



JOHN J. TECKLENBURG  
MAYOR

*City of Charleston*  
*South Carolina*  
*Clerk of Council Department*

VANESSA TURNER MAYBANK  
CLERK OF COUNCIL

**NOTICE OF MEETING**

A meeting of the Committee on Real Estate will be held beginning at 3:30 p.m., December 6, 2016, at City Hall, 80 Broad Street. The agenda will be as follows:

**AGENDA**

Invocation – Councilmember Waring

Approval of Minutes: November 22, 2016

- a. Request authorization from the Mayor to execute the attached Lease Agreement between the City of Charleston and the International African American Museum (IAAM) and the Pinckney Foundation (PF) for the property and building located at 113 Calhoun Street. (TMS: 458-01-01-086) [Ordinance]
- b. Consider the following annexations:
  - i. 204 Tall Oak Avenue (TMS# 418-13-00-066) 0.22 acre, West Ashley (District 9). The property is owned by Trevor Owen Spencer.
  - ii. 1501 Morgan Campbell Court (TMS# 351-12-00-116) 0.088 acre, West Ashley (District 9). The property is owned by Ayush Gupta.
  - iii. 1503 Morgan Campbell Court (TMS# 351-12-00-219) 0.08 acre, West Ashley (District 9). The property is owned by Alex Murphy and Katherine Beul.
  - iv. 1505 Morgan Campbell Court (TMS# 351-12-00-220) 0.09 acre, West Ashley (District 9). The property is owned by Amelia Phillips Hale and Daniel Hale.
  - v. 1507 Morgan Campbell Court (TMS# 351-12-00-221) 0.10 acre, West Ashley (District 9). The property is owned by William G. Wynn, Jr.

- vi. 1509 Morgan Campbell Court (TMS# 351-12-00-218) 0.25 acre, West Ashley (District 9). The property is owned by Matthew and Brittany Cauller.
  - vii. 1510 Morgan Campbell Court (TMS# 351-12-00-216) 0.14 acre, West Ashley (District 9). The property is owned by Rachel Kelly Bishop.
  - viii. 1512 Morgan Campbell Court (TMS# 351-12-00-215) 0.14 acre, West Ashley (District 9). The property is owned by James F. Price.
  - ix. 1513 Morgan Campbell Court (TMS# 351-12-00-217) 0.25 acre, West Ashley (District 9). The property is owned by Rob and Sophie Fulmer.
  - x. 1514 Morgan Campbell Court (TMS# 351-12-00-214), 0.12 acre, West Ashley (District 9). The property is owned by Lauren and David McCullough.
  - xi. Property located on Ashley Hall Road (TMS# 351-12-00-213) 0.16 acre, West Ashley (District 9). The property is owned by Glenda M. Hauge.
- c. An ordinance to adjust the boundary line between the City of Charleston and the Town of James Island as it pertains to property located on Camp Road and designated as lot 027b on a plat by Cornerstone Surveying & Engineering, Inc. entitled "A final subdivision plat of Charleston County T.M.S. Parcel No. 428-03-00-027 a 1.69 acre tract of land in 'Cocked Hat' Subdivision" and an area abutting a portion of the northern boundary of said tract shown as a portion of a 10' County of Charleston Drainage Easement on said plat.

(a)

**REAL ESTATE COMMITTEE**  
**GENERAL FORM**

TO: Real Estate Committee DATE: 12/06/16

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 113 Calhoun Street

TMS: 4580101086

PROPERTY OWNER: City of Charleston

**Request authorization from the Mayor to execute the attached lease agreement between the City of Charleston and the International African American Museum (IAAM) and the Pinckney Foundation**

**ACTION REQUEST: (PF) for the property and building located at 113 Calhoun Street.**

**ORDINANCE:** Is an ordinance required? Yes  No

**COORDINATION:** The request has been coordinated with:  
*All supporting documentation must be included*

	<u>Signature</u>	<u>Attachments</u>
Department Head	_____	<input type="checkbox"/>
Legal Department	<i>Frances J. Cartwell</i>	<input type="checkbox"/>
Chief Financial Officer	<i>Amy Wharton</i>	<input type="checkbox"/>
Director Real Estate Management	<i>Colleen Carducci</i>	<input checked="" type="checkbox"/>
_____	_____	<input type="checkbox"/>

**FUNDING:** Was funding needed? Yes  No

If yes, was funding previously approved?\* Yes  No

\*If approved, provide the following: Dept/Div. \_\_\_\_\_ Acct: \_\_\_\_\_

Balance in Account \_\_\_\_\_ Amount needed for this item \_\_\_\_\_

**NEED:** Identify any critical time constraint(s).

\*Commercial Property and Community & Housing Development have an additional form.

**COMMERCIAL REAL ESTATE FORM**

TO: Real Estate Committee                      DATE: 12/06/16

FROM: Colleen Carducci                      DEPT: BFRC

ADDRESS: 113 Calhoun Street

TMS: 4580101086

PROPERTY OWNER: City of Charleston

**Request authorization from the Mayor to execute the attached lease agreement between the City of Charleston and the International African American Museum (IAAM) and the Pinckney Foundation (PF) for the property and building located at 113 Calhoun Street.**

ACTION REQUEST: \_\_\_\_\_

**ORDINANCE:** Is an ordinance required? Yes  No

**ACTION: What action is being taken on the Property mentioned?**

**ACQUISITION**                      Seller (Property Owner) \_\_\_\_\_ Purchaser \_\_\_\_\_

**DONATION/TRANSFER**  
Donated By: \_\_\_\_\_

**FORECLOSURE**  
Terms: \_\_\_\_\_

**PURCHASE**  
Terms: \_\_\_\_\_

**CONDEMNATION**  
Terms: \_\_\_\_\_

**OTHER**  
Terms: \_\_\_\_\_  
\_\_\_\_\_

**SALE**                      Seller (Property Owner) \_\_\_\_\_ Purchaser \_\_\_\_\_

**NON-PROFIT ORG, please name** \_\_\_\_\_  
Terms: \_\_\_\_\_

**OTHER**  
Terms: \_\_\_\_\_  
\_\_\_\_\_

**EASEMENT**                      Grantor (Property Owner) \_\_\_\_\_ Grantee \_\_\_\_\_

**COMMERCIAL REAL ESTATE FORM**

PERMANENT  
Terms: \_\_\_\_\_

TEMPORARY  
Terms: \_\_\_\_\_

LEASE      Lessor: City of Charleston      Lessee: IAAM and PF

INITIAL

The City leases to the IAAM and the PF the property and building located at 113 Calhoun Street for an initial one year period beginning 12/26/16 with three additional renewal terms of one year each. Each Lessee shall pay an annual base rental of \$100.00. The Lessees will be responsible for all operating expenses including but not limited to taxes, insurance, janitorial, all utilities and all maintenance and repairs, etc.

Terms: \_\_\_\_\_

RENEWAL

Terms: \_\_\_\_\_

AMENDMENT

Terms: \_\_\_\_\_

Improvement of Property

Owner: \_\_\_\_\_

Terms: \_\_\_\_\_

**BACKGROUND CHECK:** If Property Action Request is for the sale or lease of city property, has a background check been completed?

Yes  No  N/A

Results: \_\_\_\_\_

Signature: *Colleen Carducci*  
Director Real Estate Management

**ADDITIONAL:** Please identify any pertinent detail (Clauses, Agreement Terms, Repeals, etc.) regarding City Property.

**NEED:** Identify any critical time constraint(s).



Ratification  
Number \_\_\_\_\_

## A N O R D I N A N C E

AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A LEASE BETWEEN THE CITY, AS LANDLORD, AND THE INTERNATIONAL AFRICAN AMERICAN MUSEUM AND THE PINCKNEY FOUNDATION, AS TENANTS, PERTAINING TO PROPERTY OWNED BY THE CITY LOCATED AT 113 CALHOUN STREET.

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

Section 1. The Mayor is hereby authorized to execute on behalf of the City a lease between the City, as Landlord, and the International African American Museum and the Pinckney Foundation, as tenants, pertaining to the City-owned property located at 113 Calhoun Street, the terms and conditions of said lease and the respective rights and responsibilities of each tenant thereunder being set forth in the lease attached to this Ordinance as Exhibit A and made a part hereof.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord 2016, in the \_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg,  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

**COMMERCIAL LEASE**

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Tenants: 1. International African American Museum (IAAM) 2. Pinckney Foundation (PF)	Term: ____ ( ) Years and ____ ( ) Days
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Date Signed:	Initial Base Rental Per Tenant: \$100.00 per year
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Effective Date: _____	Renewal Date: _____
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**STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON**

**THIS AGREEMENT** entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between the IAAM and the PF, hereinafter referred to individually as Tenant and collectively as Tenants, and City of Charleston, South Carolina, hereinafter referred to as Landlord.

**WITNESSETH:**

1. **PREMISES:** That, Landlord, in consideration of rents, covenants, and conditions mentioned herein, to be paid, kept, performed, and observed by Tenants, does hereby demise, lease and let unto Tenants, and Tenants do hereby hire and take from Landlord, the following:

**That certain piece, parcel or tract of land, with the improvements thereon, located at 113 Calhoun Street, in the City and County of Charleston, State of South Carolina (the "Premises"), to be allocated among the Tenants as follows:**

**The Grounds: Common area shared by Tenants.**

**First Floor: The PF is leased one office.**

**The remainder of the First Floor is shared common area to be used by the Tenants, and includes a kitchen, bathroom, hallway, elevator and conference/reception area.**

**Second Floor: IAAM**

**Third Floor: IAAM**

2. **TERM:** To have and to hold said Premises for the initial term of **One (1) Year and \_\_\_\_\_ Days**, beginning **December \_\_\_\_, 2016** and ending **December 31, 2017**. Landlord agrees that either Tenant may renew the Lease for three (3) additional renewal terms of one (1) year each ("Option Periods") with all terms and conditions of the Lease remaining the same; provided however, no Option Period shall be granted if the applicable Tenant is in default of any of the terms and conditions of this Lease applicable at the time of the commencement of the Option Period. Tenant shall give Landlord a minimum of 90 days written notice of its intention to renew prior to the expiration of the lease term or any Option Period, as applicable. Notwithstanding the foregoing, Landlord shall have the unconditional right to terminate this Lease at any time during an Option Period upon Landlord giving a 120-day advance written notice to the Tenant of the termination.

