

June 9, 2020
5:00 p.m.
Conference Call:
1-929-205-6099
Access Code:
912096416

CITY COUNCIL

A. Roll Call

B. Invocation – Councilwoman Jackson

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Proclamation recognizing National Home Ownership Month

E. Public Hearings

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. May 12, 2020
2. May 26, 2020

H. Citizens Participation Period

Please use one of the following methods to request to speak at the meeting or provide comments for City Council. Requests to speak at the meeting and comments must be received by 12:00 p.m., Tuesday, June 9th:

- 1. Request to speak or leave a comment via voice mail at 843-579-6313. If requesting to speak, please provide your name and telephone number;**
- 2. Sign-up to speak or leave comments for City Council by completing the form at <http://innovate.charleston-sc.gov/comments/> by Tuesday, June 9th at 12:00 p.m.**
- 3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401**

I. Petitions and Communications:

1. Resiliency and Sustainability Advisory Committee Appointments:
 - a. Doug James – Home Builders Association

b. Scott Barhight – Metro Chamber of Commerce

2. Update on the City's response to COVID-19 - *Mayor John J. Tecklenburg, Shannon Scaff, Emergency Management Director, and Tracy McKee, Chief Innovation Officer*
3. Update on Public Safety conditions – *Chief of Police, Luther Reynolds and Fire Chief, Daniel Curia*
4. Amendment to add health and safety standards (previously proposed section 3) to Ordinance No. 2020 - 060 Emergency Ordinance to decrease the risk of exposure to COVID-19 in restaurants and to authorize the use of new or additional space for outdoor dining. **(REQUEST TO WITHDRAW)**

J. Council Communications:

K. Council Committee Reports:

1. Committee on Public Works and Utilities: (Meeting was held Monday, June 8, 2020 at 4:00 p.m.)

a. Acceptances and Dedications:

- (i) **Village at Stiles Point Phase 1** - Acceptance and dedication of Shutes Folly Drive, Foliage Lane, Yellow Tower Terrace, Mackay Trail, and Farm Cottage Lane and appurtenant drainage easements. There are 50 lots.
 - Title to Real Estate
 - Affidavit for taxable or Exempt Transfers
 - Exclusive Stormwater Drainage Easement Agreement
 - Plat (attached as Exhibit A) to Exclusive Storm Water Drainage Easements
- (ii) **Hampton Mill (formerly known as Pine Long Lane Cluster Development)** - Acceptance and dedication of Pine Log Lane, Wilson Creek Lane, French Broad Avenue, Watauga River Road, Exodus Way and appurtenant drainage easements. There are 73 lots. Sidewalks have been bonded.
 - Title to Real Estate with Affidavit for Exempt Transfers
 - Exclusive Stormwater Drainage Easement
 - Plat L20 at Pages 0154-0156
- (iii) **Extension of Parkline Avenue (Daniel Island, Tract L-5)** - Acceptance and dedication of the extension of Parkline Avenue and appurtenant drainage easements.
 - Title to Real Estate with Affidavit for Exempt Transfers
 - Exclusive Stormwater Drainage Easement from Daniel Island Company, Inc
 - Exclusive Stormwater Drainage Easement from Daniel Island Self Storage, LLC
 - Plat recorded as Instrument No. 2020016816 in the ROD Office for Berkeley County, South Carolina

- (iv) Approval to notify SCDOT that the City intends to accept maintenance of 232 LF of concrete sidewalk on Romney Street (S-10-126) and Conroy Street (S-10-219)E along with curbing, handicap ramps 2 crosswalks and 4 street lights in conjunction with the project at 45 Romney Street.

b. Stormwater Management Department Update:

- (i) Stormwater Project Updates
- (ii) Floodplain Project Updates

2. Committee on Ways and Means:

- (Bids and Purchases
- (Office of Cultural Affairs: Approval to accept an Emergency Relief Grant of \$3,126 from the SC Arts Commission, funded by the CARES Act, to offset lost revenues during the months March through June 2020. This is an after-the-fact approval as notification was received after the agenda meeting for May 26, and acceptance is due June 2, 2020. No City match required.
- (Budget Finance and Revenue Collections: Approval for the submission of a grant application to the EDA in the amount of \$850,000 to set up a Revolving Loan fund to be administered by Charleston LDC. These funds will be loaned to Small Businesses. This application is due June 11, 2020. No City match required.
- (Approval of Valet Parking Services Agreement with owner of Lodge Alley Inn for inclusion in City's automated valet parking system at Cumberland/Concord Parking Garage – for term of 5 years with automatic annual renewals subject to City's 90-day notice not to renew. (1 Cumberland Street; TMS: 458-09-02-068)
- (Approval of the Memorandum of Understanding whereby the term of the City's leased space located in the MUSC Children's Hospital for police forensics is extended to May 31, 2021. (171 Ashley Avenue: TMS: 460-15-01-043). The property is owned by The Medical University Hospital Authority (MUHA).
- (Approval to authorize the Mayor to execute, on behalf of the City, the Development Agreement for the development of 2321 Birdie Garrett Street by the Charleston Redevelopment Corporation (CRC). The CRC will contract 1 single family house for sale to an individual or family earning up to 80% of the Area Median Income and will be subject to the Land Trust affordability covenants of 99 years. The Transfer Agreement conveying the property to the organization was approved by Council, November 12, 2019. (2321 Birdie Garrett Street; TMS: 464-01-00-109)
- (Approval to modify the Original Transfer Agreement with the Charleston Redevelopment Corporation re: 2321 Birdie Garrett Street to, among other things, (i) allow the City to waive redevelopment contingencies if the City so wishes, and (ii) allow the Developer to transfer and convey the Project to a land trust entity which is (or will be) organized under the laws of the State of South Carolina as a nonprofit corporation, and which entity shall be solely owned and controlled by Developer. The Original Transfer Agreement conveying the property to the organization was approved by Council on November 12, 2019. (2321 Birdie Garrett Street; TMS: 464-01-00-109)
- (Update on purchase of property located on River Road and Maybank Highway (the Village at Fenwick PUD – Johns Island).
- (Consider the following annexations:
 - 16 Riverland Drive (TMS# 343-10-00-002) 0.26 acre, James Island (District 11). The property is owned by W. Coleman and Christina M. Lawrimore.

