



JOHN J. TECKLENBURG
MAYOR

City of Charleston
South Carolina
Clerk of Council Department

VANESSA TURNER MAYBANK
CLERK OF COUNCIL

NOTICE OF MEETING

A meeting of the Committee on Real Estate will be held beginning at 3:00 p.m., February 12, 2018, at City Hall, 80 Broad Street, First Floor Conference Room. The agenda will be as follows:

AGENDA

Invocation – Councilwoman Jackson

Approval of Minutes:

- January 23, 2018

- a. An ordinance authorizing the Mayor to execute on behalf of the City a Quit-Claim Deed to Timothy D. Weber and Tara-Lehua Weber pertaining to 56 South Street so as to release any reversionary interest of the City in 56 South Street.
- b. An ordinance authorizing the Mayor to execute on behalf of the City a Quit-Claim Deed to the Gathering at Morris Square, individually and as assignee of Smith-Morris Company, LLC, or its assigns (the "Grantee"), pertaining to City owned properties on Cannon Street bearing Charleston County Tax Map Nos. 460-11-04-150 and 460-11-04-151 (the "Property"), with the delivery of the Deed being conditioned on Grantee simultaneously granting the City a Temporary Construction Easement and an Exclusive Permanent Easement on, over and under the property.
- c. Consider the following annexation:

1430 Agatha Street (TMS# 351-07-00-071) 0.13 acre, West Ashley (District 7). The property is owned by Victoria Johnson Life Estate.
- d. Executive Session: Discussion regarding potential contractual arrangements pertaining to properties located in the Cooper River Bridge Redevelopment District. Action may or may not be taken.

- e. Consider a Purchase and Sale Agreement for 101 Broad Street (***To be sent under separate cover by the Real Estate Department***)

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

a.)



Ratification
Number _____

AN ORDINANCE

AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A QUIT-CLAIM DEED TO TIMOTHY D. WEBER AND TARA-LEHUA WEBER PERTAINING TO 56 SOUTH STREET SO AS TO RELEASE ANY REVERSIONARY INTEREST OF THE CITY IN 56 SOUTH STREET.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Findings. Heretofore, by quit-claim deed dated May 2, 2012 and recorded in the RMC Office for Charleston County in Deed Book 0251, at page 706, the City conveyed to Timothy D. Weber and Tara-Lehua Weber (the "Grantees") its interest in 56 South Street. The quit-claim deed contained a reverter clause that specified the property would revert to the City if a Certificate of Occupancy was not issued for improvements to be made on the property within 540 days of the date of the quit-claim deed. The Grantees received a Certificate of Occupancy for improvements on the property on August 15, 2015, beyond the 540 day compliance period. The delay in completing the improvements was caused, at least in part, due to the time required to receive City design review and approval. Notwithstanding the delay, the improvements were completed in the manner approved by the City. The Grantees now seek to refinance the property and have requested a quit-claim deed from the City releasing any reversionary interest the City may have therein. City Council finds this request to be reasonable.

Section 2. The Mayor is hereby authorized to execute on behalf of the City a quit-claim deed to 56 South Street to Timothy D. Weber and Tara-Lehua releasing any reversionary interest of the City in and to 56 South Street, a copy of the quit-claim deed being attached to this Ordinance and made a part hereof.

Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of
_____ in the Year of Our Lord, 20__,
and in the ____nd Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Vanessa Turner Maybank,
Clerk of Council

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT

Date of Transfer of Title
(Closing Date) _____, 20__

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

- I have read the information on this Affidavit and I understand such information.
- The property is being transferred by the City of Charleston to Timothy D. Weber and Tara-Lehua Weber contemporaneously herewith.
- Check one of the following: The Deed is

(A)		Subject to deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(B)		Subject to deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(C)	X	EXEMPT from the deed recording fee because (Exemption Number 12) transfer of property by quit claim deed.

- Check one of the following if either item 3(A) or item 3(B) above has been checked.

(A)		The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$0.00.
(B)		The fee is computed on the fair market value of the realty which is \$0.00.
(C)		The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0.00.

- Check Yes _____, or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is \$0.00.