3. **RENT:** Tenants shall pay to the Landlord a Monthly Base Rental and Additional Rent as follows:

A. **MONTHLY BASE RENTAL.** Each Tenant shall pay an Annual Base Rental of \$100.00 to Landlord for each

calendar year during the term of this Lease or any Option Period, in advance.

**B. ADDITIONAL RENT.**

1. Any charges due to the Landlord by Tenant, including but not limited to damage to the Premises, normal wear and tear excepted, legal fees incurred by Landlord as a result of Tenant breaching any term or condition of this Lease, and past due charges incurred by Landlord as a result of Tenant's failure to pay its pro rata share of costs of Operating Expenses as defined below, or additional insurance costs if incurred by Landlord as set forth in Paragraph 9 below, shall be deemed Additional Rent, due from Tenant (in addition to all other rent payable) within thirty (30) days of Landlord's written notice to Tenant that such sum certain is due.
2. **Operating Expenses.** Operating Expenses include any and all costs or expenses incurred to occupy and use the Premises, including but not limited to taxes, fees, insurance, janitorial services, utilities, telephone and data service, landscaping, and all building repairs and maintenance. Each Tenant shall be responsible for its pro rata share of Operating Expenses, as set forth below.

IAAM shall be responsible for all utilities, repairs and maintenance of the Premises (including, but not limited to the building, the landscape and hardscape, the structure, water, sewer, etc.). IAAM shall have all utility (including CWS and SCE&G) accounts set-up in its name and shall make timely payments therefore. The PF shall be responsible to pay its prorated share of Operating Expenses. Unless otherwise agreed by the Tenants and with written notice to Landlord, the PF's prorated share of Operating Expenses shall be 25%. IAAM shall be responsible for invoicing and collecting from PF its applicable share of the Operating Expenses. Late payment of Operating Expenses shall constitute a default of this Agreement.

PF shall pay to the IAAM a proportionate share (25%) of the Operating Expenses within 5 business days of receipt of an invoice. Late payment of PF's invoiced share of Operating Expenses shall constitute a default of this Agreement.

The Landlord shall pay the casualty insurance on the Premises, as well as any taxes or user fees, and bill the IAAM for such expenses. The IAAM shall remit payment of such expenses, in full, to the Landlord within 5 business days of its receipt of an invoice. IAAM shall be responsible for collecting from the PF its prorated share of these expenses in accordance with the provisions of this paragraph. Late payment by either Tenant to pay expenses shall constitute a default of this Agreement.

4. **JANITORIAL.** Tenants shall be responsible for keeping the Premises and all common areas of the Premises clean and in good condition and repair.
5. **USE OF PREMISES.** The Premises shall be used as business offices only. Pets, animals, or birds may not be kept on the Premises without the Landlord's permission. The Premises may not be used for sleeping quarters or apartments, for games of chance, or any form of gambling, immoral conduct, or any other illegal activity.
6. **EXAMINATION OF PREMISES.** Tenants acknowledge having examined the Premises and being familiar with its present condition. Tenant accepts the Premises in its present condition "where-is and as-is." Landlord shall ensure that the Premises are clean and in move-in condition prior to the lease commencement.

7. **DELAY OF POSSESSION.** None.
8. **PARKING.** On-site parking shall be shared between the Tenants in the same proportion as the Operating Expenses.
9. **LIABILITY INSURANCE.** Tenants shall not carry any stock of goods or do anything in or about the Premises that will in any way restrict or invalidate any insurance coverage of the Premises. Tenant agrees to pay, upon demand, as additional rent any increase in premiums of insurance carried by the Landlord on the Premises resulting from the Tenant's use or occupancy thereof. Tenants shall keep in full force and effect, at each Tenant's expense, insurance for damage to plate glass, its personal property, and any damage to the Premises resulting from Tenant's negligence as set forth in Paragraph 10 below. Each Tenant shall carry commercial liability insurance during the term of this Lease or any extension thereof in a sum no less than \$1,000,000 per occurrence. The Landlord shall be named as an additional insured.
10. **MAINTENANCE AND REPAIRS.** Tenants shall be responsible for all repairs and maintenance required to keep and maintain the Premises in as good or better condition as of the date of the Commencement.
11. **REGULATIONS AND SANITATION.** Tenants shall keep the Premises clean, safe, sanitary, and in compliance with applicable laws, ordinances, and requirements of any legally constituted public authority. Tenant shall employ, at Tenant's cost, a reputable pest extermination company to keep the Premises free of termites, pests and rodents.
12. **ALTERATIONS.** Tenants shall make no alterations, additions, improvements, or rewiring in or to the Premises without the written consent of Landlord. All additions, or improvements to the Premises, including carpeting, tile, other floor covering, wall covering, ceiling tile, or extra heat/air-conditioning, made with or without Landlord's written consent, shall become part of the Premises and the property of Landlord upon installation. Trade fixtures and office furniture shall be installed so as to be readily removable without injury to the Premises, and any injury caused by said removal shall be repaired forthwith at Tenant's expense. Trade fixtures shall be removed from the Premises before the end of this Lease or shall become part of the Premises and the property of Landlord. Tenant shall not install or maintain any equipment, partitions, or furniture the weight or operation of which would injure or be detrimental to the Premises or would unreasonably annoy or disturb other Tenants within the Premises.
13. **ASSIGNMENT OR SUBLEASE.** Tenants shall not assign, transfer, mortgage, pledge, or otherwise encumber or dispose of this Lease, or sublet the Premises, or any part thereof, or permit the Premises to be occupied by other persons. If this Lease is sublet, assigned, or occupied without the Landlord's permission, this Lease may, at the option of the Landlord, be terminated by a seven (7) day written notice.
14. **SIGNS OR AWNINGS.** Tenant shall place no signs, notices, pictures, or advertising matter upon the exterior of the Premises without the written consent of the Landlord.
15. **WAIVER OF RIGHTS.** No failure of Landlord or Tenants to exercise any power given Landlord or Tenants hereunder, or to insist upon the other party's strict compliance with its obligation hereunder, and no custom or practice of the parties at variance with the terms hereof, shall constitute a waiver of Landlord's or Tenants' right to demand exact compliance with the terms of this Lease at a future time. The rights and remedies created by this Lease are cumulative and the use of one remedy shall not be taken to exclude the right to the use of another.
16. **RULES AND REGULATIONS.** Landlord reserves the right at any time to make further reasonable rules and regulations as shall be required for the safety, care, appearance, and cleanliness of the Premises and the preservation of good order therein, and such other rules and regulations shall be binding upon the Tenants with the same force and effect as if they had

been contained herein at the time of execution hereof. In the event Landlord makes further reasonable rules and regulations pursuant to this Paragraph that are not acceptable to the Tenant, Tenant shall have the right to terminate this Lease.

17. **RIGHT OF ENTRY.** Landlord, without being liable for trespass or damages, shall have the right to enter the Premises during reasonable hours, with 24 hour advance notice, and with Tenant present, to examine the Premises to ensure Tenants have been fulfilling their obligations to repair and maintain the Premises as required herein, or to show the Premises for future leasing purposes.
18. **LIENS.** Tenant shall not create any liens for labor or materials against Landlord's interest in the Premises. All persons contracting with the Tenants for the erection, installation, alteration, repair, or demolition of any building or other improvements on the Premises, and all material suppliers, contractors, mechanics, and laborers are hereby charged with notice that they must look to the Tenant to secure the payment of any bill for work done or material furnished during the rental period created by this Lease. In the event that liens are placed on record against the Premises by contractors, mechanics, laborers, material suppliers or others because of actions by Tenants, shall constitute a default of this Lease.
19. **DAMAGE OR DESTRUCTION OF PREMISES.** If the Premises are totally destroyed by fire or other casualty, this Lease shall terminate as of the date of such destruction and rental shall be pro-rated as between Landlord and Tenant as of that date. If the Premises are damaged but not wholly destroyed by fire or other casualty, rental shall abate in such proportion as use of the Premises has been lost to the Tenant. Landlord shall restore the Premises to substantially the same condition as prior to damage as speedily as practicable, whereupon full rental payments shall commence; provided that if the Premises are damaged but not wholly destroyed by fire or other casualty and such damage causes the Premises to be unusable to Tenant at Tenant's sole discretion, Tenant shall have the right to terminate this Lease without recourse by the Landlord and at no cost to the Tenant. Landlord shall not be responsible to Tenant for any loss of use of the Premises during any such restoration.
20. **DAMAGE TO PERSONAL PROPERTY.** All personal property, merchandise, fixtures, and equipment placed or moved into the Premises shall be at the risk of Tenant thereof.
21. **CONDEMNATION.** If the whole of the Premises, or such portion thereof are condemned by any legally constituted authority as shall make the Premises unusable for the purpose herein leased, this Lease shall terminate on the date when possession thereof is taken by the condemning public authorities, and rental shall be pro-rated as between Landlord and Tenant as of that date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover from the condemning public authority any compensation for damage caused by such condemnation. Neither the Tenant nor Landlord shall have any rights in any award made to the other by any condemning authority. In the event only such portion of the Premises is acquired by condemnation as will leave the remaining portion of the Premises, after alteration and repairs, in a condition suitable for use by Tenant, the monthly rental payments from the day of such condemnation/acquisition to the end of the original or any extended term of this Lease shall be reduced in proportion to the resulting loss of use of the Premises by Tenant. In the event of such partial condemnation/acquisition and reduction in rent, Landlord, in consultation with Tenant, shall make promptly, at Landlord's expense, all necessary alterations and repairs which shall be required to restore the Premises to a safe and usable condition.
22. **INDEMNITY AND LIABILITY - TENANT.** Each Tenant does hereby indemnify and save Landlord harmless from any and all claims, damages, costs, and expenses, including reasonable attorney's fees, arising from, or alleged to arise from, Tenant's use, business or activities conducted by Tenant or any of Tenant's employees and guests at the Premises. .

**23. REVERSION.** Tenant shall surrender to Landlord, at the end of the term of this Lease or any extension thereof or upon cancellation of this Lease, the Premises in broom clean and in as good a condition as the Premises were at the beginning of the term of this Lease, ordinary wear and tear excepted. The costs of any repairs required to restore the Premises to this condition shall be obligation of the Tenant responsible therefore and shall be immediately due and payable to the Landlord, in full, upon receipt of an invoice. Tenant shall indemnify and save Landlord harmless from and against all claims made by any succeeding Tenant of the Premises against Landlord because of Tenant's unlawful or unreasonable delay in delivering possession of the Premises, insofar as such unlawful or unreasonable delay is occasioned by failure of Tenant to so surrender the Premises.