-- 450 Riverland Drive (TMS# 343-10-00-019) 0.5 acre, James Island (District 11). The property is owned by Whitney and Alexander Pasquini.

-- 334 Folly Road (TMS# 424-05-00-030) 0.40 acre, James Island (District 11). The property is owned by John Clair and Ellen S. Clair.

Give first reading to the following bills from Ways and Means:

An ordinance to provide for the annexation of property known as 416 Riverland Drive (0.26 acre) (TMS# 343-10-00-002), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by W. Coleman and Christina M. Lawrimore.

An ordinance to provide for the annexation of property known as 450 Riverland Drive (0.5 acre) (TMS# 343-10-00-019), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Whitney and Alexander Pasquini.

An ordinance to provide for the annexation of property known as 334 Folly Road (0.40 acre) (TMS# 424-05-00-030), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by John Clair and Ellen S Clair.

L. Bills up for Second Reading:

(City Council may give second reading, order to third reading, give third reading, and order engrossed for ratification any bill listed on the agenda as a second reading.)

1. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-263, and the Daniel Island Master Plan zoning text, to make day care facilities a permitted use within the Daniel Island General Office Zone District.*
2. *An ordinance to provide for the annexation of property known as 230 Yates Avenue (0.24 acre) (TMS# 343-05-00-042), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Elizabeth Lovett and David Stickel.*
3. *An ordinance to provide for the annexation of property known as 1837 Bentgrass Court (0.61 acre) (TMS# 334-03-00-023), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 12. The property is owned by David W Dunn Trust.*
4. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Ashley River Road (West Ashley) (1.53 acres) (TMS #354-12-00-004) (Council District 2), be rezoned from Single-Family Residential (SR-1) classification to Limited Business (LB) classification. The property is owned by Laura M. Smith. (DEFERRED)*
5. *An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend Section 54-505(c) pertaining to the exception for maximum*

- allowed height for properties located in a special flood hazard area within the Conservation, RR-1, SR-1, SR-2, SR-6, SR-7 and STR zoning districts. (DEFERRED FOR PUBLIC HEARING)*
- 6. An ordinance to provide for the annexation of properties on Maybank Highway (3.5 acres) (TMS# 313-00-00-034; 313-00-00-035), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The properties are owned by William Stephen Harris. (DEFERRED)*
 - 7. An ordinance to provide for the annexation of property on Maybank Highway (2.05 acre) (TMS# 313-00-00-306), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by LMC, LLC. (DEFERRED)*
 - 8. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts. (DEFERRED FOR PUBLIC HEARING)*
 - 9. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections related to Planning Commission Rules and Procedures. (DEFERRED FOR PUBLIC HEARING)*
 - 10. An ordinance to amend Chapter 27, Stormwater Management and Flood Control, of the Code of the City of Charleston, to add a new Article IV to provide fill requirements for all new construction, developments, and redevelopments within the City. (DEFERRED)*
 - 11. An ordinance to amend Chapter 29, Article V1, Sec. 29-240 of the Code of the City of Charleston pertaining to the procedure of accident reporting. (DEFERRED)*
 - 12. An ordinance to amend Article III (Stormwater Management Utility) of Chapter 27 (Stormwater Management and Flood Control) of the Code of the City of Charleston, South Carolina, by eliminating the "Homestead Exemption" in Sec. 27-140(a), applicable to the payment of Stormwater Utility Fees; by deleting Sec. 27-132(j), (k), and (l), which contain certain findings associated with the adoption of the "Homestead Exemption" with respect to Stormwater Utility Fees; and to provide that the elimination of the "Homestead Exemption" in Sec. 27-140(a) shall not apply until January 1, 2020. (DEFERRED FOR PUBLIC HEARING)*
 - 13. An ordinance to provide for the annexation of property known as 1415 S Edgewater Drive (0.72 acre) (TMS# 349-13-00-095), 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 11. The property is owned by Robert F. Kauffmann. (DEFERRED)*
 - 14. An ordinance to provide for the annexation of property known as 1389 River Road (10.94 acres) (TMS# 311-00-00-025), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Knapp A Partnership. (TO BE WITHDRAWN AT THE*

REQUEST OF THE APPLICANT)

15. An ordinance to provide for the annexation of property known as 1381 River Road (1.28 acres) (TMS# 311-00-00-097), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Knapp A Partnership. (TO BE WITHDRAWN AT THE REQUEST OF THE APPLICANT)

