

**From:** Cameron Spencer <cspencer@cityofhanahan.com>

**To:** Jackie Pennoyer <jackie@tenantdev.com>, Christie Rainwater <crainwater@cityofhanahan.com>, Courtney Soler <csoler@cityofhanahan.com>, "michael.sally@carolinaoneplus.com" <michael.sally@carolinaoneplus.com>

**Cc:** Rick Pennoyer <rick@tenantdev.com>, Brent Case <[REDACTED]> Ricky Pennoyer <ricky@tenantdev.com>

**Subject:** RE: 1219 Sellers Rd: SCDOT Annexation & Design

**Date:** Wed, 11 Dec 2024 16:42:17 -0500

**Importance:** Normal

---

Hey Jackie,

Let me circle up with the team on this and I'll get back with you soon. Hope you have a great day!

Best,

Cam

**From:** Jackie Pennoyer <jackie@tenantdev.com>

**Sent:** Wednesday, December 11, 2024 12:33 PM

**To:** Christie Rainwater <crainwater@cityofhanahan.com>; Courtney Soler <csoler@cityofhanahan.com>; Cameron Spencer <cspencer@cityofhanahan.com>; michael.sally@carolinaoneplus.com

**Cc:** Rick Pennoyer <rick@tenantdev.com>; Brent Case <[REDACTED]> Ricky Pennoyer <ricky@tenantdev.com>

**Subject:** 1219 Sellers Rd: SCDOT Annexation & Design

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Christie, Courtney, Cameron, and Michael,

Good afternoon! I hope you all are doing well. We wanted to follow up and see if you've heard anything from SCDOT regarding annexation of the portion of Sellers Road? Let us know if you would rather we go to DOT directly, or run through the City.

Also, we received the design plan from Outdoor Spatial - see attached. The buildings are spaced between the existing trees and we plan on using gravel to minimize impervious impacts.

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](https://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Nov 12, 2024 at 11:16 AM Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)> wrote:

Christie,

Good morning! Attached is the survey showing the portion of Sellers Road we would like the city to annex from SCDOT. It's the section of road between TMS 265-15-02-061 (1219 Sellers Road) and 265-15-02-062 (1268 Yeamans Hall Road).

Please let us know if you need anything else!

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

**From:** "Henderson, Timothy R" <HendersoTR@scdot.org>  
**To:** Christie Rainwater <crainwater@cityofhanahan.com>  
**Cc:** Richard Pennoyer <rick@tenantdev.com>, Courtney Soler <csoler@cityofhanahan.com>, Cameron Spencer <cspencer@cityofhanahan.com>, Jackie <jackie@tenantdev.com>, Brent Case <[REDACTED]> "michael.sally@carolinaoneplus.com" <michael.sally@carolinaoneplus.com>, "Molinaroli, Raymond L." <MolinaroliRL@scdot.org>, "Fleming, Juleigh B." <FlemingJB@scdot.org>, "Turner, Terrica L" <TurnerTL@scdot.org>

**Subject:** RE: Sellers Rd

**Date:** Fri, 13 Dec 2024 13:23:15 -0500

**Importance:** Normal

**Attachments:** Sellers\_Rd\_S-08-517\_Logmile.pdf; S-8-517\_Sellers\_Rd\_Request\_for\_Transfer\_RFS.pdf; Sellers\_Rd\_S-08-517\_Map.pdf

**Inline-Images:** image001.jpg; image002.png; image003.jpg

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Good afternoon Mayor Rainwater

Attached is the information for the City to review and sign accordingly. Once everything is signed please send back to us and we will forward to our r/w department for further processing. The process can take a couple of months to complete and has to be approved by the Highway Commission. If you have any questions please let us know.

Thanks

Tim

**Thanks,  
Timothy (Tim) R Henderson, PE; PLS**

**District 6 Engineering Administrator**

**SCDOT**

**6355 Fain Street**

**North Charleston, SC 29406**

**(843) 746-6714 Direct Line Office**

**(843) 740-1663 Fax**

**[REDACTED] Mobile**

**[hendersotr@scdot.org](mailto:hendersotr@scdot.org)**



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**any part of it. If you have received this message in error, please notify the sender immediately either by phone or reply to this e-mail, and delete all copies of this message.**

**From:** Christie Rainwater <crainwater@cityofhanahan.com>  
**Sent:** Friday, December 13, 2024 10:56 AM  
**To:** Henderson, Timothy R <HendersoTR@scdot.org>  
**Cc:** Richard Pennoyer <rick@tenantdev.com>; Courtney Soler <csoler@cityofhanahan.com>; Cameron Spencer <cspencer@cityofhanahan.com>; Jackie <jackie@tenantdev.com>; Brent Case <[REDACTED]>  
michael.sally@carolinaoneplus.com  
**Subject:** Sellers Rd

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Hi Tim,

I wanted to send an email in full support of Rick Pennoyer, Brent Case, and their team as they submit a formal request for Sellers Road, S - 8-517. I appreciate your team meeting with us as well as your guidance. As they move forward with this request, please know that we are for the project and excited about their plans for the space.

Warmly,  
Christie

Mayor Christie Rainwater  
City of Hanahan  
(c) [REDACTED]

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| Route MP     |          | Details             |             |  |               |
|--------------|----------|---------------------|-------------|--|---------------|
| <b>S-517</b> |          | <b>08070051700N</b> | <b>(08)</b> | <b>BERKELEY</b>  | <b>DIST 6</b> |
| 0.000        | NHS NONE |                     |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS HPMS | *             |
| 0.000        | S- 191   | 0.150               | LEFT        | SELLERS RD   |               |
| <b>L-517</b> |          | <b>08090051700N</b> | <b>(08)</b> | <b>BERKELEY</b>  | <b>DIST 6</b> |
| 0.070        | NHS NONE |                     |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS HPMS | *             |
| 0.119        | DEAD END |                     |             | Dead End   |               |

Print

**Highway Logmile Report**  
**Information: Intersections, Functional Class**  
**As of 12/12/2024**

Export

Close

**BASIS FOR TRANSFER  
(TO BE COMPLETED BY SCDOT)**

CHECK ONE OF THE (2) TWO OPTIONS BELOW AND COMPLETE:

1.  TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (SWAP MILES ONLY)

ENTER DETAILS OF ROADS TO BE TRANSFERRED INTO THE ROAD SWAP DETAILS SPREADSHEET. PRINT AND ATTACH THE SPREADSHEET TO THIS FORM. IF THE SWAP INVOLVES MORE THAN ONE STATE ROUTE, ON PAGE 1 ENTER "ROAD SWAP" FOR THE ROAD NUMBER AND "SEE ATTACHED" FOR THE ROAD NAME. THE NUMBER OF LANE MILES ADDED TO THE STATE SYSTEM SHOULD NOT EXCEED THOSE REMOVED.

2.  TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (NO SWAP MILES)

TRANSFER CHECKLIST (CHECK APPROPRIATE BOXES BELOW)

- ROAD IS NOT REQUIRED FOR DEPARTMENT PURPOSES
- ROAD IS OF LOW TRAFFIC IMPORTANCE. LIST FUNCTIONAL CLASSIFICATION: Urban Local

THE RIGHT OF WAY LIMITS RETAINED AT THE INTERSECTING ROADS WILL BE ESTABLISHED AS FOLLOWS: <sup>1</sup>

SCDOT to relinquish the S-08-517 portion of Sellers Rd in it's entirety. The portion of Sellers Rd, S-08-191, will remain in the state system.

ADDITIONAL COMMENTS: \_\_\_\_\_

<sup>1</sup> A COPY OF THE PLAN SHEET WITH THE NEW RIGHT OF WAY LIMITS SHOULD BE INCLUDED AS NEEDED.

REQUEST SUBMITTED BY: Ray Molinaroli  DATE: 12/12/2024

CONCURRENCE BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(DEA or Director)

SIGNATURE REQUIRED BELOW ONLY FOR ROUTES ABOVE MAJOR COLLECTOR OR IF SWAP RESULTS IN ADDING LANE MILES TO THE STATE SYSTEM:

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE

**REQUEST FOR TRANSFER OF ROAD FROM STATE SECONDARY  
SYSTEM TO ANOTHER GOVERNMENTAL AGENCY**

(REVISED 06/27/2019)

**DESCRIPTION OF SECTION OF ROAD TO BE TRANSFERRED**

COUNTY: Berkeley ROAD NUMBER: S-08-517 ROAD NAME: Sellers Rd  
LENGTH TO BE TRANSFERRED: 0.07 MILES  
BEGINNING POINT: 0.00 ENDING POINT: 0.07

**DESCRIPTION:** (PLEASE ATTACH LOCATION MAP)

SCDOT to transfer a portion of Sellers Rd, S-08-517, to the City of Hanahan. The entire length of S-8-517 will be transferred. The portion of Sellers Rd, S-08-191, will remain a state route.

**ACCEPTANCE OF MAINTENANCE RESPONSIBILITY**

IT IS REQUESTED THAT THE ABOVE DESCRIBED ROAD BE REMOVED FROM THE STATE HIGHWAY SYSTEM. OWNERSHIP AND MAINTENANCE OF THIS ROAD WILL BECOME THE RESPONSIBILITY OF THE ENTITY LISTED BELOW. BY SIGNING BELOW, THE ENTITY ACKNOWLEDGES THAT THE ROAD MUST REMAIN OPEN TO THE PUBLIC UNLESS CLOSED PURSUANT TO APPROPRIATE LOCAL ROAD CLOSING PROCEDURES OR THE STATUTORY ROAD CLOSING PROCESS FOUND IN S. C. CODE SECTION 57-9-10, et seq.

GOVERNMENTAL AGENCY: City of Hanahan  
PLEASE TYPE OR PRINT  
NAME: \_\_\_\_\_  
PLEASE TYPE OR PRINT  
TITLE: \_\_\_\_\_  
PLEASE TYPE OR PRINT  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTE TO DISTRICT ENGINEERING ADMINISTRATOR:**

THIS COMPLETED FORM AND MAP SHOULD BE FORWARDED TO:

SCDOT DIRECTOR OF ROAD DATA SERVICES  
955 PARK STREET - ROOM 515, P.O. BOX 191  
COLUMBIA, S.C. 29202



**From:** Cameron Spencer <cspencer@cityofhanahan.com>

**To:** Jackie Pennoyer <jackie@tenantdev.com>, "Henderson, Timothy R" <HendersoTR@scdot.org>

**Cc:** Christie Rainwater <crainwater@cityofhanahan.com>, Richard Pennoyer <rick@tenantdev.com>, Courtney Soler <csoler@cityofhanahan.com>, Brent Case <[REDACTED]> "michael.sally@carolinaoneplus.com" <michael.sally@carolinaoneplus.com>, "Molinaroli, Raymond L." <MolinaroliRL@scdot.org>, "Fleming, Juleigh B." <FlemingJB@scdot.org>, "Turner, Terrica L" <TurnerTL@scdot.org>

**Subject:** RE: Sellers Rd

**Date:** Tue, 17 Dec 2024 16:18:36 -0500

**Importance:** Normal

**Inline-Images:** image001.png; image002.png

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Hey Tim,

I hope this email finds you well. I'm following up on Jackie's previous question regarding the ownership of Sellers Road. Could you clarify if it's possible for them to take ownership of this portion of the road and assume responsibility for the maintenance? If not, I assume it may involve a maintenance partnership agreement?

We would appreciate your guidance on the best way to proceed.

Thank you for your time and assistance. I look forward to your response.

Best regards,

Cam

*Cameron Spencer*

City of Hanahan | Asst. to City Administrator | Economic Development

Office: (843) 554-4221

Mobile: [REDACTED]

1255 Yeamans Hall Road Hanahan, SC 29410

[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)



**From:** Jackie Pennoyer <jackie@tenantdev.com>  
**Sent:** Monday, December 16, 2024 11:11 AM  
**To:** Henderson, Timothy R <HendersoTR@scdot.org>  
**Cc:** Christie Rainwater <crainwater@cityofhanahan.com>; Richard Pennoyer <rick@tenantdev.com>; Courtney Soler <csoler@cityofhanahan.com>; Cameron Spencer <cspencer@cityofhanahan.com>; Brent Case <[REDACTED]>; michael.sally@carolinaoneplus.com; Molinaroli, Raymond L. <MolinaroliRL@scdot.org>; Fleming, Juleigh B. <FlemingJB@scdot.org>; Turner, Terrica L <TurnerTL@scdot.org>  
**Subject:** Re: Sellers Rd

**CAUTION:** This email originated from an **external source**. Use good judgement with links or opening attachments.

Mr. Henderson,

Good morning! We spoke with Mayor Rainwater, and we'd like to request that the LLC that will ultimately own the property at 1219 Sellers Rd own this portion of the road. Is it possible for us to request this and go through the process as the property owners?

Thank you!

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](https://tenantdev.com)  
3506 W Montague Ave, Ste 102, N Charleston, SC  
[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Fri, Dec 13, 2024 at 1:23 PM Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)> wrote:

Good afternoon Mayor Rainwater

Attached is the information for the City to review and sign accordingly. Once everything is signed please send back to us and we will forward to our r/w department for further processing. The process can take a couple of months to complete and has to be approved by the Highway Commission. If you have any questions please let us know.

Thanks

Tim

**Thanks,**

**Timothy (Tim) R Henderson, PE; PLS**

**District 6 Engineering Administrator**

**SCDOT**

**6355 Fain Street**

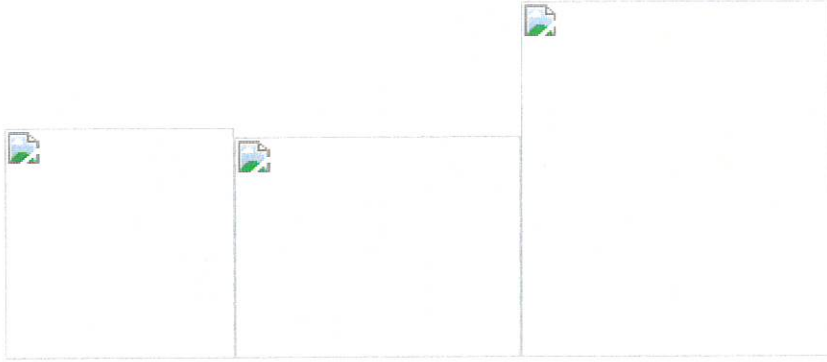
**North Charleston, SC 29406**

**(843) 746-6714 Direct Line Office**

**(843) 740-1663 Fax**

**[REDACTED] Mobile**

**[hendersotr@scdot.org](mailto:hendersotr@scdot.org)**



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**From:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>

**Sent:** Friday, December 13, 2024 10:56 AM

**To:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>

**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Cameron Spencer <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[REDACTED]>  
[michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)

**Subject:** Sellers Rd

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Hi Tim,

I wanted to send an email in full support of Rick Pennoyer, Brent Case, and their team as they submit a formal request for Sellers Road, S - 8-517. I appreciate your team meeting with us as well as your guidance. As they move forward with this request, please know that we are for the project and excited about their plans for the space.

Warmly,  
Christie

Mayor Christie Rainwater

City of Hanahan

(c) [REDACTED]

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**From:** "Courtney Soler" <csoler@cityofhanahan.com>

**To:** "Cameron Spencer" <cspencer@cityofhanahan.com>, "Christie Rainwater" <crainwater@cityofhanahan.com>

**Subject:** FW: Sellers Rd

**Date:** Tue, 17 Dec 2024 17:01:42 -0500

**Importance:** Normal

**Attachments:** Sellers\_Rd\_S-08-517\_Logmile.pdf; S-8-517\_Sellers\_Rd\_Request\_for\_Transfer\_RFS.pdf; Sellers\_Rd\_S-08-517\_Map.pdf

**Inline-Images:** image001.jpg; image002.png; image003.jpg

---

Mayor, did you get these docs to sign yet? I feel like that's what Cam brought you to sign the other day but wanted to be sure. Thanks y'all.

**From:** Henderson, Timothy R <HendersoTR@scdot.org>

**Sent:** Friday, December 13, 2024 1:23 PM

**To:** Christie Rainwater <crainwater@cityofhanahan.com>

**Cc:** Richard Pennoyer <rick@tenantdev.com>; Courtney Soler <csoler@cityofhanahan.com>; Cameron Spencer <cspencer@cityofhanahan.com>; Jackie <jackie@tenantdev.com>; Brent Case <[REDACTED]>; michael.sally@carolinaoneplus.com; Molinaroli, Raymond L. <MolinaroliRL@scdot.org>; Fleming, Juleigh B. <FlemingJB@scdot.org>; Turner, Terrica L <TurnerTL@scdot.org>

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Thanks

Tim

*Thanks,*

*Timothy (Tim) R Henderson, PE; PLS*

*District 6 Engineering Administrator*

*SCDOT*

*6355 Fain Street*

*North Charleston, SC 29406*

*(843) 746-6714 Direct Line Office*

*(843) 740-1663 Fax*

*[REDACTED] Mobile*

*[hendersotr@scdot.org](mailto:hendersotr@scdot.org)*



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**From:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>  
**Sent:** Friday, December 13, 2024 10:56 AM  
**To:** Henderso, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>  
**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Cameron Spencer <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[REDACTED]>  
<[michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)>  
**Subject:** Sellers Rd

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Warmly,  
Christie

Mayor Christie Rainwater

City of Hanahan

(c) [REDACTED]

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| Print        |       | Highway Logmile Report<br>Information: Intersections, Functional Class<br>As of 12/12/2024 |             |   |               | Export |
|--------------|-------|--|-------------|---|---------------|--------|
|              |       |  |             |   |               | Close  |
| Route        | MP    | Details  |             |   |               |        |
| <b>S-517</b> |       | <b>08070051700N</b>  | <b>(08)</b> | <b>BERKELEY</b>                                     | <b>DIST 6</b> |        |
|              | 0.000 | NHS NONE   |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS          | *      |
|              | 0.000 | S- 191   | 0.150       | LEFT  | SELLERS RD    |        |
| <b>I-517</b> |       | <b>08090051700N</b>  | <b>(08)</b> | <b>BERKELEY</b>                                     | <b>DIST 6</b> |        |
|              | 0.070 | NHS NONE   |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS          | *      |
|              | 0.119 | DEAD END   |             | Dead End  |               |        |

**BASIS FOR TRANSFER  
(TO BE COMPLETED BY SCDOT)**

CHECK ONE OF THE (2) TWO OPTIONS BELOW AND COMPLETE:

1.  TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (SWAP MILES ONLY)

ENTER DETAILS OF ROADS TO BE TRANSFERRED INTO THE ROAD SWAP DETAILS SPREADSHEET. PRINT AND ATTACH THE SPREADSHEET TO THIS FORM. IF THE SWAP INVOLVES MORE THAN ONE STATE ROUTE, ON PAGE 1 ENTER "ROAD SWAP" FOR THE ROAD NUMBER AND "SEE ATTACHED" FOR THE ROAD NAME. THE NUMBER OF LANE MILES ADDED TO THE STATE SYSTEM SHOULD NOT EXCEED THOSE REMOVED.