**24. EFFECTIVE DATE OF LEASE.** This Lease shall become effective as a binding agreement only upon the execution and delivery thereof by both Landlord and all Tenants.

**25. NOTICES.** A copy of all notices and payments required under this Lease shall be sent to Landlord and Tenant, at the addresses below:

IAAM:

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LANDLORD:

City of Charleston  
Real Estate Management Division  
P.O. Box 304  
Charleston, SC 29402

PF:

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**26. KEYS.** Landlord shall provide Tenants with one key for each entrance to the building on the Premises. Tenants are responsible for accounting for all keys provided or duplicated and shall return all keys to the Landlord upon termination or cancellation of this Lease and/or Tenant's vacating said Premises. Tenant may not change or install new locks or security systems at the Premises without written approval from Landlord, and shall provide Landlord with keys and access codes.

**27. ESTOPPEL CERTIFICATES.** Tenant shall from time to time, within ten days following written notice from Landlord, execute, acknowledge and deliver to the Landlord Estoppel Certificate(s) certifying the status of the Lease, to include whether or not, in Tenant's opinion, this Lease is in full force and effect or if the Landlord is in default in performance of any covenant or condition of this Lease.

**28. PEACEFUL POSSESSION.** Subject to the terms, covenants, and conditions of this Lease, the Tenant shall have, hold and enjoy peaceful possession of the Premises.

**29. DEFAULT.** If any party fails to fulfill its obligations pursuant to this Lease, the non-defaulting party shall have the right to declare the defaulting party in default, at which time, the non-defaulting party shall provide written notice to the defaulting party of such default. Upon receipt of such notice, the defaulting party shall have 10 days in which to cure such default, or if the default is of the nature that requires more than 10 days to cure, the defaulting party shall have a reasonable time in which to cure the default. In the event the defaulting party fails to cure such default in compliance with this paragraph, the

non-defaulting party shall have the right to terminate this Lease and shall have the right to pursue all available legal and equitable remedies against the defaulting party for breach of this Lease, including but not limited to damages, reasonable attorney's fees and court costs.

30. **ATTORNEY'S FEES.** In the event it is necessary for a party to employ an attorney to enforce any covenant or obligation of this Lease, or the termination of this Lease, or for the possession of the Premises or any part thereof, the non-prevailing party shall pay all costs, including reasonable attorney's fees.

31. **SPECIAL STIPULATIONS.** Insofar as the following stipulations conflict with any of the provisions herein, the following stipulations shall control: NONE

32. **ENTIRE AGREEMENT.** This Lease contains the entire agreement between the parties hereto and shall be modified only by a dated written agreement signed by both Landlord and Tenant. **TIME IS OF THE ESSENCE IN THIS LEASE.**

\_\_\_\_\_

IN WITNESS WHEREOF, Landlord and Tenant have executed these premises, the day and year first above written.

**INTERNATIONAL AFRICAN AMERICAN MUSEUM:**

\_\_\_\_\_  
Witness as to IAAM

\_\_\_\_\_  
By:  
  
Dated: \_\_\_\_\_

**PINCKNEY FOUNDATION:**

\_\_\_\_\_  
Witness as to FP

\_\_\_\_\_  
By:  
  
Dated: \_\_\_\_\_

**LANDLORD:  
CITY OF CHARLESTON**

\_\_\_\_\_  
Witness as to Landlord

\_\_\_\_\_  
By: Mayor John J. Tecklenburg  
  
Date: \_\_\_\_\_



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 204 TALL OAK AVENUE (0.22 ACRE) (TMS# 418-13-00-066), 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 9. THE PROPERTY IS OWNED BY TREVOR OWEN SPENCER.

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

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

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

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 204 Tall Oak Avenue, (0.22 acre) is identified by the Charleston County Assessors Office as TMS# 418-13-00-066, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 204 Tall Oak Avenue

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Trevor Owen Spencer

**Year Built:** 1940

**Parcel ID:** 4181300066

**Number of Units:** 1

**Number of Persons:** 2

**Race:** Caucasian

**Acreage:** 0.22

**Current Land Use:** Residential

**Mailing Address:** 204 Tall Oak Ave

**Address:** Charleston, SC 29407

**Current Zoning:** R-4

**Requested Zoning:** SR-2

**City Area:** West Ashley

**Recommended Zoning:** SR-2

**Subdivision:** Ashley Forest

**Appraised Value:** \$183,300.00

**Council District:** 9

**Assessed Value:** \$7,330.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 10
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	No additional City-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	None
<b>Pavement Markings</b>	None
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan Recommendation:**

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

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

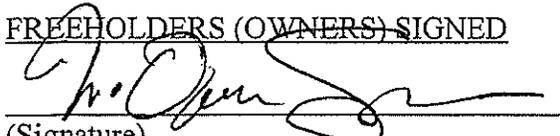
SAID PROPERTY, located in West Ashley (approximately 0.22 acre) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 418-13-00-066 (204 Tall Oak Avenue).

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

Dated this 8<sup>th</sup> day of  
November, 2016

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

  
(Signature)

11/15/16  
(Date)

TREVA OWEN SPENCER  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

# City of Charleston Annexation Map

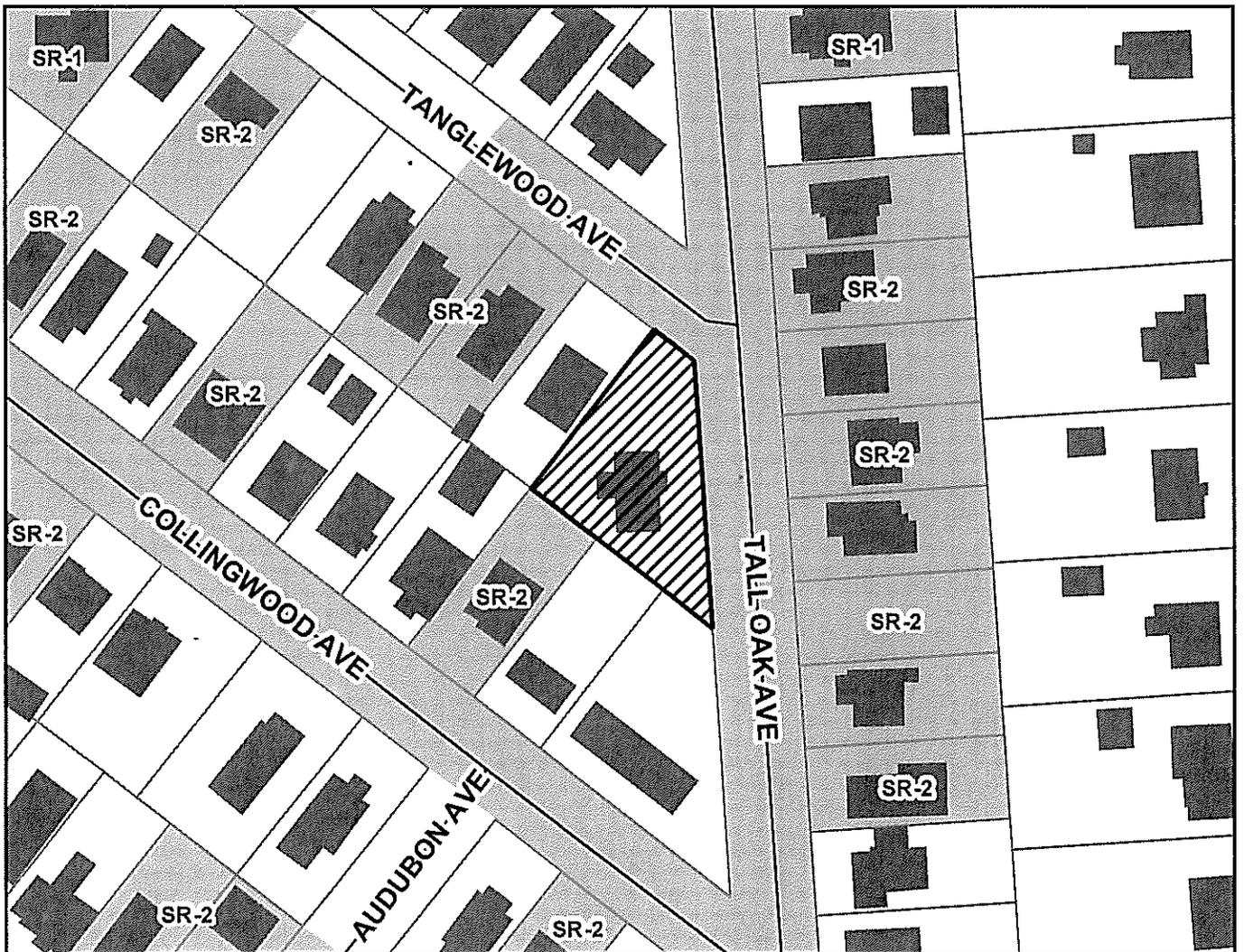
Parcel Address:  
204 Tall Oak Ave

TMS #:  
4181300066

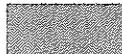
Acreage: 0.22

City Council District: 9

West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water





Ratification Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1501 MORGAN CAMPBELL COURT (0.088 ACRE) (TMS# 351-12-00-116), 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 9. THE PROPERTY IS OWNED BY AYUSH GUPTA.

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

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

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1501 Morgan Campbell Court, (0.088 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-116, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_ Year of the Independence of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1501 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Ayush Gupta

**Year Built:** 2015

**Parcel ID:** 3511200116

**Number of Units:** 1

**Number of Persons:** 2

**Race:** 1 Indian American, 1 His

**Acreage:** 0.088

**Mailing Address:** 1501 Morgan Campbell Ct

**Current Land Use:** Residential

Charleston, SC 29407

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**Recommended Zoning:** DR-1F

**City Area:** West Ashley

**Appraised Value:** \$215,500.00

**Subdivision:**

**Assessed Value:** \$8,620.00

**Council District:** 9

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan Recommendation:**

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



# City of Charleston Annexation Map

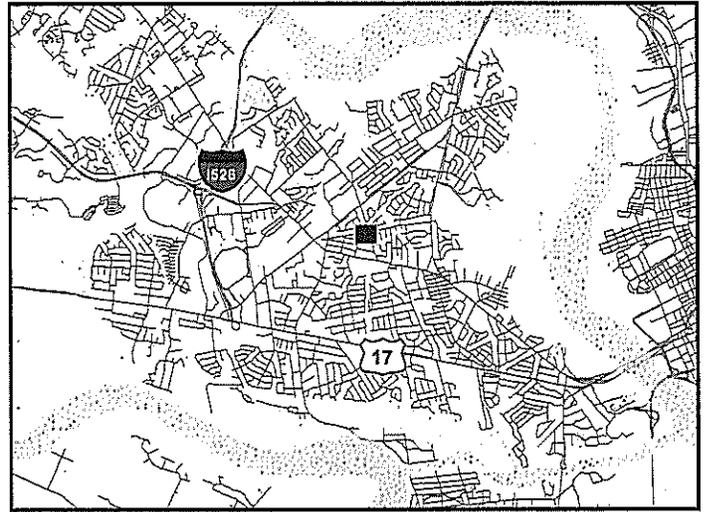
Parcel Address:  
1501 Morgan Campbell Ct

TMS #:  
3511200116

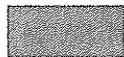
Acreage: 0.088

City Council District: 9

West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water





Ratification Number \_\_\_\_\_

# A N O R D I N A N C E

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1503 MORGAN CAMPBELL COURT (0.08 ACRE) (TMS# 351-12-00-219), 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 9. THE PROPERTY IS OWNED BY ALEX MURPHY AND KATHERINE BEUL.

