the Comprehensive Plan because it complies with the criteria and requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and Zoning and Land Development Regulations Ordinance.

Economic Development Element

- a. Economic Development Element Goal: *"Charleston County will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens and fostering fiscal health for county government services and facilities."*
- **Spring Grove is consistent with the Economic Development Element Goal** because the Master Plan encourages rural economic development by authorizing both conventional agricultural land uses and contemporary agri-tourism.
 - Transportation planning within Spring Grove is facilitated in conjunction with community development through procedures and standards specifically tailored to analyze the capacity demand of mixed land uses.
- b. Economic Development Element Strategy 6: *"Focus Rural Area economic development efforts on agri-tourism and other employment opportunities that provide jobs for the local population and promote community sustainability."*
- **Spring Grove implements this Economic Development Element strategy** as the Master Plan allows agricultural land uses throughout Spring Grove. These land uses include for example farming, horticulture, truck gardens, commercial nurseries, forestry operations, ecotourism, hunting clubs, trails, cabins and tent camping sites, and wildlife observation platforms, which are vested rights. Additionally, within the appropriate Transect Zones the Master Plan standards and tables authorize "agri-tourism and agri-tainment" as Principal Functions such as Wineries, Roadside Stands (including Sweetgrass Basket Stands), Fishing or Hunting Guide Services, and Special Events.

c. Economic Development Element Strategy 15: *"Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to authorize the combination of land uses within communities, including land uses that facilitate economic development opportunities within and in close proximity to such communities."*

- **Spring Grove implements this Economic Development Element strategy** as the Master Plan allows for the mixing of various land uses within Buildings, Lots, and Transect Zones that will in turn comprise Communities and Settlements, and also allows Special Districts to include prescribed land uses. The authorization of complementary land uses within Communities and the location of Special Districts within proximity of Communities enables economically sustainable land use arrangements. The development process authorized by the Master Plan ensures that development within Spring Grove can occur over several decades in response to future economic conditions, as opposed to being strictly mapped out in reliance on the current conditions and needs, and in reliance on predictable expectations for the investment of resources in development planning.

Natural Resources Element

a. Natural Resources Element Goal: *"Unique Lowcountry natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, farmland soils, and air quality will be preserved, mitigated from any potential negative impacts of growth and development, and/or enhanced."*

- **Spring Grove is consistent with the Natural Resources Element Goal** because the Master Plan standards discourage rural sprawl by allowing the development of clustered communities within no more than 25% of Spring Grove, and 75% will be dedicated to unclustered rural densities.
- The potential impact of development on natural resources is reduced through the Spring Grove form-based development standards that allow the mixing of compatible land uses in clustered patterns.

b. Natural Resources Element Strategy 13: *"Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to authorize the combination of land uses in compact development patterns."*

- **Spring Grove implements this Natural Resources Element strategy** as the Master Plan requires that clustered development be located within an area consisting of no more than 25% of Spring Grove, and protects and maintains the natural environment by reducing the amount of area that will be affected by clustered development. Master Plan standards for clustered development reduce the potential impact of rural sprawl on natural resources. The Master Plan requires that 75% of Spring Grove be restricted to either private land permanently restricted by deed restriction or conservation easement to unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Green Belt Bank or other open space preservation organizations, in compliance with the Comprehensive Plan requirement for Developments of County Significance.

Cultural Resources Element

a. Cultural Resources Element Goal: *"Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities will be preserved and protected from potential negative impacts of growth and development."*

- **Spring Grove is consistent with the Cultural Resources Element Goal** because the Master Plan development procedures acknowledge historic and archaeological resources, and because its building design standards are calibrated based on the observation of existing communities and perpetuate existing Lowcountry architectural styles and aesthetic values.

b. Cultural Resources Element Strategy 12: *"Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to promote and protect cultural and archaeological resources."*

- **Spring Grove implements this Cultural Resources Element strategy** as the Master Plan procedures for the approval of land development within Spring Grove include requirements for historic and archaeological resource studies in compliance with the applicable ZLDR requirement.

