

Telephone: 843-549-2545

Fax: 843-549-9795

TTY Relay: 1-800-735-2905

City of Walterboro

242 Hampton Street

Walterboro, South Carolina 29488

Mailing Address:

Post Office Box 709

Walterboro, South Carolina 29488-0008

Walterboro City Council

Regular Meeting

April 24, 2012

City Hall

6:15 P.M.

A G E N D A

I. Call to Order:

1. Invocation.
2. Pledge of Allegiance.

II. Public Input on Agenda Items:

III. Proclamations and Resolutions:

1. A Proclamation to Honor Carol Seigler and April Beach for Outstanding Service in a Life-Saving Event (Proclamation attached).
2. A Proclamation Recognizing Estelle W. Sanders on her 100th Birthday (Proclamation attached).
3. Resolution # 2012-R-05, a Resolution Supporting the "Complete Streets" Concept (Resolution attached).

IV. Old Business:

V. New Business:

1. Reconsideration of Conditions for Special Permission to House (2) Pigmy Goats and Chickens at 523 Hampton Street in the City Limits, by M. Scott Steedley (Letter attached).
2. Request to Use City Parking Lot on July 21, 2012 for Taste of Culture and on September 15, 2012 for Oyster Roast by "To Do the Right Thing, Inc." (Letter attached).
3. Consideration of Response to South Carolina Housing Finance and Development Authority Request for Comments on Proposed Tax Credit Developments.

VI. Committee Reports:

VII. Executive Session:

1. Receipt of Legal Advice.

VIII. ADJOURNMENT.

**PROCLAMATION
TO HONOR
CAROL SEIGLER AND APRIL BEACH
FOR OUTSTANDING SERVICE**

PUBLIC RECOGNITION FOR CAROL SEIGLER AND APRIL BEACH.

In honor of their service given during an emergency call which resulted in saving a life.

Whereas:

Alfred and Nancy Aloise, who live at 184 Cocoa Drive, would like to honor the heroic actions of Carol Seigler and April Beach, who are employees of the Palmetto Rural Telephone Company; and

Whereas:

Both Carol Seigler and April Beach went above and beyond the call of duty in the performance of their jobs on February 28, 2012, when they took an emergency phone call from Mrs. Aloise who was frantic and concerned that her husband was home alone complaining that he could not walk.

Whereas:

Mrs. Aloise could not get through to E-911 from her cell phone in Washington, D.C., and being frantic, she could only remember to call the local Palmetto Rural Telephone Company; and

Whereas:

During this emergency call, Carol Seigler and April Beach were able to calm the situation, get the necessary information and dispatch emergency personnel to Mr. Aloise's home within minutes; and

Whereas:

After being transported to a medical hospital, it was determined by a cardiologist that the arteries in both Mr. Aloise's legs had blood clots which could have resulted in death; and

Whereas:

Due to the quick thinking of these two persons and their willingness to help and provide assistance during an emergency, Mr. Aloise's life was saved.

Now, Therefore:

I, William T. Young, Jr., Mayor of the City of Walterboro, South Carolina do hereby recognize and honor the life-saving efforts of Carol Seigler and April Beach. All citizens are encouraged to recognize and honor the efforts of these two individuals for their service in our community.

Done, this 24th Day of April, 2012.

William T. Young, Jr., Mayor
City of Walterboro, South Carolina

ATTEST:

Betty J. Hudson
Municipal Clerk

**BIRTHDAY PROCLAMATION
FOR
ESTELLE W. SANDERS**

WHEREAS, our community will celebrate the 100th birthday of Estelle W. Sanders on May 12, 2012; and

WHEREAS, Mrs. Sanders was born on May 9, 1912 in Colleton County to William and Mattie Satterfield, one of four children; and

WHEREAS, *Mrs. Estelle W. Sanders*, affectionately known as; "Mama Estelle" was wife to Mr. Rethel McKinley Williams, and is the mother of six children (2 deceased) and was later married to Mr. Lolly R. Sanders; and

WHEREAS, "Mama Estelle" has been a lifelong resident of Colleton County, a faithful member of Wesley United Methodist Church, known today as New Life United Methodist, where she served for many years in various capacities: president of the United Methodist Women, a member of the Senior Choir, Trustee Board, and Older Adult Ministry; and

WHEREAS, Mrs. Sanders worked at the Walterboro Shirt and Dress Factory for more than twenty years; and

WHEREAS, "Mama Estelle" is a community icon, sharing her skills as a talented seamstress, having a welcoming heart, dishing out meals and motherly advice to all as she travels life's pathway; and

WHEREAS, *Mrs. Estelle W. Sanders* is the grandmother of a host of grandchildren, great-grandchildren, and great-great-grandchildren; and

WHEREAS, "Mama Estelle" is dearly beloved by her family for her unending devotion to teaching life skills and life lessons not only to her family, but many others whose lives she has touched. Her family wishes to thank her for her loyalty to them and the community over the years.

NOW, THEREFORE, BE IT RESOLVED that I, William T. Young, Jr., Mayor of the City of Walterboro, on behalf of the entire City Council, hereby honor Estelle W. Sanders and proclaim **May 9, 2012 as Estelle W. Sanders Day** in the City of Walterboro.

BE IT FURTHER RESOLVED that the City of Walterboro does hereby extend congratulations to Mrs. Sanders in recognition of her 100th birthday.

DONE, this 24TH Day of April, 2012.