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

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

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1503 Morgan Campbell Court, (0.08 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-219, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1503 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Alex Murphy & Katherine Beul

**Year Built:** 2016

**Parcel ID:** 3511200219

**Number of Units:** 1

**Number of Persons:** 2

**Race:** Caucasian

**Acreage:** 0.08

**Mailing Address:** 1503 Morgan Campbell Ct

**Current Land Use:** Residential

**Address:** Charleston, SC 29407

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**City Area:** West Ashley

**Recommended Zoning:** DR-1F

**Subdivision:**

**Appraised Value:** \$215,500.00

**Council District:** 9

**Assessed Value:** \$8,620.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

Notes/Comments:

**City Plan Recommendation:**

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



# City of Charleston Annexation Map

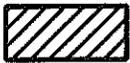
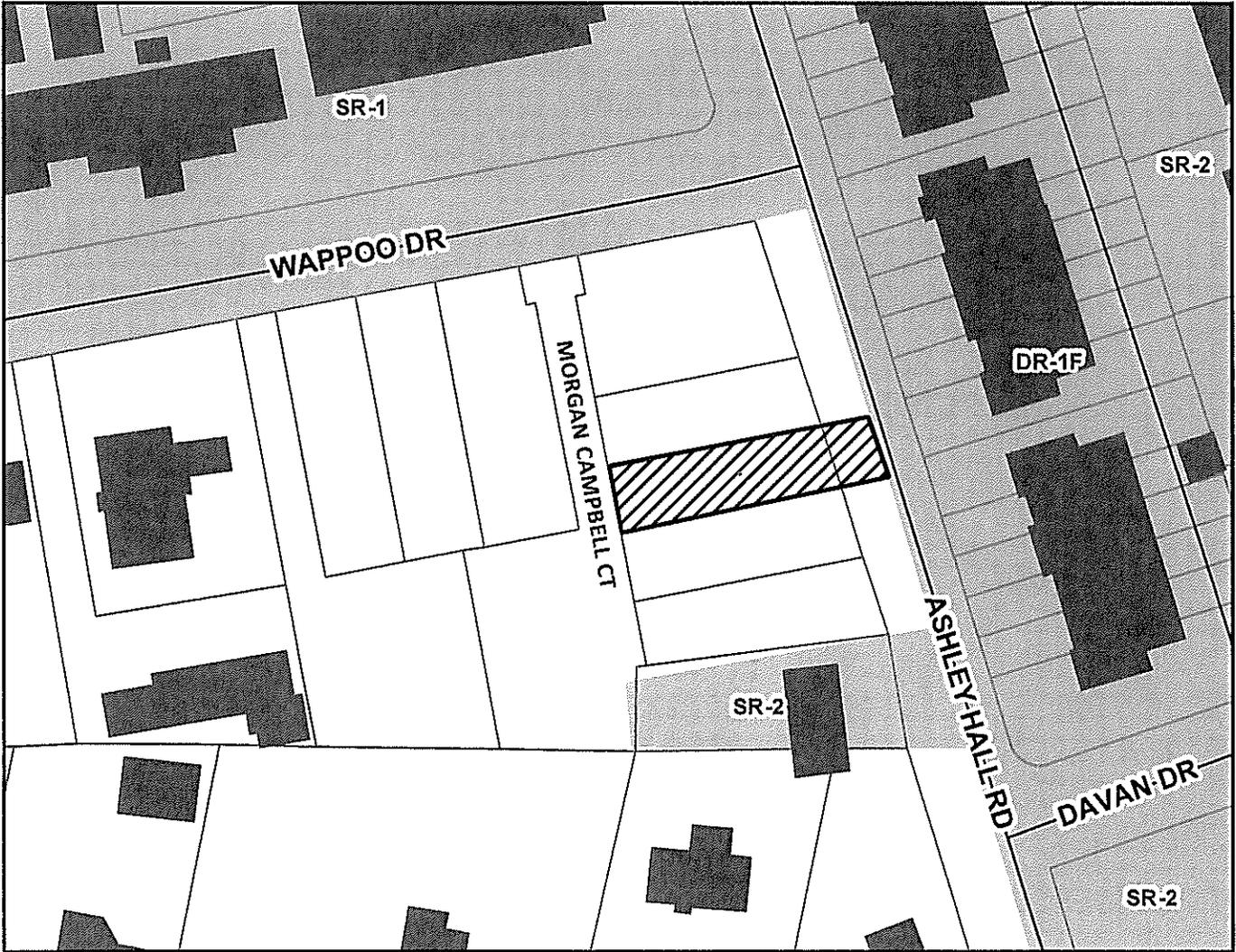
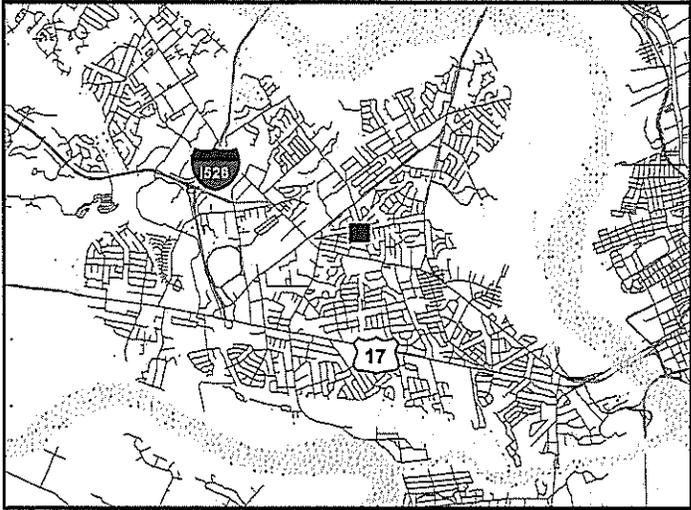
Parcel Address:  
1503 Morgan Campbell Ct

TMS #:  
3511200219

Acreage: 0.08

City Council District: 9

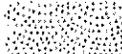
West Ashley



Subject Property



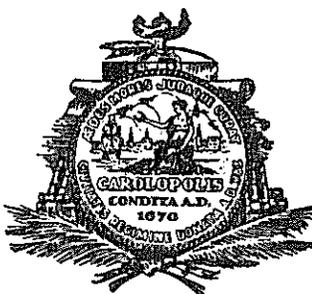
Corporate Limits  
City of Charleston



Water



b(iv)



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1505 MORGAN CAMPBELL COURT (0.09 ACRE) (TMS# 351-12-00-220), 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 9. THE PROPERTY IS OWNED BY AMELIA PHILLIPS HALE AND DANIEL HALE.

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

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

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1505 Morgan Campbell Court, (0.09 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-220, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1505 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Amelia Phillips Hale & Daniel Hale

**Year Built:** 2016

**Parcel ID:** 3511200220

**Number of Units:** 1

**Number of Persons:** 3

**Race:** Caucasian

**Acreage:** 0.09

**Mailing Address:** 1505 Morgan Campbell Ct

**Current Land Use:** Residential

Charleston, SC 29407

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**City Area:** West Ashley

**Recommended Zoning:** DR-1F

**Subdivision:**

**Appraised Value:** \$215,500.00

**Council District:** 9

**Assessed Value:** \$8,620.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

Notes/Comments:

**City Plan Recommendation:**

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

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

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

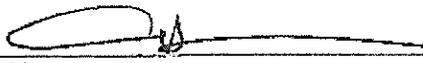
SAID PROPERTY, located in West Ashley (approximately .09 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 351-12-00-220 Parcel G  
(Address: 1505 Morgan Camobell Court Charleston SC 29407 ).

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

Dated this 11<sup>th</sup> day of  
November       , 2016

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

  
\_\_\_\_\_  
(Signature)

11/11/2016  
\_\_\_\_\_  
(Date)

Amelia Gauntt Phillips Hale  
\_\_\_\_\_  
(Print Name)

  
\_\_\_\_\_  
(Signature)

11/11/2016  
\_\_\_\_\_  
(Date)

Daniel Gray Hale  
\_\_\_\_\_  
(Print Name)

# City of Charleston Annexation Map

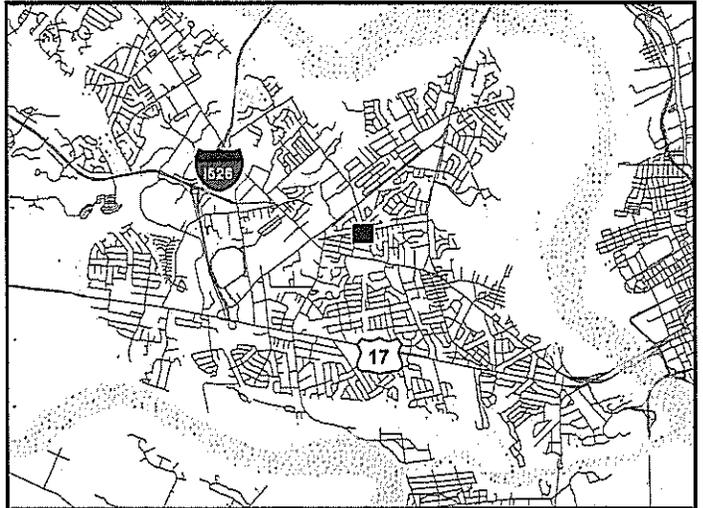
Parcel Address:  
1505 Morgan Campbell Ct

TMS #:  
3511200220

Acreage: 0.09

City Council District: 9

West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water





Ratification Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1507 MORGAN CAMPBELL COURT (0.10 ACRE) (TMS# 351-12-00-221), 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 9. THE PROPERTY IS OWNED BY WILLIAM G. WYNN, JR.