M. Bills up for First Reading

1. An ordinance establishing Special Committee on Equity, Inclusion and Racial Conciliation **(To be sent under separate cover by the Legal Department)**
2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), by changing the Zone Map, which is a part thereof, so that the real property designated as Nats Court, also known as Grants Court (Peninsula) (District 3), be zoned to DR-2F (Diverse Residential) classification.
3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1815 Beechwood Road (West Ashley) (0.65 acre) (TMS #354-07-00-101) (Council District 2), be rezoned from Single-Family Residential (SR-6) classification to Diverse Residential (DR-6) classification. The property is owned by Matt and Angela Chambers. (DEFERRED)
4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is part thereof, so that property located on River Road, Summerland Drive, and Oakville Plantation Road (Johns Island) (126.95 acre) (TMS #317-00-00-007, 317-00-00-011, 317-00-00-012, 317-00-00-075, 317-00-00-076, and 317-00-00-089) (Council District 5), be zoned, and existing Light Industrial (LI) classification be rezoned to Planned Unit Development (PUD) classification. The property is owned by Keith W . Lackey, Gail Grimball, and Gary S. Worth. (DEFERRED)
5. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to make rooftop eating and drinking places subject to the approval of a special exception in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, adopt regulations for rooftop eating and drinking places in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, and prohibit rooftop eating and drinking places in all other base zoning districts. (DEFERRED)
6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that a portion of former Summerville Avenue right-of-way (Peninsula Neck) (approximately 1.4 acres) (Unzoned Right-of-Way) (Council District 4), be zoned General Business (GB) classification. The property is former right-of-way deeded to adjacent property owners. (DEFERRED)

N. Miscellaneous Business:

1. The next regular meeting of City Council will be Tuesday, June 23, 2020 at 5:00 p.m.

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.

City of Charleston

JOHN J. TECKLENBURG

MAYOR

PROCLAMATION

WHEREAS, National Homeownership Month provides the opportunity for communities to recognize the impact of homeownership on our daily lives. Homeownership provides stability and opportunity for Americans across the country. We as Americans strive toward owning our own home and acknowledge the important role it has in raising our families; and

WHEREAS, today, we recognize that all Americans deserve a fair opportunity at becoming a homeowner, and we dedicate ourselves to working collaboratively with our partners and communities in order to achieve this goal; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) and City of Charleston have joined together in support of providing the people of Charleston opportunities to become homeowners; and

WHEREAS, the City of Charleston's Mayor and City Council have prioritized the creation and preservation of affordable housing as critical to the long-term success of the City, and as such have prioritized the implementation of long-term affordability covenants; and

WHEREAS, each year, National Homeownership Month is celebrated in the United States to encourage the benefits of owning and maintaining a home; and

WHEREAS, we especially appreciate the importance of homeownership during this difficult period in our nation's history. As we work together to overcome the COVID-19 pandemic and resulting economic crisis, we recognize the impacts it will have on the people of Charleston and Americans across the country. Working together with our partners, the City of Charleston is focused during this crisis on supporting homeowners, renters, and those who seek shelter to meet their housing needs.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor, City of Charleston, do hereby proclaim June 2020 as:

HOMEOWNERSHIP MONTH

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Charleston to be affixed, this 9th day of June in year of 2020.

John J. Tecklenburg, Mayor



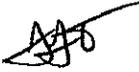


City of Charleston

JOHN J. TECKLENBURG
MAYOR

MEMORANDUM

TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor 

DATE: June 1, 2020

RE: Resiliency & Sustainability Advisory Committee

The committee shall act as an advisory board to city council on all matters related to resiliency and sustainability, and shall consider and discuss resiliency and sustainability proposals which may be considered by city council.

The commission shall be appointed by the mayor with the approval of council. The committee shall be comprised of thirteen (13) voting members consisting of three (3) members of city council, the mayor, one representative of the metro chamber of commerce, one representative of South Carolina Electric & Gas Company, one representative of the South Carolina State Ports Authority, one person selected to represent the collective group of the home builders' association, the Trident Board of Realtors and the real estate development community, one representative of the Berkeley-Charleston-Dorchester Council of Governments, one technical expert on resilience, one technical expert on sustainability, one representative of a higher education institution committed to advancing resiliency and/or sustainability, and one community member who shall be a resident in the City of Charleston and be representative of community interests conducive to promoting and enabling resiliency and sustainability in Charleston. The mayor shall be a permanent member of the committee. Members of city council on the committee shall serve for a term of two (2) years. The community member shall serve for a term of two (2) years and all other members shall serve for terms of three (3) years, or until their successors have been appointed and qualified.

I am recommending Doug James of the Charleston Home Builders Association and Scott Barhight of the Metro Chamber of Commerce. Doug James will replace Andy Barber and Scott Barhight will replace Ian Scott. Both Doug and Andy will finish the term of their predecessors.

Doug James is a Life Board member for the Association, served as president in 2015 and was a recipient of their Builder of the Year award in 2012. He also currently serves as the District 1 Vice President for the Home Builders Association of South Carolina. Additionally, Doug serves on the Charleston County Board of Adjustment and Appeals, a position he has held for 19 years. As President of Osprey Construction Company, Inc., he builds custom homes on Kiawah and Seabrook Islands. He was a participant of the City's Green Business Challenge and was famous for his care to ensure that no reusable materials went in the dumpster as well as his repurposing of Styrofoam. He has completed the NAHB's Certified Green Professional training. When he's not working, he loves giving back through the Red Cross, Habitat for Humanity and the Boy Scouts of America.

Scott Barhight was recently appointed as Senior Vice President for Government Relations at the Charleston Metro Chamber after serving previously as its Director of Public Policy Analysis. Three years ago Scott retired from the practice of law after focusing on land use and other real estate related areas for almost 40 years. At his past firm, Whiteford, Taylor & Preston, based in Baltimore, Scott served in a variety of positions including Towson Office Managing Partner, Co-Chair of the Business Department and the firm's Management Team. Scott also served on a variety of bank, education, hospital, Chamber and other non-profit boards. Scott and his wife, Yvonne, who is Principal of pre-K through 6 at Charleston Collegiate School, live on Daniel Island.