2.  TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (NO SWAP MILES)

TRANSFER CHECKLIST (CHECK APPROPRIATE BOXES BELOW)

- ROAD IS NOT REQUIRED FOR DEPARTMENT PURPOSES
- ROAD IS OF LOW TRAFFIC IMPORTANCE. LIST FUNCTIONAL CLASSIFICATION: Urban Local

THE RIGHT OF WAY LIMITS RETAINED AT THE INTERSECTING ROADS WILL BE ESTABLISHED AS FOLLOWS: <sup>1</sup>

SCDOT to relinquish the S-08-517 portion of Sellers Rd in it's entirety. The portion of Sellers Rd, S-08-191, will remain in the state system.

ADDITIONAL COMMENTS: \_\_\_\_\_

<sup>1</sup> A COPY OF THE PLAN SHEET WITH THE NEW RIGHT OF WAY LIMITS SHOULD BE INCLUDED AS NEEDED.

REQUEST SUBMITTED BY: Ray Molinaroli  DATE: 12/12/2024

CONCURRENCE BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(DEA or Director)

SIGNATURE REQUIRED BELOW ONLY FOR ROUTES ABOVE MAJOR COLLECTOR OR IF SWAP RESULTS IN ADDING LANE MILES TO THE STATE SYSTEM:

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE

**REQUEST FOR TRANSFER OF ROAD FROM STATE SECONDARY  
SYSTEM TO ANOTHER GOVERNMENTAL AGENCY**

(REVISED 06/27/2019)

**DESCRIPTION OF SECTION OF ROAD TO BE TRANSFERRED**

COUNTY: Berkeley ROAD NUMBER: S-08-517 ROAD NAME: Sellers Rd  
LENGTH TO BE TRANSFERRED: 0.07 MILES  
BEGINNING POINT: 0.00 ENDING POINT: 0.07

**DESCRIPTION:** (PLEASE ATTACH LOCATION MAP)

SCDOT to transfer a portion of Sellers Rd, S-08-517, to the City of Hanahan. The entire length of S-8-517 will be transferred. The portion of Sellers Rd, S-08-191, will remain a state route.

**ACCEPTANCE OF MAINTENANCE RESPONSIBILITY**

IT IS REQUESTED THAT THE ABOVE DESCRIBED ROAD BE REMOVED FROM THE STATE HIGHWAY SYSTEM. OWNERSHIP AND MAINTENANCE OF THIS ROAD WILL BECOME THE RESPONSIBILITY OF THE ENTITY LISTED BELOW. BY SIGNING BELOW, THE ENTITY ACKNOWLEDGES THAT THE ROAD MUST REMAIN OPEN TO THE PUBLIC UNLESS CLOSED PURSUANT TO APPROPRIATE LOCAL ROAD CLOSING PROCEDURES OR THE STATUTORY ROAD CLOSING PROCESS FOUND IN S. C. CODE SECTION 57-9-10, et seq.

GOVERNMENTAL AGENCY: City of Hanahan  
PLEASE TYPE OR PRINT  
NAME: \_\_\_\_\_  
PLEASE TYPE OR PRINT  
TITLE: \_\_\_\_\_  
PLEASE TYPE OR PRINT  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTE TO DISTRICT ENGINEERING ADMINISTRATOR:**

THIS COMPLETED FORM AND MAP SHOULD BE FORWARDED TO:

SCDOT DIRECTOR OF ROAD DATA SERVICES  
955 PARK STREET - ROOM 515, P.O. BOX 191  
COLUMBIA, S.C. 29202



**From:** "Courtney Soler" <csoler@cityofhanahan.com>

**To:** "Cameron Spencer" <cspencer@cityofhanahan.com>, "Christie Rainwater" <crainwater@cityofhanahan.com>

**Subject:** FW: Sellers Rd

**Date:** Tue, 17 Dec 2024 17:01:42 -0500

**Importance:** Normal

**Attachments:** Sellers\_Rd\_S-08-517\_Logmile.pdf; S-8-517\_Sellers\_Rd\_Request\_for\_Transfer\_RFS.pdf; Sellers\_Rd\_S-08-517\_Map.pdf

**Inline-Images:** image001.jpg; image002.png; image003.jpg

---

Mayor, did you get these docs to sign yet? I feel like that's what Cam brought you to sign the other day but wanted to be sure. Thanks y'all.

**From:** Henderson, Timothy R <HendersoTR@scdot.org>

**Sent:** Friday, December 13, 2024 1:23 PM

**To:** Christie Rainwater <crainwater@cityofhanahan.com>

**Cc:** Richard Pennoyer <rick@tenantdev.com>; Courtney Soler <csoler@cityofhanahan.com>; Cameron Spencer <cspencer@cityofhanahan.com>; Jackie <jackie@tenantdev.com>; Brent Case <[REDACTED]>; michael.sally@carolinaoneplus.com; Molinaroli, Raymond L. <MolinaroliRL@scdot.org>; Fleming, Juleigh B. <FlemingJB@scdot.org>; Turner, Terrica L <TurnerTL@scdot.org>

**Subject:** RE: Sellers Rd

**CAUTION:** This email originated from an **external source**. Use good judgement with links or opening attachments.

Good afternoon Mayor Rainwater

Attached is the information for the City to review and sign accordingly. Once everything is signed please send back to us and we will forward to our r/w department for further processing. The process can take a couple of months to complete and has to be approved by the Highway Commission. If you have any questions please let us know.

Thanks

Tim

*Thanks,*

*Timothy (Tim) R Henderson, PE; PLS*

*District 6 Engineering Administrator*

*SCDOT*

*6355 Fain Street*

*North Charleston, SC 29406*

*(843) 746-6714 Direct Line Office*

*(843) 740-1663 Fax*

*[REDACTED] Mobile*

*[hendersotr@scdot.org](mailto:hendersotr@scdot.org)*



Safety 1<sup>st</sup> – Live By It!  
Let 'em Work, Let 'em Live!

**Confidentiality Notice:**

***This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately either by phone or reply to this e-mail, and delete all copies of this message.***

**From:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>

**Sent:** Friday, December 13, 2024 10:56 AM

**To:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>

**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Cameron Spencer <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[REDACTED]>  
[michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)

**Subject:** Sellers Rd

**\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\***

Hi Tim,

I wanted to send an email in full support of Rick Pennoyer, Brent Case, and their team as they submit a formal request for Sellers Road, S - 8-517. I appreciate your team meeting with us as well as your guidance. As they move forward with this request, please know that we are for the project and excited about their plans for the space.

Warmly,  
Christie

Mayor Christie Rainwater

City of Hanahan

(c) [REDACTED]

Let's be Difference Makers in our extraordinary city!

**CONFIDENTIALITY NOTICE:** The information contained in this electronic mail along with any attachment(s) is intended only for the use of the individual to whom it is addressed and may contain privileged and/or confidential information that is exempt from disclosure under applicable law. If you are not the intended recipient of this electronic mail, you are hereby notified that you should not read any further, and any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received it in error, please notify the sender at the City of Hanahan at 843-554-4221 and immediately delete this transmission. Thank you for your compliance.

| Print        |           | <b>Highway Logmile Report</b>                       |             |                 |  | Export |  |
|--------------|-----------|---|-------------|-----------------|--|--------|--|
|              |           | <b>Information: Intersections, Functional Class</b> |             |                 |  | Close  |  |
|              |           | <b>As of 12/12/2024</b>                             |             |                 |  |        |  |
| <b>Route</b> | <b>MP</b> | <b>Details</b>                                      |             |                 |  |        |  |
| <b>S-517</b> |           | <i>08070051700N</i>                                 | <i>(08)</i> | <i>BERKELEY</i> | <i>DIST 6</i>  |        |  |
|              | 0.000     | NHS NONE  |             |                 | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS HPMS | *      |  |
|              | 0.000     | S- 191  | 0.150       | LEFT            | SELLERS RD   |        |  |
| <b>L-517</b> |           | <i>08090051700N</i>                                 | <i>(08)</i> | <i>BERKELEY</i> | <i>DIST 6</i>  |        |  |
|              | 0.070     | NHS NONE  |             |                 | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS HPMS | *      |  |
|              | 0.119     | DEAD END  |             | Dead End        |  |        |  |

**BASIS FOR TRANSFER**  
**(TO BE COMPLETED BY SCDOT)**

CHECK ONE OF THE (2) TWO OPTIONS BELOW AND COMPLETE:

1.  TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (SWAP MILES ONLY)

ENTER DETAILS OF ROADS TO BE TRANSFERRED INTO THE ROAD SWAP DETAILS SPREADSHEET. PRINT AND ATTACH THE SPREADSHEET TO THIS FORM. IF THE SWAP INVOLVES MORE THAN ONE STATE ROUTE, ON PAGE 1 ENTER "ROAD SWAP" FOR THE ROAD NUMBER AND "SEE ATTACHED" FOR THE ROAD NAME. THE NUMBER OF LANE MILES ADDED TO THE STATE SYSTEM SHOULD NOT EXCEED THOSE REMOVED.

2.  TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (NO SWAP MILES)

TRANSFER CHECKLIST (CHECK APPROPRIATE BOXES BELOW)

- ROAD IS NOT REQUIRED FOR DEPARTMENT PURPOSES
- ROAD IS OF LOW TRAFFIC IMPORTANCE. LIST FUNCTIONAL CLASSIFICATION: Urban Local

THE RIGHT OF WAY LIMITS RETAINED AT THE INTERSECTING ROADS WILL BE ESTABLISHED AS FOLLOWS: <sup>1</sup>

SCDOT to relinquish the S-08-517 portion of Sellers Rd in it's entirety. The portion of Sellers Rd, S-08-191, will remain in the state system.

ADDITIONAL COMMENTS: \_\_\_\_\_

<sup>1</sup> A COPY OF THE PLAN SHEET WITH THE NEW RIGHT OF WAY LIMITS SHOULD BE INCLUDED AS NEEDED.

REQUEST SUBMITTED BY: Ray Molinaroli  DATE: 12/12/2024

CONCURRENCE BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(DEA or Director)

SIGNATURE REQUIRED BELOW ONLY FOR ROUTES ABOVE MAJOR COLLECTOR OR IF SWAP RESULTS IN ADDING LANE MILES TO THE STATE SYSTEM:

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE

**REQUEST FOR TRANSFER OF ROAD FROM STATE SECONDARY  
SYSTEM TO ANOTHER GOVERNMENTAL AGENCY**

(REVISED 06/27/2019)

**DESCRIPTION OF SECTION OF ROAD TO BE TRANSFERRED**

COUNTY: Berkeley ROAD NUMBER: S-08-517 ROAD NAME: Sellers Rd  
LENGTH TO BE TRANSFERRED: 0.07 MILES  
BEGINNING POINT: 0.00 ENDING POINT: 0.07

**DESCRIPTION:** (PLEASE ATTACH LOCATION MAP)

SCDOT to transfer a portion of Sellers Rd, S-08-517, to the City of Hanahan. The entire length of S-8-517 will be transferred. The portion of Sellers Rd, S-08-191, will remain a state route.

**ACCEPTANCE OF MAINTENANCE RESPONSIBILITY**

IT IS REQUESTED THAT THE ABOVE DESCRIBED ROAD BE REMOVED FROM THE STATE HIGHWAY SYSTEM. OWNERSHIP AND MAINTENANCE OF THIS ROAD WILL BECOME THE RESPONSIBILITY OF THE ENTITY LISTED BELOW. BY SIGNING BELOW, THE ENTITY ACKNOWLEDGES THAT THE ROAD MUST REMAIN OPEN TO THE PUBLIC UNLESS CLOSED PURSUANT TO APPROPRIATE LOCAL ROAD CLOSING PROCEDURES OR THE STATUTORY ROAD CLOSING PROCESS FOUND IN S. C. CODE SECTION 57-9-10, et seq.

GOVERNMENTAL AGENCY: City of Hanahan  
PLEASE TYPE OR PRINT  
NAME: \_\_\_\_\_  
PLEASE TYPE OR PRINT  
TITLE: \_\_\_\_\_  
PLEASE TYPE OR PRINT  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTE TO DISTRICT ENGINEERING ADMINISTRATOR:**

THIS COMPLETED FORM AND MAP SHOULD BE FORWARDED TO:

SCDOT DIRECTOR OF ROAD DATA SERVICES  
955 PARK STREET - ROOM 515, P.O. BOX 191  
COLUMBIA, S.C. 29202



**BASIS FOR TRANSFER  
(TO BE COMPLETED BY SCDOT)**

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REQUEST SUBMITTED BY: Ray Molinaroli  DATE: 12/12/2024

CONCURRENCE BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(DEA or Director)

SIGNATURE REQUIRED BELOW ONLY FOR ROUTES ABOVE MAJOR COLLECTOR OR IF SWAP RESULTS IN ADDING LANE MILES TO THE STATE SYSTEM

APPROVED. \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE

REQUEST FOR TRANSFER OF ROAD FROM STATE SECONDARY  
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(REVISED 06/27/2019)

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GOVERNMENTAL AGENCY: City of Hanahan  
PLEASE TYPE OR PRINT

NAME: Courtney Siler  
PLEASE TYPE OR PRINT

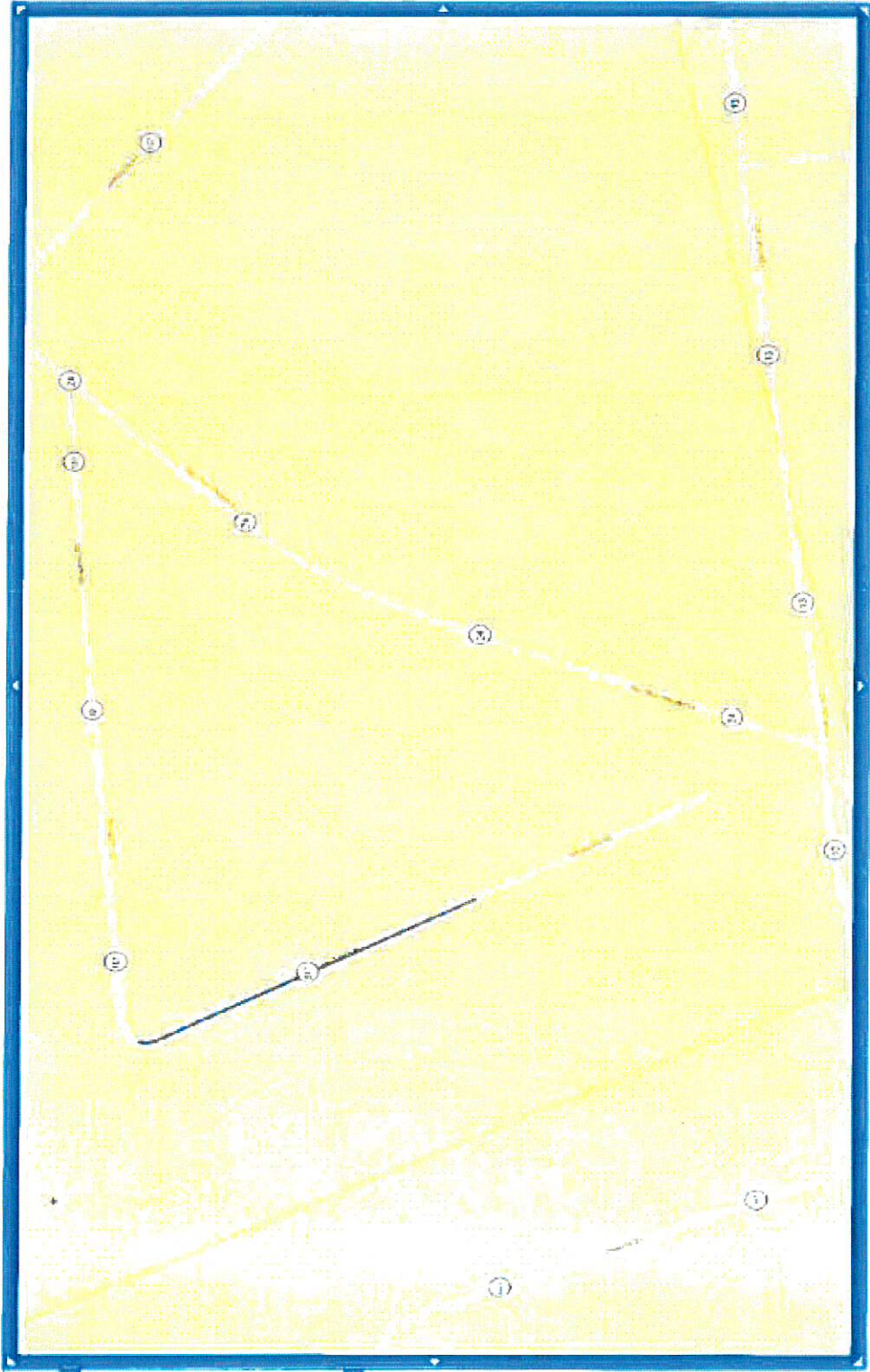
TITLE: City Administrator  
PLEASE TYPE OR PRINT

SIGNED: [Signature] DATE: 12/18/2024

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955 PARK STREET - ROOM 515, P.O. BOX 191  
COLUMBIA, S.C. 29202



Viewers | Click Query | [Advanced](#)

Legend | [Home](#) | [Refresh](#)

Training Center

Source:

Units:

Q-T:

Map Options...