- The deed recording fee is computed as follows:

(A)	\$0.00	The amount listed in Item 4 above.
(B)	\$0.00	The amount listed in Item 5 above (no amount, place zero).
(C)	\$0.00	Subtract line 6(B) from line 6(A) and place result here.

- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: ATTORNEY.

- Check if Property other than Real Property is being transferred on this Deed.

(A) _____ Mobile Home
(B) _____ Other

- DEED OF DISTRIBUTION-ATTORNEY'S AFFIDAVIT: Estate of _____ deceased CASE NUMBER _____. Personally appeared before me the undersigned attorney, who being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. In the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.

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

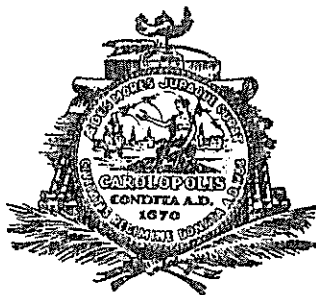
SWORN TO before me this _____ day of _____, 20__.

(Seal)
Notary Public for South Carolina
My Commission Expires _____

Signed _____
Grantor, Grantee, or Attorney that prepared this form

Type or Print Name here

b.)



Ratification
Number _____

A N O R D I N A N C E

AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A QUIT-CLAIM DEED TO THE GATHERING AT MORRIS SQUARE, INDIVIDUALLY AND AS ASSIGNEE OF SMITH-MORRIS COMPANY, LLC, OR ITS ASSIGNS (THE "GRANTEE"), PERTAINING TO CITY OWNED PROPERTIES ON CANNON STREET BEARING CHARLESTON COUNTY TAX MAP NOS. 460-11-04-150 AND 460-11-04-151 (THE "PROPERTY"), WITH THE DELIVERY OF THE DEED BEING CONDITIONED ON GRANTEE SIMULTANEOUSLY GRANTING THE CITY A TEMPORARY CONSTRUCTION EASEMENT AND AN EXCLUSIVE PERMANENT EASEMENT ON, OVER AND UNDER THE PROPERTY.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. The Mayor is hereby authorized to execute on behalf of the City a quit-claim deed to The Gathering at Morris Square, Individually and as Assignee of Smith-Morris Company, LLC, or its assigns (the "Grantee") conveying City owned properties on Cannon Street bearing Charleston County Tax Map Nos. 460-11-04-150 and 460-11-04-151 (the "Property"), as more fully shown and delineate on the plat attached hereto and incorporated herein by reference as Exhibit A.

Section 2. The delivery of the deed is expressly conditioned on the Grantee simultaneously granting the City a Temporary Construction Easement and a Permanent Exclusive Stormwater Easement on, over and under the Property as set forth in the plat attached hereto and incorporated herein by reference as Exhibit B.

Section 3. The form of the quit-claim deed and easement agreement shall be approved by corporation counsel.

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2018,
and in the _____nd Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Vanessa Turner Maybank,
Clerk of Council

Exhibit A

[PLAT DC/313]

Charleston, South Carolina
 Office of Register Mesne Conveyance
 Plat recorded this 13th day of April, 2000 at
 2:57 o'clock in Plat Book DC Page 313 and tracing cloth
 copy filed in File 6 Drawer Folder 21, Drawing No. 8.
 Original plat (a White Print) delivered to City of Chas