William T. Young, Jr., Mayor

ATTEST:

Betty J. Hudson, CMC, Municipal Clerk

RESOLUTION 2012-R-05

**RESOLUTION SUPPORTING THE
"COMPLETE STREETS" CONCEPT**

WHEREAS, increasing walking and bicycling offers the potential for greater health of the population, more livable communities, cleaner air and more efficient use of road space and resources; and

WHEREAS, a Complete Street is one that enables the safe travel of all users including pedestrians, bicyclists, drivers of agricultural vehicles, emergency vehicles, and freight vehicles and people of all ages and abilities including children, families, older adults, and individuals with disabilities; and

WHEREAS, Complete Streets encourage sound land use decisions and policies that foster environments that appeal to people traveling by foot and bicycle including, but not limited to: minimal building setbacks, way-finding signs, landscaped corridors, benches and other amenities; and

WHEREAS, on January 14, 2003, the South Carolina Department of Transportation Commission passed a resolution that "...requires South Carolina counties and municipalities to make bicycling and pedestrian improvements an integral part of their transportation planning and programming where State or Federal Highway funding is utilized;" and

WHEREAS, in March, 2003, the City of Walterboro Zoning Ordinance was adopted requiring the shoulders of roads to be paved to accommodate pedestrian, cycling and alternate methods of traffic; and

WHEREAS, on May 25, 2010, the City of Walterboro Comprehensive Plan was adopted including the safety of pedestrians and cyclists in its objectives and stating the goal of planning and implementing a pathway, sidewalk and bike lane system within Walterboro,

NOW, THEREFORE, THE FOLLOWING RESOLUTION IS ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WALTERBORO, IN COUNCIL ASSEMBLED:

BE IT HEREBY RESOLVED, the City Council of the City of Walterboro hereby proclaims and expresses its support of the continued steps in planning and policies necessary: to create Bicycle and Pedestrian linkages; to assess potential obstacles to implementing the "Complete Streets" concept in the City of Walterboro; and that Council encourages the Municipal Planning Commission to work with Colleton County on identifying potential

Bicycle and Pedestrian amenities and make recommendations regarding their implementation.

DONE, this 24th day of April, 2012.

William T. Young, Jr.
Mayor

Attest:

Betty J. Hudson
City Clerk

April 6, 2012

Michael Scott Steedley
523 Hampton Street
Walterboro, S.C. 29488

Dear City Council Members,

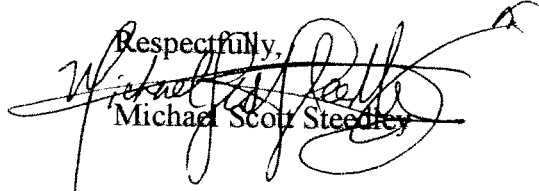
First, we would like to say, thank you to the council members who lightheartedly and unanimously voted in favor of allowing the goats to stay at our residence. Secondly, we would like to share our appreciation to certain community members who have given their support on this issue. Walterboro, a small and somewhat rural community, has not left it's historical charm behind. On March 23rd, 2012 I received another letter from Mr. Jeff Lord stating that the goats would have to move because of an "anonymous complaint indicating that the goats and chickens that are kept on our property produce noise and unpleasant odors".

I invite any or all City Council Members to visit the area where these animals are kept to determine if the odor is unpleasant. When we purchased this house in 2005 it was already well equipped with a chicken coop and goat pen from previous owners. This would indicate that it is not the first time such animals resided here. The chickens provide us with a healthy supply of eggs, as well as eating many bugs in the backyard. This is better than buying store bought eggs from unknown locations or spraying pesticides. Furthermore, in the recent past, my neighbor had a chicken running free in the front yard along Hampton Street for years. This was not an issue for me and did not seem to be an issue for others. Previously, I had (6) chickens, (4) of which were roosters. They were removed after my neighbor cordially approached me about the noise.

Later we adopted new chickens from a friend. To be honest, the rooster crows at dawn and dusk. This is what roosters do. I understand how this may be considered a nuisance within city limits but this rooster has recently been relocated! Maybe "anonymous complaints" are more of a nuisance and people should be willing to stand behind their convictions when casting judgement or opinion towards their neighbors? Can someone anonymously complain that the songbirds, the church bells, the cars racing up and down Hampton Street or the laughter of the children playing at Pinckney Park produce noise or unpleasant odors? Now this is what I consider a "slippery slope"!

For 20+ years I worked in the landscaping field beautifying properties. The last several years I have been the Public Outreach Chairman for the Keep Colleton Beautiful Commission, the founding President of International Center for Sustainability, Inc.(www.centerforsustainability.net), a 501c3 tax exempt Public Charity non profit organization, a certified Permaculturalist, college educated teacher, a father and friend to the natural world. I have visited practically every school in Colleton County to give presentations and initiate programs for the students on litter control, recycling, resource preservation, organic farming and our responsibilities, both individually and collectively, to co-create vibrant living spaces. Most of this activity is voluntary, without pay and for the betterment of our community in order to insure a sustainable future so that our children can be happy and healthy.

I am formally requesting special permission to house my goats and chickens (minus the rooster) where they currently reside in the hopes that we can preserve some semblance of self empowerment and a connection to the natural world.

Respectfully,

Michael Scott Steedley

Telephone: 843-549-2545

Fax: 843-549-9795

TTY Relay: 1-800-735-2905

City of Walterboro

242 Hampton Street

Walterboro, South Carolina 29488

Mailing Address:

Post Office Box 709

Walterboro, South Carolina 29488-0008

MEMO

Date: April 20, 2012

To: Jeff Lord, City Manager

From: David Dodd, Planning and Codes Director

Subject: Livestock Opinion



The recent request for City Council permission to house two pygmy goats and several chickens at 523 Hampton Street prompted this department to seek the opinion of all adjacent residents and/or property owners as to their opinion of the appropriateness to allow the housing of livestock in their area and to inform them of the time and place of the council meeting at which the matter will be discussed. The responses we received were 5 not in favor, 2 in favor and 1 undecided.

To Do the Right Thing Inc.



