

April 14, 2020
5:00 p.m.
Conference Call:
1-929-205-6099
Access Code:
912096416

CITY COUNCIL

- A. Roll Call
- B. Invocation – Councilmember Seekings
- C. Pledge of Allegiance
- D. Presentations and Recognitions
- E. Public Hearings
- F. Act on Public Hearing Matters
- G. Approval of City Council Minutes:

- 1. February 25, 2020
- 2. March 10, 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 4:00 p.m., Monday, April 13th:

- 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 Monday, April 13th at 4:00 p.m.**
- 3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401**

I. Petitions and Communications:

- a. A Resolution affirming the City of Charleston’s commitment to the values of equity, fairness, and justice in responding to COVID-19.

J. Council Communications:

K. Council Committee Reports:

1. Committee on Community Development: (Meeting was held Monday, April 13, 2020 at 2:00 p.m.)

- a. Update on Stimulus Package Small Business Loans
- b. Discussion of proposals to support City's small business community

2. Committee on Public Works and Utilities: (Meeting was held Monday, April 13, 2020 at 4:00 p.m.)

a. Acceptance and Dedication of Rights-of-Way and Easements:

- (i) Dedication and Acceptance of Quit Claim Deeds from SCDOT for portions of A) Westcott Court B) Doughty Street C) Ehrhardt Street.

b. Stormwater Management Department Update:

- (i) Long Branch/Church Creek Drainage Improvements – Approval of Fee Amendment #5 with Weston & Sampson Engineers in the amount of \$89,866.00 for design and permitting of culverts under Glenn McConnell Parkway in concert with the road widening project conducted by Charleston County. Funding is available in the Drainage Fund.
- (ii) Hazard Mitigation Grant – Approval to accept Hazard Mitigation Grant 4346-007-R with SCEMD for the acquisition and demolition of two flood prone structures in the Special Flood Hazard Area (SFHA) to reduce future impacts from flooding. This award is for a Federal Share of \$381,093.00 and a City Match of \$127,031.00. Funding is available in the Drainage Fund.
- (iii) Discussion of FY2020 Small Project Allocations for Ongoing Projects Ready for Design or Construction (Information Only)

3. Committee on Traffic and Transportation: (Meeting was held Tuesday, April 14, 2020 at 2:00 p.m.)

- a. An ordinance to amend 31-77(a) and 31-77(b) to expand documentation options required for a taxi cab operator license and a chauffer's license
- b. Avondale LOI Coordination with Charleston County US17 Roadway Project
- c. Lockwood/Beaufain Maintenance Agreement
- d. Director's Update

Give first reading to the following bill from Traffic and Transportation:

An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 31, Section 31-77(a) and 31-77(b) to clarify and to expand the options for required documentation necessary to receive a chauffer's license to operate a taxi cab or limousine in the City of Charleston.

4. Committee on Ways and Means:

(Bids and Purchases)

- (Fire Department: Approval to submit the 2020 State Homeland Security grant in the amount of \$75,500 for Charleston FD Collapse Search and Rescue Team. There is no financial impact with this grant in the FY20 or 21 budget. This is a no match grant.
- (Fire and Police Departments: Approval to submit the 2020 Port Security Grant in the amount of \$632,323 for equipment and software; requesting to budget a cash match of \$158,081 for 2021.
- (Parks-Capital Projects: Approval of JPR, Jr. Ballpark Electrical and Structural Repairs Professional Services Contract (Electrical Renovations) with T.Y. Lin International in the amount of \$26,500 for construction administration for the electrical repair work at Joe Riley Stadium. Approval to increase total professional services amount for T.Y. Lin International from \$48,400 to \$74,900 going over the \$50,000 procurement threshold. The Professional Services Contract will obligate \$26,500 of the \$1,998,545 project budget. The funding source for this project is the General Maintenance line-item in the 2020 JPR, Jr. Ballpark Budget (023010-52410).
- (Parks-Capital Projects: Approval of International African American Museum Professional Services Contract Fee Amendment #5 with Moody Nolan, Inc. in the amount of \$305,815 for changes in design to the lobby, redesigning the current restrooms, coffee bar, and cost room, removing gift shop glass, adding a Ronin Security System, removing FHC wall, revising the office layout, and relocating the theater entry door. Approval of Fee Amendment #5 will increase the professional services contract by \$305,815 (from \$10,875,402 to \$11,181,217). Funding sources for this project are: Accommodations Tax (\$13,200,000), Charleston County Accommodations Tax (\$12,500,000), State Funding (\$14,000,000), IAAM Contributions (\$53,000,000). However, this change order will be paid entirely by the IAAM.
- (Stormwater Management: Approval of Church Creek Drainage Basin Improvements Fee Amendment #5 with Weston & Sampson Engineers in the amount of \$89,866 for design and permitting of culverts under Glenn McConnell Parkway in concert with road widening project conducted by Charleston County. Approval of Fee Amendment #5 will increase the Professional Services Contract by \$86,866 (from \$528,365 to \$618,231). Funding for this project is the Drainage Fund.
- (Stormwater Management: Approval of Hazard Mitigation Grant 4346-007-R with SCEMD for the acquisition and demolition of two (2) flood prone structures in the Special Flood Hazard Area (SFHA) to reduce future impacts from flooding. This award is for \$508,124 with a Federal Share of \$381,093 and a City Match of \$127,031. Funding of the City Match amount of \$127,031 will come from the Drainage Fund.
- (Housing and Community Development: Mayor and City Council approval is requested for the submission of the Consolidated Plan, Annual Action Plan, Analysis of Impediments to Fair Housing Choice, Application for Federal Assistance (SF 424 Forms) and the corresponding documents to the Department of Housing and Urban Development (HUD) for the 2020-2021 program years. Attached the 424 Forms, HUD Certification forms and the budget. This request has been coordinated with the Community Development Advisory Committee, the Community Development (CD) Committee of City Council and a component of the goals of the Con Plan approved by City Council. Approval is also requested for the execution of contracts for each organization based on the approved budgets/awards. The contracts will be reviewed and vetted by City of Charleston Corporation Counsel prior to the dissemination of the contracts to the nonprofit agencies. Contract templates are attached for your information.

(Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Peter Lewis Buck conveying the property located at 87 Cooper Street for the purchase price of \$201,834. This property is being sold subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. Peter has also applied for a \$10,000 loan and \$2,000 grants from the City's Employer Assisted Housing (EAH) Program. The grant and loan are provided through the Community Development Block Grant (CDBG). (TMS: 459-05-04-122) [Ordinance]

(Authorize the Mayor to execute the necessary documents between the City of Charleston and 1776 LLC for the acquisition of a vacant parcel known as the Fenwick Property measuring 12.647 acres with 10.4 acres of usable land and located on River Road in the City of Charleston, Charleston County, South Carolina, depicted in that certain plat recorded in Plat Book L19, Page 0505 as Tract B-2-1 and bearing Charleston County Tax Map No. 346-00-00-004, for a purchase price of \$3.5 million (TMS: 346-00-00-004)

(Authorize the Mayor to execute on behalf of the City of Charleston ("City") any and all documents necessary to quitclaim Grants Court (Peninsula) (District 3) to Manx Holdings, LLC, in exchange for an easement permitting access over a portion of Grants Court from Nunan Street to 4 Grants Court (Charleston County TMS No. 460-07-02-222) (Peninsula) (District 3) and 4 Nunan Street (Charleston County TMS No. 460-07-02-221) (Peninsula) (District 3), upon approval of any such documents by Corporation Counsel (TMS: 460-07-02-222 and 460-07-02-221; 4 Grants Court and 4 Nunan Street) [Ordinance]

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

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") an Agreement of Purchase and Sale, in which the City agrees to sell to Peter Lewis Buck the property located at 87 Cooper Street (Charleston County TMS No. 459-05-04-122) (Peninsula) (District 4) for \$201,834.00, subject to the City of Charleston Single-Family Affordable Housing Restrictive Covenants, with an affordability period of ninety (90) years.

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") any and all documents necessary to quitclaim Grants Court (Peninsula) (District 3) to Manx Holdings, LLC, in exchange for an easement permitting access over a portion of Grants Court from Nunan Street to 4 Grants Court (Charleston County TMS No. 460-07-02-222) (Peninsula) (District 3) and 4 Nunan Street (Charleston County TMS No. 460-07-02-221) (Peninsula) (District 3), upon approval of any such documents by Corporation Counsel.

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 authorizing the Mayor to execute on behalf of the City of Charleston ("City") an Agreement of Purchase and Sale, in which the City agrees to sell to Shawn Elaine Anderson the property located at 4 Nunan Street (Charleston County TMS No. 460-07-02-221) (Peninsula) (District 3) (the "Property") for \$201,834.00, subject to the City of Charleston Single-Family Affordable Housing Restrictive Covenants, with an affordability period of ninety (90) years, and further subject to a permanent general utility easement for the benefit of and appurtenant to the adjacent property located at 4 Grants Court (Charleston County TMS No. 460-07-02-222).*

2. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 220 Nassau Street (peninsula) (0.89 acre) (TMS #459-05-01-067) (Council District 4), be rezoned from Diverse Residential (DR-2) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification. The property is owned by Charleston County School District. (DEFERRED FOR PUBLIC HEARING)*
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 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 FOR PUBLIC HEARING)*
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 1970 Delaney Drive (James Island) (0.303 acre) (TMS #340-00-00-099) (Council District 6), be rezoned from Single-Family Residential (SR-1) classification to Single-Family Residential (SR-4) classification. The property is owned by Jesse J. Richardson III. (DEFERRED FOR PUBLIC HEARING)*
5. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to the Design Review Board in order to establish board member alternates, prioritize placement of affordable/workforce housing projects on agendas, and limit the number of agenda items. (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 Section 54-220 Accommodations Overlay Zone to correct a scrivener's error. (DEFERRED FOR PUBLIC HEARING)*
10. *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)*
11. *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)

12. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to the Design Review Board in order to establish board member alternates, prioritize placement of affordable/workforce housing projects on agendas, and limit the number of agenda items. (DEFERRED)
13. 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)
14. 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)
15. 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)
16. 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. (DEFERRED)
17. 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. (DEFERRED)

M. Bills up for First Reading*

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 276 Coming Street (Peninsula) (0.07 acre) (TMS #460-04-04-003) (Council District 3), be rezoned from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification. The property is owned by Matthew Black Lineberger. **(The Planning Commission recommends disapproval.)** (DEFERRED)
2. 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)

3. 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)*
4. 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)*
5. 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, April 28, 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.



A RESOLUTION

AFFIRMING THE CITY OF CHARLESTON'S COMMITMENT TO THE VALUES OF EQUITY, FAIRNESS, AND JUSTICE IN RESPONDING TO COVID-19.

WHEREAS, as a result of the outbreak many persons in the city of Charleston have been confined to their homes in order to self-quarantine or are engaging in social distancing to slow the spread of COVID-19; and

WHEREAS, although these public health measures are important they have had a disparate impact on some of our most vulnerable communities; and

WHEREAS, the City of Charleston recognizes that these risks and burdens are often borne disproportionately by low-income communities and communities of color; and

WHEREAS, as a result the City is committed to centering racial equity and to providing equitable responses during this pandemic; and

WHEREAS, the City will dedicate its resources, platforms, political will and authority to identifying and addressing the ways that this infection may exacerbate existing inequities in our communities.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, IN COUNCIL ASSEMBLED, THAT THE CITY AFFIRMS ITS COMMITMENT TO PRIORITIZING EQUITY IN ITS RESPONSE TO COVID-19 PANDEMIC.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord,
2020.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

ATTEST: _____
Vanessa Turner Maybank
Clerk of Council

K2(w)(i) a.)

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

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 Charleston ("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-113 (Wescott Court) in the City of Charleston in Charleston County, State of South Carolina, containing approximately 0.08 of a mile of road right of way and all improvements thereon, and being shown on Exhibits A and B, attached hereto and made a part hereof, and being shown on the South Carolina Department of Transportation Plans for Road S-113, File 10.324, Sheets 33 and 34, and being further described as follows:

Approximately 0.08 of a mile of road right of way and all improvements thereon, having a total width of approximately 20 feet of right of way, being approximately 10 feet on each side of the survey centerline of Road S-113 (Wescott Court) extending from the present right of way line of Road S-1037 (Cannon Street) in a Southeasterly direction for a distance of approximately 0.08 of a mile to Road S-551 (Bee Street), as shown on Exhibits A and B.

This portion of Road S-113 (Wescott Court) was removed from the SC State Highway System by approval of the Highway Commission on September 15, 2016.