- Bridge and E-Alerts
- Road Inventory
- Sign Inventory
- Daily Work Report
- Performance Funding
- Construction
- Traffic Signal

More...

Advanced Options

Query Layer:

Access:  Report  No?

Report Options...

[View Layer](#) [Refresh](#) [Home](#)

Print

**Highway Logmile Report**  
**Information: Intersections, Functional Class**  
**As of 12/12/2024**

Export

Close

| Route        | MP    | Details             |             |   |               |
|--------------|-------|---------------------|-------------|---|---------------|
| <b>S-517</b> |       | <b>08070051700N</b> | <b>(08)</b> | <b>BERKELEY</b>                                     | <b>DIST 6</b> |
|              | 0.000 | NHS NONE            |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS          |
|              | 0.000 | S- 191              | 0.150       | LEFT  | SELLERS RD    |
| <b>L-517</b> |       | <b>08090051700N</b> | <b>(08)</b> | <b>BERKELEY</b>                                     | <b>DIST 6</b> |
|              | 0.070 | NHS NONE            |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS          |
|              | 0.119 | DEAD END            |             | Dead End  |               |

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CONCURRENCE BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(DEA or Director)

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DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE

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(REVISED 06/27/2019)

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PLEASE TYPE OR PRINT

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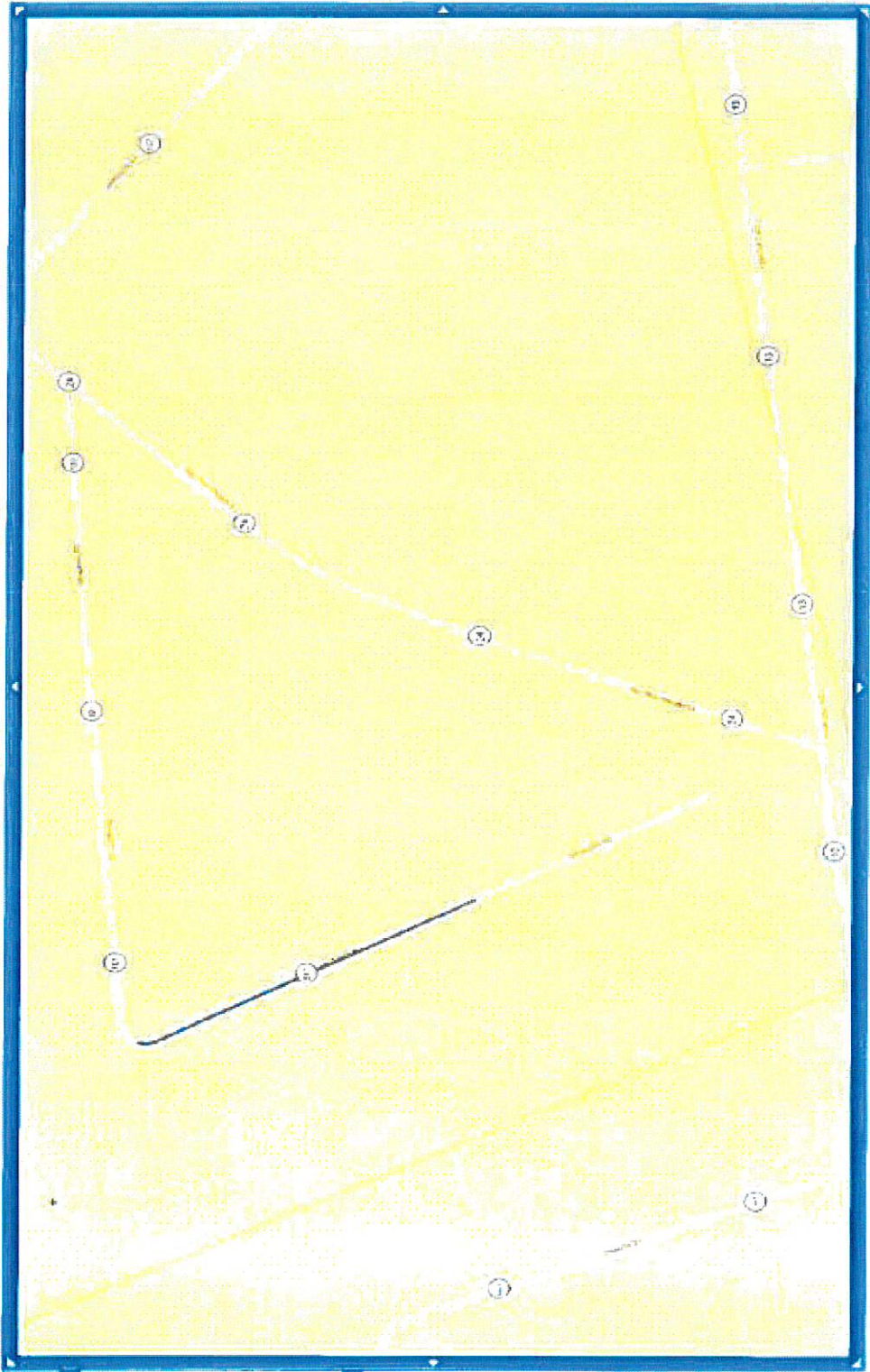
TITLE: City Administrator  
PLEASE TYPE OR PRINT

SIGNED: [Signature] DATE 12/18/2024

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SCDOT DIRECTOR OF ROAD DATA SERVICES  
955 PARK STREET - ROOM 515, P.O. BOX 191  
COLUMBIA, S.C. 29202



View Home  View Queue  View Reports  
 Legend  Home  Reports  
 Turnoff Queue

Date: 2/11/11  
 From: 8:00 AM To: 8:00 AM  
 Day: 2/11/11

Trip Options...  
 Bridge and E-roads  
 Road Inventory  
 Sign Inventory  
 Daily Work Report  
 Transportation Funding  
 Construction  
 Traffic Signal

Query Lists  
 Reports  
 Report Options...  
 Map

View List  Update  Remove

Print

Highway Logmile Report  
Information: Intersections, Functional Class  
As of 12/12/2024

Export

Close

| Route        | MP    | Details             |             |   |               |
|--------------|-------|---------------------|-------------|---|---------------|
| <b>S-517</b> |       | <b>08070051700N</b> | <b>(08)</b> | <b>BERKELEY</b>                                     | <b>DIST 6</b> |
|              | 0.000 | NHS NONE            |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS          |
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|              | 0.070 | NHS NONE            |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS          |
|              | 0.119 | DEAD END            |             | Dead End  |               |

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GOVERNMENTAL AGENCY: City of Hanahan

PLEASE TYPE OR PRINT

NAME: Courtney Soler

PLEASE TYPE OR PRINT

TITLE: City Administrator

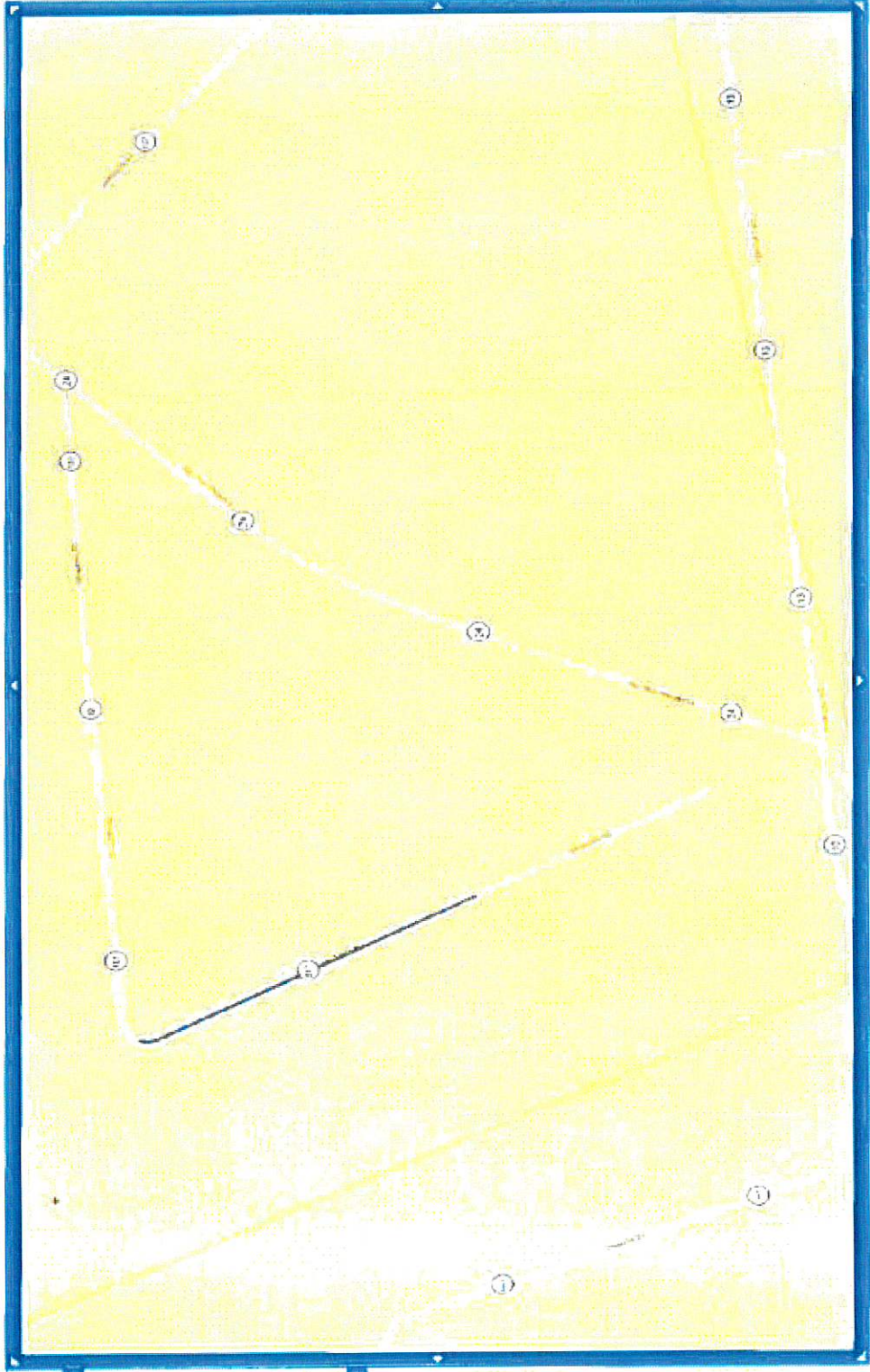
PLEASE TYPE OR PRINT

SIGNED:  DATE 12/18/2024

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SCDOT DIRECTOR OF ROAD DATA SERVICES  
955 PARK STREET - ROOM 515, P.O. BOX 191  
COLUMBIA, S.C. 29202



[Home](#) | [Click Query](#) | [Print](#) | [Reports](#)  
[Legend](#) | [Layers](#) | [Reports](#)  
 Working Chart: 1

Date:    
 Chart:    
 Axis:      
 X-Axis:    
 Y-Axis:

**Map Options...** **More...**  
 Bridge and E-levate  
 Road Inventory  
 Sign Inventory  
 Daily Work Report  
 Precipitation Funding  
 Construction  
 Traffic Signal

**Query/Save**   
**Reports**     
 Report  Map  
**Report Options...**

[Home](#) | [Layers](#) | [Reports](#)

| Route MP     |          | Details             |                      |   |      |
|--------------|----------|---------------------|----------------------|---|------|
| <b>S-517</b> |          | <b>08070051700N</b> | <b>(08) BERKELEY</b> | <b>DIST 6</b>                                       |      |
| 0.000        | NHS NONE |                     |                      | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS |
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| 0.119        | DEAD END |                     | Dead End             |   |      |

Print

**Highway Logmile Report**  
**Information: Intersections, Functional Class**  
**As of 12/12/2024**

Export  
Close

**From:** Cameron Spencer <cspencer@cityofhanahan.com>  
**To:** "Henderson, Timothy R" <HendersoTR@scdot.org>, Christie Rainwater <crainwater@cityofhanahan.com>  
**Cc:** Richard Pennoyer <rick@tenantdev.com>, Courtney Soler <csoler@cityofhanahan.com>, Jackie <jackie@tenantdev.com>, Brent Case <[REDACTED]>, "michael.sally@carolinaoneplus.com" <michael.sally@carolinaoneplus.com>, "Molinaroli, Raymond L." <MolinaroliRL@scdot.org>, "Fleming, Juleigh B." <FlemingJB@scdot.org>, "Turner, Terrica L" <TurnerTL@scdot.org>

**Subject:** RE: Sellers Rd

**Date:** Wed, 18 Dec 2024 16:14:29 -0500

**Importance:** Normal

**Attachments:** S-8-517\_Sellers\_Rd\_Request\_for\_Transfer\_Signed.pdf

**Inline-Images:** image001.jpg; image002.png; image003.jpg

---

Hey Tim,

Please see the signed docs for the transfer of the road attached. Let me know if you need anything else. Have a great rest of your week!

Thank you,

Cam

**From:** Henderson, Timothy R <HendersoTR@scdot.org>  
**Sent:** Friday, December 13, 2024 1:23 PM  
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**Cc:** Richard Pennoyer <rick@tenantdev.com>; Courtney Soler <csoler@cityofhanahan.com>; Cameron Spencer <cspencer@cityofhanahan.com>; Jackie <jackie@tenantdev.com>; Brent Case <[REDACTED]>, michael.sally@carolinaoneplus.com; Molinaroli, Raymond L. <MolinaroliRL@scdot.org>; Fleming, Juleigh B. <FlemingJB@scdot.org>; Turner, Terrica L <TurnerTL@scdot.org>  
**Subject:** RE: Sellers Rd

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Thanks

Tim

*Thanks,*  
**Timothy (Tim) R Henderson, PE; PLS**  
**District 6 Engineering Administrator**  
**SCDOT**  
**6355 Fain Street**  
**North Charleston, SC 29406**  
**(843) 746-6714 Direct Line Office**

(843) 740-1663 Fax

Mobile  
[hendersotr@scdot.org](mailto:hendersotr@scdot.org)



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**From:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>  
**Sent:** Friday, December 13, 2024 10:56 AM  
**To:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>  
**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Cameron Spencer <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)>  
**Subject:** Sellers Rd

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Hi Tim,

I wanted to send an email in full support of Rick Pennoyer, Brent Case, and their team as they submit a formal request for Sellers Road, S - 8-517. I appreciate your team meeting with us as well as your guidance. As they move forward with this request, please know that we are for the project and excited about their plans for the space.

Warmly,  
Christie

Mayor Christie Rainwater

City of Hanahan

(c) [REDACTED]

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**BASIS FOR TRANSFER  
(TO BE COMPLETED BY SCDOT)**

CHECK ONE OF THE (2) TWO OPTIONS BELOW AND COMPLETE

1.  TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (SWAP MILES ONLY)

ENTER DETAILS OF ROADS TO BE TRANSFERRED INTO THE ROAD SWAP DETAILS SPREADSHEET. PRINT AND ATTACH THE SPREADSHEET TO THIS FORM. IF THE SWAP INVOLVES MORE THAN ONE STATE ROUTE, ON PAGE 1 ENTER "ROAD SWAP" FOR THE ROAD NUMBER AND "SEE ATTACHED" FOR THE ROAD NAME. THE NUMBER OF LANE MILES ADDED TO THE STATE SYSTEM SHOULD NOT EXCEED THOSE REMOVED.

2.  TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (NO SWAP MILES)

TRANSFER CHECKLIST (CHECK APPROPRIATE BOXES BELOW)

- ROAD IS NOT REQUIRED FOR DEPARTMENT PURPOSES
- ROAD IS OF LOW TRAFFIC IMPORTANCE. LIST FUNCTIONAL CLASSIFICATION: Urban Local

THE RIGHT OF WAY LIMITS RETAINED AT THE INTERSECTING ROADS WILL BE ESTABLISHED AS FOLLOWS: <sup>1</sup>

SCDOT to relinquish the S-08-517 portion of Sellers Rd in it's entirety. The portion of Sellers Rd, S-08-191, will remain in the state system.