S345P:071

Clark Lyford

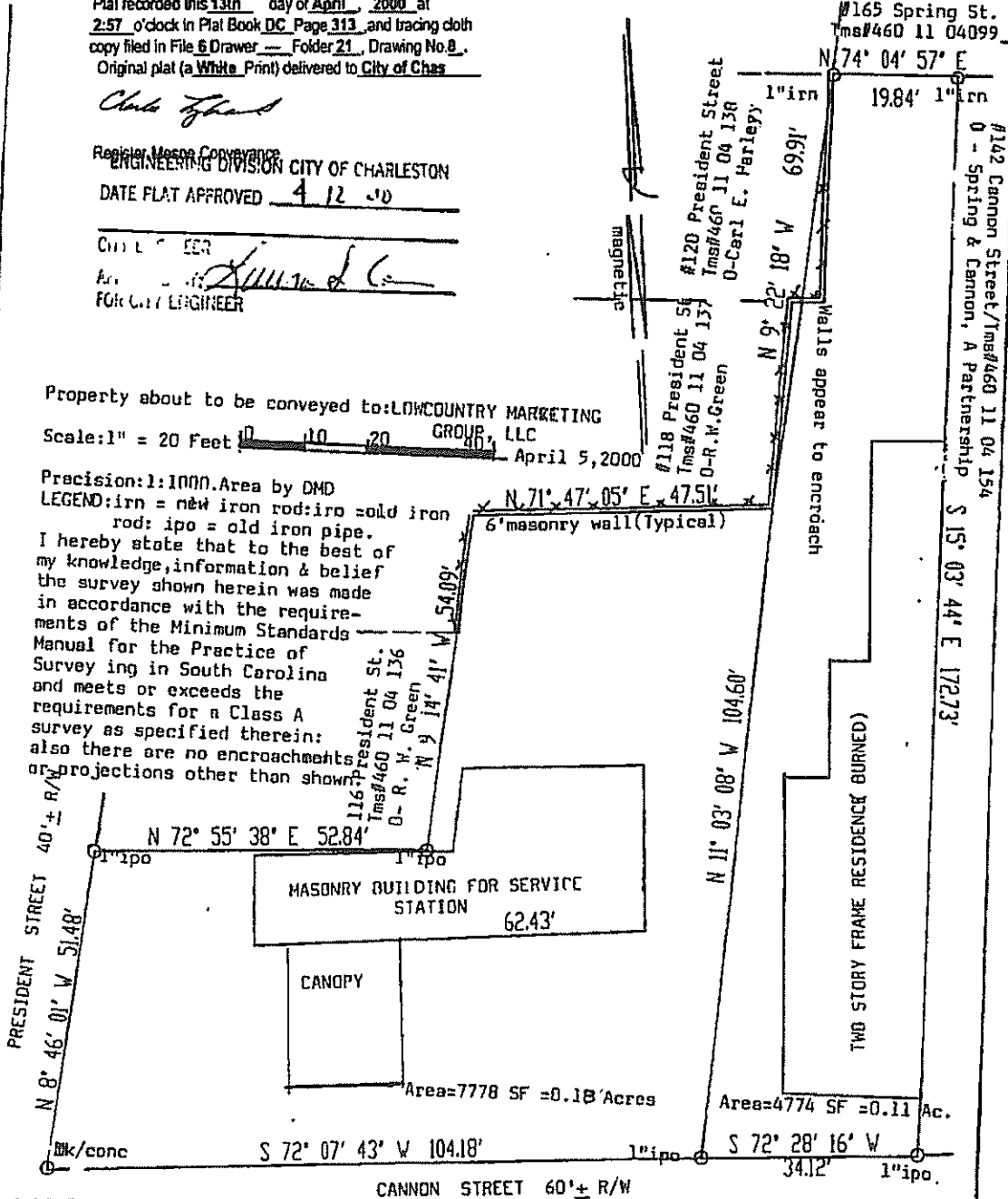
Register Mesne Conveyance
 ENGINEERING DIVISION CITY OF CHARLESTON
 DATE PLAT APPROVED 4 12 '00

CIVIL ENGINEER
 W. *William D. Green*
 FOUNDRY ENGINEER

Property about to be conveyed to: LOWCOUNTRY MARKETING GROUP, LLC
 Scale: 1" = 20 Feet April 5, 2000

Precision: 1:1000. Area by DMD
 LEGEND: irn = new iron rod; iro = old iron rod; ipo = old iron pipe.

I hereby state that to the best of my knowledge, information & belief the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Surveying in South Carolina and meets or exceeds the requirements for a Class A survey as specified therein; also there are no encroachments or projections other than shown.

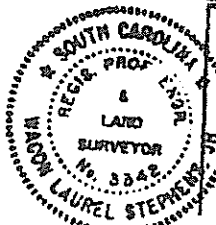


A LINE OF OCCUPATION

..... survey of properties known as #144 & 146 Cannon Street, City of Charleston, Charleston County, South Carolina.