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

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

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

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1507 Morgan Campbell Court, (0.10 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-221, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1507 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** William G. Wynn, Jr.

**Year Built:** 2016

**Parcel ID:** 3511200221

**Number of Units:** 1

**Number of Persons:** 3

**Race:** Caucasian

**Acreage:** 0.10

**Current Land Use:** Residential

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**Recommended Zoning:** DR-1F

**Appraised Value:** \$215,500.00

**Assessed Value:** \$12,930.00

**Stormwater Fees:** 72.00

**Mailing Address:** 1217 Shadowood Dr  
Spartanburg, SC 29301

**City Area:** West Ashley

**Subdivision:**

**Council District:** 9

**Within UGB:** Yes

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan Recommendation:**

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

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

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

SAID PROPERTY, located in West Ashley (approximately .10 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 3511200221  
(Address: 1507 MORGAN CAMPBELL COURT).

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

Dated this 15<sup>TH</sup> day of  
NOV., 2016

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

William G Wynnd, Jr.  
(Signature)

11/15/2016  
(Date)

WILLIAM G WYND, JR.  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

# City of Charleston Annexation Map

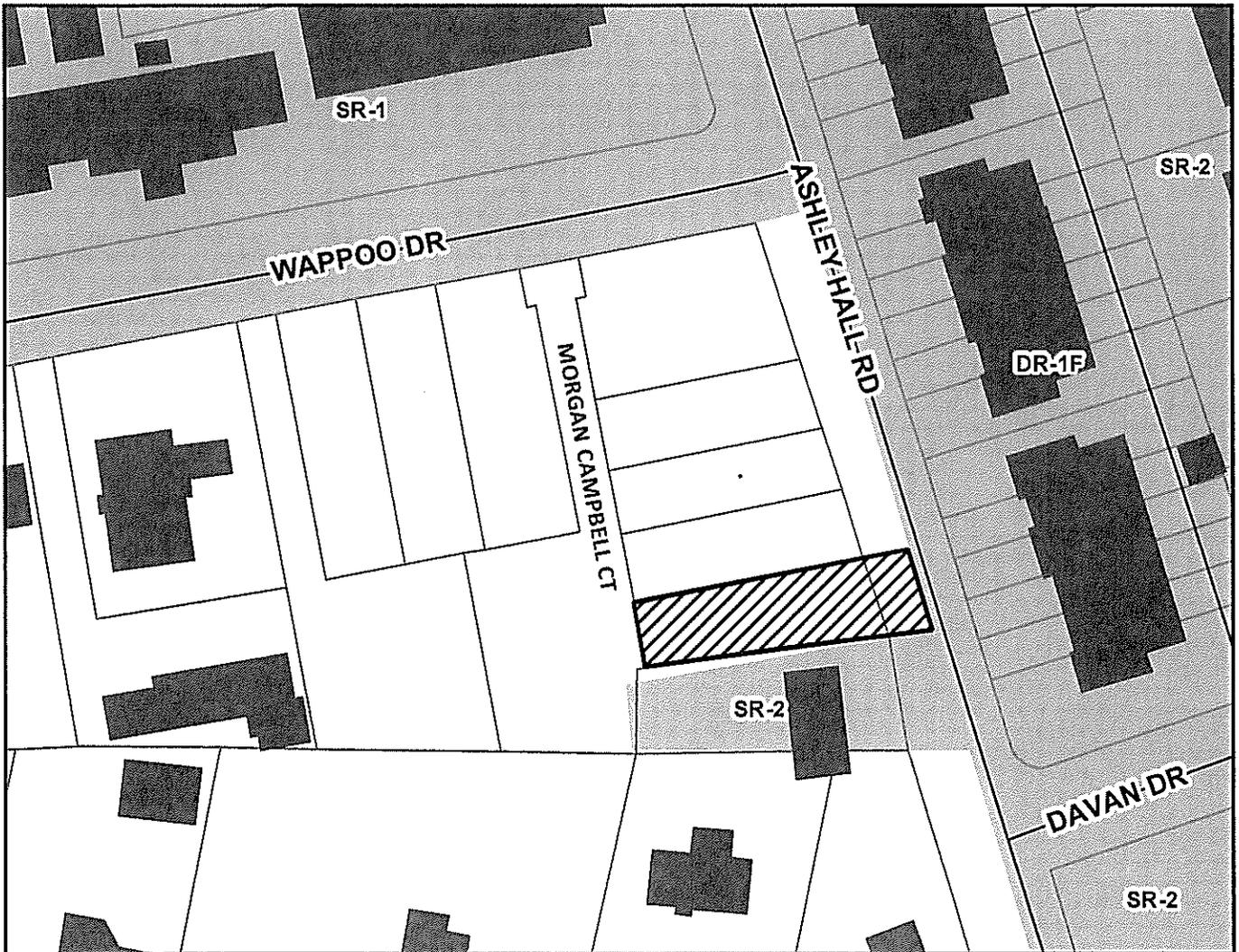
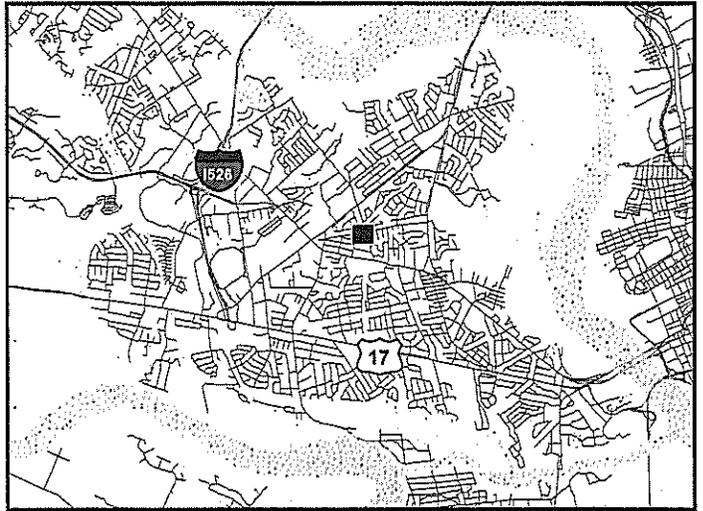
Parcel Address:  
1507 Morgan Campbell Ct

TMS #:  
3511200221

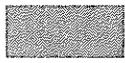
Acreage: 0.10

City Council District: 9

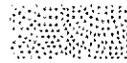
West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water





Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1509 MORGAN CAMPBELL COURT (0.25 ACRE) (TMS# 351-12-00-218), 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 9. THE PROPERTY IS OWNED BY MATTHEW AND BRITTANY CAULLER.

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

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

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1509 Morgan Campbell Court, (0.25 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-218, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1509 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Matthew & Brittany Cauler

**Year Built:** 2015

**Parcel ID:** 3511200218

**Number of Units:** 1

**Number of Persons:** 3

**Race:** Caucasian

**Acreage:** 0.25

**Mailing Address:** 1509 Morgan Campbell Ct

**Current Land Use:** Residential

Charleston, SC 29407

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**City Area:** West Ashley

**Recommended Zoning:** DR-1F

**Subdivision:**

**Appraised Value:** \$277,300.00

**Council District:** 9

**Assessed Value:** \$11,090.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

Notes/Comments:

**City Plan Recommendation:**

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

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

SAID PROPERTY, located in West Ashley (approximately 0.25 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 3511200218  
(Address: 1509 Morgan Campbell Court Charleston, SC 29407 ).

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

Dated this 15 day of  
November, 2016

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Matt [Signature]  
(Signature)  
Yeff Cauller  
(Print Name)

11/15/16  
(Date)

Brittany Cauller  
(Signature)  
Brittany Cauller  
(Print Name)

11/15/2016  
(Date)

# City of Charleston Annexation Map

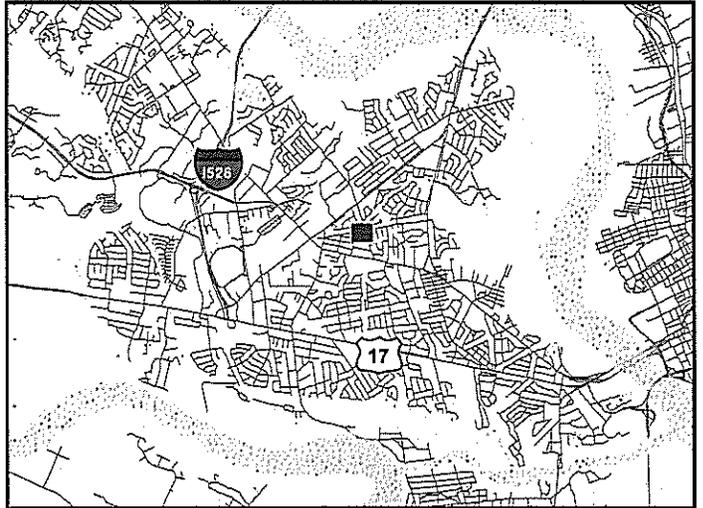
Parcel Address:  
1509 Morgan Campbell Ct

TMS #:  
3511200218

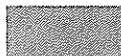
Acreage: 0.25

City Council District: 9

West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water





Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1510 MORGAN CAMPBELL COURT (0.14 ACRE) (TMS# 351-12-00-216), 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 9. THE PROPERTY IS OWNED BY RACHEL KELLY BISHOP.

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

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

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1510 Morgan Campbell Court, (0.14 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-216, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_ Year of the Independence of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1510 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Rachel Kelly Bishop

**Year Built:** 2015

**Parcel ID:** 3511200216

**Number of Units:** 1

**Number of Persons:** 2

**Race:** Caucasian

**Acreage:** 0.14

**Mailing Address:** 1510 Morgan Campbell Ct

**Current Land Use:** Residential

Charleston, SC 29407

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**City Area:** West Ashley

**Recommended Zoning:** DR-1F

**Subdivision:**

**Appraised Value:** \$215,500.00

**Council District:** 9

**Assessed Value:** \$8,620.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan  
Recommendation:**

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

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

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

SAID PROPERTY, located in West Ashley (approximately 6.14 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 3511200216  
(Address: 1510 Morgan Campbell Ct).