ADDITIONAL COMMENTS: \_\_\_\_\_

<sup>1</sup> A COPY OF THE PLAN SHEET WITH THE NEW RIGHT OF WAY LIMITS SHOULD BE INCLUDED AS NEEDED

REQUEST SUBMITTED BY: Ray Molinaroli  DATE: 12/12/2024

CONCURRENCE BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(DEA or Director)

SIGNATURE REQUIRED BELOW ONLY FOR ROUTES ABOVE MAJOR COLLECTOR OR IF SWAP RESULTS IN ADDING LANE MILES TO THE STATE SYSTEM

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE

**REQUEST FOR TRANSFER OF ROAD FROM STATE SECONDARY  
SYSTEM TO ANOTHER GOVERNMENTAL AGENCY**

(REVISED 06/27/2019)

**DESCRIPTION OF SECTION OF ROAD TO BE TRANSFERRED**

COUNTY: Berkeley ROAD NUMBER: S-08-517 ROAD NAME Sellers Rd  
LENGTH TO BE TRANSFERRED: 0.07 MILES  
BEGINNING POINT: 0.00 ENDING POINT: 0.07

**DESCRIPTION:** (PLEASE ATTACH LOCATION MAP)

SCDOT to transfer a portion of Sellers Rd, S-08-517, to the City of Hanahan. The entire length of S-8-517 will be transferred. The portion of Sellers Rd, S-08-191, will remain a state route.

**ACCEPTANCE OF MAINTENANCE RESPONSIBILITY**

IT IS REQUESTED THAT THE ABOVE DESCRIBED ROAD BE REMOVED FROM THE STATE HIGHWAY SYSTEM. OWNERSHIP AND MAINTENANCE OF THIS ROAD WILL BECOME THE RESPONSIBILITY OF THE ENTITY LISTED BELOW. BY SIGNING BELOW, THE ENTITY ACKNOWLEDGES THAT THE ROAD MUST REMAIN OPEN TO THE PUBLIC UNLESS CLOSED PURSUANT TO APPROPRIATE LOCAL ROAD CLOSING PROCEDURES OR THE STATUTORY ROAD CLOSING PROCESS FOUND IN S C CODE SECTION 57-9-10, et seq.

GOVERNMENTAL AGENCY: City of Hanahan

PLEASE TYPE OR PRINT

NAME: Courtney Siler

PLEASE TYPE OR PRINT

TITLE: City Administrator

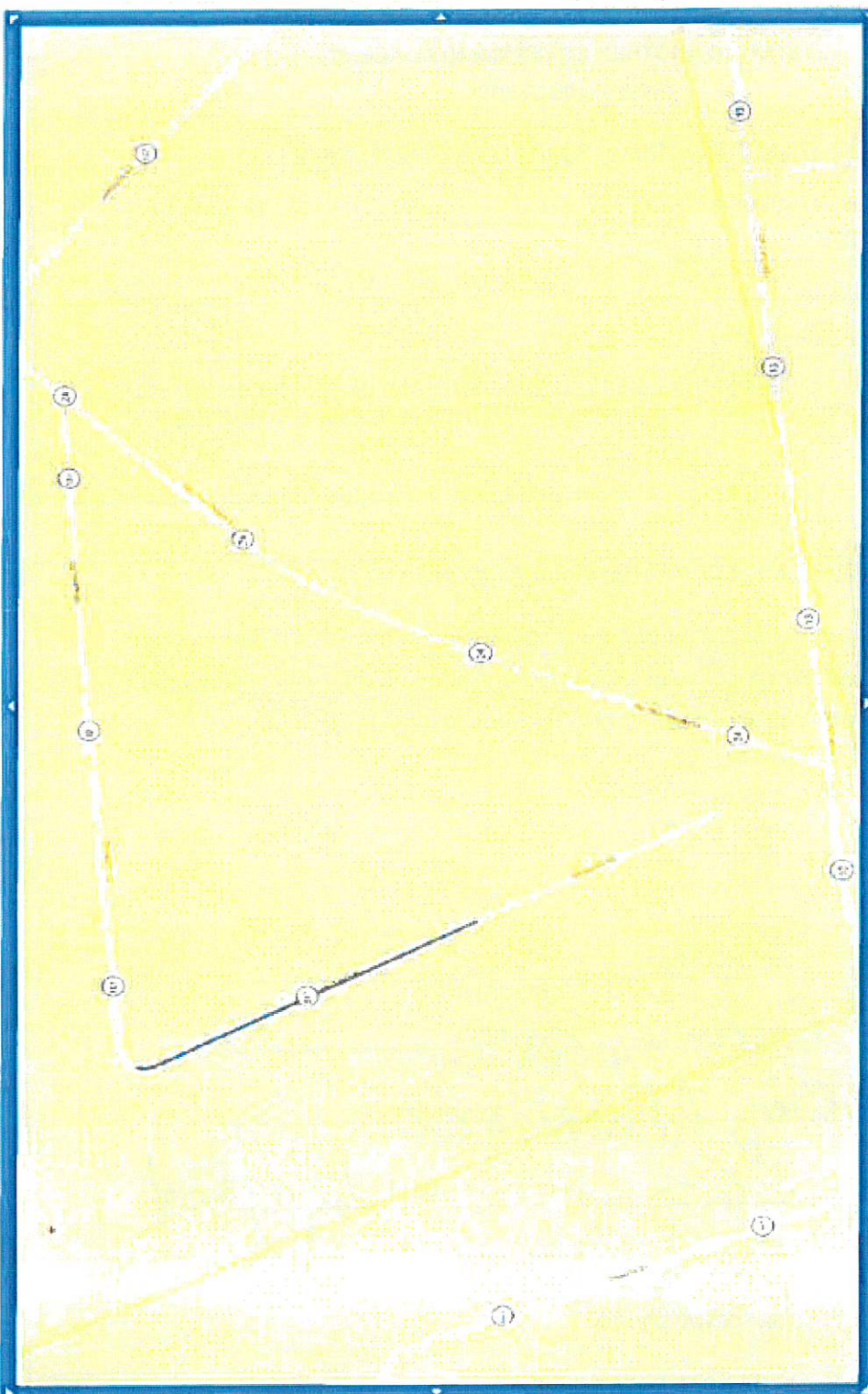
PLEASE TYPE OR PRINT

SIGNED: [Signature] DATE: 12/18/2024

**NOTE TO DISTRICT ENGINEERING ADMINISTRATOR:**

THIS COMPLETED FORM AND MAP SHOULD BE FORWARDED TO:

SCDOT DIRECTOR OF ROAD DATA SERVICES  
955 PARK STREET - ROOM 515, P.O. BOX 191  
COLUMBIA, S.C. 29202



[Home](#) | [Click Options](#) | [Help](#) | [Support](#)  
[Legend](#) | [Thumbnail Check](#)

Search:    
 Action:

Map Options...  
 Bridge and E-levels  
 Road Inventory  
 Sign Inventory  
 Daily Work Report  
 Reconstruction Funding  
 Construction  
 Traffic Signal

Query/Save:   
 Reports:    
 Report  
 Map

Print

**Highway Logmile Report**  
**Information: Intersections, Functional Class**  
**As of 12/12/2024**

Export

Close

| Route        | MP    | Details             |             |   |               |
|--------------|-------|---------------------|-------------|---|---------------|
| <b>S-517</b> |       | <b>08070051700N</b> | <b>(08)</b> | <b>BERKELEY</b>                                     | <b>DIST 6</b> |
|              | 0.000 | NHS NONE            |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS *        |
|              | 0.000 | S- 191              | 0.150       | LEFT  | SELLERS RD    |
| <b>L-517</b> |       | <b>08090051700N</b> | <b>(08)</b> | <b>BERKELEY</b>                                     | <b>DIST 6</b> |
|              | 0.070 | NHS NONE            |             | FUNCTIONAL.CLASS 18 URBAN.AREA 015 STUDY.AREA CHATS | HPMS *        |
|              | 0.119 | DEAD END            |             | Dead End  |               |

**From:** "Courtney Soler" <csoler@cityofhanahan.com>

**To:** "Jackie Pennoyer" <jackie@tenantdev.com>

**Cc:** "Brent Case" <[REDACTED]> "Rick Pennoyer" <rick@tenantdev.com>, "Christie Rainwater" <crainwater@cityofhanahan.com>, "michael.sally@carolinaoneplus.com" <michael.sally@carolinaoneplus.com>, "Ricky Pennoyer" <ricky@tenantdev.com>

**Subject:** RE: FW: Sellers Rd Annexation

**Date:** Tue, 25 Mar 2025 17:47:37 -0400

**Importance:** Normal

**Inline-Images:** image001.jpg; image002.png; image003.jpg

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Thank you, Jackie. We have hired for Cam's position, please let me introduce you to Stephanie Spies! She just started yesterday and she's already jumped in head first on the many different projects.

I'm about to be out of the office for 3 weeks, I'm having emergency surgery Thursday and then I'll be out the week of April 14<sup>th</sup> for spring break.

While I am out, can you all get on a call (Stephanie, Mayor and Jackie or Rick) and explain to Jackie the order of events as far as the city getting this road and transferring it to you all. And she can then contact SCDOT to find out if they had their meeting on 3/20.

Thank you so much and looking forward to it.

Best,  
Courtney

**From:** Jackie Pennoyer <jackie@tenantdev.com>

**Sent:** Tuesday, March 25, 2025 5:35 PM

**To:** Courtney Soler <csoler@cityofhanahan.com>

**Cc:** Brent Case <[REDACTED]> Rick Pennoyer <rick@tenantdev.com>; Christie Rainwater <crainwater@cityofhanahan.com>; michael.sally@carolinaoneplus.com; Ricky Pennoyer <ricky@tenantdev.com>

**Subject:** Re: FW: Sellers Rd Annexation

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Courtney,

Good evening! We wanted to circle back to see if you've heard any news on the annexation of the section of Sellers Road? Cam had suggested the request would be reviewed at SCDOT's March Commission Meeting, which I believe was last Thursday, March 20. Also, I believe Christie said the City hired a new replacement for Cam! Could you introduce us?

Thank you!

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Wed, Mar 5, 2025 at 9:20 AM Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)> wrote:

Courtney,

Good morning! Cam mentioned the Sellers Road annexation request would be reviewed during the SCDOT Commission Meeting in March. It looks like this might be March 20. Have you received any updates from SCDOT? Who at the City is the right person to reach out to about this?

Thank you!

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)  
3506 W Montague Ave, Ste 102, N Charleston, SC  
[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

----- Forwarded message -----

From: **Cameron Spencer** <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>  
Date: Tue, Jan 14, 2025 at 5:00 PM  
Subject: FW: Sellers Rd  
To: Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
Cc: Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>

Hey Jackie,

Hope you're having a good morning! See the signed request attached above and Tim's last email for reference. Should have approval for this in a couple months at the March Commission meeting – that is the earliest they can do it. Will let you know as soon as we hear something.

Best,

Cam

**From:** Cameron Spencer  
**Sent:** Wednesday, December 18, 2024 4:14 PM  
**To:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>; Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>  
**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[REDACTED]>; [michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com); Molinaroli, Raymond L. <[MolinaroliRL@scdot.org](mailto:MolinaroliRL@scdot.org)>; Fleming, Juleigh B. <[FlemingJB@scdot.org](mailto:FlemingJB@scdot.org)>; Turner, Terrica L <[TurnerTL@scdot.org](mailto:TurnerTL@scdot.org)>  
**Subject:** RE: Sellers Rd

Hey Tim,

Please see the signed docs for the transfer of the road attached. Let me know if you need anything else. Have a great rest of your week!

Thank you,

Cam

**From:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>  
**Sent:** Friday, December 13, 2024 1:23 PM  
**To:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>  
**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Cameron Spencer <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[REDACTED]>  
<[michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)>; Molinaroli, Raymond L. <[MolinaroliRL@scdot.org](mailto:MolinaroliRL@scdot.org)>; Fleming, Juleigh B. <[FlemingJB@scdot.org](mailto:FlemingJB@scdot.org)>; Turner, Terrica L <[TurnerTL@scdot.org](mailto:TurnerTL@scdot.org)>  
**Subject:** RE: Sellers Rd

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Good afternoon Mayor Rainwater  
Attached is the information for the City to review and sign accordingly. Once everything is signed please send back to us and we will forward to our r/w department for further processing. The process can take a couple of months to complete and has to be approved by the Highway Commission. If you have any questions please let us know.  
Thanks  
Tim

**Thanks,**  
**Timothy (Tim) R Henderson, PE; PLS**  
**District 6 Engineering Administrator**

**SCDOT**

**6355 Fain Street**

**North Charleston, SC 29406**

**(843) 746-6714 Direct Line Office**

**(843) 740-1663 Fax**

**[REDACTED] Mobile**

**[hendersotr@scdot.org](mailto:hendersotr@scdot.org)**



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*Let 'em Work, Let 'em Live!*

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**From:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>  
**Sent:** Friday, December 13, 2024 10:56 AM  
**To:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>

Cc: Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Cameron Spencer <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[REDACTED]>  
[michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)

Subject: Sellers Rd

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Hi Tim,

I wanted to send an email in full support of Rick Pennoyer, Brent Case, and their team as they submit a formal request for Sellers Road, S - 8-517. I appreciate your team meeting with us as well as your guidance. As they move forward with this request, please know that we are for the project and excited about their plans for the space.

Warmly,  
Christie

Mayor Christie Rainwater

City of Hanahan

(c) [REDACTED]

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**From:** "Courtney Soler" <csoler@cityofhanahan.com>

**To:** "Christie Rainwater" <crainwater@cityofhanahan.com>, "Richard Gebhardt" <rgebhardt@cityofhanahan.com>

**Subject:** RE: Sellers Rd Annexation

**Date:** Mon, 05 May 2025 19:55:37 -0400

**Importance:** Normal

**Inline-Images:** image001.jpg; image002.png; image003.jpg

---

YES!!! Thank you.

**From:** Christie Rainwater <crainwater@cityofhanahan.com>

**Sent:** Monday, May 5, 2025 7:42 PM

**To:** Courtney Soler <csoler@cityofhanahan.com>; Richard Gebhardt <rgebhardt@cityofhanahan.com>

**Subject:** Fw: Sellers Rd Annexation

Mayor Christie Rainwater  
City of Hanahan  
(c) [REDACTED]

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iPhone. iTypos. iApologize.

---

**From:** Stephanie Spies <[stephanie.spies@cityofhanahan.com](mailto:stephanie.spies@cityofhanahan.com)>

**Sent:** Monday, April 7, 2025 4:05:10 PM

**To:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>

**Subject:** Re: Sellers Rd Annexation

Mayor Rainwater,

Please find paperwork regarding this project attached to this email.

Thank you,

*Stephanie Spies*

**City of Hanahan | Asst. to City Administrator**

Office: (843) 554-4221

Mobile: [REDACTED]

1255 Yeamans Hall Road Hanahan, SC 29410

*"There are no easy answers, but there are simple answers.*

*We must have the courage to do what we know is morally right." ~ Ronald Reagan*

---

**From:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>

**Sent:** Monday, April 7, 2025 2:24 PM

**To:** Stephanie Spies <[stephanie.spies@cityofhanahan.com](mailto:stephanie.spies@cityofhanahan.com)>; Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>

**Cc:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Brent Case <[REDACTED]> Ricky Pennoyer <[ricky@tenantdev.com](mailto:ricky@tenantdev.com)>

Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Subject:** Re: Sellers Rd Annexation

Thanks so much for the update! Yes, once you close, we will get the road signed over.

Also, great news about the meetings you are having to keep things moving. If you need anything from me along the way, just let me know.

Mayor Christie Rainwater  
City of Hanahan  
(c) [REDACTED]

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iPhone. iTypos. iApologize.

---

**From:** Stephanie Spies <[stephanie.spies@cityofhanahan.com](mailto:stephanie.spies@cityofhanahan.com)>

**Sent:** Monday, April 7, 2025 10:39:48 AM

**To:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>

**Cc:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Brent Case <[REDACTED]> Ricky Pennoyer <[ricky@tenantdev.com](mailto:ricky@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Subject:** Re: Sellers Rd Annexation

Good morning Jackie,

I just wanted to reply to your email to the Mayor. I did not receive the email below, as there was an issue with my email when I first started. I do apologize.

I am glad the Mayor is getting things addressed for you.

Have a great day!

*Stephanie Spies*

**City of Hanahan | Asst. to City Administrator**

Office: (843) 554-4221

Mobile: [REDACTED]

1255 Yeamans Hall Road Hanahan, SC 29410

*"There are no easy answers, but there are simple answers.*

*We must have the courage to do what we know is morally right." ~ Ronald Reagan*

---

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>

**Sent:** Monday, April 7, 2025 10:11 AM

**To:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>

**Cc:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Brent Case <[REDACTED]> Ricky Pennoyer <[ricky@tenantdev.com](mailto:ricky@tenantdev.com)>; Stephanie Spies <[stephanie.spies@cityofhanahan.com](mailto:stephanie.spies@cityofhanahan.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Subject:** Re: Sellers Rd Annexation

You don't often get email from [jackie@tenantdev.com](mailto:jackie@tenantdev.com). [Learn why this is important](#)

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Christie,

Good morning! We are scheduled to close 1219 Sellers Road on April 30. This is a first for me - I suppose we take possession once we close?

Quick update on the parcels across from City Hall: The engineers want to discuss drainage and stormwater with SCDOT and the county. The intent is to set-up meetings with these entities to understand our options.

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)  
3506 W Montague Ave, Ste 102, N Charleston, SC  
[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Sat, Apr 5, 2025 at 8:37 AM Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)> wrote:

Hi Jackie,

We are certainly able to acquire the road and hand it over. Documentation has already begun. Have you closed on the property? Are you ready to take possession?

Warmly,  
Christie

PS Any update on the Yeamans Hall Property?

Mayor Christie Rainwater  
City of Hanahan  
(c) [REDACTED]

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iPhone. iTypos. iApologize.