This being the right of way acquired by the South Carolina Department of Transportation by Letter of Dedication from the Department of Public Service of the City of Charleston dated May 19, 1949, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina under Road S-113, File 10.324.

Grantee's Address: Post Office Box 652
Charleston, SC 29402

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 unto the City of Charleston, its successors and assigns, forever.

WITNESS the hand and seal of the South Carolina Department of Transportation this 6th day of January, in the year of our Lord Two Thousand Seventeen.

Signed, sealed and delivered in the presence of

Mae A. Johnson Young
Catherine L. Brooks

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

By: Christy A. Hall (L.S.)
Christy A. Hall, Secretary of Transportation

By: Brian W. Keys (L.S.)
Brian W. Keys, Deputy Secretary for Finance and Administration

THE STATE OF SOUTH CAROLINA

)

) ACKNOWLEDGEMENT

COUNTY OF RICHLAND

)

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 6th day of January, 2017.

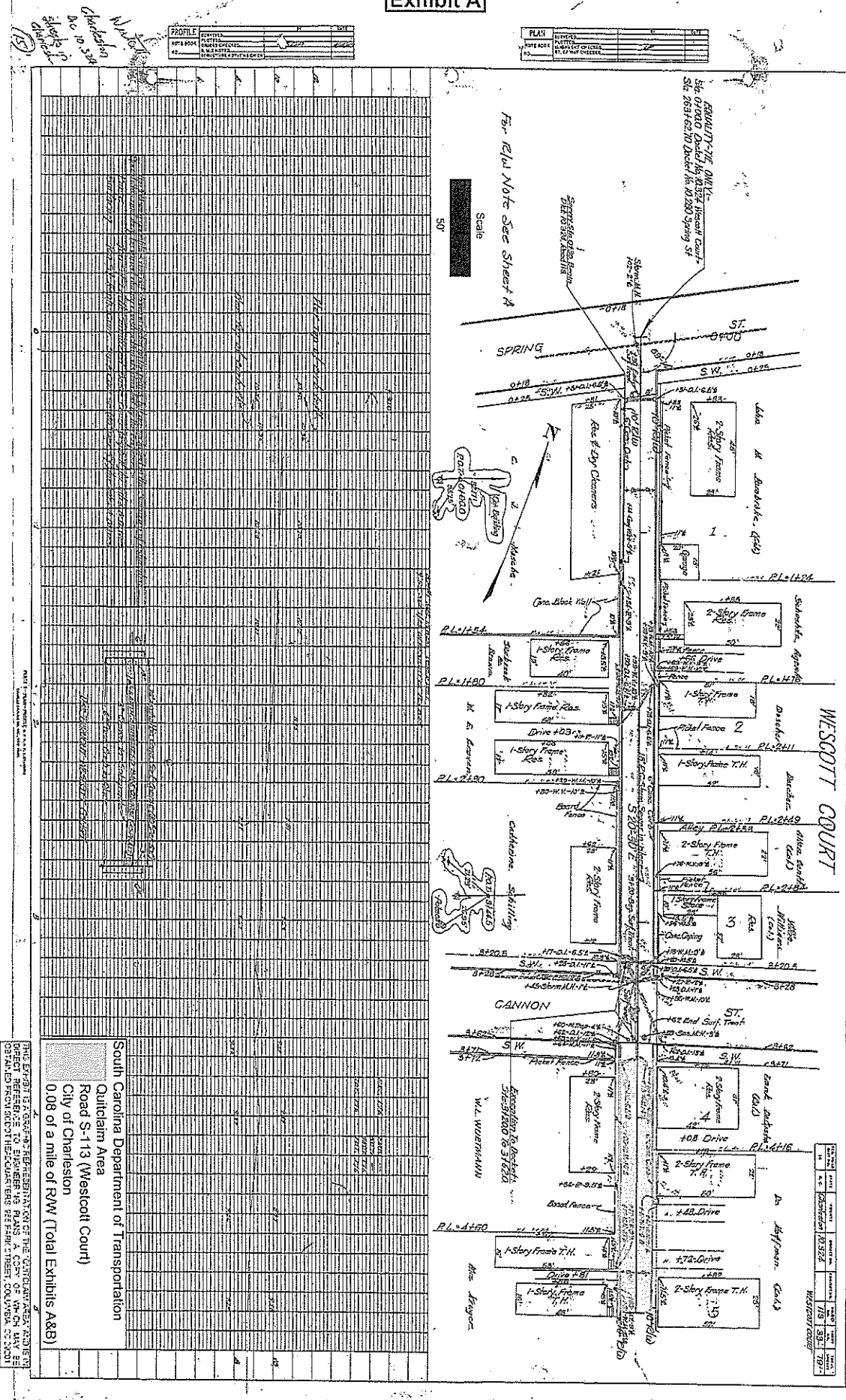
Catherine L. Brooks
Notary Signature

Catherine L. 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



South Carolina Department of Transportation
Quiltlain Area
Road S-113 (Wescott Court)
City of Charleston
0.08 of a mile of RW (Total Exhibits A&B)