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

Dated this 11 day of November, 2016

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

[Signature]  
(Signature)

11/11/16  
(Date)

Rachel Bishop  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

# City of Charleston Annexation Map

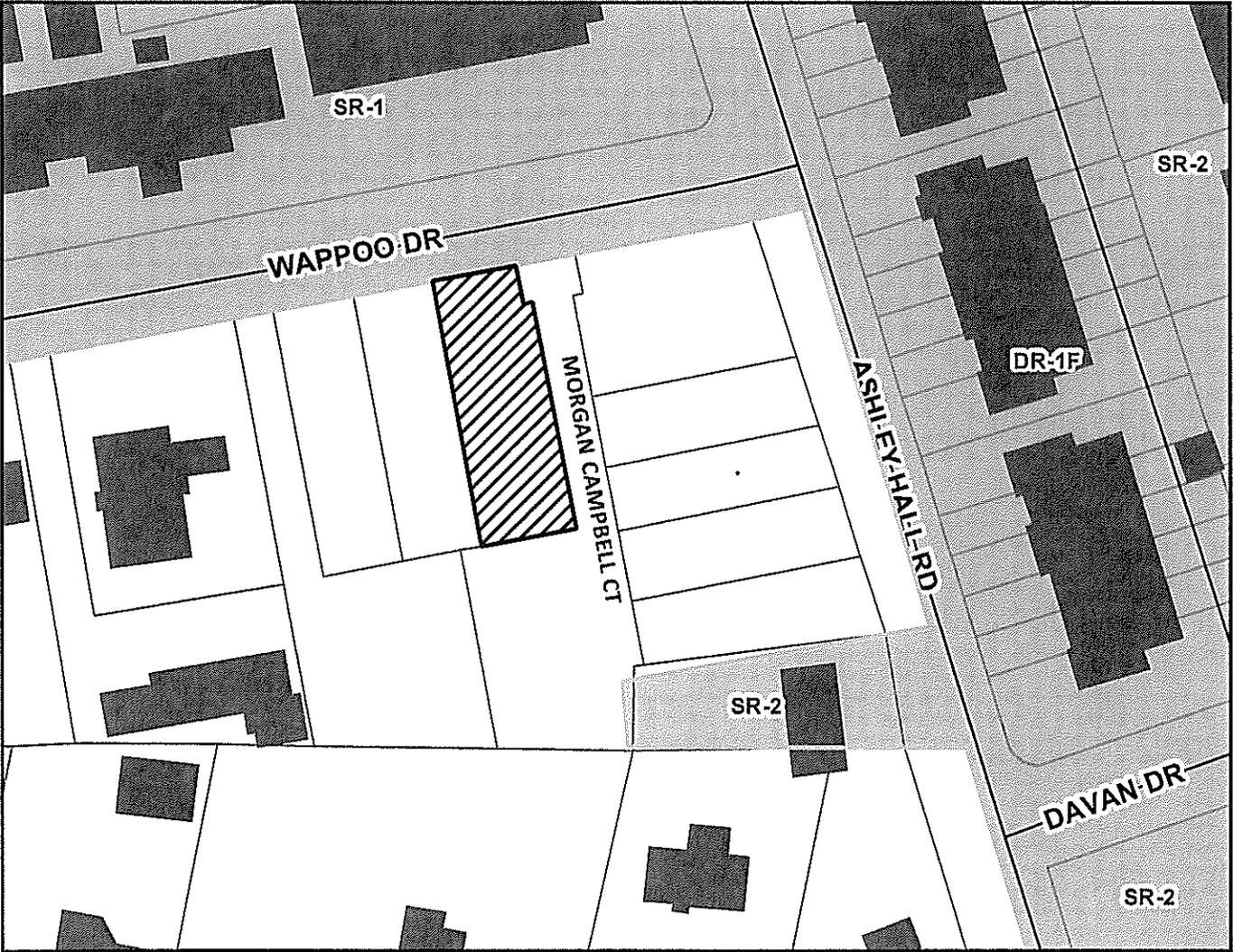
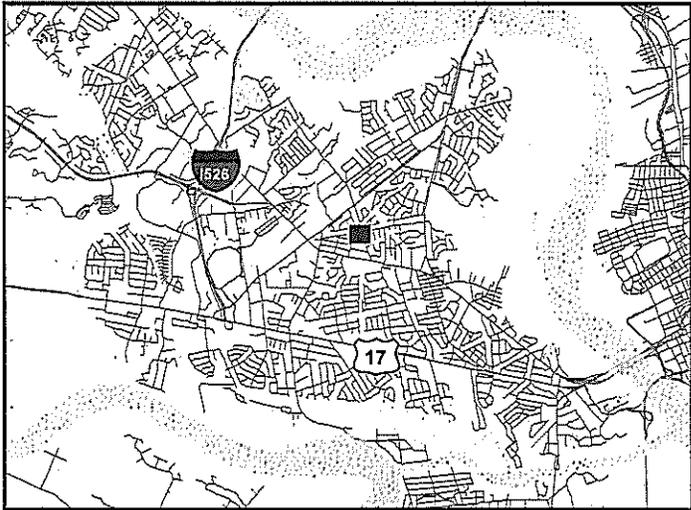
Parcel Address:  
1510 Morgan Campbell Ct

TMS #:  
3511200216

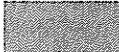
Acreage: 0.14

City Council District: 9

West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water





Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1512 MORGAN CAMPBELL COURT (0.14 ACRE) (TMS# 351-12-00-215), 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 9. THE PROPERTY IS OWNED BY JAMES F. PRICE.

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

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

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

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1512 Morgan Campbell Court, (0.14 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-215, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1512 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** James F. Price

**Year Built:** 2015

**Parcel ID:** 3511200215

**Number of Units:** 1

**Number of Persons:** 2

**Race:** Caucasian

**Acreage:** 0.14

**Mailing Address:** 1512 Morgan Campbell Ct

**Current Land Use:** Residential

Charleston, SC 29407

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**City Area:** West Ashley

**Recommended Zoning:** DR-1F

**Subdivision:**

**Appraised Value:** \$245,000.00

**Council District:** 9

**Assessed Value:** \$9,800.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan Recommendation:**

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

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

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

SAID PROPERTY, located in West Ashley (approximately .4 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 3511200215  
(Address: 1512 Morgan Campbell Ct. Charleston SC 29407).

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

Dated this 17 day of  
November, 2016

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

James F. Price  
(Signature)

Nov. 12, 2016  
(Date)

James F. Price  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

# City of Charleston Annexation Map

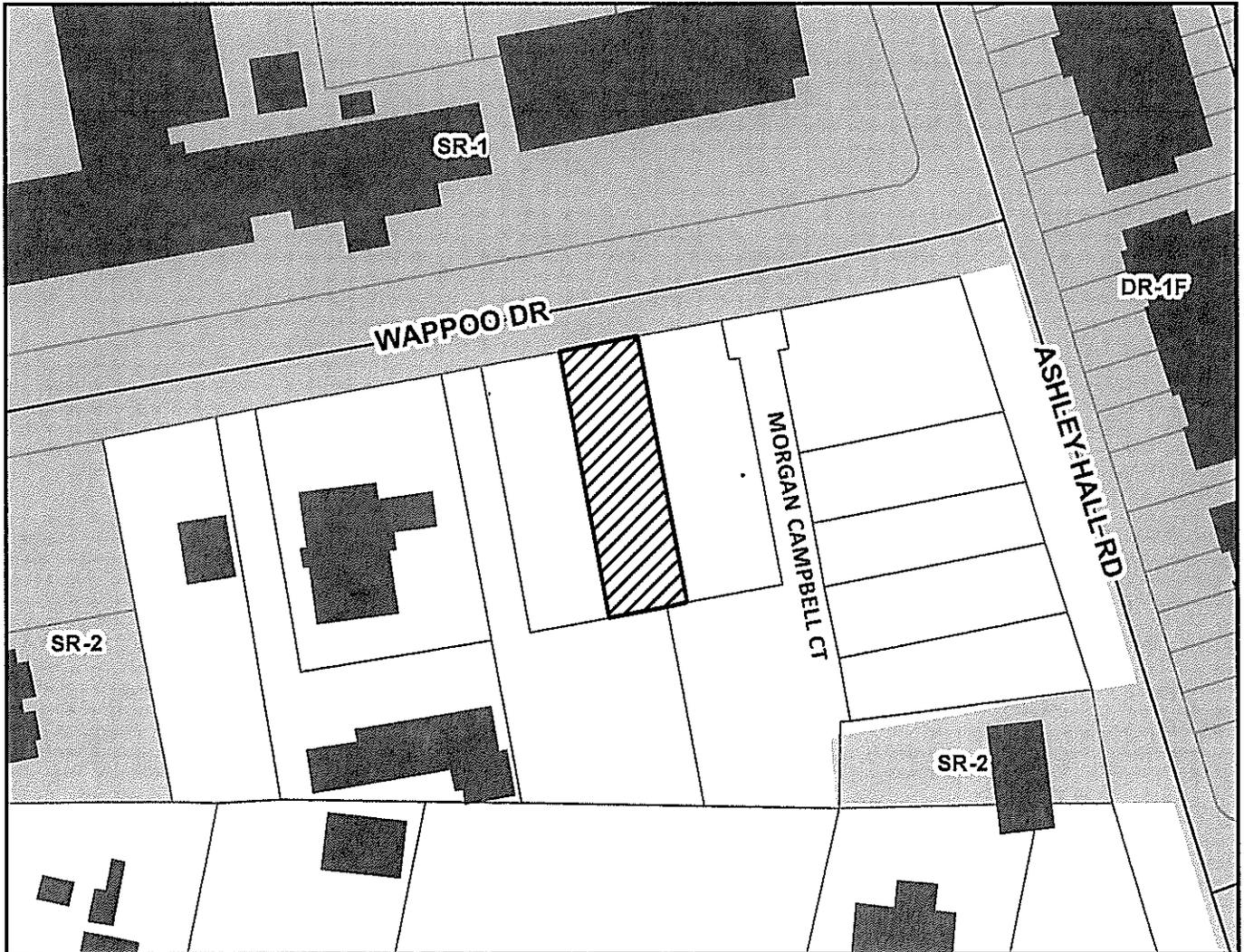
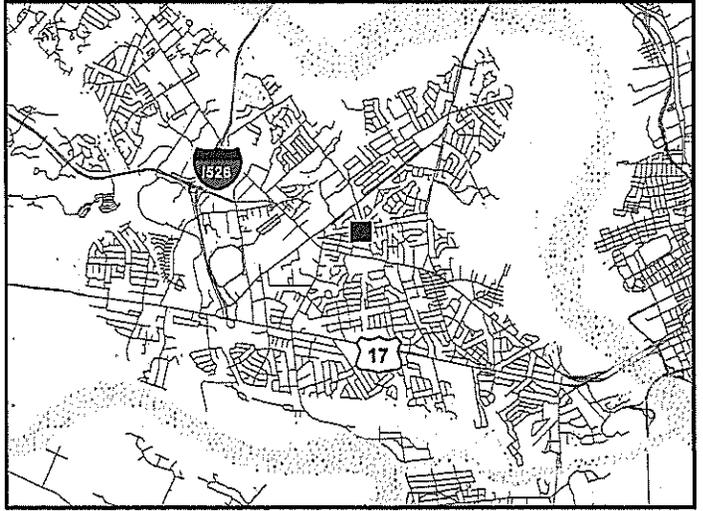
Parcel Address:  
1512 Morgan Campbell Ct

TMS #:  
3511200215

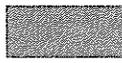
Acreage: 0.14

City Council District: 9

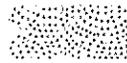
West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water





Ratification Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1513 MORGAN CAMPBELL COURT (0.25 ACRE) (TMS# 351-12-00-217), 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 9. THE PROPERTY IS OWNED BY ROB AND SOPHIE FULMER.