---

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
**Sent:** Tuesday, April 1, 2025 4:09:13 PM  
**To:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>  
**Cc:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Brent Case <[REDACTED]> Ricky Pennoyer <[ricky@tenantdev.com](mailto:ricky@tenantdev.com)>  
**Subject:** Sellers Rd Annexation

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Christie,

Good afternoon! I sent the below email to Stephanie, I believe Cam's replacement, but I think her email hasn't been set up yet. I also think Courtney is out for a few weeks! I just wanted to check back to see if there were any updates on the

annexation process for the section of Sellers Road between 1219 Sellers and Yeamans Hall shopping center. Cam said SCDOT would review the request at their March Commission meeting, which I believe was March 20.

Thank-you!

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

----- Forwarded message -----

From: **Jackie Pennoyer** <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>

Date: Wed, Mar 26, 2025 at 12:28 PM

Subject: Re: FW: Sellers Rd Annexation

To: Stephanie Zader <[stephanie.zader@cityofhanahan.com](mailto:stephanie.zader@cityofhanahan.com)>

Hi Stephanie!

Welcome to the City of Hanahan! I'm sure you're drinking by a hose right now. When you get a moment, please let me know if you're able to jump on a quick call to discuss the road annexation process for 1219 Sellers Road. I believe Cam, the previous business development specialist, submitted the attached annexation request to SCDOT on our behalf. I've also attached a site plan showing the section of road we're requesting to annex. I believe the request was reviewed, and potentially approved, at the SCDOT Commission Meeting last Thu, March 20.

We own the shopping center at 1268 Yeamans Hall Road, as well as the old gas station (soon-to-be restaurant/bar) at 1256 Yeamans. We're a few weeks away from closing on 1219 Sellers Road and would like to bridge the shopping center with a multifamily development.

Thank you!

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Mar 25, 2025 at 6:18 PM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

No problem! I included her in this email to help out. 😊

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
**Sent:** Tuesday, March 25, 2025 6:12 PM  
**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Subject:** Re: FW: Sellers Rd Annexation

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Gosh, sorry, I might totally be missing it, but I don't see an email address for Stephanie in the "to" or "cc" sections. It does say the email is encrypted - maybe the encryption is hiding her email address? Sorry!

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Mar 25, 2025 at 6:08 PM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

She was in the original email I sent out. Thanks Jackie!

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
**Sent:** Tuesday, March 25, 2025 6:05 PM  
**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Cc:** Brent Case <[REDACTED]> Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>; [michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com); Ricky Pennoyer <[ricky@tenantdev.com](mailto:ricky@tenantdev.com)>  
**Subject:** Re: FW: Sellers Rd Annexation

CAUTION: This email originated from an external source. Use good judgement with links or opening attachments.

Courtney,

That would be great, thank-you. Does Stephanie have an email set up yet? I think it might be easiest to touch base directly. I hope your surgery goes smoothly!

Christie, please let us know when you and Stephanie have a few moments to jump on a brief call.

Thank-you!

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Mar 25, 2025 at 5:47 PM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

Thank you, Jackie. We have hired for Cam's position, please let me introduce you to Stephanie Spies! She just started yesterday and she's already jumped in head first on the many different projects.

I'm about to be out of the office for 3 weeks, I'm having emergency surgery Thursday and then I'll be out the week of April 14<sup>th</sup> for spring break.

While I am out, can you all get on a call (Stephanie, Mayor and Jackie or Rick) and explain to Jackie the order of events as far as the city getting this road and transferring it to you all. And she can then contact SCDOT to find out if they had their meeting on 3/20.

Thank you so much and looking forward to it.

Best,

Courtney

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>

**Sent:** Tuesday, March 25, 2025 5:35 PM

**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Cc:** Brent Case <[REDACTED]> Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>; [michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com); Ricky Pennoyer <[ricky@tenantdev.com](mailto:ricky@tenantdev.com)>

**Subject:** Re: FW: Sellers Rd Annexation

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Courtney,

Good evening! We wanted to circle back to see if you've heard any news on the annexation of the section of Sellers Road? Cam had suggested the request would be reviewed at SCDOT's March Commission Meeting, which I believe was last Thursday, March 20. Also, I believe Christie said the City hired a new replacement for Cam! Could you introduce us?

Thank you!

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Wed, Mar 5, 2025 at 9:20 AM Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)> wrote:

Courtney,

Good morning! Cam mentioned the Sellers Road annexation request would be reviewed during the SCDOT Commission Meeting in March. It looks like this might be March 20. Have you received any updates from SCDOT? Who at the City is the right person to reach out to about this?

Thank you!

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

----- Forwarded message -----

From: **Cameron Spencer** <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>

Date: Tue, Jan 14, 2025 at 5:00 PM

Subject: FW: Sellers Rd

To: Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>

Cc: Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>

Hey Jackie,

Hope you're having a good morning! See the signed request attached above and Tim's last email for reference. Should have approval for this in a couple months at the March Commission meeting – that is the earliest they can do it. Will let you know as soon as we hear something.

Best,

Cam

**From:** Cameron Spencer  
**Sent:** Wednesday, December 18, 2024 4:14 PM  
**To:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>; Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>  
**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)>; Molinaroli, Raymond L. <[MolinaroliRL@scdot.org](mailto:MolinaroliRL@scdot.org)>; Fleming, Juleigh B. <[FlemingJB@scdot.org](mailto:FlemingJB@scdot.org)>; Turner, Terrica L <[TurnerTL@scdot.org](mailto:TurnerTL@scdot.org)>  
**Subject:** RE: Sellers Rd

Hey Tim,

Please see the signed docs for the transfer of the road attached. Let me know if you need anything else. Have a great rest of your week!

Thank you,

Cam

**From:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>  
**Sent:** Friday, December 13, 2024 1:23 PM  
**To:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>  
**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Cameron Spencer <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case <[michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)>; Molinaroli, Raymond L. <[MolinaroliRL@scdot.org](mailto:MolinaroliRL@scdot.org)>; Fleming, Juleigh B. <[FlemingJB@scdot.org](mailto:FlemingJB@scdot.org)>; Turner, Terrica L <[TurnerTL@scdot.org](mailto:TurnerTL@scdot.org)>  
**Subject:** RE: Sellers Rd

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Good afternoon Mayor Rainwater

Attached is the information for the City to review and sign accordingly. Once everything is signed please send back to us and we will forward to our r/w department for further processing. The process can take a couple of months to complete and has to be approved by the Highway Commission. If you have any questions please let us know.

Thanks

Tim

**Thanks,**

**Timothy (Tim) R Henderson, PE; PLS**  
**District 6 Engineering Administrator**  
**SCDOT**

6355 Fain Street  
North Charleston, SC 29406  
(843) 746-6714 Direct Line Office  
(843) 740-1663 Fax  
[REDACTED] Mobile

[hendersotr@scdot.org](mailto:hendersotr@scdot.org)



*Safety 1<sup>st</sup> – Live By It!*  
*Let 'em Work, Let 'em Live!*

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**From:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>

**Sent:** Friday, December 13, 2024 10:56 AM

**To:** Henderson, Timothy R <[HendersoTR@scdot.org](mailto:HendersoTR@scdot.org)>

**Cc:** Richard Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>;  
Cameron Spencer <[cspencer@cityofhanahan.com](mailto:cspencer@cityofhanahan.com)>; Jackie <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Brent Case

< [REDACTED] [michael.sally@carolinaoneplus.com](mailto:michael.sally@carolinaoneplus.com)

**Subject:** Sellers Rd

**\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\***

Hi Tim,

I wanted to send an email in full support of Rick Pennoyer, Brent Case, and their team as they submit a formal request for Sellers Road, S - 8-517. I appreciate your team meeting with us as well as your guidance. As they move forward with this request, please know that we are for the project and excited about their plans for the space.

Warmly,

Christie

Mayor Christie Rainwater

City of Hanahan

(c) [REDACTED]

Let's be Difference Makers in our extraordinary city!

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**From:** "Courtney Soler" <csoler@cityofhanahan.com>

**To:** "Jackie Pennoyer" <jackie@tenantdev.com>, "Christie Rainwater" <crainwater@cityofhanahan.com>, "Stephanie Spies" <stephanie.spies@cityofhanahan.com>, "Larry Sturdivant" <lsturdivant@cityofhanahan.com>, "Riccardo Giani" <riccardo.giani@cityofhanahan.com>

**Cc:** "Rick Pennoyer" <rick@tenantdev.com>, "Ricky Pennoyer" <ricky@tenantdev.com>, "Brent Case" <[REDACTED]>

**Subject:** RE: Sellers Rd: Thank-You & Meeting Notes

**Date:** Tue, 06 May 2025 13:33:51 -0400

**Importance:** Normal

---

Will do, and I just sent an email to our attorneys for next steps on the road. In regards to the parking requirements, the Sellers Road parking should be easily and quickly addressed by B&C staff, and we are talking about the other option with the Yeamans Hall Canteen parking issues.

Great meeting with all of you today, and Rick, I hope your travels were smooth today. So sorry for what you're going through.

**From:** Jackie Pennoyer <jackie@tenantdev.com>

**Sent:** Tuesday, May 6, 2025 1:21 PM

**To:** Christie Rainwater <crainwater@cityofhanahan.com>; Courtney Soler <csoler@cityofhanahan.com>; Stephanie Spies <stephanie.spies@cityofhanahan.com>; Larry Sturdivant <lsturdivant@cityofhanahan.com>; Riccardo Giani <riccardo.giani@cityofhanahan.com>

**Cc:** Rick Pennoyer <rick@tenantdev.com>; Ricky Pennoyer <ricky@tenantdev.com>; Brent Case <[REDACTED]>

**Subject:** Sellers Rd: Thank-You & Meeting Notes

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Christie, Courtney, Stephanie, Larry, and Rico,

Thank-you so much for taking time to meet with us this morning. We asked our engineers to revise the site plan to keep parking spaces only on one side of Sellers Rd and to close off one of the access points into this parking lot. We also asked them to integrate bike racks and a crosswalk and will double check the county's land disturbance requirements.

When you have a moment, could you share instructions on the road annexation process and revising parking requirements?

Thank-you again!

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

**From:** "Courtney Soler" <csoler@cityofhanahan.com>

**To:** "Jackie Pennoyer" <jackie@tenantdev.com>, "Christie Rainwater" <crainwater@cityofhanahan.com>, "Stephanie Spies" <stephanie.spies@cityofhanahan.com>, "Larry Sturdivant" <lsturdivant@cityofhanahan.com>, "Riccardo Giani" <riccardo.giani@cityofhanahan.com>

**Cc:** "Rick Pennoyer" <rick@tenantdev.com>, "Ricky Pennoyer" <ricky@tenantdev.com>, "Brent Case" <[REDACTED]>

**Subject:** RE: Sellers Rd: Thank-You & Meeting Notes

**Date:** Tue, 06 May 2025 13:33:51 -0400

**Importance:** Normal

---

Will do, and I just sent an email to our attorneys for next steps on the road. In regards to the parking requirements, the Sellers Road parking should be easily and quickly addressed by B&C staff, and we are talking about the other option with the Yeamans Hall Canteen parking issues.

Great meeting with all of you today, and Rick, I hope your travels were smooth today. So sorry for what you're going through.

**From:** Jackie Pennoyer <jackie@tenantdev.com>

**Sent:** Tuesday, May 6, 2025 1:21 PM

**To:** Christie Rainwater <crainwater@cityofhanahan.com>; Courtney Soler <csoler@cityofhanahan.com>; Stephanie Spies <stephanie.spies@cityofhanahan.com>; Larry Sturdivant <lsturdivant@cityofhanahan.com>; Riccardo Giani <riccardo.giani@cityofhanahan.com>

**Cc:** Rick Pennoyer <rick@tenantdev.com>; Ricky Pennoyer <ricky@tenantdev.com>; Brent Case <[REDACTED]>

**Subject:** Sellers Rd: Thank-You & Meeting Notes

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Christie, Courtney, Stephanie, Larry, and Rico,

Thank-you so much for taking time to meet with us this morning. We asked our engineers to revise the site plan to keep parking spaces only on one side of Sellers Rd and to close off one of the access points into this parking lot. We also asked them to integrate bike racks and a crosswalk and will double check the county's land disturbance requirements.

When you have a moment, could you share instructions on the road annexation process and revising parking requirements?

Thank-you again!

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

**From:** Courtney Soler <csoler@cityofhanahan.com>

**To:** Courtney Soler <csoler@cityofhanahan.com>

**Subject:** FW: Sellers Road

**Date:** Thu, 06 Nov 2025 17:18:21 -0500

**Importance:** Normal

**Inline-Images:** image001.png

---

**From:** Courtney Soler

**Sent:** Monday, August 11, 2025 12:17 PM

**To:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>

**Subject:** Sellers Road

Good Afternoon,

I keep thinking about your mom when I pass down RR Ave, how was her weekend? And how is Mark? We're keeping you all in our prayers!

We will need to do an ordinance on the transfer of Sellers Rd that will go to council. I asked Mac to write the ordinance (David Swanson did the Quitclaim Deed) and he asked for the reasons why the City asked for the road from SCDOT/and transfer. I came in this conversation after it had been discussed with the developer. Are you able to send me your list of reasons so I can add to that, please.

Thanks!



**Courtney Soler**

**CITY ADMINISTRATOR**

1255 Yeamans Hall Road | Hanahan, SC 29410

P 843.576.5253 [WWW.CITYOFHANAHAN.COM](http://WWW.CITYOFHANAHAN.COM)

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**From:** Courtney Soler <csoler@cityofhanahan.com>

**To:** Courtney Soler <csoler@cityofhanahan.com>

**Subject:** FW: Quit Claim Deed - Sellers Rd

**Date:** Thu, 06 Nov 2025 17:18:48 -0500

**Importance:** Normal

**Inline-Images:** image001.png

---

**From:** Robyn Brown

**Sent:** Monday, June 2, 2025 4:54 PM

**To:** [SIEGELH@SCDOT.ORG](mailto:SIEGELH@SCDOT.ORG)

**Subject:** Quit Claim Deed - Sellers Rd

Helena,

Please see the attached copy of the clocked quit claim deed for Sellers Rd.

Please let me know if you need anything additional.

Thank you,

**Robyn Brown**

Procurement and Project Coordinator

City of Hanahan

1255 Yeamans Hall Road

Hanahan, SC 29410

[rbrown@cityofhanahan.com](mailto:rbrown@cityofhanahan.com)

Phone (843)576-5254



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**From:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Subject:** FW: Sellers Rd  
**Date:** Thu, 06 Nov 2025 17:19:03 -0500

**Importance:** Normal  
**Inline-Images:** image001.jpg; image002.png

---

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
**Sent:** Tuesday, August 5, 2025 12:52 PM  
**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>; Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>  
**Cc:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Brent Case <[brentcase@hsblawfirm.com](mailto:brentcase@hsblawfirm.com)>  
**Subject:** Re: Sellers Rd

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Courtney -- Thank-you for coordinating!

David and Boone -- We would like to put ownership of the road under the entity that owns 1219 Sellers Road (TMS 2651502061): RAP Development, LLC. Please let us know if you need anything else from us in the meantime.

Best,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)  
3506 W Montague Ave, Ste 102, N Charleston, SC  
[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Aug 5, 2025 at 9:28 AM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

My apologies for the confusion, David, I assumed we were working with David Humphreys who has worked with the City for many years. Glad to meet you, and thank you for your help with this matter.

**From:** Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>  
**Sent:** Monday, August 4, 2025 6:18 PM  
**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>  
**Subject:** RE: Sellers Rd

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Hi all:

I hope everyone is doing well. Please note that Mr. David Swanson with our firm will be assisting in this matter, and I've copied him here. Per Courtney's email below, please feel free to contact David or myself with any questions.

Thanks again, and we look forward to working with you!

Best,  
Boone

---

**J. Boone Aiken IV** | Attorney  
Direct 843.720.4475 | [baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)

Haynsworth Sinkler Boyd, P.A.  
134 Meeting Street, 3rd Floor | Charleston, SC 29401  
Main 843.722.3366 | Fax 843.722.2266

[Web](#) | [Bio](#) | [vCard](#) | [Map](#) | [LinkedIn](#) | [Blog](#)

**From:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Sent:** Monday, August 4, 2025 3:21 PM

**To:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Humphreys III, David C. <[dhumphreys@hsblawfirm.com](mailto:dhumphreys@hsblawfirm.com)>; Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>

**Subject:** Sellers Rd

Hello Everyone,

As you all know SCDOT recently signed the title to Sellers Road over to the City. We are working with David Humphreys with Haynsworth, Sinkler, Boyd Law Firm to transfer this title over to you (Rick and Jackie).

David will prepare a quick claim deed for the property over to you all (please let us know which development entity should be on the deed). Any utility easements located on the property will need to remain. To perfect title and effectuate the closure of the subject road to public use, the petitioner must file a civil action pursuant to South Carolina Code § 57-9-10 et seq., seeking an order from the court to abandon or close the roadway and confirm title in favor of the petitioner. David can speak with your attorney about this process, if needed.

Rick and Jackie, please direct any further questions to David.

Thank you,  
Courtney



**Courtney Soler**  
CITY ADMINISTRATOR

---

1255 Yeamans Hall Road | Hanahan, SC 29410  
P 843.576.5253 [WWW.CITYOFHANAHAN.COM](http://WWW.CITYOFHANAHAN.COM)

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**From:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Subject:** FW: Sellers Rd  
**Date:** Thu, 06 Nov 2025 17:19:34 -0500  
**Importance:** Normal  
**Inline-Images:** image001.jpg; image002.png

---

**From:** Breona Raymundo <[breona.raymundo@cityofhanahan.com](mailto:breona.raymundo@cityofhanahan.com)>  
**Sent:** Monday, October 6, 2025 10:12 AM  
**To:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Subject:** Re: Sellers Rd

Good morning,

Yes! First Reading will be October 14th, the meeting will begin at 6 PM, but on the agenda it is one of the last items just to give an idea of what time in the evening it will be presented. The Second Reading of the first reading is approved will be November 11th.