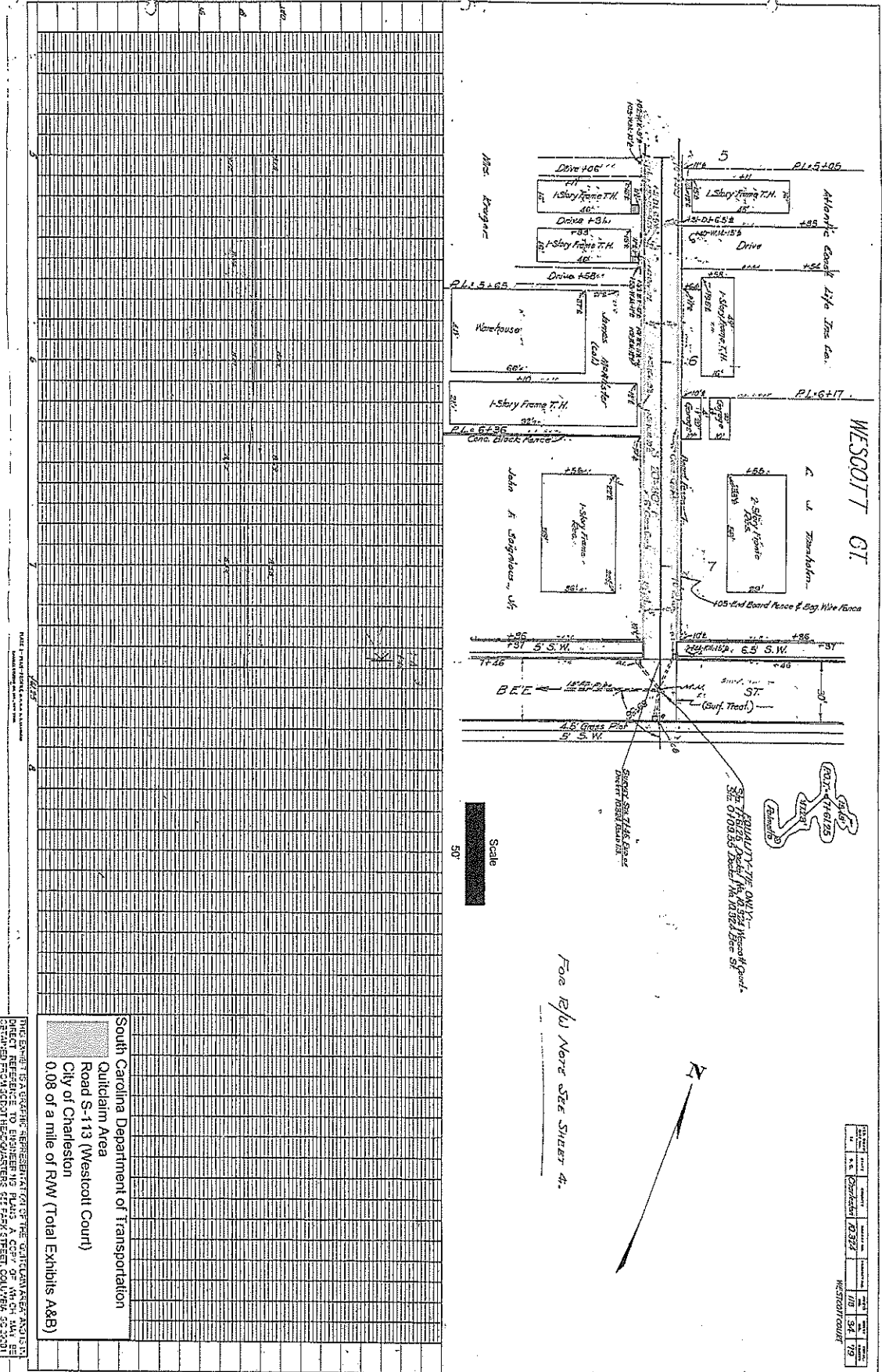
THIS EXHIBIT IS A SECOND REPRESENTATION OF THE QUILTLAIN AREA. ANY
SUBSEQUENT CHANGES TO THE EXHIBITING PLANS A COPY OF WHICH MAY BE
OBTAINED FROM THE ENGINEER'S OFFICE SHALL BE A CONDITION OF ANY
CONTRACT.

Exhibit B

PROFILE	DATE	BY

PLAN	DATE	BY

Handwritten notes:
 10' 10' 10'
 10' 10' 10'
 10' 10' 10'



THIS SHEET IS A GRAPHIC REPRESENTATION OF THE QUITCLAIM AREA AND IS NOT MEANT TO BE USED AS A LEGAL DOCUMENT. THE PLAN SHEET CO. (INCORPORATED) IS THE ENGINEER OF RECORD FOR THIS SHEET. ONLY THE ORIGINAL SHEET CO. (INCORPORATED) CAN BE USED FOR ANY LEGAL PURPOSES.

South Carolina Department of Transportation
 Quitclaim Area
 Road S-113 (Westcott Court)
 City of Charleston
 0.08 of a mile of RW (Total Exhibits A&B)

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/24/16			

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 the South Carolina Department of Transportation
to City of Charleston on January 6, 2017.

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) 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 _____.

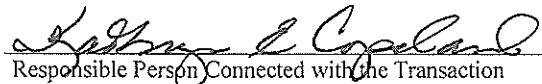
6. The deed recording fee is computed as follows:

- (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:
the Property Management Manager for the South Carolina Department of Transportation.

9. 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

Kathryn E. Copeland
Print or Type Name Here

Sworn this 6th day of Jan, 2017
Laura B. Alexander
Notary Public for South Carolina
Laura B. Alexander
Print or Type Name Here
My Commission Expires: 7-27, 2019

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. 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 constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided 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 such stock or interest held by the grantor. However, 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. A "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; and,
- (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 mortgagee or deed pursuant to foreclosure proceedings.
- (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.

K2(a)(i) b.)

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

QUITCLAIM DEED

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 Charleston ("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 Road S-554 (Doughty Street) in the City of Charleston in Charleston County, State of South Carolina, containing approximately 0.12 of a mile of road right of way and all improvements thereon, and being shown on Exhibit A, attached hereto and made a part hereof, and being shown on the South Carolina Department of Transportation Plans for Road S-554, File 10.408, Sheet 9, and being further described as follows:

Approximately 0.12 of a mile of road right of way and all improvements thereon, having a total width of approximately 50 feet of right of way, being approximately 25 feet on each side of the survey centerline of Road S-554 (Doughty Street) extending from the present right of way line of Road S-670 (President Street) in a Southwesterly direction for a distance of approximately 0.12 of a mile to the present right of way line of Road S-550 (Courtenay Drive), as shown on Exhibit A.

Road S-554 (Doughty Street) was removed from the SC State Highway System by approval of the Highway Commission on September 15, 2016.

This being the right of way acquired by the South Carolina Department of Transportation by Letter of Dedication from the City of Charleston dated March 9, 1954, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina under Road S-554, File 10.408.

Grantee's Address: Post Office Box 652
Charleston, SC 29402

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 unto the City of Charleston, its successors and assigns, forever.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS the hand and seal of the South Carolina Department of Transportation this 6th day of January, in the year of our Lord Two Thousand Seventeen.

Signed, sealed and delivered in the presence of

Mae G. Johnson-Young
Catherine L. Brooks

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

By: Christy A. Hall (L.S.)
Christy A. Hall, Secretary of Transportation

By: Brian W. Keys (L.S.)
Brian W. Keys, 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 6th day of January, 2017.

