

Laura Nicholson

From: Wilbourne, Kim 9083 <kim.wilbourne@schousing.com> on behalf of Taxcreditquestions <taxcreditquestions@schousing.com>
Sent: Tuesday, January 20, 2026 5:13 PM
To: Laura Nicholson
Cc: T Kevin Connelly; James Norman; William W Chamblin; Field Goodlett; Wilbourne, Kim 9083
Subject: FW: Parkside Commons - Waiver for Distance to Railroad
Attachments: Parkside Commons- Waiver for RR.pdf

Please accept this email as an approval for the attached waiver request. The completed development will be required to meet the acceptable noise level, as defined by HUD.

Kim Wilbourne, *Multifamily Development Director*
300-C Outlet Pointe Blvd. | Columbia, SC 29210 | 803.896.9083 Direct
schousing.sc.gov



From: Laura Nicholson <ldn@connellybuilders.com>
Sent: Wednesday, January 7, 2026 10:22 AM
To: Taxcreditquestions <taxcreditquestions@schousing.com>; Wilbourne, Kim 9083 <kim.wilbourne@schousing.com>
Cc: T Kevin Connelly <tkc@connellybuilders.com>; William W Chamblin <wwc@connellybuilders.com>; Field Goodlett <rfg@connellybuilders.com>; James Norman <JDN@connellybuilders.com>
Subject: [External] Parkside Commons - Waiver for Distance to Railroad

The attached letter and check were hand delivered to SC Housing however, based on the statement made this morning during the preliminary application workshop it was stated waivers should be delivered via the "tax credit questions" email link. Therefore, we are sending the waiver request via email to ensure proper receipt.

If you have any questions, please let us know.

Laura Nicholson
Connelly Development, LLC
125 Old Chapin Road
Lexington, SC 29072
Ph: (803) 798-0572 ext 020
Email: ldn@connellybuilders.com

Connelly Development LLC

125 Old Chapin Road

Lexington, SC 29072

January 5, 2026

Kim Wilbourne, Tax Credit Manager
SC State Housing Finance
300-C Outlet Pointe Blvd
Columbia, SC 29210

RE: Distance to Railroad Waiver Request
Parkside Commons
Dillon, SC

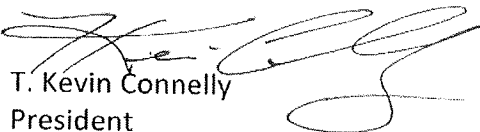
Dear Ms. Wilbourne:

Page 11 of the 2026 QAP, Section J. Mandatory Site Requirements, Item #3a states; *"Sites where a nearby active railroad causes excessive noise and vibration. The application should include a map showing the distance to any railroad tracks within 1,000 feet. Demonstrating an acceptable noise level, as defined by HUD, can be the basis for waiver."*