I am recommending the appointment of the following individuals for the Resiliency & Sustainability Advisory Committee:

- Doug James – **appointment** – Home Builders Assoc.– term expires 02/28/2022
- Scott Barhight – **appointment** – Metro Chamber of Commerce – term expires 02/28/2022

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that Stiles Point Developers, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, identified as (list street names) Farm Cottage Lane, Foliage Lane, Mackay Trail, Shutes Folly Drive, and Yellow Tower Terrace, as shown and designated on a plat entitled "FINAL PLAT SHOWING THE SUBDIVISION OF TMS NO. 426-00-00-003 (31.048 AC) TO CREATE THE VILLAGE AT STILES POINT PHASE 1 CONTAINING 50 LOTS (11.935 AC), RIGHT OF WAYS (3.812 AC), H.O.A. AREAS (3.067) AC, AND RESIDUAL TRACT (12.234 AC) PROPERTY OF STILES POINT DEVELOPERS, LLC LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA".

prepared by HLA, Inc., dated December 6, 2016, revised NIA, and recorded on December 21, 2016 in Plat Book L16 at Page 0586-0587 in the RMC Office for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of The Stiles Point Company dated January 6, 2016 and recorded January 7, 2016 in Book 0527 at Page 968 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address: City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.: 426-00-00-003

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Stiles Point Developers, LLC
to The City of Charleston on December 19, 2010.
3. Check one of the following: The deed is
 - (A) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (B) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (C) X exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 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. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - (A) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (B) _____ The fee is computed on the fair market value of the realty which is _____
 - (C) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check YES _____ or NO _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____
6. The deed recording fee is computed as follows:
 - (A) Place the amount listed in item 4 above here: _____
 - (B) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. 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.

Responsible Person Connected with the Transaction

Walt D. Martin, III

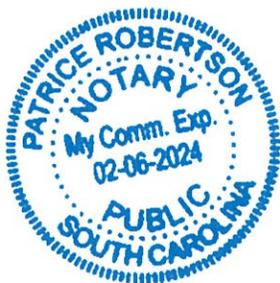
Print or Type Name Here

Its: Vice President Land Development

Sworn this 19th day of December 2016
Patricia Robertson

Notary Public for SOUTH CAROLINA

My Commission Expires: FEBRUARY 6, 2024



IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: ~~Laura Cabiness~~ Thomas F. O'Brien
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Thomas F. O'Brien, the Public Service Director of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

OWNER: STILES POINT DEVELOPERS, LLC

Witness #1

Name: Walt D. Martin, III
Vice President Land Development

Witness #2

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Walt D. Martin, III, a Vice President Land Dev., on behalf of the Owner on 12/19/2016.

Signature: Patrice Robertson

Print Name of Notary: Patrice Robertson

Notary Public for South Carolina

My Commission Expires: February 6, 2024

SEAL OF NOTARY



STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that LENNAR CAROLINAS, LLC, a Delaware limited liability company ("Grantor"), in the state aforesaid, for an in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property, which is granted, bargained, sold and released for the use of the public forever:

All those certain pieces, parcels, or tracts of land shown and described as "PINE LOG LANE (VARIABLE WIDTH PUBLIC R/W)," "WILSON CREEK LANE (VARIABLE WIDTH PUBLIC R/W)," "FRENCH BROAD AVENUE (20' PUBLIC R/W)," "WATAUGA RIVER ROAD (20' PUBLIC R/W)," and "EXODUS WAY (43' PUBLIC R/W)," on that certain plat entitled, "FINAL SUBDIVISION PLAT OF LOT 49, TMS#312-00-00-008 (15.50 acres) OWNED BY LENNAR CAROLINAS, LLC AND LOT 48, TRACT B TMS#312-00-00-009 (14.41 acres) OWNED BY LENNAR CAROLINAS, LLC TO CREATE HAMPTON MILL, FORMERLY KNOWN AS PINE LOG LANE CLUSTER DEVELOPMENT, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, prepared for and owned by LENNAR CAROLINAS, LLC," prepared by Phillip P. Gerard (SCPLS No. 26596), dated ~~February 13, 2020~~ ^{March 4, 2020}, last revised N/A, and recorded May 5, 2020, in Plat Book L20 at Pages 0154 through 0156 in the Register of Deeds Office for Charleston County, South Carolina, said pieces, parcels, or tracts of land having the size, shape, dimensions, butting, and boundings as will by reference to the said plat more fully and at-large appear.

This being the same property conveyed to Lennar Carolinas, LLC, a Delaware limited liability company, by (1) deed of Thomas W. Traher and Susan A. Traher, as Trustees of the Thomas W. Traher Revocable Trust dated August 4, 2014, dated April 7, 2018, and recorded April 13, 2018, in Deed Book 0711 at Page 472 in the ROD Office for Charleston County, South Carolina; and (2) deed of Frank Reed dated April 5, 2018, and recorded April 13, 2018, in Deed Book 0711 at Page 470 in the ROD Office for Charleston County, South Carolina.