Catherine L. Brooks
Notary Signature

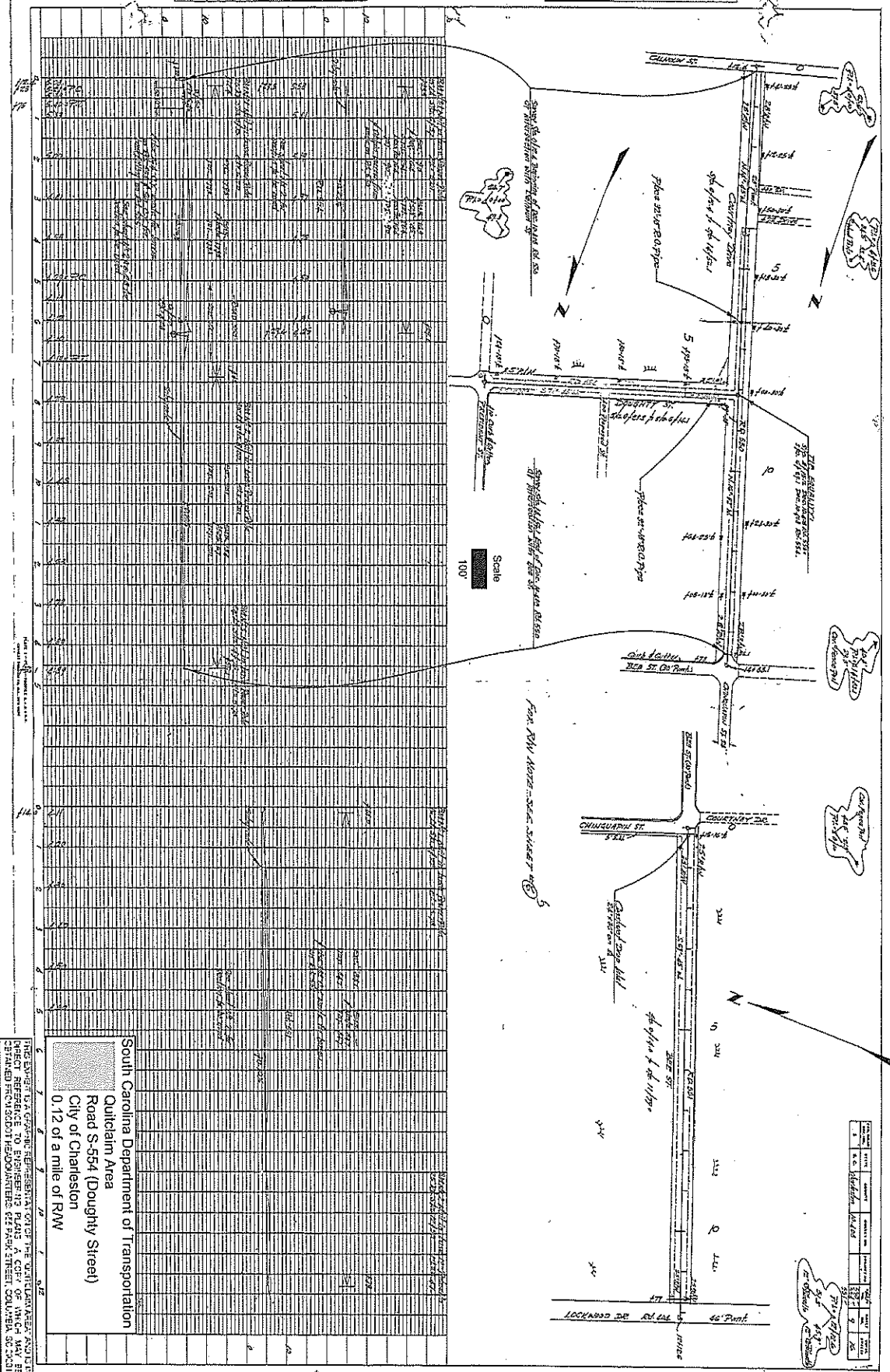
Catherine L. Brooks
Printed Name of Notary

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

Exhibit A

PLAN	DATE	BY	CHKD
NO. 100	11/11/03	J. G. ...	J. G. ...
NO. 100	11/11/03	J. G. ...	J. G. ...
NO. 100	11/11/03	J. G. ...	J. G. ...

PROFILE	DATE	BY	CHKD
NO. 100	11/11/03	J. G. ...	J. G. ...
NO. 100	11/11/03	J. G. ...	J. G. ...
NO. 100	11/11/03	J. G. ...	J. G. ...



South Carolina Department of Transportation
 Quitclaim Area
 Road S-554 (Doughty Street)
 City of Charleston
 0.12 of a mile of RW

THE EXISTING GRADE REPRESENTED ON THE ORIGINAL PLAN SHEETS IS SUBJECT TO CHANGE. THIS PLAN IS A COPY OF WHICH MAY BE OBTAINED FROM SCDOT HEADQUARTERS 625 PARK STREET, COLUMBIA, SC 29201

NO.	DATE	BY	CHKD
100	11/11/03	J. G. ...	J. G. ...
100	11/11/03	J. G. ...	J. G. ...
100	11/11/03	J. G. ...	J. G. ...

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 the South Carolina Department of Transportation
to City of Charleston on January 6, 2017.

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) 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: the Property Management Manager for the South Carolina Department of Transportation.

9. 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.

Kathryn E. Copeland
Responsible Person Connected with the Transaction

Kathryn E. Copeland
Print or Type Name Here

Sworn this 6th day of Jan, 2017
Laura B. Alexander
Notary Public for South Carolina
Laura B. Alexander
Print or Type Name Here
My Commission Expires: 7-27, 2019

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. 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 constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided 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 such stock or interest held by the grantor. However, 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. A "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; and,
- (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 mortgagee or deed pursuant to foreclosure proceedings.
- (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.

K2(a)(i) C.)

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

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 Charleston ("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 Road S-661 (Ehrhardt Street a/k/a Ehrhardt Drive f/k/a Moore Drive) in the City of Charleston in Charleston County, State of South Carolina, containing approximately 0.12 of a mile of road right of way and all improvements thereon, and being shown on Exhibit A, attached hereto and made a part hereof, and being shown on the South Carolina Department of Transportation Plans for Road S-661, File 10.428, Sheet 15, and being further described as follows:

Approximately 0.12 of a mile of road right of way and all improvements thereon, having a total width of approximately 50 feet of right of way, being approximately 25 feet on each side of the survey centerline of Road S-661 (Ehrhardt Street a/k/a Ehrhardt Drive f/k/a Moore Drive) extending from the present right of way line of Bee Street in a Southeasterly direction for a distance of approximately 0.12 of a mile to Road S-554 (Doughty Street), as shown on Exhibit A.