If you have any questions, don't hesitate to reach out!  
Breona Raymundo  
Clerk of Council  
City of Hanahan

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---

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
**Sent:** Monday, October 6, 2025 10:03:10 AM  
**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Cc:** Breona Raymundo <[breona.raymundo@cityofhanahan.com](mailto:breona.raymundo@cityofhanahan.com)>  
**Subject:** Re: Sellers Rd

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Courtney and Breona,

Good morning! I had a note to circle back and see if Sellers Road annexation is included in the city council meeting next Tue, Oct 14 at 6 pm. Thank-you!

Very respectfully,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Wed, Sep 17, 2025 at 5:41 PM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

No problem, Jackie!

Breona, can you please mark your calendar to alert Jackie when this gets put on the agenda?

Jackie- the October meeting is 10/14 at 6PM if we're successfully able to get it on the agenda.

Thank you both!

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>

**Sent:** Wednesday, September 17, 2025 11:36 AM

**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Cc:** McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Breona Raymundo <[breona.raymundo@cityofhanahan.com](mailto:breona.raymundo@cityofhanahan.com)>; Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>; Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>; Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>; Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Brent Case <[REDACTED]>

**Subject:** Re: Sellers Rd

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Courtney,

No problem. Thank-you for coordinating all this!

Best,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Wed, Sep 17, 2025 at 11:07 AM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

Jackie, when we get to the point to bring it to council, we will likely need you and/or your dad to come to be able to talk about the plans and why you made this request of the city to help everyone understand your vision. 😊 We're going to try to get this on the October agenda, but it depends on how quickly we can get this ordinance written and advertised, assuming it will need a public hearing (Mac, can you please confirm).

Best,

Courtney

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>

**Sent:** Wednesday, September 17, 2025 10:43 AM

**To:** McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>

**Cc:** Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>; Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>; Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Brent Case <[REDACTED]> Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Subject:** Re: Sellers Rd

**CAUTION:** This email originated from an external source. Use good judgement with links or opening attachments.

Mac,

Great, thank-you for the update!

Best,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Sep 16, 2025 at 9:03 AM McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)> wrote:

We are drafting the ordinance and will keep you updated after it voted on by City Council.

-Mac

**Stafford J. ("Mac") McQuillin III** | Attorney  
Direct 843.724.1120 | [mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)

Haynsworth Sinkler Boyd, P.A.  
134 Meeting Street, 3rd Floor | Charleston, SC 29401  
Main 843.722.3366 | Mobile [843.709.1041](tel:843.709.1041) | Fax 843.722.2266

[Web](#) | [Bio](#) | [vCard](#) | [Map](#) | [LinkedIn](#) | [Blog](#)

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
**Sent:** Tuesday, September 16, 2025 8:00 AM  
**To:** Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>; Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>  
**Cc:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Brent Case <[REDACTED]> Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Subject:** Re: Sellers Rd

David and Boone,

Good morning. I hope this note finds you well. We wanted to quickly circle back and see if you needed anything else from us. We're pushing forward on the civil plans for this project and hope to have a final set soon.

Thank you!

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Aug 5, 2025 at 12:51 PM Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)> wrote:

Courtney -- Thank-you for coordinating!

David and Boone -- We would like to put ownership of the road under the entity that owns 1219 Sellers Road (TMS 2651502061): RAP Development, LLC. Please let us know if you need anything else from us in the meantime.

Best,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Aug 5, 2025 at 9:28 AM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

My apologies for the confusion, David, I assumed we were working with David Humphreys who has worked with the City for many years. Glad to meet you, and thank you for your help with this matter.

**From:** Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>

**Sent:** Monday, August 4, 2025 6:18 PM

**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>

**Subject:** RE: Sellers Rd

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Hi all:

I hope everyone is doing well. Please note that Mr. David Swanson with our firm will be assisting in this matter, and I've copied him here. Per Courtney's email below, please feel free to contact David or myself with any questions.

Thanks again, and we look forward to working with you!

Best,

Boone

---

**J. Boone Aiken IV** | Attorney  
Direct 843.720.4475 | [baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)

Haynsworth Sinkler Boyd, P.A.  
134 Meeting Street, 3rd Floor | Charleston, SC 29401  
Main 843.722.3366 | Fax 843.722.2266

[Web](#) | [Bio](#) | [vCard](#) | [Map](#) | [LinkedIn](#) | [Blog](#)

**From:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Sent:** Monday, August 4, 2025 3:21 PM

**To:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Humphreys III, David C. <[dhumphreys@hsblawfirm.com](mailto:dhumphreys@hsblawfirm.com)>; Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>

**Subject:** Sellers Rd

Hello Everyone,

As you all know SCDOT recently signed the title to Sellers Road over to the City. We are working with David Humphreys with Haynsworth, Sinkler, Boyd Law Firm to transfer this title over to you (Rick and Jackie).

David will prepare a quick claim deed for the property over to you all (please let us know which development entity should be on the deed). Any utility easements located on the property will need to remain. To perfect title and effectuate the closure of the subject road to public use, the petitioner must file a civil action pursuant to South Carolina Code § 57-9-10 et seq., seeking an order from the court to abandon or close the roadway and confirm title in favor of the petitioner. David can speak with your attorney about this process, if needed.

Rick and Jackie, please direct any further questions to David.

Thank you,

Courtney



**Courtney Soler**  
CITY ADMINISTRATOR

1255 Yeamans Hall Road | Hanahan, SC 29410  
P 843.576.5253 WWW.CITYOFHANAHAN.COM

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# HAYNSWORTH SINKLER BOYD

HAYNSWORTH SINKLER BOYD, P.A.  
134 MEETING STREET, 3<sup>RD</sup> FLOOR  
P.O. BOX 340 (29402)  
CHARLESTON, SOUTH CAROLINA 29401  
MAIN 843.722.3366  
FAX 843.722.2266  
www.hsblawfirm.com

## VIA E-MAIL

November 6, 2025

Name: Taylor Valley

Email: [concernedhanahancouncilmembers@protonmail.com](mailto:concernedhanahancouncilmembers@protonmail.com)

RE: *Determination Letter - Freedom of Information Act ("FOIA") Request #25-91 dated October 23, 2025, to the City of Hanahan, South Carolina*

Dear Mr. Valley:

I am writing to provide this Initial Determination Letter in accordance with S.C. Code Ann. § 30-4-30(C) regarding your above-referenced FOIA request. As you are aware, this firm represents the City of Hanahan, South Carolina (the "City"), and this correspondence serves as the City's formal determination, pursuant to S.C. Code Ann. § 30-4-30(C), regarding the public availability of the records you have requested.

The City received your FOIA request on October 23, 2025. You requested the following information:

*"Pursuant to the South Carolina Freedom of Information Act (S.C. Code Ann. § 30-4-10 et seq.), I hereby request copies of all correspondence, emails, text messages, memoranda, contracts, title or closing documents, appraisals, meeting notes, or any other records, electronic or physical, relating to the negotiation, discussion, or conveyance of City-owned property associated with the Sellers Road land sale or Ordinance 14-2025. This request includes communications among Council members, City staff, outside counsel, realtors, and any other third parties involved in or advising on the transaction. If information is redacted or withheld in the delivery of these documents, I request a privilege log detailing those actions. Thanks!."*

Please note, the City will produce responsive, non-exempt public records within the time required by FOIA (S.C. Code Ann. § 30-4-30). Any records not considered public or otherwise exempt from FOIA will be withheld or redacted, including but not limited to proprietary information (S.C. Code Ann. § 30-4-40(a)(1)), information of a personal nature (S.C. Code Ann. § 30-4-40(a)(2)), records of law enforcement and public safety agencies as described in FOIA (see S.C. Code Ann. § 30-4-40(a)(3)), matters specifically exempted from disclosure by statute or law (S.C. Code Ann. § 30-4-40(a)(4)), attorney-client and attorney work product privileged communications (S.C. Code Ann. § 30-4-40(a)(7)), and any other records not considered public or otherwise exempted under FOIA.

Furthermore, please note that while the City is agreeable to working with you to the fullest extent possible, FOIA does not obligate the City to comply with every aspect of your request. The City will comply fully with FOIA and cooperate with you in good faith; however, please be aware of the statutory parameters governing

Page 2

the production of documents. Additionally, please note that certain documents may already be publicly available online and can be obtained without a formal FOIA request. However, should you wish to receive copies pursuant to FOIA, the City will proceed as follows:

The City estimates it will spend approximately two hours to search, retrieve, and redact the documents responsive to your FOIA request. As permitted under FOIA, the City may charge for staff time at a rate of \$28.00 per hour. Additionally, FOIA allows for a copying fee of \$0.25 per page. For an estimated 70 pages of responsive documents, copying costs are anticipated to total \$17.50 (70 pages × \$0.25 per page).

The estimated labor cost is \$56.00 (2 hours × \$28.00/hour). Combining the labor cost (\$56.00) with the copying cost (\$17.50), the total estimated cost to fulfill your request is \$73.50.

Pursuant to S.C. Code Ann. § 30-4-30, the City requires a 25% deposit before beginning work on your request. This deposit amounts to **\$18.38** (25% of \$73.50), with the remaining balance due upon completion of the request.

Please make your deposit payment payable to the City of Hanahan and mail or deliver the check to:

City of Hanahan  
1255 Yeamans Hall Road  
Hanahan, SC 29410

Please include “**FOIA Request #25-91**” on the memo line of your check.

Upon receipt of your deposit, the City will proceed with compiling and, upon receipt of final payment, producing the requested non-exempt public records within the timeframe required by FOIA, as outlined in S.C. Code Ann. § 30-4-30. In addition, pursuant to S.C. Code Ann. § 30-2-50(B), we are required to inform you that pursuant to S.C. Code Ann. § 30-2-50(A), a person or private entity “shall not knowingly obtain or use personal information obtained from a state agency, a local government, or other political subdivision of the State for commercial solicitation directed to any person in this State.”

Thank you in advance, and please do not hesitate to let me know if you have any questions.

Sincerely,

**HAYNSWORTH SINKLER BOYD, P.A.**



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This conveyance is made subject to all applicable covenants, conditions, restrictions, easements and limitations of record in the Charleston County Register of Deeds.

Address of Grantee: \_\_\_\_\_

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

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

**\*\*\*Remainder of Page Intentionally Left Blank\*\*\***  
[Signatures on Following Page]





10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn before me this 24th day of November 2025

CITY OF HANAHAN

[Signature], as City Administrator

[Signature] (SEAL)

Notary Public for South Carolina

Name of Notary: Alyson Driggers

My Commission Expires: 2/2/2025

**INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

**Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

1. 1990

2. 1991

3. 1992

4. 1993

Prepared by:  
Haynsworth Sinkler Boyd, PA  
134 Meeting Street, Third Floor  
Charleston, SC 29401

*Copy to file w/ Assets files*

(For Recorder's Use Only)

|                         |   |                    |
|-------------------------|---|--------------------|
| STATE OF SOUTH CAROLINA | ) |                    |
|                         | ) | QUIT-CLAIM DEED    |
|                         | ) | TITLE NOT EXAMINED |
| COUNTY OF BERKELEY      | ) |                    |

KNOW ALL MEN BY THESE PRESENTS, CITY OF HANAHAN (the "Grantor") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid at and before the sealing of these presents by **RAP DEVELOPMENT, LLC**, a South Carolina limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the Grantee, its successors and assigns, forever, the following described property, to wit:

**All that certain piece, parcel, or tract of land, sitatue, lying, and being a portion of Road S-517 (Sellers Road) in Berkeley County, State of South Carolina, containing approximately 0.07 of a mile of road right of way and being further described as follows:**

**Approximately 0.07 of a mile of road right of way, and all improvements thereon, extending in a southerly direction along the present 50-foot right of way line, 25-feet on either side of the centerline, from Road S-191 (Sellers Road) to the end of State Maintenance. Said right of way being shown on the South Carolina Department of Transprotation Plans for Road S-517 (Sellers Road), File 8.337, sheet 12, and being further shown on Exhibit A attached hereto and made a part hereof.**

**This portion of Road S-517 (Sellers Road) was removed from the SC State Highway System by approval of the Highway Commission on March 20, 2025.**

**The Department aquired right of way for Road S-517 (Sellers Road) under File Number 8.337 by Letter of Dedication from the County of Berkeley Dated September 17, 1957, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina.**

**This being the same road herein described conveyed to City of Hanahan by deed of South Carolina Department of Transportation, dated May 6, 2025, and recorded May 23, 2025, in Book 5207, Page 171, in the Berkeley County, South Carolina Register of Deeds Office.**

**GRANTOR SPECIFICALLY DISCLAIMS ANY WARRANTY OR REPRESENTATION OF ANY NATURE, WHETHER ORAL OR WRITTEN, PAST OR PRESENT, WITH RESPECT TO THE PHYSICAL CONDITION OF THE PROPERTY, WHICH IS BEING SOLD AND CONVEYED STRICTLY ON AN "AS-IS," "WITH ALL DEFECTS AND FAULTS," BASIS, AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, OF ANY KIND WHATSOEVER, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY AS TO THE CONDITION (ENVIRONMENTAL OR OTHERWISE), SUITABILITY FOR CONSTRUCTION OR DEVELOPMENT, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE, ALL OF WHICH ARE HEREBY EXPRESSLY DISCLAIMED.**

This conveyance is made subject to all applicable covenants, conditions, restrictions, easements and limitations of record in the Charleston County Register of Deeds.

Address of Grantee: \_\_\_\_\_

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

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

**\*\*\*Remainder of Page Intentionally Left Blank\*\*\***  
[Signatures on Following Page]





10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn before me this 24<sup>th</sup> day of November 2025

CITY OF HANAHAN

[Signature], as City Administrator

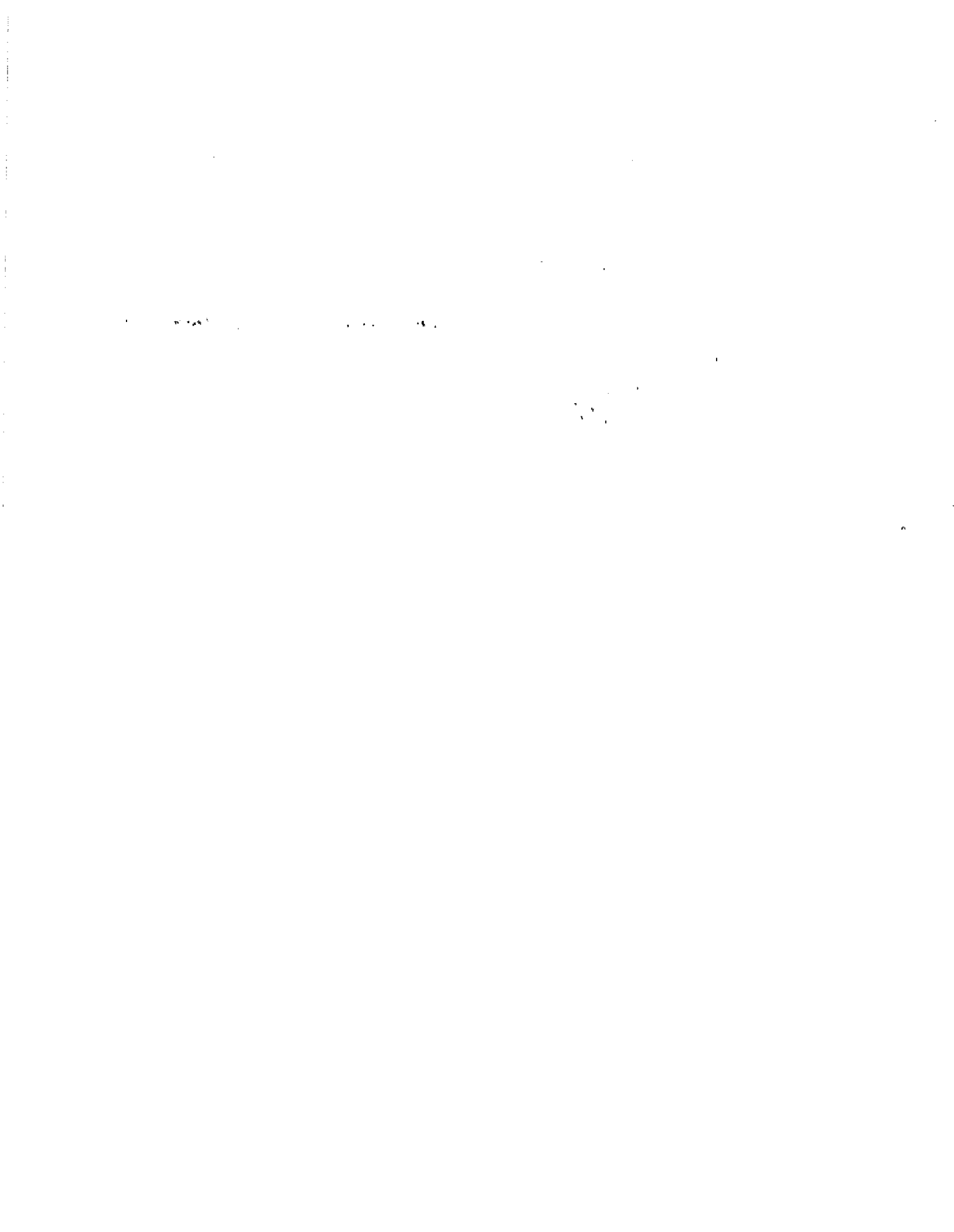
[Signature] (SEAL)  
Notary Public for South Carolina  
Name of Notary: Alexis Driggers  
My Commission Expires: 3/3/2025

**INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

**Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



CYNTHIA B FORTE  
BERKELEY COUNTY  
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



|                 |                    |                |                                      |
|-----------------|--------------------|----------------|--------------------------------------|
| Instrument #:   | 2025016737         | Return To:     | CITY OF HANAHAN                      |
| Receipt Number: | 356125             |                | 1255 YEAMANS HALL RD                 |
| Recorded As:    | DEED               |                | HANAHAN, SC, 29410                   |
| Recorded On:    | May 23, 2025       | Received From: | CITY OF HANAHAN                      |
| Recorded At:    | 04:31:26 PM        | Parties:       |                                      |
| Recorded By:    | WK11               |                | Direct- SOUTH CAROLINA DEPARTMENT OF |
| Book/Page:      | RB 5207: 171 - 176 |                | Indirect- HANAHAN CITY OF            |
| Total Pages:    | 6                  |                |                                      |

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$15.00  
Exempt  
Tax Charge: \$0.00



RECEIVED  
MAY 23, 2025  
ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JUROSKO  
AUDITOR BERKELEY COUNTY SC

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds



TO HAVE AND TO HOLD, all and singular, the said premises before mentioned to the **City of Hanahan**, its heirs, successors and assigns, forever.