Grantee's Mailing Address: City of Charleston
Department of Public Service
Engineering Division
2 George Street, Suite 2100
Charleston, South Carolina 2940

Portion of TMS Nos.: 312-00-00-008 and 312-00-00-009

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 CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 14 day of October 2019.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

LENNAR CAROLINAS, LLC, a Delaware Limited liability company

[Signature]
Witness Number One

[Signature]

John Hoff
Printed Name

By: Gabe Ebner
Printed Name

[Signature]
Witness Number Two

Its: Director of Land

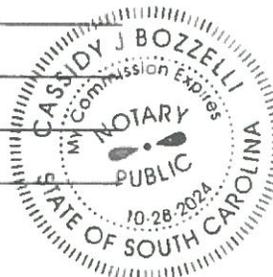
Mark Renau
Printed Name

STATE OF South Carolina)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Gabe Ebner, the Director of Land of Lennar Carolinas, LLC, a Delaware limited liability company, on behalf of the Grantor on the 14 day of October, 2019..

Signature of Notary: Cassidy J Bozzelli
Print Name of Notary: Cassidy J Bozzelli
Notary Public for South Carolina
My Commission Expires: 10/28/24

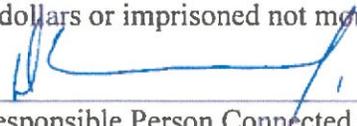


SEAL OF NOTARY

STATE OF SOUTH CAROLINA)
) AFFIDAVIT FOR EXEMPT TRANSFERS
COUNTY OF CHARLESTON)

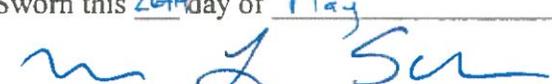
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located within new public rights-of-way being a portion of a larger tract of real property bearing Charleston County Tax Map Numbers 312-00-00-008 and 312-00-00-009, was transferred by Lennar Carolinas, LLC, a Delaware limited liability company to the City of Charleston on October 14, 2019.
3. The deed is exempt from the deed recording fee because, the deed transfers realty to the City of Charleston, a political subdivision of the State of South Carolina. See S.C. Code Ann. § 12-24-40(2).
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee's attorney.
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 imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

Daniel S. McQueeney, Jr.
Print or Type Name Here

Sworn this 26 day of May, 2020.


Signature of Notary

Printed Name: Mally Scheef

Notary Public for SC

My Commission Expires: 5/23/2024

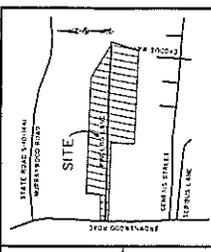
EXHIBIT A

[DESCRIPTION OF DRAINAGE EASEMENTS]

All those certain drainage easements of various widths being shown and labeled "CoC D.E." or otherwise designated as City of Charleston drainage easements, on that certain plat entitled, "FINAL SUBDIVISION PLAT OF LOT 49, TMS#312-00-00-008 (15.50 acres) OWNED BY LENNAR CAROLINAS, LLC AND LOT 48, TRACT B TMS#312-00-00-009 (14.41 acres) OWNED BY LENNAR CAROLINAS, LLC TO CREATE HAMPTON MILL, FORMERLY KNOWN AS PINE LOG LANE CLUSTER DEVELOPMENT, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, prepared for and owned by LENNAR CAROLINAS, LLC," prepared by Phillip P. Gerard (SCPLS No. 26596), dated ~~February 13, 2020~~ ^{March 24, 2020}, last revised N/A, and recorded May 5, 2020, in Plat Book 620 at Pages 0154 through 0158 in the Register of Deeds Office for Charleston County, South Carolina

Said easements having such size, shape, dimensions, buttings, and boundings as will by reference to said plat more fully and at-large appear.

[END OF DOCUMENT]