Road S-661 (Ehrhardt Street a/k/a Ehrhardt Drive f/k/a Moore Drive) was removed from the SC State Highway System by approval of the Highway Commission on September 15, 2016.

This being the right of way acquired by the South Carolina Department of Transportation by Letter of Dedication from the City of Charleston dated April 26, 1955, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina under Road S-661, File 10.428.

Grantee's Address: Post Office Box 652
Charleston, SC 29402

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 unto the City of Charleston, its successors and assigns, forever.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS the hand and seal of the South Carolina Department of Transportation
this 6th day of January, in the year of our Lord Two Thousand Seventeen.

Signed, sealed and delivered
in the presence of

Impeach Johnson Young
Catherine L. Brooks

SOUTH CAROLINA DEPARTMENT OF
TRANSPORTATION

By: Christy A. Hall (L.S.)
Christy A. Hall, Secretary of Transportation

By: Brian W. Keys (L.S.)
Brian W. Keys, Deputy Secretary for Finance and
Administration

THE STATE OF SOUTH CAROLINA

)

) ACKNOWLEDGEMENT

COUNTY OF RICHLAND

)

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 6th day of January, 2017.

Catherine L. Brooks
Notary Signature

Catherine L. Brooks
Printed Name of Notary

NOTARY PUBLIC FOR THE STATE OF
SOUTH CAROLINA

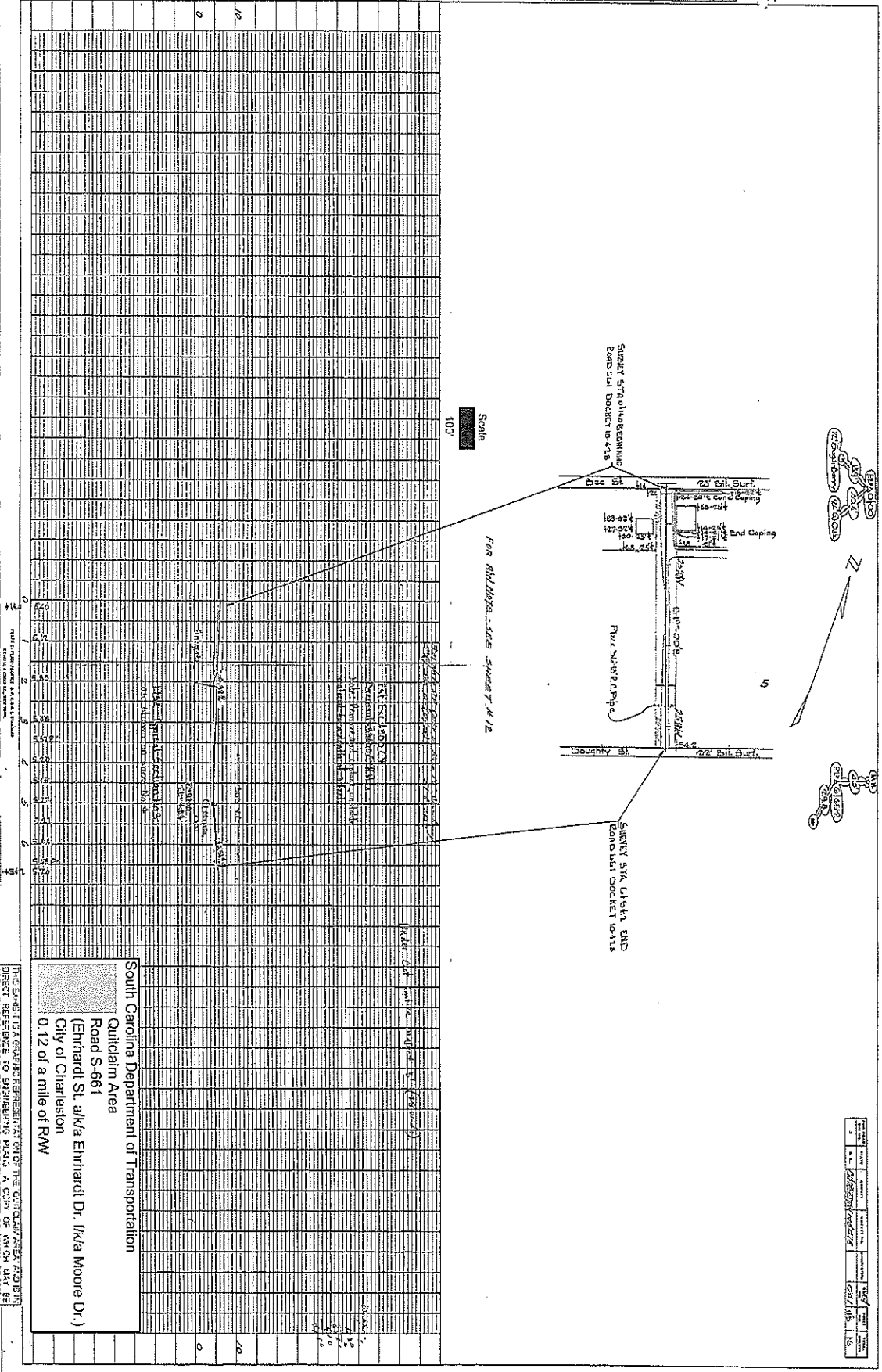
My Commission Expires: 2/8/26
(Affix Seal if outside SC)

Exhibit A

PLAN	DATE	BY	CHKD
REVISED			
DATE			
BY			
CHKD			

PROFILE	DATE	BY	CHKD
REVISED			
DATE			
BY			
CHKD			

Photo taken on 10/11/01



South Carolina Department of Transportation
 Quitclaim Area
 Road S-661
 (Ehhardt, St. aka Ehhardt Dr. f/aka Moore Dr.)
 City of Charleston
 0.12 of a mile of RAW

THE ENGINEERING REPRESENTATIVE'S CERTIFICATE HAS BEEN
 DIRECT REFERENCE TO ENGINEERING PLAN A COPY OF WHICH MAY BE
 OBTAINED FROM THE ENGINEER'S OFFICE, 1100 MARKET STREET, COLUMBIA, SC 29201

NO.	DATE	REVISION	BY	CHKD
1	10/11/01	REVISED		

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 the South Carolina Department of Transportation
to City of Charleston on January 6, 2017.