Population Element

a. Population Element Goal: *"A socioeconomically diverse and growing population will be accommodated by Charleston County in an environmentally and fiscally sustainable manner with particular attention to low to moderate income residents."*

- **Spring Grove is consistent with the Population Element Goal** because the Master Plan through its neighborhood configurations allows a variety of community types that advance the diversity of housing, service, and employment opportunities within Spring Grove.

b. Population Element Strategy 6: *"Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations that focus on the form and mix of land uses in land use plans to support diverse communities."*

- **Spring Grove implements this Population Element strategy** as the Master Plan standards and tables place an emphasis on the forms and patterns of development, and authorize a diverse mix of land uses within clustered Communities and Special Districts. The neighborhood configurations authorized by the Master Plan through the variety of Community types advance the diversity of housing, service, and employment opportunities within Spring Grove.

Housing Element

a. Housing Element Goal: *"Quality and affordable housing will be encouraged for people of all ages, incomes, and physical abilities."*

- **Spring Grove is consistent with the Housing Element Goal** because the neighborhood configurations authorized by the Master Plan coordinate residential land uses with employment and service opportunities, and allow different residential building types to be included.
- The Master Plan authorizes Affordable Housing consistent with the County's income and housing cost standards in all Transect Zones (except for T1 Natural) within Communities.

b. Housing Element Strategy 8: *"Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to promote mixed use developments with diverse housing options in walking distance to services, retail, and employment opportunities."*

- **Spring Grove implements this Housing Element strategy** as the Master Plan authorizes compact development of clustered Communities and Special Districts within an area not to exceed 25% of Spring Grove, and the mixing of land uses within such Communities and Special Districts, enabling reductions in necessary commutes.
- To ensure walkability, the maximum perimeter of any block is restricted by the Master Plan standards and tables within those Transect Zones that allow the widest range of mixed uses.

Transportation Element

a. Transportation Element Goal: *"A transportation system that is coordinated with land use patterns, community character, and promotes alternative ways to move people and goods with an acceptable level of service that supports economic development and maintains a high quality of life."*

- **Spring Grove is consistent with the Transportation Element Goal** because the Master Plan incorporates required procedures and regulations for the approval of traffic studies in conjunction with the approval of development plans, specifically tailored to analyze the capacity demand of land uses in

such combinations as are permitted within Spring Grove, and appropriate to the scale and timing of development.

- These study requirements address the development capacity demand, interconnected and complete transportation networks, public transit alternatives, feasible transportation alternatives, and emergency evacuation plans.
- b. Transportation Element Strategy 19: *"Base transportation plan approvals on the projected capacity of various types of transportation facilities to accommodate development of a mix of land uses over time in response to market conditions."*
- **Spring Grove implements this Transportation Element strategy** as the Master Plan incorporates procedures and regulations for the approval of traffic impact studies in conjunction with the approval of Communities and Special Districts, specifically tailored to analyze the capacity demand of the types of mixed-use Communities and Special Districts permitted within Spring Grove. Traffic study requirements established in the Master Plan consider the capacity demand as may exist from time to time based on the changing market conditions, as opposed to establishing capacity requirements for Spring Grove based on the current expectation of the development of land uses in the future.
- c. Transportation Element Strategy 20: *"Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to encourage flexible street design that is context-sensitive and reflects adjacent land uses."*
- **Spring Grove implements this Transportation Element strategy** as the Master Plan prescribes the design of Thoroughfares to ensure the provision of transportation alternatives appropriate to the scale of development. Master Plan standards and tables prescribing the design of Thoroughfares include requirements for Sidewalks, Foot Paths, and Multipurpose Trails. The procedures and regulations for the approval of Communities and Special Districts included in the Master Plan address traffic impact studies; interconnected and complete transportation networks; public transit alternatives; feasible transportation alternatives; and emergency evacuation plans.

Community Facilities Element

- a. Community Facilities Element Goal: *"Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and will be linked to land use planning and development decisions so that community facilities and services have capacity for expected growth and are in place when needed."*
- **Spring Grove is consistent with the Community Facilities Element Goal** because the Master Plan prescribes the coordination of civic land uses with the development of clustered communities.
 - The planning requirements for clustered communities established in the Master Plan provides for a comprehensive infrastructure planning process, including the designation of new Thoroughfare types based on the adjacent land uses.
- b. Community Facilities Element Strategy 21: *"Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to authorize coordinated and integrated infrastructure planning based on compact and mixed-use land use patterns."*
- **Spring Grove implements this Community Facilities Element strategy** as the Master Plan prescribes the development of clustered Communities and Special Districts within no more than 25% of Spring Grove, and enables the coordinated and integrated planning of Civic Spaces, and Thoroughfare and infrastructure improvements, for clustered development. The Master Plan discourages sprawling infrastructure growth by differentiating between the areas within and outside Communities and Special Districts, by defining the edges between settlement areas and the surrounding rural landscape, and by providing standards for the location and connectivity of Civic Spaces within the clustered Communities.