•children of change•

103 C. Hiers Street

Walterboro SC 29488

843.782.3932

todotherighttthing@live.com

Cokeshia L. Farmer
Executive Director
Board Chairman

April 25, 2012

Board of Directors
Jamie Rutledge
President

Bernadette R. Farmer
Vice-President/Secretary

Essie Mae Rutledge
Assistant Secretary

Annette Y. Hodges
Treasurer

Felicia Culley
Business Advisor

My name is Cokeshia Farmer, CEO of To Do the Right Thing Inc. We are a non-profit organization established in March of 2011. This program was established to focus on the preparation of morals, values and the development of building character and integrity in our youth from ages 7-18. Our mission is to *unite our youth as one and create a bond that can never be broken.*

The purposes for establishing this corporation are as follows:

- To provide group session for the youth freedom of expression about life, school, home, friends and anything that is affecting them positively and negatively; and
- To provide one on one Christian counseling and mental health counseling; and
- To provide after school tutoring programs that will assist youth with homework, reading and math; and
- To provide field trips to historical, cultural and fun places; and
- To promote volunteerism for youth service learning opportunities in and around the state of South Carolina; and
- To provide the youth with scholarships for college.

We, the members of To Do the Right Thing organization, are asking to use the parking lot on Main Street to have a taste of culture on July 21, 2012 and for an Oyster Roast on September 15, 2012. We are trying to raise money to purchase a van for the organization. The van will be used to transport the children to our after school tutoring and to different events. All proceeds will go toward funding the organization.

"Uniting Our Youth As One To Create A Bond That Can Never Be Broken"

If you have any questions, please contact Ms. Cokeshia Farmer, Chief Executive Officer at 843.599.1382 or 843.782.3932.

Thanking you in advance,

Cokeshia Farmer
Cokeshia Farmer
Chief Executive Officer



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

April 17, 2012

The Honorable William T. Young Jr.
City of Walterboro
242 Hampton Street
Walterboro, SC 29488

RE: 2012 Proposed Tax Credit Development

Dear Mayor Young:

This letter is to inform you that developer(s) have made application to the South Carolina State Housing Finance & Development Authority requesting an allocation of federal tax credits to develop and/or rehabilitate affordable rental housing within your jurisdiction. For reference, I have enclosed information on each proposed development(s).

Should you desire to comment on the proposal(s), please respond within fifteen (15) business days of the date of this correspondence.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Nicholson", is written over a horizontal line.

Laura Nicholson
Development Director



March 16, 2012

Via Certified Mail

Mayor Bill Young
City of Walterboro
242 Hampton Street
Walterboro, SC 29488

RE: Hickory Place Apartments, Walterboro, SC

Dear Mayor Young:

Please allow this letter to serve as notice that Carlisle Development Group is proposing a 56-unit low-income housing tax credit development on Robertson Avenue at Smith Street in Walterboro (Zip Code 29488). We are writing to notify you as the Mayor of Walterboro that we are apply for funding to The South Carolina State Housing Finance and Development. Hickory Place Apartments (Development Name) will be a new construction development serving families on a 7.5-acre site in the City of Walterboro.

Please do not hesitate to contact me if you have questions. Robert Morgan from our Charleston office is also available to meet with you to discuss this proposed community. Robert can be contacted at 843-416-2116 or via email at rmorgan@carlisledevelopmentgroup.com.

Sincerely,

Liz Wong
305-357-4729

lwong@carlisledevelopmentgroup.com

South Carolina State Housing Finance & Development Authority
2012 Low-Income Housing Tax Credit Application

Development ID #
(for Authority use only) **12042**

Development Name:

Hickory Place Apartments

Date: **3/22/2012**

Application Type:

<input checked="" type="checkbox"/> Initial Application	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> General Set-Aside
<input type="checkbox"/> Verification of 10% Expenditure	<input type="checkbox"/> Infill New Construction	<input type="checkbox"/> Rehabilitation Set-Aside
<input type="checkbox"/> Placed-In-Service	<input type="checkbox"/> Acquisition	<input type="checkbox"/> Rural Housing Set-Aside
	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Non-profit Organization Set-Aside
	<input type="checkbox"/> Adaptive Reuse	

Total # of Low-Income Units: **58**

Designed for Families Units: **58**

Total # Market Rate Units: **0**

Older Persons Units: **0**

Total # of Units: **58**

SRO/Transitional Units: **0**

3 Bedroom Units: **20**

Special Needs Units: **0**

Identify Type of Special Needs: **N/A**

Requesting HOME Funds?

☒ No

☐ Yes

Amount:

Total # of HOME-Assisted Units:

☐ No

Total Amount of HOME Funds per Unit:

HOME-Assisted Units Fixed or Floating?

☐ Fixed

☐ Floating

Special Needs Targeting:

Application Information:

Development Name:

Hickory Place Apartments

County:

Colleton

Street Address:

Robertson Boulevard at Smith Street

County Code:

15

City:

Walterboro

Congressional District #:

6

State:

SC

Zip:

29488

Est. Start Date:

1/2/2012

☒ Limited Partnership

Entity Name:

CDG SoCarolina IV, LP

☐ Limited Liability Company

Street Address:

2950 SW 27th Avenue, Suite 200

☐ Other

City:

Miami

State:

FL

Zip: **33133**

If Other, identify:

Fed ID #: **Applied for**

Contact Person:

Liz Wong

Email: **lwong@carlisledevelopmentgroup.com**

Telephone:

305-357-4729

Fax:

305-478-1557

What is the anticipated annual tax credit amount that you expect for this development?

783,775.00

How many applications will the principals of this development be associated with?

3

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)?