WITNESS the hand and seal of the South Carolina Department of Transportation this 6<sup>th</sup> day of May, in the year of our Lord Two Thousand Twenty Five.

Signed, sealed and delivered in the presence of

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

*[Signature]*

By *[Signature]* (L.S.)  
Justin P. Powell, Secretary of Transportation

*Catherin Brooks*

By *[Signature]* (L.S.)  
Karl M. McCottry, Deputy Secretary for Finance and Administration

THE STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

)  
) **ACKNOWLEDGEMENT**  
)

Personally appeared before me the above named Grantors on behalf of South Carolina Department of Transportation and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of May, 2025.

*Catherin Brooks*  
Notary Signature

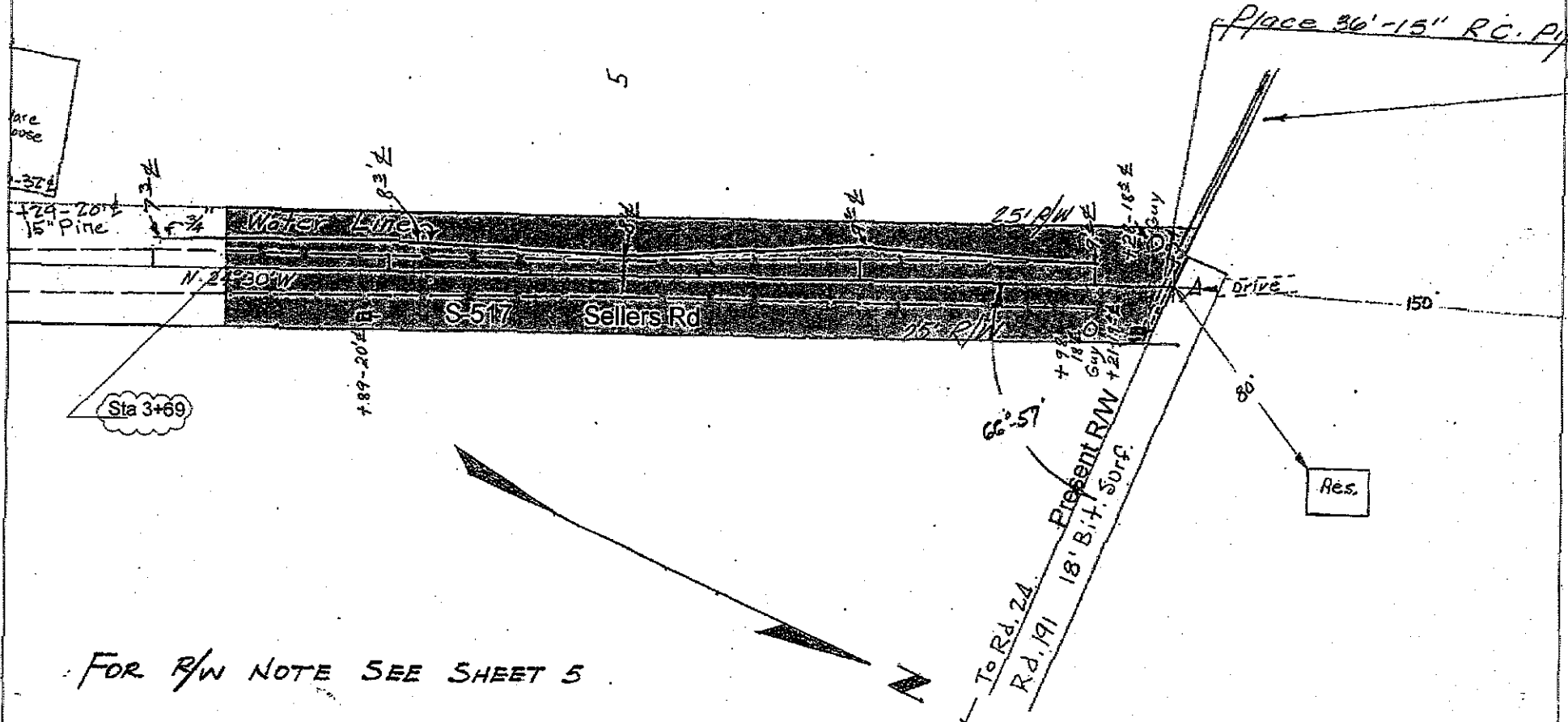
Catherin Brooks  
Printed Name of Notary

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA  
My Commission Expires: 2/8/26  
(Affix Seal if outside SC)

# EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE QUIT CLAIMED AREA AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201.

Berkley Co  
File 8.337  
S-517  
Sheet 12



|   |                          |                   |
|---|--------------------------|-------------------|
| SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION<br>Quitclaim Area - 0.07 ml<br>File - 8.337 |                          |                   |
| PREPARED<br>04/05/2025  | SCALE<br>25 0 50<br>FEET | BERKLEY<br>COUNTY |





May 07, 2025

9489 0090 0027 6528 7012 03

**Via Certified Mail**  
Ms. Courtney Soler  
City Administrator  
City of Hanahan  
1255 Yeamans Hall Road  
Berkeley, SC 29410

RE: Surplus Property along S-517, Berkeley County

Dear Ms. Soler,

Enclosed please find an original, executed quitclaim deed wherein SCDOT is conveying approximately 0.07 miles of land to you. Please have this quitclaim deed recorded in the Berkeley County Clerk of Court's Office at your earliest convenience and return a *clocked copy* to me by email or in the enclosed self-addressed envelope.

If you have any questions or concerns about this matter, please do not hesitate to contact me via email at Siegelh@scdot.org or at 803-737-1436.

Sincerely,



Helena Siegel  
SCDOT Property Management  
Right of Way Agent 1

Enclosure

Post Office Box 191  
955 Park Street  
Columbia, SC 29202-0191



www.scdot.org  
An Equal Opportunity  
Affirmative Action Employer  
855-GO-SCDOT (855-467-2368)

January 2017

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on the back of this affidavit and I understand such information.
- 2. The property being transferred is located at S-517  
Berkeley County Tax Map Number TBD, was transferred by South  
Carolina Department of Transportation to the City of Hanahan  
on May 7, 2025.

- 3. The deed is exempt from the deed recording fee because (See Instructions section of affidavit): #1

If exempt under Exemption #14 as described as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes  or No

- 4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction the Property Manager for SCDOT

- 5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisonment not more than one year, or both.

Jean C. Barnes  
Responsible Person Connected with the Transaction  
Jean C. Barnes  
Print or Type Name Here

SWORN to before me this 7 day of May, 2025

Helena Siegel  
Notary Public for South Carolina

Helena Siegel  
Printed Name of Notary  
My Commission Expires: 6/11/2030



CYNTHIA B FORTE  
BERKELEY COUNTY  
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



|                 |                    |                |                                      |
|-----------------|--------------------|----------------|--------------------------------------|
| Instrument #:   | 2025016737         |                |                                      |
| Receipt Number: | 356125             | Return To:     | CITY OF HANAHAN                      |
| Recorded As:    | DEED               |                | 1255 YEAMANS HALL RD                 |
| Recorded On:    | May 23, 2025       |                | HANAHAN, SC, 29410                   |
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| Book/Page:      | RB 5207: 171 - 176 |                | Direct- SOUTH CAROLINA DEPARTMENT OF |
| Total Pages:    | 6                  |                | Indirect- HANAHAN CITY OF            |

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$15.00  
Exempt  
Tax Charge: \$0.00



RECEIVED  
MAY 23, 2025  
ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JUROSKO  
AUDITOR BERKELEY COUNTY SC

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

-----SPACE ABOVE RESERVED FOR RECORDING PURPOSES-----

STATE OF SOUTH CAROLINA                    )  
  )                   QUITCLAIM DEED  
COUNTY OF BERKELEY                        )

**WHEREAS**, pursuant to Section 57-5-340, Code of Laws of South Carolina, 1976, as amended, the South Carolina Department of Transportation has authority to dispose of the premises hereinbelow described, which premises are no longer required for purposes of the South Carolina Department of Transportation; Now Therefore,

**KNOW ALL MEN BY THESE PRESENTS**, that the South Carolina Department of Transportation ("Grantor"), for and in consideration of the sum of **Five and no/100 Dollars (\$5.00)** to it in hand paid, receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the **City of Hanahan** ("Grantee"), all its right, title, interest in or to the following described property:

All that certain piece, parcel, or tract of land, situate, lying, and being a portion of Road S-517 (Sellers Road) in Berkeley County, State of South Carolina, containing approximately 0.07 of a mile of road right of way and being further described as follows:

Approximately 0.07 of a mile of road right of way, and all improvements thereon, extending in an southerly direction along the present 50-foot right of way line, 25-feet on either side of the centerline, from Road S-191 (Sellers Road) to the end of State Maintenance. Said right of way being shown on the South Carolina Department of Transportation Plans for Road S-517 (Sellers Road), File 8.337, sheet 12, and being further shown on Exhibit A attached hereto and made a part hereof.

This portion of Road S-517 (Sellers Road) was removed from the SC State Highway System by approval of the Highway Commission on March 20, 2025.

The Department acquired right of way for Road S-517 (Sellers Road) under File Number 8.337 by Letter of Dedication from the County of Berkeley dated September 17, 1957, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina.

Grantee's Address: 1255 Yeamans Hall Road  
Berkeley, South Carolina 29410

This conveyance is being made subject to any and all existing public utility rights of user, reservations, easements, rights of way, control of access, zoning ordinances and restrictions or protective covenants that may appear on record or on the premises, other than those hereby released.

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned to the City of Hanahan, its heirs, successors and assigns, forever.

WITNESS the hand and seal of the South Carolina Department of Transportation this 6<sup>th</sup> day of May in the year of our Lord Two Thousand Twenty Five.

Signed, sealed and delivered in the presence of

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

[Signature]

By [Signature] (L.S.)  
Justin P. Powell, Secretary of Transportation

Catherin Brooks

By [Signature] (L.S.)  
Karl M. McCottry, Deputy Secretary for Finance and Administration

THE STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

}  
} ACKNOWLEDGEMENT

Personally appeared before me the above named Grantors on behalf of South Carolina Department of Transportation and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of May, 2025.

Catherin Brooks  
Notary Signature

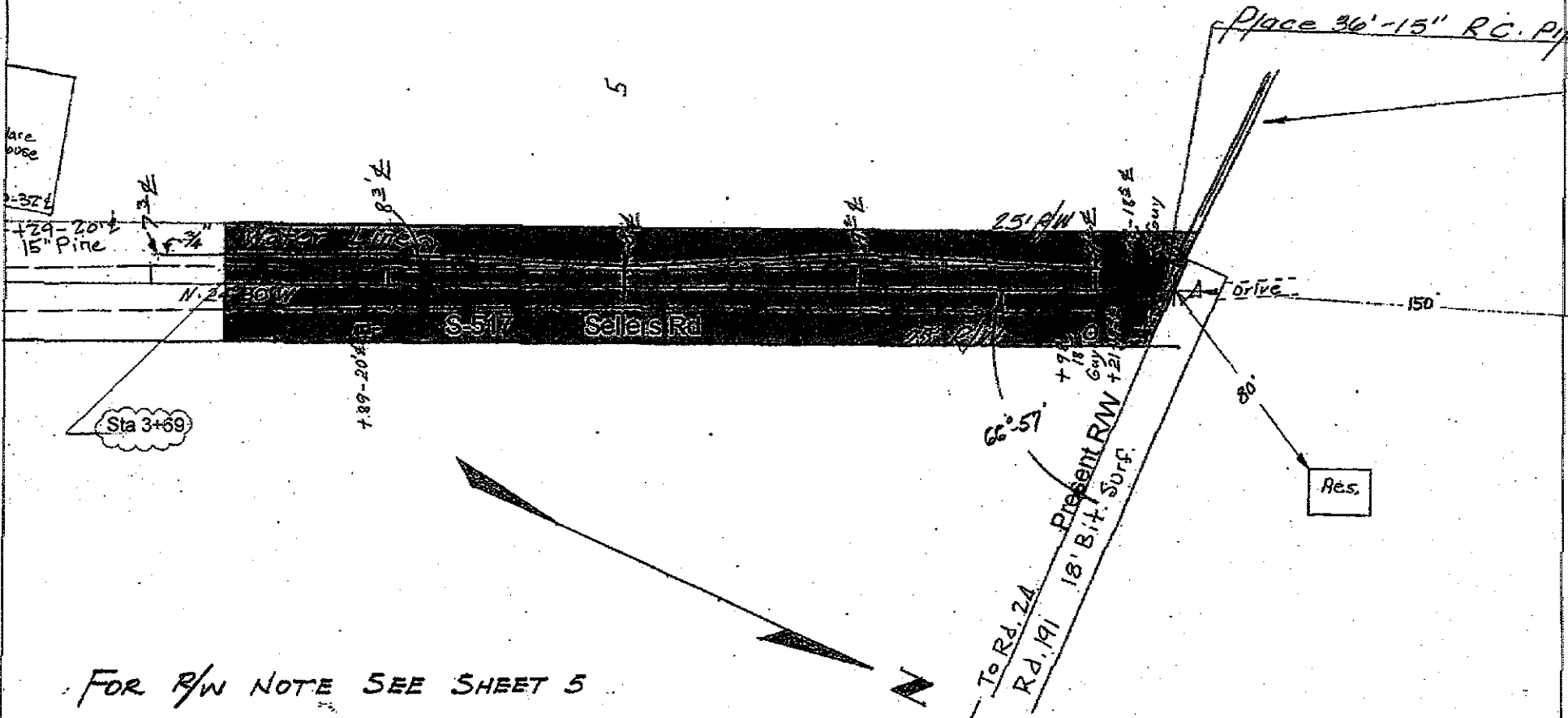
Catherin Brooks  
Printed Name of Notary

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA  
My Commission Expires: 2/8/26  
(Affix Seal if outside SC)

# EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE QUITCLAIMED AREA AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201.

Berkley Co  
File 8.337  
S-517  
Sheet 12



FOR R/W NOTE SEE SHEET 5

|   |               |  |
|---|---------------|--|
| SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION<br>Quitclaim Area - 0.07 mi<br>File - 8.337 |               |  |
| PREPARED<br>04/05/2025  | SCALE<br>FEET |  |



---

**Fw: Sellers Rd Annexation - Final Approval? - FOIA 25-91**

---

**From** Christie Rainwater <crainwater@cityofhanahan.com>  
**Date** Wed 12/17/2025 1:48 PM  
**To** Breona Raymundo <breona.raymundo@cityofhanahan.com>

Mayor Christie Rainwater  
City of Hanahan  
(c) [REDACTED]

Let's be Difference Makers in our extraordinary city!

---

**From:** Courtney Soler <csoler@cityofhanahan.com>  
**Sent:** Tuesday, November 18, 2025 5:06 PM  
**To:** Jackie Pennoyer <jackie.pennoyer@gmail.com>; McQuillin, Mac <mmcquillin@hsblawfirm.com>; Stephanie Olszewski <stephanie.olszewski@cityofhanahan.com>  
**Cc:** Christie Rainwater <crainwater@cityofhanahan.com>; Rick Pennoyer <rick@tenantdev.com>; Brent Case <[REDACTED]> Ricky Pennoyer <ricky@tenantdev.com>  
**Subject:** RE: Sellers Rd Annexation - Final Approval?

Hello Jackie,

Stephanie Olszewski will be helping you walk through this process. I am including her on this email.

Best,  
Courtney

**From:** Jackie Pennoyer <jackie.pennoyer@gmail.com>  
**Sent:** Tuesday, November 18, 2025 1:29 PM  
**To:** Courtney Soler <csoler@cityofhanahan.com>; McQuillin, Mac <mmcquillin@hsblawfirm.com>  
**Cc:** Christie Rainwater <crainwater@cityofhanahan.com>; Rick Pennoyer <rick@tenantdev.com>; Brent Case <[REDACTED]> Ricky Pennoyer <ricky@tenantdev.com>  
**Subject:** Re: Sellers Rd Annexation - Final Approval?