Priority Investment, Implementation, and Coordination Element

a. Priority Investment, Implementation, and Coordination Element Goal: *"Public infrastructure projects will be prioritized through coordination with adjacent and relevant jurisdictions and agencies."*

- **Spring Grove is consistent with the Priority Investment, Implementation, and Coordination Element Goal** because the rezoning application meets the standards established by the Comprehensive Plan for the inter-jurisdictional coordination of land use planning efforts.

b. Priority Investment, Implementation, and Coordination Element Strategy 17: *Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to implement the Form-Based Zoning District strategies for each Element of this Comprehensive Plan."*

- **Spring Grove implements this Priority Investment, Implementation, and Coordination Element strategy** as it is consistent with the Form-Based Zoning District strategies included in each Element of the Comprehensive Plan as demonstrated in this documentation.

Energy Element

a. Energy Element Goal: *"Promote use of alternative energy sources and energy conservation measures that benefit our communities."*

- **Spring Grove is consistent with the Energy Element Goal** because the Master Plan allows alternative energy sources as land uses.
- The Master Plan authorizes the mixing of compatible residential, employment, and service land uses in clustered communities, thereby reducing vehicular commutes.
- The Master Plan regulates the design of new Thoroughfares to ensure the provision of transportation alternatives appropriate to the scale of development, and prescribes the design of sidewalks, foot paths, and multipurpose trails.

b. Energy Element Strategy 20: *"Adopt land use regulations that allow clustered development, interconnectivity and walkable communities at higher densities near accessible transportation corridors and nodes."*

- **Spring Grove implements this Energy Element strategy** as the Master Plan authorizes the clustered development of Communities, and includes standards for the design of Thoroughfares such as maximum block perimeter sizes and provisions for Sidewalks. It regulates the functional elements of each Thoroughfare type based on the planned intensity of development adjacent to the Thoroughfare, thereby enhancing the rural or clustered character of the development as applicable.
- Prominent locations with good access and visibility from major roads may be designated as Civic Spaces for uses such as churches and schools. The procedures and regulations for the approval of Communities and Special Districts included in the Master Plan address traffic impact studies; interconnected and complete transportation networks; public transit alternatives; feasible transportation alternatives; and emergency evacuation plans.

1.2.3. As required by ZLDR Section 3.2.6.E., this Amendment is requested "***pursuant to***" ZLDR Article 3.17 because ZLDR Section 3.17.3.B.1. requires the submittal of this Comprehensive Plan Amendment application with a Form-Based Zoning District Rezoning application.

1.2.4. As required by ZLDR Section 3.2.6.E., this Amendment "***complies with***" ZLDR Article 3.17 because in compliance with ZLDR Section 3.17.3.B.1., Section 1.1.1. hereof provides "*a narrative description of how the application at the time of the submission may not be in full compliance with the comprehensive plan, however upon approval, the application will be consistent with the Comprehensive Plan*" and Section 1.2.2. hereof provides "*documentation addressing each element of the Comprehensive Plan.*"

Tab ii

Spring Grove, Charleston County, Development of County Significance Application
Comprehensive Plan Amendment Application: Proposed Text and Map Amendments

1. COMPREHENSIVE PLAN AMENDMENT APPLICATION REQUIREMENT: PROPOSED CHANGES TO THE COMPREHENSIVE PLAN BASED ON THE CURRENT COMPREHENSIVE PLAN IN EFFECT AND SHOWING PROPOSED TEXT DELETIONS AND ADDITIONS AND PROPOSED CHANGES TO MAPS

1.1. ZLDR SECTION 3.2.1.C.3.

1.1.1. *"No application for a Comprehensive Plan Amendment shall be accepted as complete unless it includes the ... proposed changes to the Comprehensive Plan based on the current Comprehensive Plan in effect and showing proposed text deletions as strike-through text and proposed text additions in bold, italic text. Proposed changes to any Comprehensive Plan map shall be illustrated in a map format similar to the existing Comprehensive Plan maps and shall be labeled as 'proposed amendment'"*