3,058,334.00

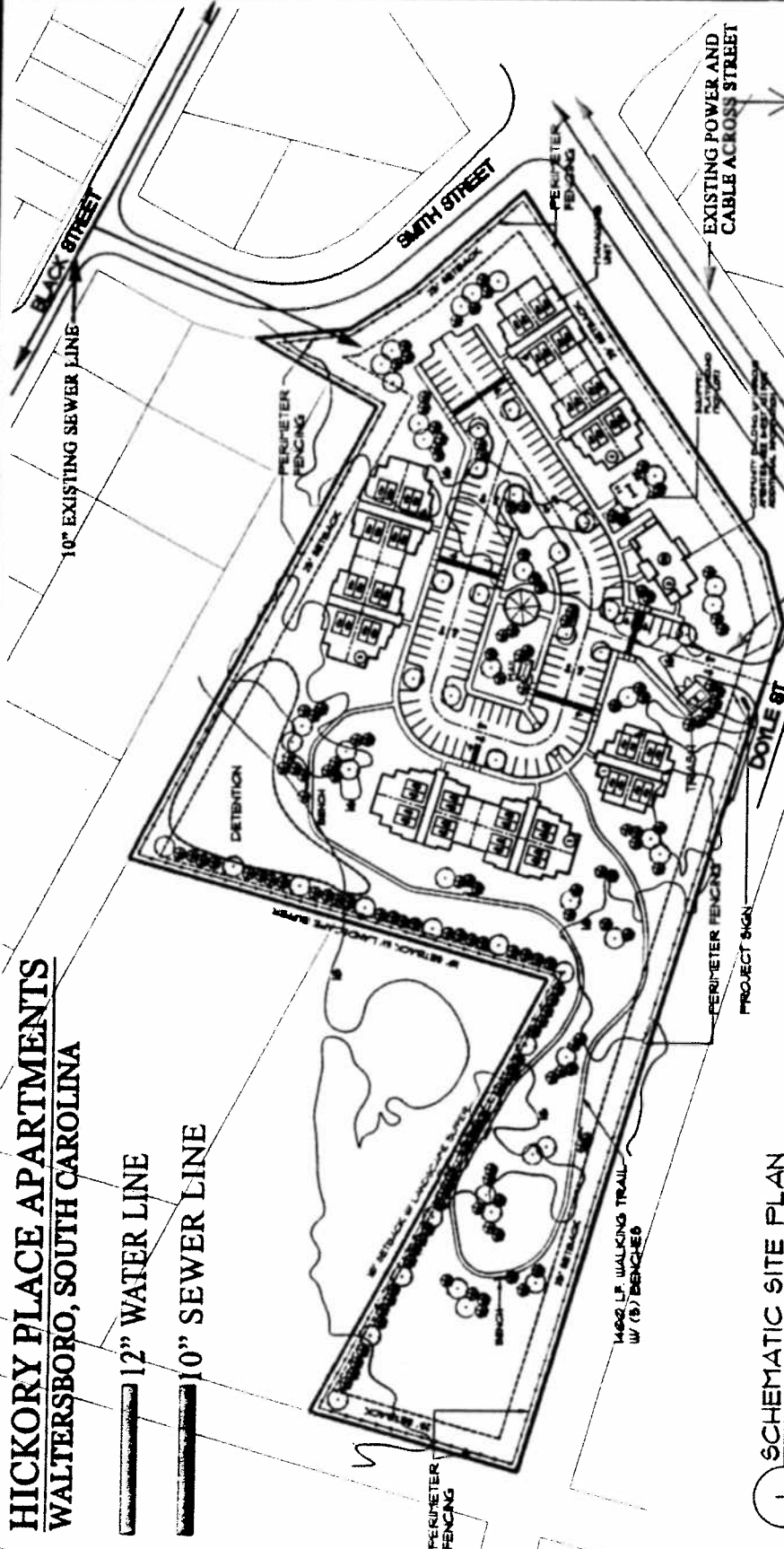
List each Principal individually with his/her associated developments: (attach additional pages if necessary)

1. Matthew Greer, William E. Johnston, David H. Dixon - Hickory Place Apartments
2. Matthew Greer - Horizon Springs
3. Matthew Greer - Indigo Grove Apartments
4. William E. Johnston, David H. Dixon - Coosaw Creek Apartments

HICKORY PLACE APARTMENTS WALTERSBORO, SOUTH CAROLINA

12" WATER LINE

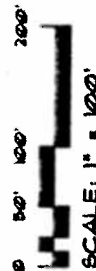
10" SEWER LINE



1 SCHEMATIC SITE PLAN
1"=100'

UNIT MIX

1-BR/1-BA (A UNITS)	8,850 SQ.FT.	= 8	12" EXISTING WATER LINE
2-BR/2-BA (B UNITS)	11,100 SQ.FT.	= 28	
3-BR/2-BA (C UNITS)	12,500 SQ.FT.	= 20	
TOTAL		= 56 UNITS	
PARKING REQUIRED 112 SPACES (2.0 SP/UNIT)			
PARKING PROVIDED 112 SPACES (2.0 SP/UNIT)			



SCALE: 1" = 100'
SEE CSPI FOR SITE INFO

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
20 CANTON STREET SUITE 200 WILMINGTON, DELAWARE 19801-4420
TEL: 302-441-1100 FAX: 302-441-1101

MIRA

CSP2

March 19, 2012

Mayor Bill Young
City Hall
242 Hampton Street
Walterboro, SC 29488

Dear Mayor Young:

**Re: Savannah Meadows
Bells Highway
Walterboro, SC 29488
48 New Construction Units - Family
(4.78) acres**

As part of the Qualified Allocation Plan for applicants seeking an allocation of Low-Income Tax Credits, we are required by the South Carolina State Housing Finance and Development Authority to notify the appropriate state/elected official(s).

If you should have any questions or would like to meet and discuss this proposal please contact Ms. Kathi Dewitt at 803-731-3877.