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) 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 _____.

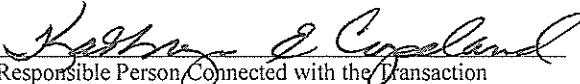
6. The deed recording fee is computed as follows:

- (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:
the Property Management Manager for the South Carolina Department of Transportation.

9. 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

Kathryn E. Copeland
Print or Type Name Here

Sworn this 6th day of Jan 2017
Laura B Alexander
Notary Public for South Carolina
Laura B Alexander
Print or Type Name Here
My Commission Expires: 7 27, 2019

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. 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 constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided 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 such stock or interest held by the grantor. However, 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. A "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; and,
- (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 mortgagee or deed pursuant to foreclosure proceedings.
- (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.

K3(a)



Ratification
Number _____

AN ORDINANCE

TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 31, SECTION 31-77(a) and 31-77(b) TO CLARIFY AND TO EXPAND THE OPTIONS FOR REQUIRED DOCUMENTATION NECESSARY TO RECEIVE A CHAUFFER'S LICENSE TO OPERATE A TAXI CAB OR LIMOUSINE IN THE CITY OF CHARLESTON.

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

Section 1. Chapter 31, Section 77(1)(a) and 77(1)(b), of the Code of the City of Charleston is hereby amended by deleting the following struck through phrases and adding thereto the following underlined phrases, which shall read as follows:

"Sec. 31-77. - Data required of applicant.

(1) Each applicant for chauffer's license issued by the City of Charleston shall make his or her application on forms to be provided by the police department. Such application shall be completed by the applicant with all requested information and shall be signed and sworn to by the applicant. Any false statement made by an applicant in applying for a chauffer's license shall invalidate the license issued to such applicant. The applicant must submit along with his chauffer's license application the following documents and information:

a. Signed ~~medical~~ statement from the applicant certifying that they do not have a documented or known physical or mental disability that would prevent them from safely operating a vehicle and performing the normal duties of a driver;

~~b. A certified copy of their criminal background check through SLED~~ Documented results of a nationwide criminal records check conducted by the South Carolina State Law Enforcement Division, Federal Bureau of Investigation, or other entity as approved by the City;

c. A certified copy of their ten-year driving record through SCDMV;

d. Copy of current South Carolina Driver's License;

e. fingerprints taken and photograph by the city police department, for identification purposes;

f. The name of their employer; and

g. The permit fee.

Section 2. This Ordinance shall become effective upon ratification.

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

By:

John Tecklenburg
Mayor, City of Charleston

ATTEST:

Vanessa Turner Maybank
Clerk of Council

April _____, 2020

Sunshine S. Trakas, P.E.
Construction Project Manager
Charleston County Public Works
4045 Bridge View Drive, Suite C204
North Charleston, SC 29405

Charleston County is preparing to embark on a \$48,000,000.00 capacity project on US 17 from Magnolia Road to Interstate 526. This roadway improvement project provides a wonderful opportunity for significant pedestrian safety, traffic, and quality of life improvements for West Ashley residents and visitors. Before this project can progress further, Charleston County is requesting this Letter of Intent (“LOI”) and support from the City of Charleston and those residents whose property will be affected by these improvements.

This LOI is drafted and signed by the City of Charleston and those affected property owners as a show of support for the realignment of the Avondale Avenue and Magnolia Road intersection as it relates to the *Savannah Highway Capacity and Intersection Improvement* project. A detailed description of the improvements supported by this LOI is shown on Figures 1 through 3 attached hereto and incorporated herein. The City is committed to working with the various property owners identified in Figure 1 who border the intersection and Charleston County Transportation to achieve the fulfillment of this specific realignment project as shown on Figures 1 through 3.

In addition to signing this LOI of intent, the City of Charleston agrees to coordinate meetings between all interested stakeholders for the duration of the Avondale Avenue and Magnolia Road intersection right-of-way realignment project portion of the *Savannah Highway Capacity and Intersection Improvement* project.

Each party hereto willingly agrees to openly participate in dialogues regarding the project and any post project dialogues regarding allocation of right-of-way after realignment and abandonment. further agreed that any dialogues that may be had will be done in good faith. We recognize that by signing below, there are no further obligations other than those specifically mentioned herein.

We believe that by supporting this project, we are taking action to facilitate safer connections and improved movement of people in this area. We also believe that there are tremendous benefits to safety and property values associated with this realignment project. The City and County are willing to continue the dialogue between each other, South Carolina Department of Transportation, and the private property owners signing below.

[SIGNATURE PAGE TO FOLLOW]

Sincerely,

City of Charleston:

John J. Tecklenburg, Mayor

Pinnacle Financial:

Printed Name: _____ for

Avondale Holding Company:

Printed Name: _____ for
Avondale Holding Company

List of Figures:

Figure 1: Existing Conditions

- Existing right-of-way shown in grey (X) to be obtained by SCDOT and controlled by City of Charleston. This is the portion of right-of-way, measuring approximately 0.301 acres, to be abandoned and split evenly among two adjacent property owners (A and B), as shown in Figure 2.
- Avondale Holding Company, LLC (B) is likely to acquire TMS 4181400081 from Bishop of Charleston, A Corporation (C), the details and timing of which is currently unknown. The parcels are treated separately for the purposes of this document.

Figure 2: Interim Condition

- The interim condition is likely to be instantaneous.
- Approximately 0.135 acres of the abandoned right-of-way would be allocated to Pinnacle Financial (A), while the remaining 0.166 acres would be allocated to Avondale Holding Company, LLC (B).
- The portion of right-of-way labeled C would be retained by the City of Charleston for use of new roadway alignment.
-

Figure 3: Proposed Condition

- Significant portions of B and C are abandoned and demolished for a new right-of way (C).
- Parcel D represents the portion of former parcel B that is combined with aforementioned 0.166 acres of abandoned right-of way (X).
- Abandoned right-of-way for realignment is taken from two parcels:

- 0.258 acres from Parcel B, currently owned by Avondale Holding Company, LLC
 - 0.057 acres from Parcel C, currently owned by Bishop of Charleston, A Corporation
- Parcels A and B are to be combined as a single parcel for mixed-use development as described in Design Division Report 08: Avondale, published in the fall of 2018 by the Design Division of the Department of Planning, Preservation and Sustainability of the City of Charleston.