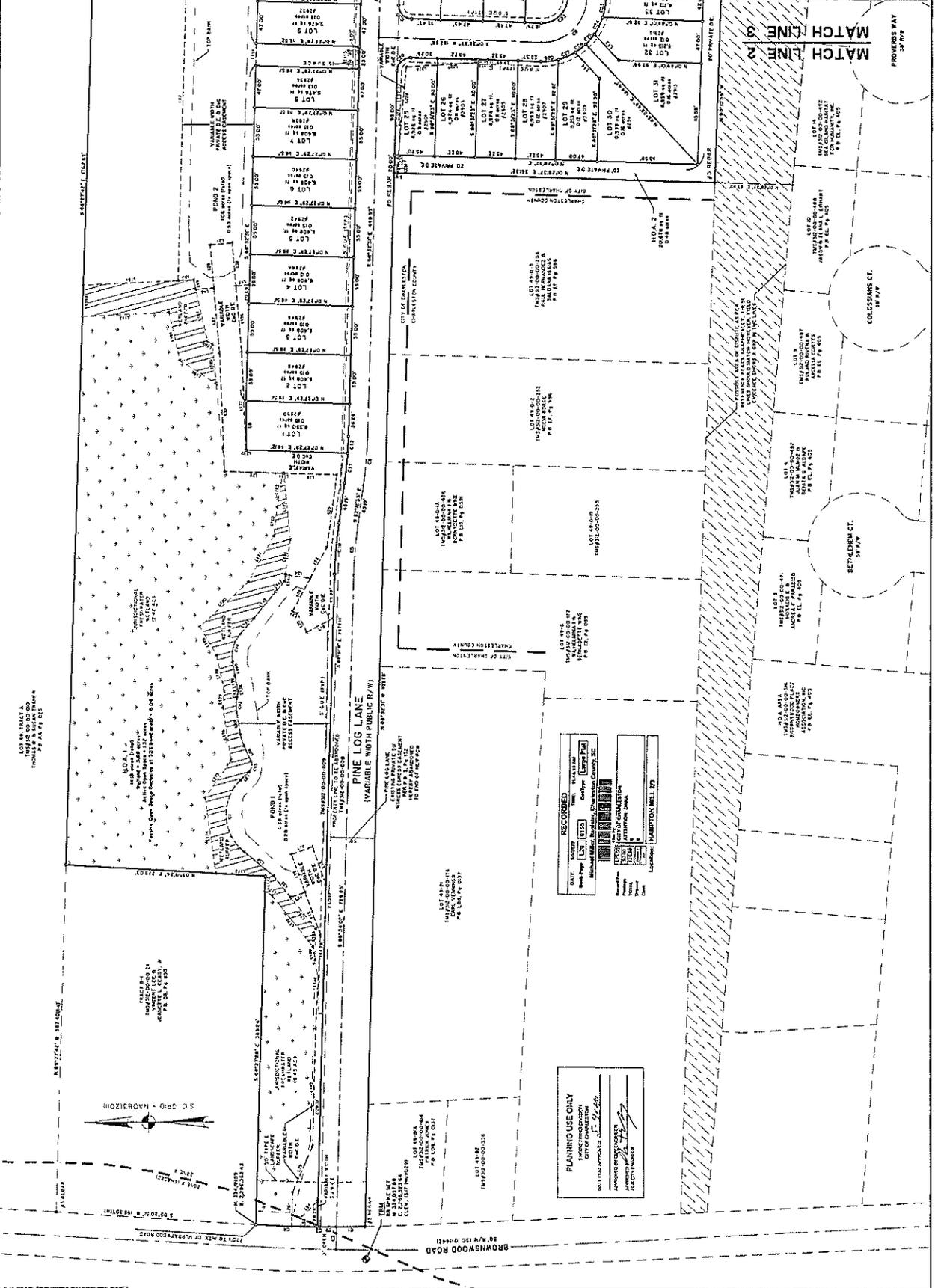
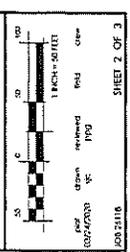


VICINITY MAP
 This map shows the location of the subject property in relation to the surrounding roads and landmarks. The subject property is shaded in gray.



FINAL SUBDIVISION PLAT OF LOT 49, TMS#312-00-00-008 (15.50 acres) OWNED BY LENNAR CAROLINAS, LLC AND LOT 48, TRACT B TMS#312-00-00-009 (14.41 acres) OWNED BY LENNAR CAROLINAS, LLC TO CREATE HAMPTON MILL FORMERLY KNOWN AS PINE LOG LANE CLUSTER DEVELOPMENT
 CHARLTON COUNTY, SOUTH CAROLINA
 Prepared for and owned by
LENNAR CAROLINAS, LLC

THOMAS & HUTTON
 165 Johnson Brooks Boulevard, Suite 100
 Allendale, SC 29404 • 843.849.0200
 www.thomasthutton.com



RECORDED
 Book Page: 137 0133
 Date: 05/11/2011
 Office: Charleston, South Carolina
 Recorder: [Signature]
 Title: [Signature]
 Location: HAMPTON MILL 27

PLANNING USE ONLY
 Date: 05/11/2011
 Title: [Signature]
 Location: HAMPTON MILL 27

K1(a)(iii)

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF BERKELEY)	

KNOW ALL MEN BY THESE PRESENTS, that THE DANIEL ISLAND COMPANY, INC. ("Grantor") in the state aforesaid, for an in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to Grantor in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the property more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property") which is granted, bargained, sold and released for the use of the public forever.

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 CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, its successors and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Grantee's Mailing Address: City of Charleston
 Department of Public Service
 Engineering Division
 2 George Street
 Suite 2100
 Charleston, South Carolina 29401

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXHIBIT A**[DESCRIPTION OF PROPERTY]**

All of the property underneath, above, and containing those certain rights-of-way situate, lying and being in the City of Charleston, County of Berkeley, State of South Carolina, shown and identified as an extension of Parkline Avenue, surveyed, identified, and designated as "NEW 50' PUBLIC R/W EXTENSION, 19,735 sq. ft., 0.45 acres," on that certain plat entitled, "A FINAL SUBDIVISION PLAT OF DANIEL ISLAND MASTER PLAN PARCEL L TO CREATE TRACT L-5, THE EXTENSION OF PARKLINE AVENUE & OPEN SPACE PARCELS L/A/1 & L/A/2, CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA, prepared for and owned by DANIEL ISLAND COMPANY, INC.," prepared by Phillip P. Gerard (SCPLS No. 26596), dated January 8, 2020, last revised on the date shown on said plat, and recorded on May 15, 2020, as Instrument No. 2020016E1C in the Register of Deeds Office for Berkeley County, South Carolina, said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat, reference to which is craved for a more complete and accurate legal description.

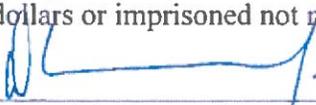
This being a portion of the property conveyed to Grantor by deed of Daniel Island Investments, L.L.C., dated July 31, 2004, and recorded April 28, 2005, in Deed Book 4668 at Page 278 in the Register of Deeds Office for Berkeley County, South Carolina.