Note: These properties are located in a special flood hazard zone (FIRM 455412 021 D, dated September 2, 1993, Flood Zone A-7, Base Flood Elevation 13' MSL).

I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina; and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.



Grad Engineers - Estimators (Agronomists) - Land Surveyors - Planners

Stephens Engineering, Inc.

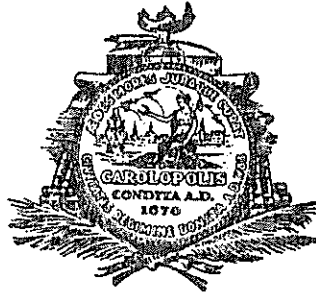
Post Office Box 31343
 Charleston, South Carolina 29407

William D. Green

Exhibit B

[EASEMENT PLAT DATED APRIL 5, 2017]

c.)



Ratification
Number _____

AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1430 AGATHA STREET (0.13 ACRE) (TMS# 351-07-00-071), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7. THE PROPERTY IS OWNED BY VICTORIA JOHNSON LIFE ESTATE.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

- A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.
- B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.
- C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 7 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1430 Agatha Street, (0.13 acre) is identified by the Charleston County Assessors Office as TMS# 351-07-00-071, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2018, in the _____ Year of the Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor

Attest: _____
Vanessa Turner Maybank
Clerk of Council

Annexation Profile

Parcel Address: 1430 Agatha Street

Presented to Council: 2/13/2018

Status: Received Signed Petition

Owner Names: Victoria Johnson Life Estate

Year Built: 1966

Parcel ID: 3510700071

Number of Units: 1

Number of Persons: 2

Race: African-American

Acreage: 0.13

Mailing Address: 1430 Agatha St

Current Land Use: Residential

Address: Charleston, SC 29407

Current Zoning: R-4

Requested Zoning: SR-2

City Area: West Ashley

Recommended Zoning: SR-2

Subdivision:

Appraised Value: \$80,000.00

Council District: 7

Assessed Value: \$3,200.00

Within UGB: Yes

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 16
Public Service	
Sanitation	Located in existing service area. One additional stop.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	CWS service area.
Planning	
Urban Growth Line	Property is a developed site within the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

City Plan Recommendation:

The existing development and proposed zoning is consistent with the City Plan. Recommend annexation.

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF CHARLESTON)

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located in West Ashley (approximately .13 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 3510700071
(Address: 1430 Agatha St. Char. S.C. 29407).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 10th day of January, 2018

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Donna R Johnson
(Signature)

January 10th, 2018
(Date)

Donna R Johnson
(Print Name)

(Signature)

(Date)

(Print Name)