Sincerely,

Colleen Siniard

Colleen Siniard

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
Postage	\$ 0.45	0222
Certified Fee	\$ 2.95	12
Return Receipt Fee (Endorsement Required)	\$ 2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.75	03/19/2012

Sent To	Mayor Bill Young
Street, Apt. No., or PO Box No.	242 Hampton St.
City, State, ZIP+4	Walterboro SC 29488

PS Form 3800, August 2006 See Reverse for Instructions

South Carolina State Housing Finance & Development Authority
2012 Low-Income Housing Tax Credit Application

Development ID #
(for Authority use only)

12081

Development Name:

Savannah Meadows

Date: 2/13/2012

Application Type:

☒ Initial Application ☒ New Construction ☐ General Set-Aside
☐ Verification of 10% Expenditure ☐ Infill New Construction ☐ Rehabilitation Set-Aside
☐ Placed-In-Service ☐ Acquisition ☐ Rural Housing Set-Aside
☐ Rehabilitation ☒ Non-profit Organization Set-Aside
☐ Adaptive Reuse

Total # of Low-Income Units: 48 # Designed for Families Units: 48

Total # Market Rate Units: 0 # Older Persons Units: 0

Total # of Units: 48 # SRO/Transitional Units: 0

3 Bedroom Units: 16

Special Needs Units: 16

Identify Type of Special Needs: large family

Requesting HOME Funds? ☒ No ☐ Yes Amount:

Total # of HOME-Assisted Units: ☐ No Total Amount of HOME Funds per Unit:

HOME-Assisted Units Fixed or Floating? ☐ Fixed ☐ Floating Special Needs Targeting:

Application Information:

Development Name: Savannah Meadows County: Colleton
Street Address: Bells Highway County Code: 15
City: Walterboro Congressional District #: 6
State: SC Zip: 29488 Est. Start Date: 11/1/2012

☐ Limited Partnership Entity Name: Walterboro UHA 12, LLC
☒ Limited Liability Company Street Address: 1345 Garner Lane, Suite 103
☐ Other City: Columbia State: SC Zip: 29210
If Other, identify: Fed ID #: applied for
Contact Person: Kathi Dewitt Email: kdewitt@uhainc.org
Telephone: 803/731-3877 Fax: 803/731-3843

What is the anticipated annual tax credit amount that you expect for this development? 662,604.00

How many applications will the principals of this development be associated with? 3

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)? 1,687,000.00

List each Principal individually with his/her associated developments: (attach additional pages if necessary)

United Housing Associates, Inc. and Hart Development, LLC (Doug Hart):
Savannah Meadows
Vista View
Landwood Ridge



SITE PLAN

Scale: 1"=100'



NOTES:

- 48 UNITS - 5 ACRES (8.6 UNITS PER ACRE).
- 2 X BUILDING TYPE I (2 STORY 16 UNIT BUILDING)
- 1 X BUILDING TYPE II (2 STORY 16 UNIT BUILDING)
- 1BED = 8 UNITS (16%)
- 2BED = 24 UNITS (50%)
- 3BED = 16 UNITS (34%)
- PARKING:
- REQUIRED: 96 PARKING SPACES (2 SPACES PER UNIT)
- PROVIDED: 100 PARKING SPACES (INCLUDING 6 PC SPACES)

Unit Summary				
Name	Unit Type	# of Units	Heated SF	Total Heated
A-1 Lower	1Bed / 1Bath	4	800	3,500
A-1 Upper	1Bed / 1Bath	4	970	3,880
B-1 Lower	2Bed / 2Bath	12	1,000	12,720
B-1 Upper	2Bed / 2Bath	12	1,140	13,680
C-1 Lower	3Bed / 2Bath	8	1,220	9,760
C-1 Upper	3Bed / 2Bath	8	1,300	10,400
Total		48		54,000

Buildings Summary				
16 Unit Bldg I	Heated Gross Area	16 Unit Bldg II	Heated Gross Area	Total Gross Area
1st Floor	9,120	10,900	7,800	9,500
2nd Floor	9,790	10,200	8,440	8,900
Total	18,910	21,100	16,240	18,400
Building Type	# of Buildings	Total Heated Area	Total Gross Area	Total Gross Area
16 Unit Bldg I	2	18,910	21,100	42,300
16 Unit Bldg II	1	16,240	18,400	18,400
Total	3	35,150	39,500	60,000
Club House	1	1,400	1,700	1,700
Grand Total	4	36,550	41,200	61,700

POS - 12206 - 03/20/2012.

This document is intended to be used for presentation purposes only. Refer to surveys and civil drawings for technical information and measurements.

Savannah Meadows

Location: Walterboro, SC.

Walterboro ILLA 12 110

Progress Design Studio, PLLC

ARCHITECTURE PLANNING VISUALIZATION

12117 HAMPTON PLACE DRIVE

CHARLOTTE, NC 28209

(P) 704.692.9587



*TOPO INFORMATION IS NOT AVAILABLE FOR THIS SYSTEM



Opening New Doors

*Development
Construction
Management*

229 Huber Village Blvd., Suite 100 • Westerville, OH 43081 • Tel: (614) 396-3200 • Fax: (614) 396-3243

March 14, 2012

Mayor William T. Young, Jr.
City of Walterboro
242 Hampton Street
Walterboro, SC 29488

RE: Sherrill Greene

Dear Mayor Young,

As you know, we are submitting an application to the South Carolina State Housing Finance and Development Authority for low-income housing tax credits for Sherrill Greene. We appreciate your support and we have enjoyed working with the cities staff and various departments.