Figure 1: Existing Conditions



EXISTING CONDITIONS

- A** Southcoast Community Bank
TMS# : 4181400042
Legal Acres: 0.66
GIS Acres: 0.612
- B** Avondale Holding Company LLC
TMS# : 4181400056
Legal Acres: 0.58
GIS Acres: 0.497
- C** Bishop of Charleston, A Corporation
TMS# : 4181400081
Legal Acres: 0.22
GIS Acres: 0.148
- X** Existing Road ROW
TMS# : N/A
Legal Acres: N/A
GIS Acres: 0.301

Savannah Highway / Hwy 17

Nicholson Street



Figure 2: Interim Conditions



INTERIM CONDITIONS

A

Southcoast Community Bank
 TMS# : 4181400042
 Legal Acres: TBD
 GIS Acres: 0.747

B

Avondale Holding Company LLC
 TMS# : 4181400056
 Legal Acres: TBD
 GIS Acres: 0.798

C

Bishop of Charleston, A Corporation
 TMS# : 4181400081
 Legal Acres: 0.22
 GIS Acres: 0.148

Y

ROW at Intersection
Retained for New Alignment

Savannah Highway / Hwy 17

Nicholson Street



North

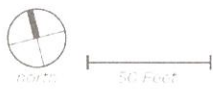
50 Feet

Figure 3: Proposed Conditions



PROPOSED CONDITIONS

- A** Southcoast Community Bank
TMS# : 4181400042
Legal Acres: TBD
GIS Acres: 0.747
- B** Avondale Holding Company LLC
TMS# : 4181400056
Legal Acres: TBD
GIS Acres: 0.329
- C** Bishop of Charleston, A Corporation
TMS# : 4181400081
Legal Acres: TBD
GIS Acres: 0.091
- D** Avondale Holding Company LLC
TMS# : TBD
Legal Acres: TBD
GIS Acres: 0.21
- Z** New ROW
TMS# : N/A
Legal Acres: TBD
GIS Acres: 0.258 0.057 (0.315 total)



Savannah Highway / Hwy 17

Nicholson Street

K3(c)

11. APPENDICES

APPENDIX 1 – MAINTENANCE PARTNERSHIP AGREEMENT

2/17/00

THIS AGREEMENT is entered this 26th day of March, 2020, by and between The City of Charleston (hereinafter "Non-SCDOT Entity") and the South Carolina Department of Transportation (hereinafter "SCDOT").

WHEREAS, in accordance with Sections 57-3-110 (1) and (10), 57-3-650, 57-23-10, 57-23-800(E), 57-25-140, and the SCDOT's Policy of Vegetation Preservation on SC Highways, SCDOT is authorized to allow landscaping and beautification efforts on SCDOT right of ways;

WHEREAS, Non-SCDOT Entity has previously obtained a SCDOT Encroachment Permit for the one-time right to access SCDOT's right of way for landscaping, beautification and/or enhancement. Said encroachment permit is described as follows:

Permit Number: 233361

Date Issued: April 2, 2020

Location Intersection of Lockwood Blvd. and Beaufain Street;

WHEREAS, SCDOT and Non-SCDOT Entity are desirous of entering into this Agreement to grant a continuous license to the Non-SCDOT Entity to enter the SCDOT's right of way to conduct routine maintenance of landscaping, beautification and/or enhancements permitted by the aforesaid encroachment permit;

NOW THEREFORE, in consideration of mutual promises, SCDOT and Non-SCDOT Entity agree to the following:

1) SCDOT grants Non-SCDOT Entity a license to enter onto the SCDOT right of way at the area defined by the encroachment permit. The purpose of the license to enter is limited to routine maintenance of the encroachment permit area. Such entry will be limited to the scope of the work identified in the encroachment permit. No additional encroachment beyond that contemplated by the original encroachment permit is allowed. If additional maintenance, enhancement and/or beautification efforts, different from the original scope of work identified in the encroachment permit, is requested, Non-SCDOT Entity will be required to submit a new encroachment permit identifying the new scope of work. Entry onto SCDOT right of way pursuant to this agreement may be without notice to the SCDOT.

2) Non-SCDOT Entity agrees to post all necessary traffic control devices and take all necessary precautions in conformance with SCDOT traffic control standards and as required by the SCDOT, along the SCDOT right of way prior to and during the performance of any routine maintenance, enhancement and/or beautification efforts.

3) Non-SCDOT Entity agrees that no work shall be accomplished from the mainline side of the highway. Ingress and egress from the work area shall be made from private property as identified on the encroachment permit.

4) Non-SCDOT Entity agrees to indemnify and hold harmless the SCDOT from any and all claims, damages and liability arising or resulting from the Non-SCDOT Entity's presence on and use of the SCDOT right of ways for routine maintenance, enhancement and/or beautification. If Non-SCDOT Entity is a local government, it agrees to be responsible for all claims or damages arising from the work performed within the limits of the SC Tort Claims Act. In addition, Local government shall insert a hold harmless and indemnification clause in its contract with all contractors and subcontractors which requires the contractor and subcontractor to indemnify and hold harmless the local government and the State of South Carolina, specifically the SCDOT, from any liability, claims or damages which may arise from the performance of the work on SCDOT right of way. Further, municipalities agree that they are subject to S. C. Code Section 57-5-140, which provides that SCDOT shall not be liable for damages to property or injuries to persons, as otherwise provided for in the Torts Claims Act, as a consequence of the negligence by a municipality in performing such work within the State highway right of way.

MAINTENANCE PARTNERSHIP AGREEMENT, PAGE 2

5) This Agreement shall not be modified, amended or altered except upon written consent of the parties. Neither party shall assign, sublet, or transfer its interest in this Agreement without the written consent of the other.

6) This Agreement may be terminated upon thirty days' written notice to the other party; however, in cases where the Non-SCDOT Entity is not performing in accordance with this Agreement, SCDOT shall give written notice to Non-SCDOT Entity of the failure in performance and, if the Non-SCDOT Entity does not correct or cure the performance within three days of receipt of the notice, SCDOT shall have the option to terminate this license immediately, and shall, thereafter, give written notice of such termination to the Non-SCDOT Entity.

IN WITNESS WHEREOF, the above parties have hereunto set their hands and seals.

SOUTH CAROLINA DEPARTMENT OF
TRANSPORTATION

By: [Signature]

Its: ARME

Recommended by: SCDOT

Non-SCDOT Entity

By: [Signature]

Its: Deputy Director of Parks