1.2. PROPOSED COMPREHENSIVE PLAN AMENDMENT

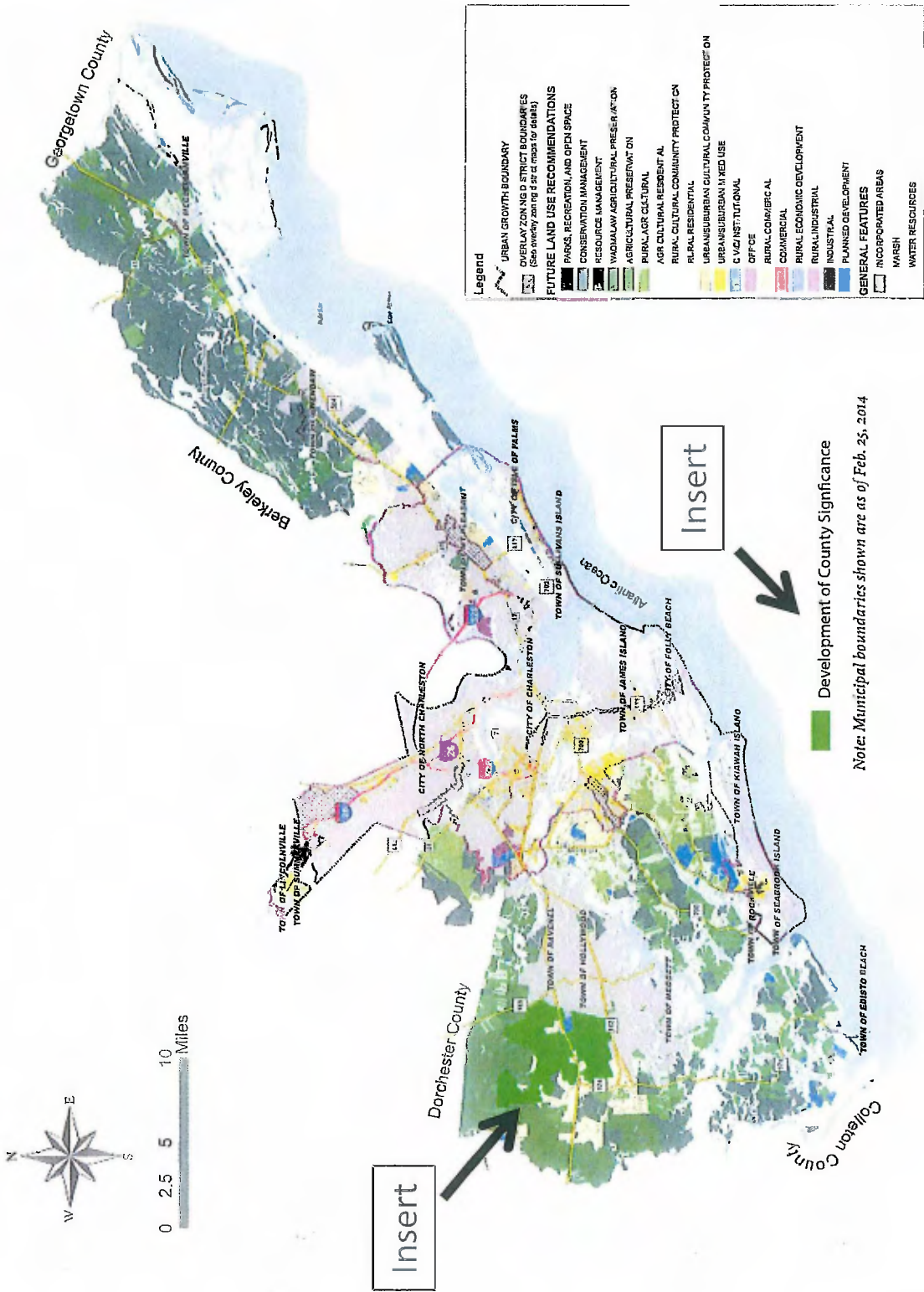
1.2.1. This application for a Comprehensive Plan¹ Amendment consists of the following:

- a. Change the future land use classification for the Spring Grove FBZD area on the Comprehensive Plan Map 3.1.4 Future Land Use Map from Rural Cultural Community Protection, Resource Management, Agricultural Residential, and Rural Economic Development, to "Development of County Significance" and add "Development of County Significance" into the map legend. (Comprehensive Plan p. 33)

1.2.2. The proposed amendments enumerated in Section 1.2.1.a. above are more specifically shown as revisions to the Future Land Use Map, Map 3.1.4 (pg. 33 of the above-referenced Comprehensive Plan) in the accompanying attachment.