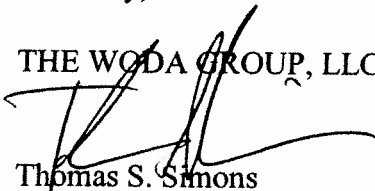
I am sending this letter as our official notification of intent for Sherrill Greene. This notification is required to be sent to your attention with the following information:

- 1) Type of Construction: Sherrill Greene will be a new construction residential community.
- 2) Total Number of Units: Sherrill Greene will have up to 40 units.
- 3) Total Acreage of the proposed site: Sherrill Greene will be on 7.3 +/- acres.
- 4) Tenant Targeting: Sherrill Greene will target the elderly population.
- 5) Site Location: Bells Highway, Walterboro, SC 29488.

As always, if you would like to meet to further discuss the proposed development please do not hesitate to contact me so we can arrange a meeting. If you have any questions or need additional information you can contact me at 614-396-3200.

Sincerely,

THE WODA GROUP, LLC



Thomas S. Simons
Senior Vice President

South Carolina State Housing Finance & Development Authority
2012 Low-Income Housing Tax Credit Application

Development ID #
(for Authority use only)

12023

Development Name:

Sherrill Greene

Date: 3/23/2012

Application Type:

<input checked="" type="checkbox"/> Initial Application	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> General Set-Aside
<input type="checkbox"/> Verification of 10% Expenditure	<input type="checkbox"/> Infill New Construction	<input type="checkbox"/> Rehabilitation Set-Aside
<input type="checkbox"/> Placed-in-Service	<input type="checkbox"/> Acquisition	<input type="checkbox"/> Rural Housing Set-Aside
	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Non-profit Organization Set-Aside
	<input type="checkbox"/> Adaptive Reuse	

Total # of Low-Income Units: 40

Designed for Families Units: 0

Total # Market Rate Units: 0

Older Persons Units: 40

Total # of Units: 40

SRO/Transitional Units: 0

3 Bedroom Units: 0

Special Needs Units: 40

Identify Type of Special Needs: Age 55 or older

Requesting HOME Funds?

☒ No

☐ Yes

Amount:

Total # of HOME-Assisted Units:

☐ No

Total Amount of HOME Funds per Unit:

HOME-Assisted Units Fixed or Floating?

☐ Fixed

☐ Floating

Special Needs Targeting:

Application Information:

Development Name:

Sherrill Greene

County:

Colleton

Street Address:

457 Bells Highway

County Code:

15

City:

Walterboro

Congressional District #:

6

State:

SC

Zip:

Est. Start Date:

12/31/2012

☒ Limited Partnership

Entity Name:

Sherrill Greene Limited Partnership

☐ Limited Liability Company

Street Address:

229 Huber Village Blvd.

☐ Other

City:

Westerville

State: Ohio

Zip: 43081

If Other, identify:

Fed ID #: 45-4793745

Contact Person:

Thomas Simons

Email: tsimons@wodagroup.com

Telephone:

614-396-3200

Fax: 614-396-3243

What is the anticipated annual tax credit amount that you expect for this development?

751,773.00

How many applications will the principals of this development be associated with?

3

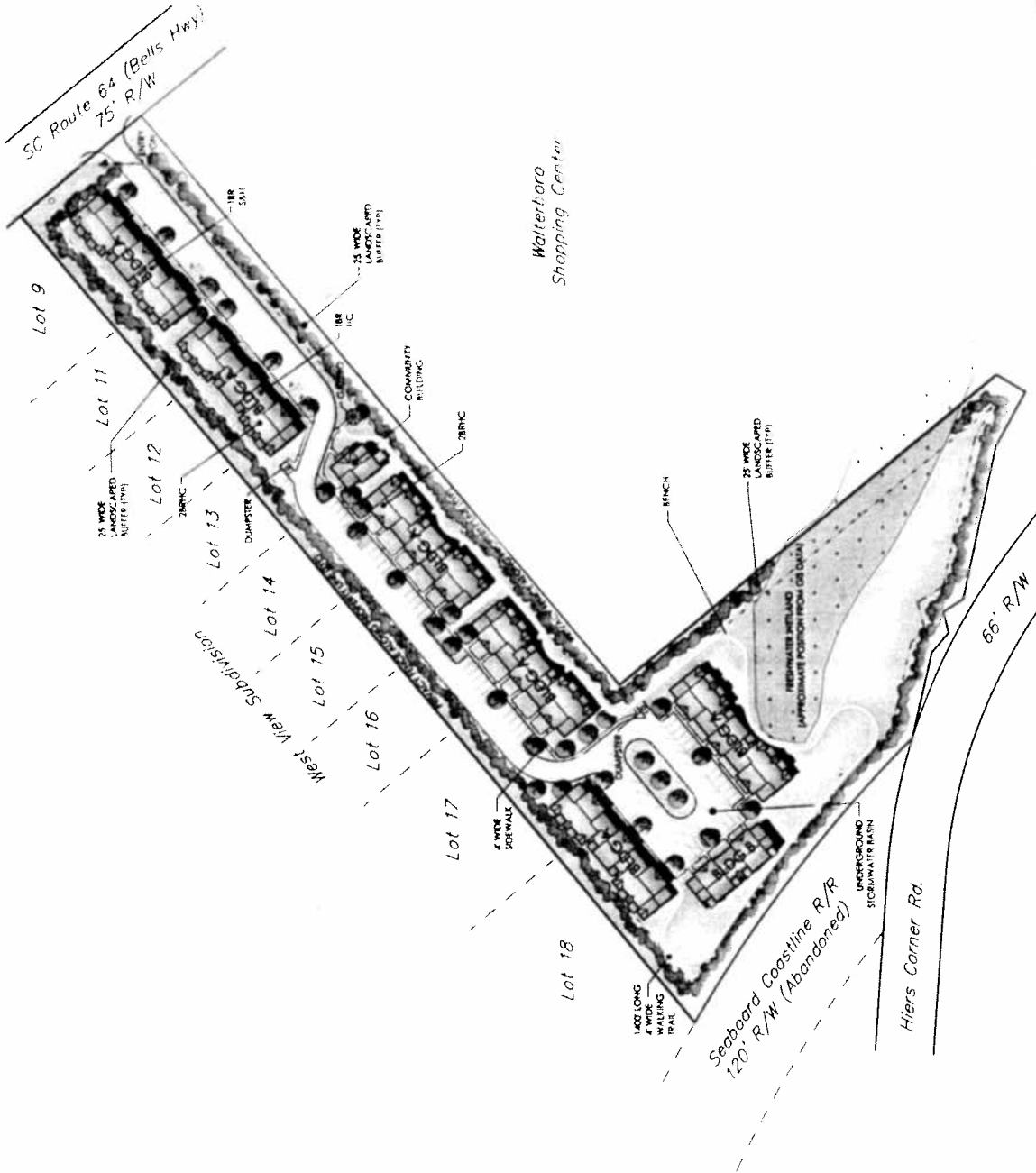
Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)?