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

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

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

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1513 Morgan Campbell Court, (0.25 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-217, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1513 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Rob & Sophie Fulmer

**Year Built:** 2015

**Parcel ID:** 3511200217

**Number of Units:** 1

**Number of Persons:** 2

**Race:** Caucasian

**Acreage:** 0.25

**Mailing Address:** 1513 Morgan Campbell Ct

**Current Land Use:** Residential

Charleston, SC 29407

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**City Area:** West Ashley

**Recommended Zoning:** DR-1F

**Subdivision:**

**Appraised Value:** \$215,500.00

**Council District:** 9

**Assessed Value:** \$8,620.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan Recommendation:**

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

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

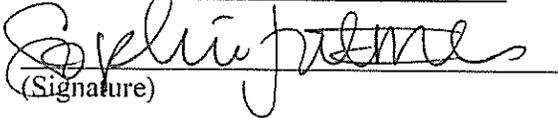
SAID PROPERTY, located in West Ashley (approximately 0.25 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 3511200217  
(Address: 1513 Morgan Campbell Ct., Charleston 29407.)

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

Dated this 11 day of  
November, 2016

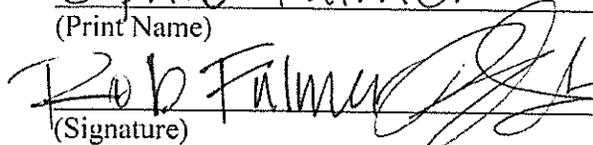
FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

  
(Signature)

11/11/16  
(Date)

Sophie Fulmer  
(Print Name)

  
(Signature)

11/11/16  
(Date)

Rob Fulmer  
(Print Name)

# City of Charleston Annexation Map

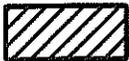
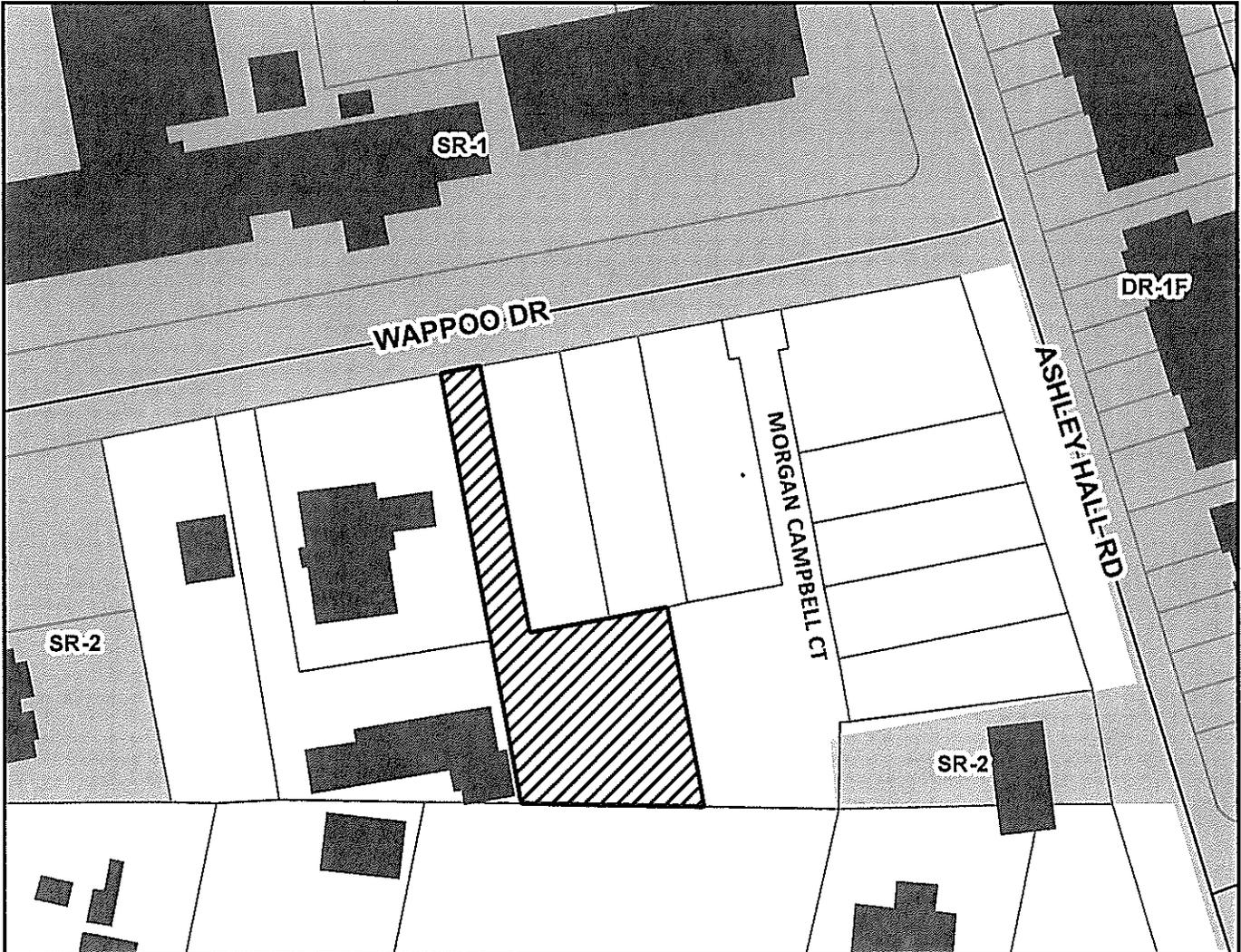
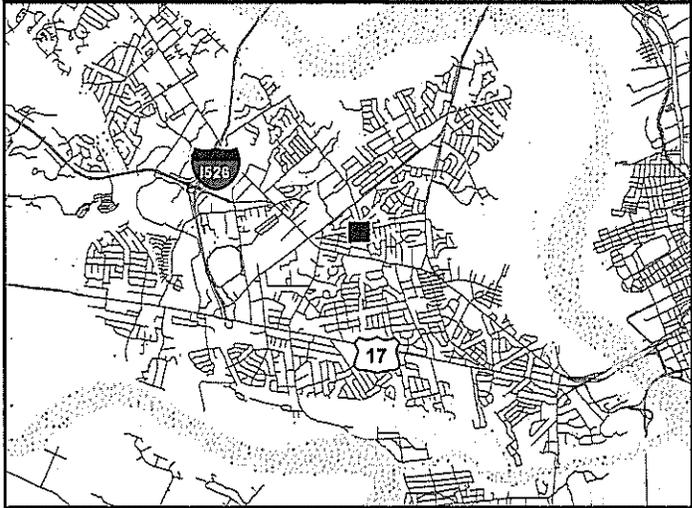
Parcel Address:  
1513 Morgan Campbell Ct

TMS #:  
3511200217

Acreage: 0.25

City Council District: 9

West Ashley



Subject Property



Corporate Limits  
City of Charleston



Water





Ratification Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1514 MORGAN CAMPBELL COURT (0.12 ACRE) (TMS# 351-12-00-214), 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 9. THE PROPERTY IS OWNED BY LAUREN AND DAVID MCCULLOUGH.

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

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

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1514 Morgan Campbell Court, (0.12 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-214, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** 1514 Morgan Campbell Court

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Lauren & David McCullough

**Year Built:** 2015

**Parcel ID:** 3511200214

**Number of Units:** 1

**Number of Persons:** 3

**Race:** Caucasian

**Acreage:** 0.12

**Mailing Address:** 1514 Morgan Campbell Ct

**Current Land Use:** Residential

**Address:** Charleston, SC 29407

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**City Area:** West Ashley

**Recommended Zoning:** DR-1F

**Subdivision:**

**Appraised Value:** \$252,500.00

**Council District:** 9

**Assessed Value:** \$10,100.00

**Within UGB:** Yes

**Stormwater Fees:** 72.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. One additional stop.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is a developed site within the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan Recommendation:**

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

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

SAID PROPERTY, located in West Ashley (approximately 1.2 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 3511200214  
(Address: 1514 Morgan Campbell Ct. Charleston, SC 29407 ).