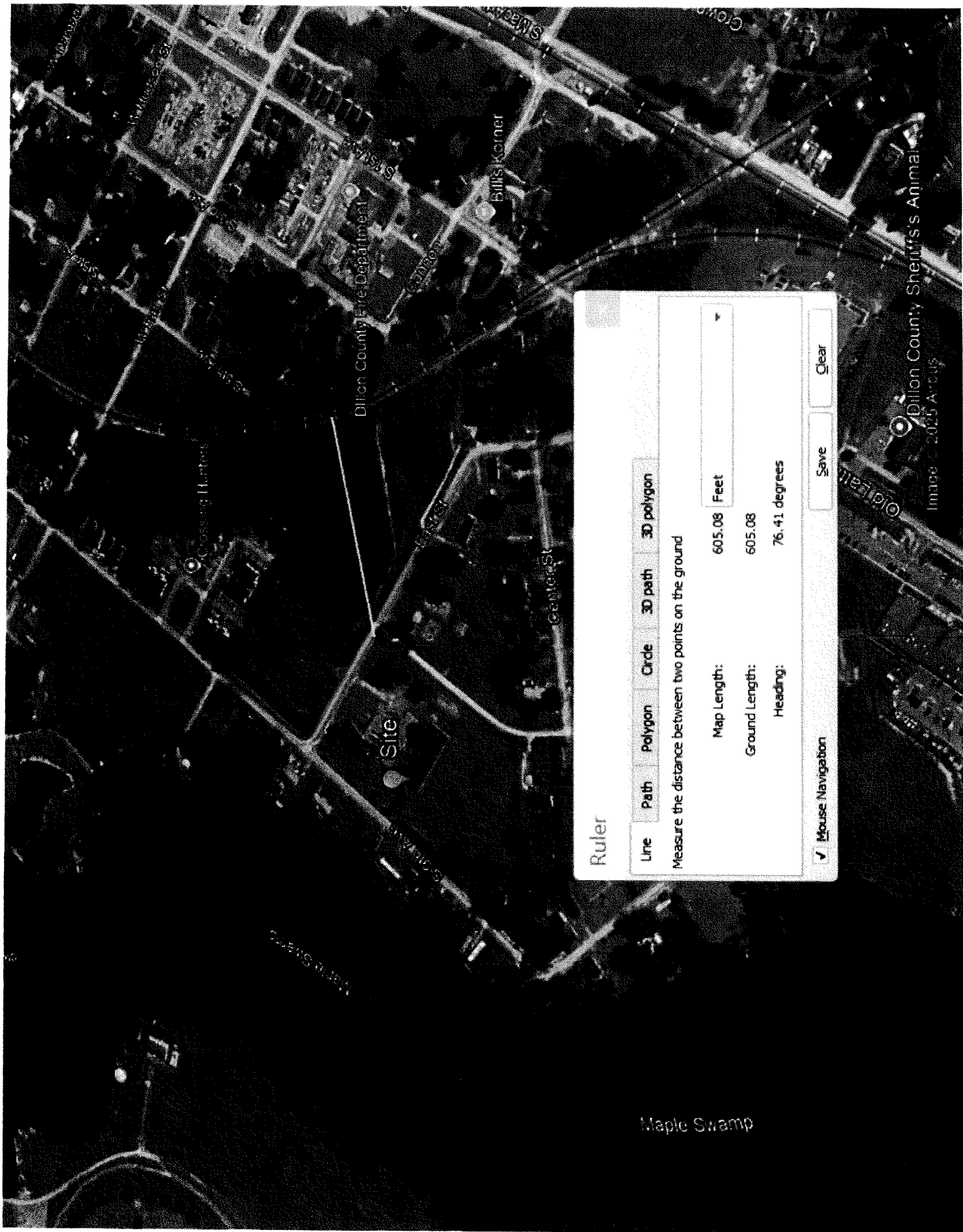
Connelly Development is submitting a 9% LIHTC application for a site in Dillon, SC which is within 605.08 feet of a railroad track. As you can see from the attached map, the site does not have a direct site line to the railroad as there is a large, forested area between the site and the tracks as well as single family homes. If the development is awarded tax credits, the Connelly team will work with the design team and consultants to mitigate any excess noise as required by HUD and SC Housing. We will incorporate higher rated windows, increase building insulation, and position buildings to ensure the noise level is reduced and within acceptable levels.

Enclosed is the required \$1,000 waiver fee. We appreciate your consideration of the waiver request outlined above and should you have any questions, please call me at 803-513-1056.

Sincerely,


T. Kevin Connelly
President

Enclosures



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length:	605.08	Feet
Ground Length:	605.08	
Heading:	76.41	degrees

☒ Mouse Navigation



2170 West Palmetto Street
Florence, South Carolina 29501
(843) 656-6000

232932

REMITTER: CONNELLY DEVELOPMENT LLC

DATE 12/31/25

PAY TO THE
ORDER OF

SCSHFDA

EXACTLY **1,000 AND 00/100 DOLLARS

\$ 1,000.00

CASHIERS CHECK

301 S 9TH AVE, DILLON, SC

Dennis McCarty

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES A SECURITY BACKER.

AUTHORIZED SIGNATURE

⑈0000232932⑈ ⑆053208008⑆ 01010000078⑈

Security Features Included. Details on back.