Being a portion of TMS No. 275-00-00-181

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY) AFFIDAVIT FOR EXEMPT TRANSFERS

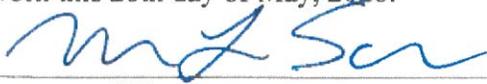
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located within a new public right-of-way designated as the extension of Parkline Avenue being a portion of a larger tract of real property bearing Berkeley County Tax Map Number 275-00-00-181, was transferred by The Daniel Island Company, Inc., to the CITY OF CHARLESTON on April 29, 2020.
3. The deed is exempt from the deed recording fee because the deed transfers realty to the City of Charleston, a political subdivision of the State of South Carolina. See S.C. Code Ann. § 12-24-40(2).
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: the attorney for Grantee.
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 imprisoned not more than one year, or both.



Daniel S. McQueeney, Jr.
Print or Type Name Here

Sworn this 26th day of May, 2020.



Printed Name: Mallyz Scheer
Notary Public for South Carolina
My Commission Expires: 5/23/2024

IN WITNESS WHEREOF, the Owner has set its Hand and Seal the day and year first above written.

WITNESSES:

THE DANIEL ISLAND COMPANY, INC.

[Signature]
Witness #1

[Signature]
By: Matthew R. Sloan

Print Name: Maggie R. Dusbiber

Its: President

[Signature]
Witness #2

Print Name: David Jeff Leonard

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF BERKELEY)

The foregoing instrument was acknowledged before me (the undersigned notary) by Matthew R. Sloan, the President of The Daniel Island Company, Inc., a South Carolina corporation, on this 29th day of April, 2020.

Signature: [Signature]
Print Name of Notary: Maggie R. Dusbiber
Notary Public for South Carolina
My Commission Expires: 10/16/24
SEAL OF NOTARY

[REMAINDER OF PAGE INTENTIONALLY BLANK]



EXHIBIT A

[DESCRIPTION OF DRAINAGE EASEMENTS]

Those certain drainage easements being shown and labeled "CoC DRAINAGE EASEMENT," "CoC D.E." or otherwise designated as City of Charleston drainage easements, located within "OPEN SPACE L/A/2 (H.O.A. MAINTAINED), 4.38 acres (Highland), 0.63 acres (Critical Area), 5.01 acres (Total Area)," as shown on that certain plat entitled, "A FINAL SUBDIVISION PLAT OF DANIEL ISLAND MASTER PLAN PARCEL L TO CREATE TRACT L-5, THE EXTENSION OF PARKLINE AVENUE & OPEN SPACE PARCELS L/A/1 & L/A/2, CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA, prepared for and owned by DANIEL ISLAND COMPANY, INC.," prepared by Phillip P. Gerard (SCPLS No. 26596), dated January 8, 2020, last revised on the date shown on said plat, and recorded on May 15, 2020, as Instrument No. 2020016E16 in the Register of Deeds Office for Berkeley County, South Carolina.

SAID EXCLUSIVE STORMWATER DRAINAGE EASEMENTS having such the size, shape, dimensions, buttings, and boundings as will by reference to said plat more fully and at-large appear.

[END OF DOCUMENT]

EXHIBIT A

[DESCRIPTION OF DRAINAGE EASEMENTS]

Those certain drainage easements being shown and labeled "NEW V/W CoC DRAINAGE EASEMENT (8,528 sq. ft.)," or otherwise designated as City of Charleston drainage easements, located on "TRACT L-2, TMS #275-00-00-179, DANIEL ISLAND SELF STORAGE LLC INSTRUMENT No. 2019017110," as shown on that certain plat entitled, "A FINAL SUBDIVISION PLAT OF DANIEL ISLAND MASTER PLAN PARCEL L TO CREATE TRACT L-5, THE EXTENSION OF PARKLINE AVENUE & OPEN SPACE PARCELS L/A/1 & L/A/2, CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA, prepared for and owned by DANIEL ISLAND COMPANY, INC.," prepared by Phillip P. Gerard (SCPLS No. 26596), dated January 8, 2020, last revised on the date shown on said plat, and recorded on May 15, 2020, as Instrument No. 2020016816 in the Register of Deeds Office for Berkeley County, South Carolina.

SAID EXCLUSIVE STORMWATER DRAINAGE EASEMENTS having such the size, shape, dimensions, buttings, and boundings as will by reference to said plat more fully and at-large appear.

[END OF DOCUMENT]

JOHN J. TECKLEBURG
Mayor



THOMAS O'BRIEN
Director

City of Charleston
South Carolina
Department of Public Service

June 10, 2020

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT District Six
6355 Fain Blvd
North Charleston, SC 29406

RE: Maintenance of sidewalk and other items on Romney St (SC-10-126) and Conroy St (SC-10-219), in conjunction with the project at 45 Romney Street.

Dear Mr. Richards:

This letter concerns the proposed installation of 232 LF concrete sidewalks and curbing, handicap ramps, crosswalks and 4 street lights to be constructed in conjunction with the project at 45 Romney Street.

The City Council of Charleston, at its meeting held June 9th, 2020, agreed to accept maintenance responsibility for 232 LF of concrete sidewalk on Romney and Conroy streets within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

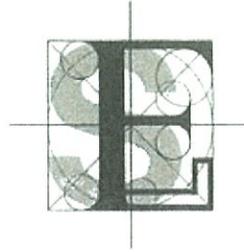
Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

Sincerely,

Thomas F. O'Brien
Director of Public Service

cc: Mike Johnson, Forsberg Eng.
Robert Hauck, GIS

TFO/kc



**FORSBERG
ENGINEERING
& SURVEYING
INCORPORATED**

May 13, 2020

Tom O'Brien
City of Charleston
Department of public Service
Engineering Division
2 George Street, Suite 2100
Charleston Sc 29401