2,329,823.00

List each Principal individually with his/her associated developments: (attach additional pages if necessary)

Jeffrey J. Woda - Sherrill Greene, Edgefield Greene, Lexington Greene

David Cooper Jr. - Sherrill Greene, Edgefield Greene, Lexington Greene



Parking Summary:
 80 unit spaces (40 units x 2 per unit)
 5 community spaces
 85 total spaces required
 85 spaces provided



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE 3-15-12

C1

SC TAX CREDIT
 SUBMISSION 2012

SHERRILL GREENE
 WALTERBORO, SC

DATE
 3-15-2012

SCHEMATIC SITE PLAN

PROJECT TYPE
 SENIOR LIVING
 DEVELOPMENT

CONSULTING ENGINEER
 SEAMON WHITESIDE
 901 WANDOO PARK BLVD. SUITE 200
 MOUNT PLEASANT, SC 29524

ARCHITECT OF RECORD
 D.E. WEATHERBY & ASSOC.
 411 LANCY STREET
 COLUMBIA, SC 29201

DATE: 3-15-2012

Walterboro Abbington Manor, LP

2964 Peachtree Road NW, Suite 640

Atlanta, GA 30305

Phone: (404)250-4093 Fax: (404)745-0530

Mayor Bill Young
City of Walterboro
242 Hampton Street
Walterboro, SC 29488

RE: Abbington Manor
Mount Carmel Road
Walterboro, SC

Dear Mayor Young,

Walterboro Abbington Manor, LP is submitting an application to the South Carolina State Housing and Development Authority for the new construction of a 42 unit affordable housing development in Walterboro, Colleton County, SC. The development, Abbington Manor, will be built on 5.3 acres located off Mount Carmel Road, Tax Parcel Numbers 147-05-00-013 and 147-05-00-020. The entire development will be designed for and rented to senior qualified individuals, age 55+.

Please feel free to contact us if you would like to meet and discuss the proposed development. We look forward to a long and beneficial working relationship with the City of Walterboro and Colleton County.

Sincerely,


William J. Rea, Jr.
Principal

7010 2780 0001 2056 1398

U.S. Postal Service ^{1/2}		
CERTIFIED MAIL ^{1/3} RECEIPT		
(Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com ²		
OFFICIAL USE		
Postage	\$ 40.45	0023
Certified Fee	\$2.95	22
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 45.75	03/21/2012
Sent To Mayor Bill Young Street, Apt. No., or PO Box No. 242 Hampton Street City, State, ZIP+4 Walterboro SC 29488		
PS Form 3800, August 2006 See Reverse for Instructions		

South Carolina State Housing Finance & Development Authority
2012 Low-Income Housing Tax Credit Application

Development ID #
(for Authority use only) **12032**

Development Name: **Abbington Manor** Date: **3/19/2012**

Application Type:

<input checked="" type="checkbox"/> Initial Application	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> General Set-Aside
<input type="checkbox"/> Verification of 10% Expenditure	<input type="checkbox"/> Infill New Construction	<input type="checkbox"/> Rehabilitation Set-Aside
<input type="checkbox"/> Placed-In-Service	<input type="checkbox"/> Acquisition	<input type="checkbox"/> Rural Housing Set-Aside
	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Non-profit Organization Set-Aside
	<input type="checkbox"/> Adaptive Reuse	

Total # of Low-Income Units:	41	# Designed for Families Units:	0
Total # Market Rate Units:	0	# Older Persons Units:	41
Total # of Units:	41	# SRO/Transitional Units:	0
		# 3 Bedroom Units:	0
		# Special Needs Units:	0
		Identify Type of Special Needs:	N/A

Requesting HOME Funds? ☐ No ☒ Yes Amount: **400,000.00**

Total # of HOME-Assisted Units: **11** No Total Amount of HOME Funds per Unit: **36,363.64**

HOME-Assisted Units Fixed or Floating? ☐ Fixed ☒ Floating Special Needs Targeting: **N/A**

Application Information:

Development Name: **Abbington Manor** County: **Colleton**

Street Address: **Mount Carmel Road near Bells HWY** County Code: **15**

City: **Walterboro** Congressional District #: **6**

State: **SC** Zip: **29488** Est. Start Date: **11/15/2012**

☒ Limited Partnership Entity Name: **Walterboro Abbington Manor, LP**

☐ Limited Liability Company Street Address: **2964 Peachtree Rd NW, Suite 640**

☐ Other City: **Atlanta** State: **GA** Zip: **30305**

If Other, identify: Fed ID #:

Contact Person: **Eric Buffenbarger** Email: **ericbuffenbarger@reaventures.com**