¹ Charleston County, S.C., Comprehensive Plan Update (January 6, 2015).

MAP 3.1.4: FUTURE LAND USE



Tab iii



Search for:

Search

- [About East Edisto](#)
- [Planning Process](#)
- [Cornerstones](#)
- [What's New](#)

MWV Hosts Community Meeting to Share Rezoning Plans

MWV Hosts Community Meeting to Share Rezoning Plans

MWV (MeadWestvaco) will hold a Charleston County required community meeting on June 26, from 6 p.m. to 8 p.m., to share plans for the proposed rezoning of Spring Grove community (East Edisto). The meeting is free and open to the public, and will be held in the Media Center of Baptist Hill High School, 5117 Baptist Hill Road, Hollywood, SC 29449-6903.

Thank you.

[Privacy Agreement](#) | [Contact Us](#) | [Admin Sign-in](#) | [FAQ](#) | [Videos](#) | [Maps](#) | [Images](#)

SPRING GROVE COMMUNITY MEETINGS (required)

June 26, 2013, 6 pm

Baptist Hill High School, 5117 Baptist Hill Road, Hollywood, SC 29449-6903.

<u>Public Attendee:</u>	<u>contact info</u>	<u>yes/no to be contacted?</u>
Larry Drolet	droletlf@charlestoncpw.com	yes
Margaret P Blackmer	mpblackmer@earthlink.net	yes
Andrea Capers	capersac@hotmail.com	yes
Susan Markham	markamsue@aol.com	yes
Rev. Charles Glover Sr.	charlestonglover144@ymail.com	yes
Rose Manigault	rosemanigault@comcast.net	yes
Harry Parker	7239 Bull Run Lane, Adams Run SC	yes
Johnny DuPree	bdupr101@aol.com	yes
Wilbur L. Jones, Jr.	4077 Pine Creek Rd, JI 29455/559-7573	yes
Carol Johnson	8775 Old Jacksonboro Road	yes
Willie Johnson	" "	
Daisy Dominick	647 Wantoot Blvd, Charleston SC	yes
Hewitt Dominick	" "	
Harold Dukes	4500 Rose Drive, Ravenel SC	yes
Eric Meyer	Charleston County P&Z	
Herbert Townsend	5314 Salters Hill Road, Hollywood SC	yes
Spring Grove/MWV		
Mac Baughman	MWV, 180 Westvaco Rd., Summerville 29483	no
Susan Watts	MWV, 180 Westvaco Rd., Summerville 29483	no
Jennifer Howard	MWV, 180 Westvaco Rd., Summerville 29483	no
Robby Robbins	110 N. Main Street, Summerville	no
Colleen Troy	Touchpoint Communications, 409 King St Charleston	no
Grace Newland	Touchpoint Communications, 409 King St Charleston	no

SPRING GROVE REZONING COMMUNITY MEETING

Ravenel Town Hall, Council Chambers, 5962 Highway 165, Ravenel, SC

July 9, 2014 – 6 pm

Public Attendance:

Edward Holton, edh@townofhollywood.org, 889-3222

Buck Dukes, haroldtje@bellsouth.net, 810-2087

Mark Bloomer, Markbloomer@comcast.net, 880-8732

Dan Pennick, DPennick@charlestoncounty.org, 202-7226

Andrea Pietras, apietras@charlestoncounty.org, 202-7219

Jennifer Miller, Jmiller@charlestoncounty.org, 202-6775

Opal Baldwin, Mayor of Ravenel

Applicant Attendance:

Susan Watts, susan.watts@mwv.com, 843-851-4691

Mac Baughman, William.baughman@mwv.com, 843-851-4629

Kerry Welch, kerry@touchptcom.com