SCDOT Maintenance Letter

RE: 45 Romney Street Parking and Landscape Improvements City Project ID# (TRC-SP2020-000324)

Dear Mr. O'Brien

For the above referenced project, this is our office's formal submission for the City of Charleston PWU Committee's review and request to be on the next scheduled agenda. We are requesting the PWU Committee review this letter and the provided exhibit in order to issue a "Maintenance Partner Agreement" to SCDOT per their right of way maintenance requirements. The provided exhibit includes the location, linear footage, and material of the right of way items (concrete sidewalks, curb and gutter, crosswalks, tree wells, and street lights) that SCDOT has required the City to maintain. SCDOT is also requiring the following statement be provided by the City:

"Maintenance of all decorative lighting systems along the SCDOT right of ways will be perpetual with the total cost including operational cost being the responsibility of the City. The SCDOT shall incur no cost. The City will have sole responsibility for periodic inspections to determine that all luminaries are operational. All maintenance will be performed in such a manner as to provide for the safe, orderly, and efficient flow of traffic and in conformity with the Department traffic guidelines."

Respectfully
Forsberg Engineering & Surveying Inc.

Mike Johnson

ROMNEY ST. (S-10-126)

50' R/W (25 MPH)

ROMNEY STREET: 116L' OF
NEW CONCRETE SIDEWALK
AND CURBING, 2 PARALLEL
PARKING SPACES, HANDICAP
RAMP, 2 STREET LIGHTS, AND 2
CITY CROSSWALKS

TWS 461-13-01-036
4 CONROY STREET
CITY OF CHARLESTON
CHARLESTON TECH CENTER PROJECT
(UNDER CONSTRUCTION)

TMS 461-13-01-051
45 ROMNEY STREET
45 ROMNEY STREET PARTNERS LLC.

HANOVER STREET (CITY MAINTAINED)

50' R/W (25 MPH)

TWS 461-13-01-056
55 ROMNEY STREET
MSP KB 55 ROMNEY LLC
(UNDER CONSTRUCTION)

CONROY STREET: 116L' OF
CONCRETE SIDEWALK AND
CURBING, 4 TREE WELLS,
HANDICAP RAMP, CITY
CROSSWALK, AND 2
STREET LIGHTS

TWS 461-13-01-052
10 CONROY STREET
ROYBINCO LLC
REVELRY BREWERY

CONROY ST. (S-10-219)

50' R/W (25 MPH)



DATE	5-13-2008
DESIGNED BY	MELODY
CHECKED BY	N.A.
IN CHARGE	N.A.
PROJECT NO.	1
PROJECT NAME	45 ROMNEY STREET
SCALE	AS SHOWN
SHEET NUMBER	1

CITY MAINTENANCE EXHIBIT
45 ROMNEY STREET
CITY OF CHARLESTON, CHARLESTON COUNTY, S.C.



**FORSBERG ENGINEERING
AND SURVEYING, INC.**
1347 BARBARAN HIGHWAY SUITE B
P.O. BOX 2018
CHARLESTON, SOUTH CAROLINA 29417
(803) 733-8888 FAX (803) 733-8288
CIVIL ENGINEERING, SURVEYING
AND LAND PLANNING

m2.)



Ratification
Number _____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE), BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT THE REAL PROPERTY DESIGNATED AS NATS COURT, ALSO KNOWN AS GRANTS COURT (PENINSULA) (DISTRICT 3), BE ZONED TO DR-2F (DIVERSE RESIDENTIAL) CLASSIFICATION.

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

Section 1. That Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the zone map, which is a part thereof, so that the real property designated as Nats Court, also known as Grants Court, as shown on the map attached hereto and incorporated herein by reference as Exhibit 1, be zoned DR-2F (Diverse Residential).

Section 2. This ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord, 2020, in the ____th Year of the Independence of the United States of America.

By:

John J. Tecklenburg,
Mayor

Attest:

Vanessa Turner Maybank,
Clerk of Council

ZONING

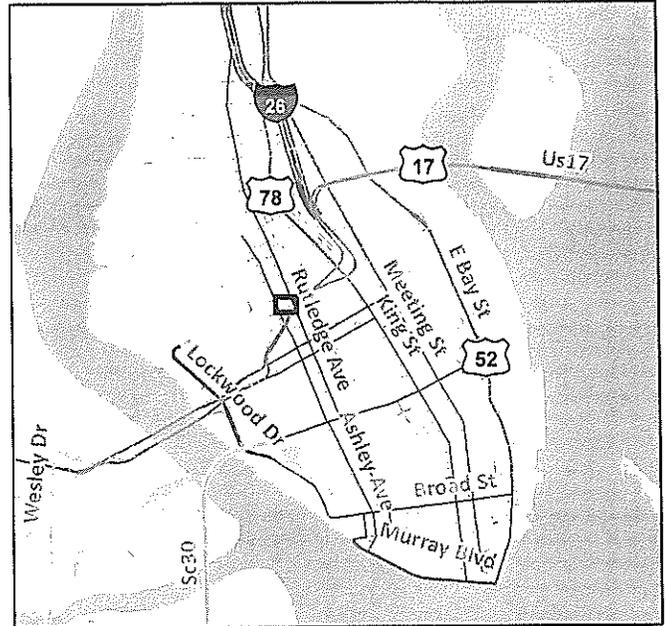
Nats Ct (Right-of-way - Peninsula)

approx. 0.09 ac.

Request zoning of Diverse Residential (DR-2F)
Previously unzoned right-of-way.

Owner: City of Charleston
Applicant: City of Charleston

Area



Location