Telephone: **(404) 250-4093** Fax: **(404) 745-0530**

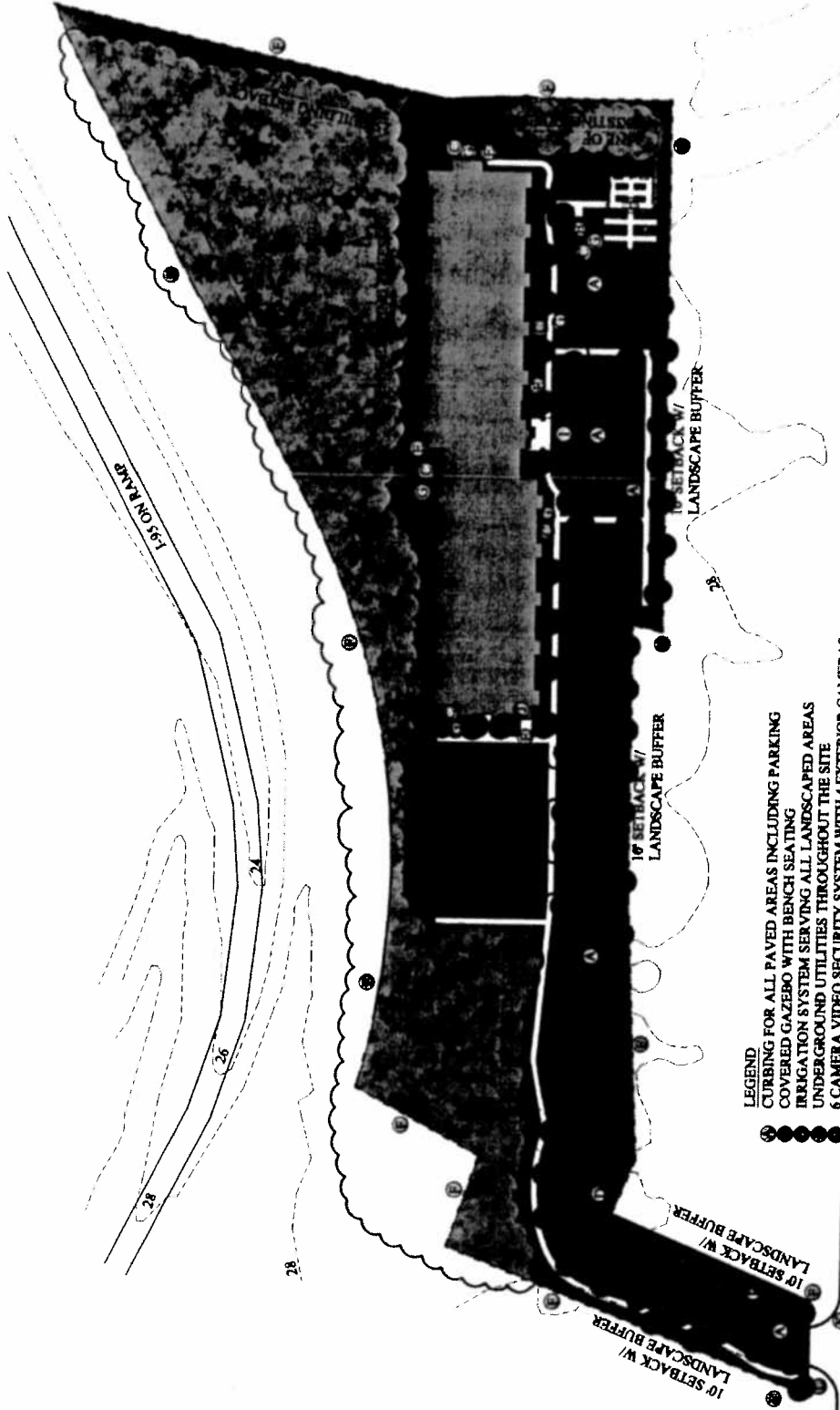
What is the anticipated annual tax credit amount that you expect for this development? **662,949.00**

How many applications will the principals of this development be associated with? **2**

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)? **1,343,934.00**

List each Principal individually with his/her associated developments: (attach additional pages if necessary)

William J. Rea, Jr; Eric J. Buffenbarger; Benjamin C. Elbe; John M. Nelson IV; Benjamin D. Mottola; Stephen P. Wilson; Richard A. Hayden;
Kyle F. Wolff: All parties only associated with Abbington Place and Abbington Manor



ABBINGTON MANOR

WALTERBORO, SC
 2 STORY BUILDING WITH ELEVATOR
 42 UNITS
 84 PARKING SPACES
 2.0 SF/UNIT REQUIRED AND PROVIDED

SCALE 1"=80'
 MARCH 20, 2012

CSP.1

- LEGEND**
- 1 CURBING FOR ALL PAVED AREAS INCLUDING PARKING
 - 2 COVERED GAZEBO WITH BENCH SEATING
 - 3 IRRIGATION SYSTEM SERVING ALL LANDSCAPED AREAS
 - 4 UNDERGROUND UTILITIES THROUGHOUT THE SITE
 - 5 6 CAMERA VIDEO SECURITY SYSTEM WITH 4 EXTERIOR CAMERAS
 - 6 PERIMETER FENCE AROUND ALL SIDES OF SITE EXCEPT MAIN ENTRANCE
 - 7 SODDED AND LANDSCAPED AREA
 - 8 VINYL FENCED COMMUNITY GARDEN WITH RAISED BEDS, BENCHES, WATER SUPPLY AND TOOL SHED
 - 9 PORTE COCHERE
 - 10 TRASH COMPACTOR LOCATED WITHIN THE BUILDING
 - 11 SITE UTILITY CONNECTION POINT-SEE SHEET CSP2
 - 12 ENTRANCE SIGN
 - 13 * POWER, WATER, SEWER AND PHONE AVAILABLE IN R/W OF MOUNT CARMEL ROAD

MARTIN RELEY ASSOCIATES - ARCHITECTS, P.C.