You don't often get email from [jackie.pennoyer@gmail.com](mailto:jackie.pennoyer@gmail.com). [Learn why this is important](#)  
**CAUTION:** This email originated from an **external source**. Use good judgement with links or opening attachments.

Courtney and Mac,

Good afternoon! We just wanted to follow back up on the next steps for Sellers Road. I believe we need the deed or a legal document to revise the project's surveys and civil plans for the permitting process.

Thank-you!  
Jackie Pennoyer

(843) 302-9112 | [jackie.pennoyer@gmail.com](mailto:jackie.pennoyer@gmail.com)  
3506 West Montague Ave, Ste 102, North Charleston, SC

On Wed, Nov 12, 2025 at 9:27 AM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

Yes, Jackie, this is correct. Woohoo. Mac, can you help us understand next steps. Thank you so much.

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
**Sent:** Wednesday, November 12, 2025 9:24 AM  
**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Cc:** Christie Rainwater <[crainwater@cityofhanahan.com](mailto:crainwater@cityofhanahan.com)>; Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Brent Case <[REDACTED]> Ricky Pennoyer <[ricky@tenantdev.com](mailto:ricky@tenantdev.com)>  
**Subject:** Sellers Rd Annexation - Final Approval?

**CAUTION:** This email originated from an **external source**. Use good judgement with links or opening attachments.

Courtney,

Good morning! I believe Hanahan City Council voted to approve annexation of Sellers Road last night! Is the second reading, the final vote? If so, what are our next steps?

Thank you!

**Jackie Pennoyer**

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

CONFIDENTIALITY NOTICE: The information contained in this electronic mail along with any attachment(s) is intended only for the use of the individual to whom it is addressed and may contain privileged and/or confidential information that is exempt from disclosure under applicable law. If you are not the intended recipient of this electronic mail, you are hereby notified that you should not read any further, and any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received it in error, please notify the sender at the City of Hanahan at 843-554-4221 and immediately delete this transmission. Thank you for your compliance.

**Fw: Sellers Road land - FOIA 25-91**

---

**From** Christie Rainwater <crainwater@cityofhanahan.com>  
**Date** Wed 12/17/2025 1:48 PM  
**To** Breona Raymundo <breona.raymundo@cityofhanahan.com>

Mayor Christie Rainwater  
City of Hanahan  
(c) [REDACTED]

Let's be Difference Makers in our extraordinary city!

---

**From:** Ray Wrenn <thewrenngroup@gmail.com>  
**Sent:** Monday, October 27, 2025 6:24 PM  
**To:** Michael Sally <msally@cityofhanahan.com>; Christie Rainwater <crainwater@cityofhanahan.com>; City Council All <CityCouncilAll@cityofhanahan.com>  
**Cc:** Courtney Soler <csoler@cityofhanahan.com>; Taylor Valley <taylor@thewrenngroup.com>; Taylor Smith <Taylor@meriwetherfirm.com>  
**Subject:** Sellers Road land

**CAUTION:** This email originated from an **external source**. Use good judgement with links or opening attachments.

WITHOUT PREJUDICE – ALL RIGHTS RESERVED

Transmitted via Email Only

C. Ray Wrenn  
The Wrenn Group, LLC  
9204 Bowen Pier Drive  
Hanahan, SC 29410  
[thewrenngroup@gmail.com](mailto:thewrenngroup@gmail.com)

October 27, 2025

To: The Honorable Christie Rainwater, Mayor, and Members of Hanahan City Council

Re: Formal Notice of Ethical and Procedural Violations – Councilman Michael Sally's Participation in Executive Session and Void Vote on Ordinance #14-2025 (Sellers Road Land Sale) and Related Matters of Pertinent Law Regarding Sellers Road Land

cc: Taylor Smith, Meriwether Law Firm

Dear Mayor Rainwater and Members of Council:

I write today because the record of the October 14, 2025 meeting of the Hanahan City Council reveals a breach of law including the South Carolina Ethics Act and the South Carolina Freedom of Information Act. One violation occurred (and this writer will not disclose other violations in this correspondence if they occurred) when Councilman Michael Sally failed to recuse from executive session deliberations concerning the transfer and sale of municipal property on Sellers Road, then attempted to cure that failure by simply uttering "Recuse" during the public vote on Ordinance #14-2025. Arguable damage was done the moment he stayed in that room, partly because recusal after participation is no recusal, but a form of concealment potentially of materiality.

### I. The Record

At the 34 minute mark in the October 14 recording, Council entered executive session to discuss "transfer of property and personnel matters related to the potential discipline or demotion of a department head."

Councilman Sally remained present. No statement of recusal was made, no written conflict form was filed, the Mayor did not excuse him, and importantly the minutes therefore could not reveal what they be required to reflect under the law.

At the one hour and 58-minute mark of the recording, Council returned to open session.

At two hours and 11-minutes, when the vote on Ordinance #14-2025 was called, Councilman Sally spoke a single word: "Recuse."

This post-hoc gesture cannot undo his earlier presence in confidential deliberations where the substance and direction of Council's decision were formed .

### II. The Law

A. S.C. Code Ann. § 8-13-700(B) is unequivocal: no public official may "make, participate in making, or in any way attempt to use his office to influence a governmental decision" in which he has an economic interest.

The Ethics Commission has repeatedly held that "participation" includes attendance and deliberation in executive session, not merely voting. The moment a conflicted member remains in the room, he has influenced the discussion by presence, access to confidential information, and implicit authority.

B. S.C. Code Ann. § 30-4-70(a)(2) allows executive session only for the lawful benefit of the public body. The presence of a conflicted member defeats that purpose and converts the session into a private consultation tainted by self-interest. The City then loses its FOIA protection; any decision arising from such a session is voidable under § 30-4-100(A).

C. City Code § 2-52(b) requires Council members to vote "except when state law requires them to refrain." By extension, state law required Mr. Sally to refrain from participating at all, not merely from voting. When he did not, the entire deliberative act was contaminated.

### III. The Impact on Ordinance #14-2025 Compounding Effect

The Sellers Road land matter is not a minor transaction. It represents a permanent transfer of municipal property and public leverage in a fast-growing area of town.

I am aware that at least one investor has verbalized a willingness to pay six figures for this land.

By remaining in executive session, Councilman Sally was privy to legal advice, valuation discussions, and potential buyer communications. His later recusal was a symbolic afterthought performed for the

record, not for compliance.

Did the city attorney not provide any legal guidance on this matter? Why did Mr. Sally recuse exactly? Did his employment play a part in his attempt to steer away from lawful disclosure and to instead conceal?

The law arguably recognizes his participation and therefore as a breach of public trust.

Because one member's conflict infected the confidential phase of deliberation, the vote that followed cannot stand. An ordinance born of tainted process is not a law; it is a nullity. The City's contractual partners would be ill-advised to rely on it.

#### IV. Pattern and Contrast

The difference in treatment between Mr. Sally and Councilmembers Crowley and Shea is as obvious as it is unacceptable. Both Crowley and Shea have been held to extraordinary scrutiny and public (particularly from Rainwater and Sally) rebuke for raising legitimate questions about ethics and process including questioning the law firms currently under investigation.

Meanwhile, when Mr. Sally, a long-time ally of the Mayor and administration, commits a plain violation on camera, there is silence. Selective enforcement of ethics is not ethics at all; it is protectionism masquerading as governance.

The citizens of Hanahan have seen this before: closed-door deals, improvised recusals, and motions scripted before the meeting ever begins. What happened on October 14 is simply the most visible example to date.

V. Procurement Irregularity – Absence of Any Public RFP or Competitive Process. Equally troubling is the complete absence of any publicly advertised Request for Proposals (RFP) or other competitive selection process for the Sellers Road conveyance. The land has significant value.

The City's own Town Center Property Procurement and Revitalization Project webpage states that such land sales will be "advertised through a Request for Proposal (RFP) to potential developers/investors." Yet, as of this date, the City's official RFP portal online lists no posting (open or closed) relating to Sellers Road or this transaction.

Despite that, a private developer identified as RAP Development LLC., appeared before Council during the meeting to present his interest and was received as the presumptive purchaser or project lead. There was no record of public notice, sealed bids, or evaluation criteria.

If there was no RFP, then this sale was negotiated privately, discussed behind closed doors in an executive session compromised by Councilman Sally's conflict of interest, and pushed forward through Ordinance #14-2025 without the transparency state law and the City's procurement policies demand.

Such a process offends not only the South Carolina Consolidated Procurement Code's competitive-bidding principles (Title 11, Chapter 35) but also Hanahan Code § 2-401 et seq., which requires that all disposals of real property follow formal solicitation and Council approval based on a fair process.

In short: no competition, no notice, no fairness, no legitimacy. A conveyance of public land executed under these conditions is not a sale, rather it is a gift of authority to insiders.

#### VI. Required Remedies

1. Immediate Suspension of Ordinance #14-2025. No closing, contract, or property transfer should proceed pending corrective action.

2. Public Disclosure Through Minutes. The official record must reflect that Councilman Sally was present in executive session and recused only after returning to open session.

3. Written Conflict Statement. If Mr. Sally filed none, that absence must be recorded for Ethics Commission review.

4. Reconsideration in Open Session. The Sellers Road ordinance should be re-heard and voted upon only after full public discussion with Councilman Sally absent from all deliberation.

5. Referral to State Ethics Commission. To protect the City's institutional integrity and avoid collective liability, the video record and this notice will be submitted to the Commission for further advisory ruling on Councilman Sally's ongoing conduct.

6. Please answer the above questions.

The council and mayor were not elected to protect the comfort of staff or the convenience of legal counsel. You were entrusted to protect the law. That law was arguably broken on October 14. If you choose silence, you choose complicity. But if you act openly, independently, and without deference to unlawful conduct, you can restore the public faith this process was meant to serve.

With resolve and urgency,

C. Ray Wrenn  
Founder & CEO  
The Wrenn Group, LLC

C Ray Wrenn

**Fw: Sellers Road - FOIA 25-91**

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**From** Christie Rainwater <crainwater@cityofhanahan.com>  
**Date** Wed 12/17/2025 1:49 PM  
**To** Breona Raymundo <breona.raymundo@cityofhanahan.com>

Mayor Christie Rainwater  
City of Hanahan  
(c) [REDACTED]

Let's be Difference Makers in our extraordinary city!

---

**From:** Courtney Soler <csoler@cityofhanahan.com>  
**Sent:** Monday, August 11, 2025 12:16 PM  
**To:** Christie Rainwater <crainwater@cityofhanahan.com>  
**Subject:** Sellers Road

Good Afternoon,

I keep thinking about your mom when I pass down RR Ave, how was her weekend? And how is Mark? We're keeping you all in our prayers!

We will need to do an ordinance on the transfer of Sellers Rd that will go to council. I asked Mac to write the ordinance (David Swanson did the Quitclaim Deed) and he asked for the reasons why the City asked for the road from SCDOT/and transfer. I came in this conversation after it had been discussed with the developer. Are you able to send me your list of reasons so I can add to that, please.

Thanks!



**Courtney Soler**

CITY ADMINISTRATOR

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1255 Yeamans Hall Road | Hanahan, SC 29410

p 843.576.5253 [WWW.CITYOFHANAHAN.COM](http://WWW.CITYOFHANAHAN.COM)

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**Fw: Sellers Rd - FOIA 25-91**

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**From** Christie Rainwater <crainwater@cityofhanahan.com>  
**Date** Wed 12/17/2025 1:49 PM  
**To** Breona Raymundo <breona.raymundo@cityofhanahan.com>

Mayor Christie Rainwater  
City of Hanahan  
(c) [REDACTED]

Let's be Difference Makers in our extraordinary city!

---

**From:** Jackie Pennoyer <jackie@tenantdev.com>  
**Sent:** Wednesday, September 17, 2025 11:36 AM  
**To:** Courtney Soler <csoler@cityofhanahan.com>  
**Cc:** McQuillin, Mac <mmcquillin@hsblawfirm.com>; Breona Raymundo <breona.raymundo@cityofhanahan.com>; Christie Rainwater <crainwater@cityofhanahan.com>; Aiken, Boone <baiken@hsblawfirm.com>; Swanson, David <dswanson@hsblawfirm.com>; Rick Pennoyer <rick@tenantdev.com>; Brent Case <[REDACTED]>  
**Subject:** Re: Sellers Rd

**CAUTION:** This email originated from an **external source**. Use good judgement with links or opening attachments.

Courtney,

No problem. Thank-you for coordinating all this!

Best,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)  
3506 W Montague Ave, Ste 102, N Charleston, SC  
[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Wed, Sep 17, 2025 at 11:07 AM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

Jackie, when we get to the point to bring it to council, we will likely need you and/or your dad to come to be able to talk about the plans and why you made this request of the city to help everyone understand your vision. 😊 We're going to try to get this on the October agenda, but it depends on how quickly we can get this ordinance written and advertised, assuming it will need a public hearing (Mac, can you please confirm).

Best,  
Courtney

**From:** Jackie Penoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>  
**Sent:** Wednesday, September 17, 2025 10:43 AM  
**To:** McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>  
**Cc:** Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>; Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>; Rick Penoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Brent Case <[REDACTED]> Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>  
**Subject:** Re: Sellers Rd

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Mac,

Great, thank-you for the update!

Best,

**Jackie Penoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)  
3506 W Montague Ave, Ste 102, N Charleston, SC  
[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Sep 16, 2025 at 9:03 AM McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)> wrote:

We are drafting the ordinance and will keep you updated after it voted on by City Council.

-Mac

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**Stafford J. ("Mac") McQuillin III** | Attorney  
Direct 843.724.1120 | [mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)

Haynsworth Sinkler Boyd, P.A.

134 Meeting Street, 3rd Floor | Charleston, SC 29401  
Main 843.722.3366 | Mobile [843.709.1041](tel:843.709.1041) | Fax 843.722.2266

[Web](#) | [Bio](#) | [vCard](#) | [Map](#) | [LinkedIn](#) | [Blog](#)

**From:** Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>

**Sent:** Tuesday, September 16, 2025 8:00 AM

**To:** Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>; Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>

**Cc:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Brent Case <[REDACTED]> Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Subject:** Re: Sellers Rd

David and Boone,

Good morning. I hope this note finds you well. We wanted to quickly circle back and see if you needed anything else from us. We're pushing forward on the civil plans for this project and hope to have a final set soon.

Thank you!

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Aug 5, 2025 at 12:51 PM Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)> wrote:

Courtney -- Thank-you for coordinating!

David and Boone -- We would like to put ownership of the road under the entity that owns 1219 Sellers Road (TMS 2651502061): RAP Development, LLC. Please let us know if you need anything else from us in the meantime.

Best,

**Jackie Pennoyer**

Tenant Development | [tenantdev.com](http://tenantdev.com)

3506 W Montague Ave, Ste 102, N Charleston, SC

[jackie@tenantdev.com](mailto:jackie@tenantdev.com) | (843) 302-9112

On Tue, Aug 5, 2025 at 9:28 AM Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)> wrote:

My apologies for the confusion, David, I assumed we were working with David Humphreys who has worked with the City for many years. Glad to meet you, and thank you for your help with this matter.

**From:** Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>

**Sent:** Monday, August 4, 2025 6:18 PM

**To:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>; Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>; McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>;

Swanson, David <[dswanson@hsblawfirm.com](mailto:dswanson@hsblawfirm.com)>

**Subject:** RE: Sellers Rd

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Hi all:

I hope everyone is doing well. Please note that Mr. David Swanson with our firm will be assisting in this matter, and I've copied him here. Per Courtney's email below, please feel free to contact David or myself with any questions.

Thanks again, and we look forward to working with you!

Best,  
Boone

---

**J. Boone Aiken IV** | Attorney  
Direct 843.720.4475 | [baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)

Haynsworth Sinkler Boyd, P.A.

134 Meeting Street, 3rd Floor | Charleston, SC 29401  
Main 843.722.3366 | Fax 843.722.2266

[Web](#) | [Bio](#) | [vCard](#) | [Map](#) | [LinkedIn](#) | [Blog](#)

**From:** Courtney Soler <[csoler@cityofhanahan.com](mailto:csoler@cityofhanahan.com)>

**Sent:** Monday, August 4, 2025 3:21 PM

**To:** Rick Pennoyer <[rick@tenantdev.com](mailto:rick@tenantdev.com)>; Jackie Pennoyer <[jackie@tenantdev.com](mailto:jackie@tenantdev.com)>;  
McQuillin, Mac <[mmcquillin@hsblawfirm.com](mailto:mmcquillin@hsblawfirm.com)>; Humphreys III, David C.  
<[dhumphreys@hsblawfirm.com](mailto:dhumphreys@hsblawfirm.com)>; Aiken, Boone <[baiken@hsblawfirm.com](mailto:baiken@hsblawfirm.com)>

**Subject:** Sellers Rd

Hello Everyone,

As you all know SCDOT recently signed the title to Sellers Road over to the City. We are working with David Humphreys with Haynsworth, Sinkler, Boyd Law Firm to transfer this title over to you (Rick and Jackie).

David will prepare a quick claim deed for the property over to you all (please let us know which development entity should be on the deed). Any utility easements located on the property will need to remain. To perfect title and effectuate the closure of the subject road to public use, the petitioner must file a civil action pursuant to South Carolina Code § 57-9-10 et

seq., seeking an order from the court to abandon or close the roadway and confirm title in favor of the petitioner. David can speak with your attorney about this process, if needed.

Rick and Jackie, please direct any further questions to David.

Thank you,  
Courtney



**Courtney Soler**  
CITY ADMINISTRATOR

1255 Yeamans Hall Road | Hanahan, SC 29410  
P 843.576.5253 WWW.CITYOFHANAHAN.COM

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