City of Charleston Annexation Map

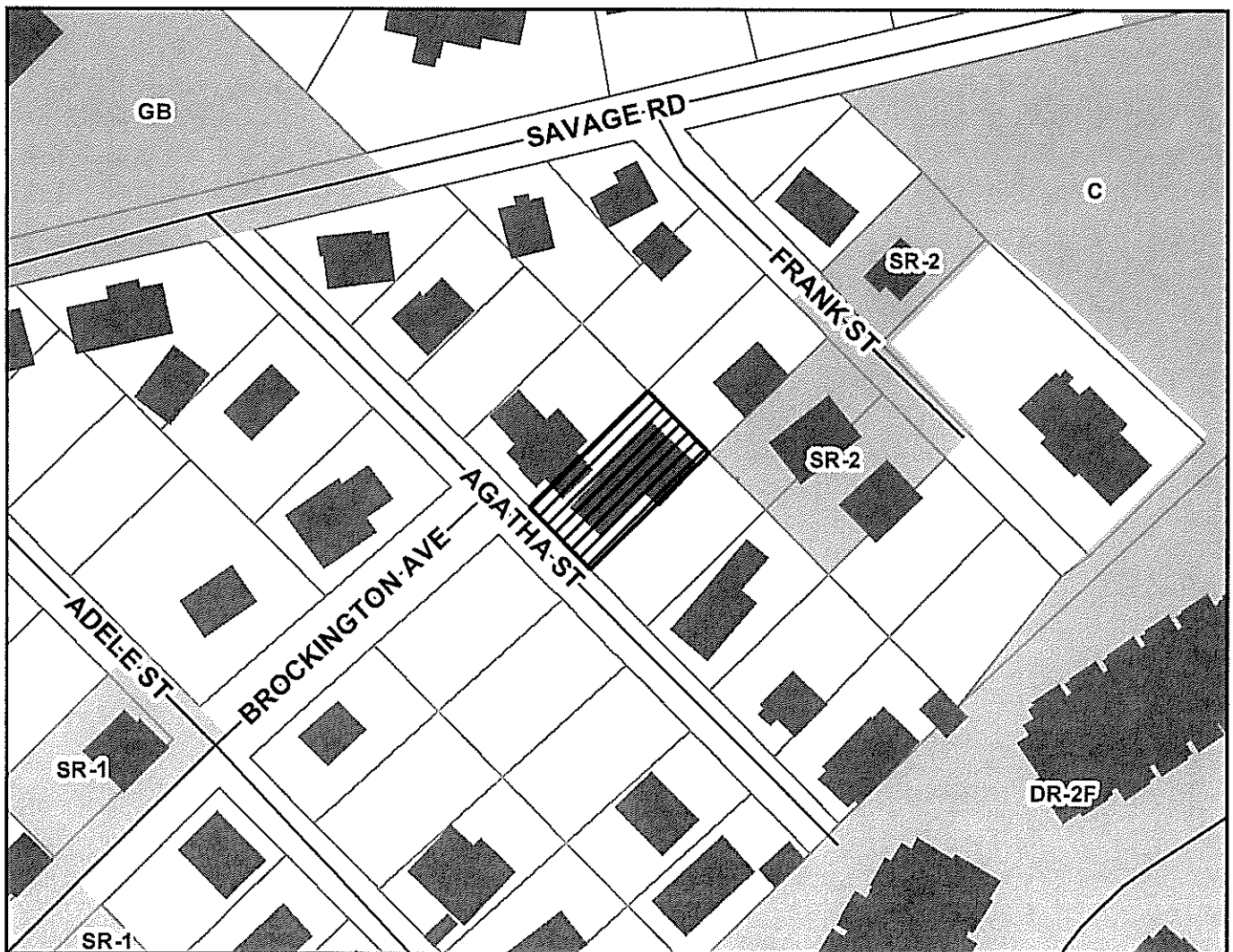
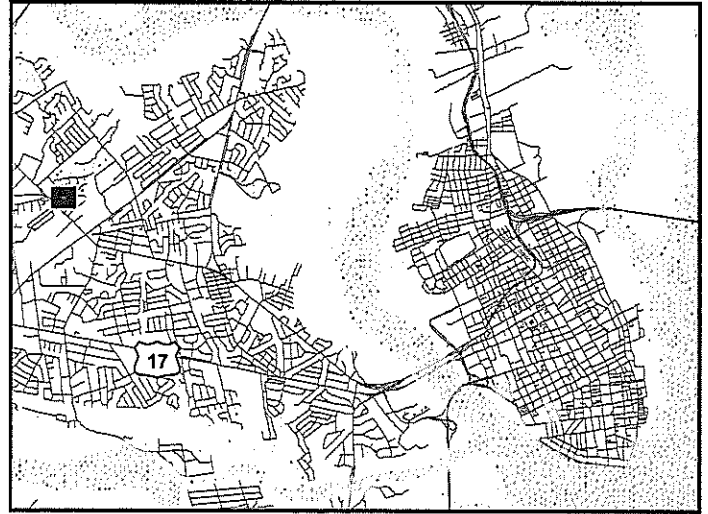
Parcel Address:
1430 Agatha St

TMS #:
3510700071

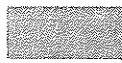
Acreage: 0.13

City Council District: 7

West Ashley



Subject Property



Corporate Limits
City of Charleston



Water