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

Dated this 14 day of  
November, 2016

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Lauren McCullough  
(Signature)

11/14/2016  
(Date)

Lauren McCullough  
(Print Name)

David McCullough  
(Signature)

11/14/16  
(Date)

David McCullough  
(Print Name)

# City of Charleston Annexation Map

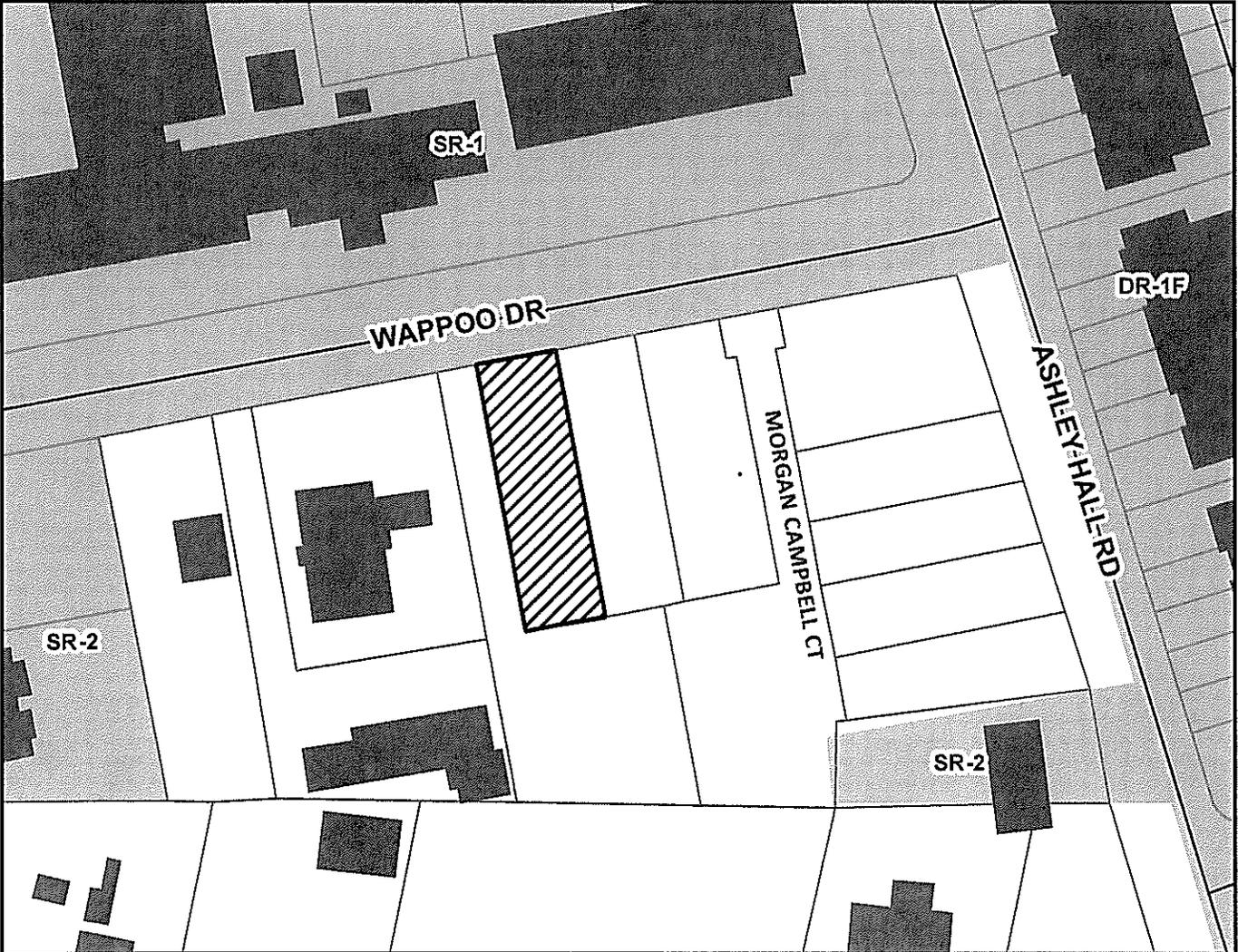
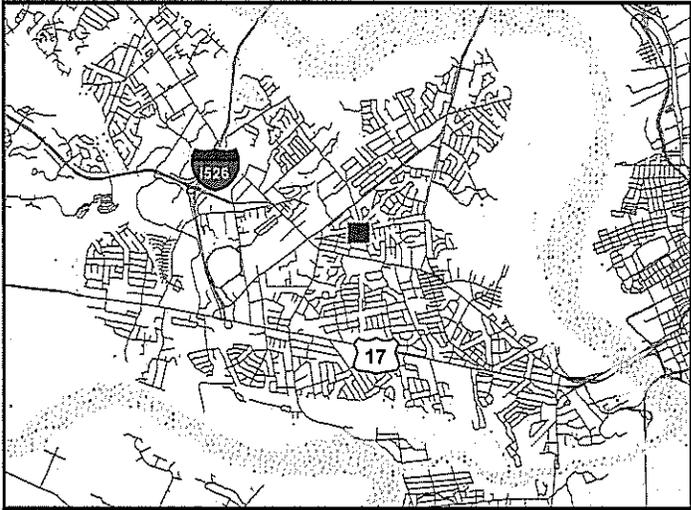
Parcel Address:  
1514 Morgan Campbell Ct

TMS #:  
3511200214

Acreage: 0.12

City Council District: 9

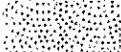
West Ashley



Subject Property

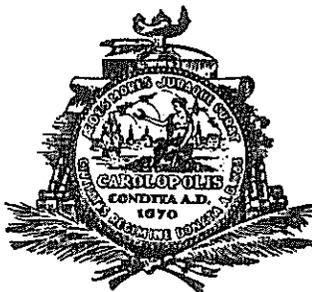


Corporate Limits  
City of Charleston



Water





Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO PROVIDE FOR THE ANNEXATION OF PROPERTY LOCATED ON ASHLEY HALL ROAD (0.16 ACRE) (TMS# 351-12-00-213), 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 9. THE PROPERTY IS OWNED BY GLENDA M. HAUGE.

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

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

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, located on Ashley Hall Road, (0.16 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-213, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2016, in the \_\_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** Ashley Hall Road

**Presented to Council:** 12/6/2016

**Status:** Received Signed Petition

**Owner Names:** Glenda M. Hauge

**Year Built:** NA

**Parcel ID:** 3511200213

**Number of Units:** 0

**Number of Persons:** 0

**Race:** Vacant

**Acreage:** 0.16

**Mailing Address:** 1590 Palmcrest Dr

**Current Land Use:** Vacant Residential

**Address:** Johns Island, SC 29455

**Current Zoning:** M-12

**Requested Zoning:** DR-1F

**City Area:** West Ashley

**Recommended Zoning:** DR-1F

**Subdivision:**

**Appraised Value:** \$28,000.00

**Council District:** 9

**Assessed Value:** \$1,680.00

**Within UGB:** Yes

**Stormwater Fees:** 0.00

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 12
<b>Public Service</b>	
<b>Sanitation</b>	Located in existing service area. Property is undeveloped.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	Additional State-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	Good Condition
<b>Pavement Markings</b>	Good Condition
<b>Charleston Water Systems</b>	CWS service area.
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is an undeveloped site adjacent to the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

Notes/Comments:

**City Plan  
Recommendation:**

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

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

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

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

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

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

SAID PROPERTY, located in West Ashley (approximately 2.16 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number:

TMS# 3511206213

(Address: CORNER ASHLEY HALL & WILKINSON ROADS CHARLESTON SC 29407)

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

Dated this 22 day of  
NOVEMBER, 2016

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

[Signature]  
(Signature)

11-22-16  
(Date)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

# City of Charleston Annexation Map

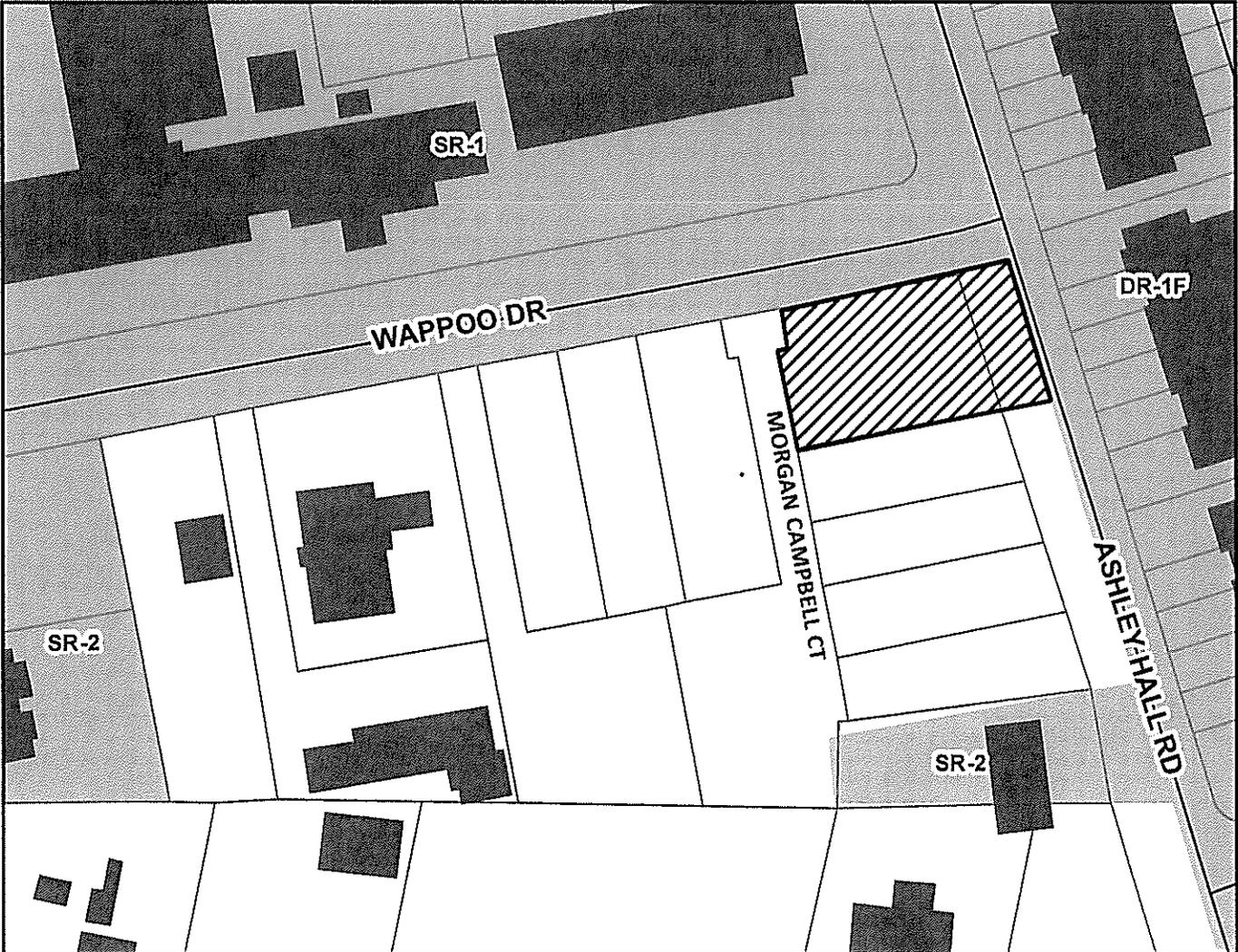
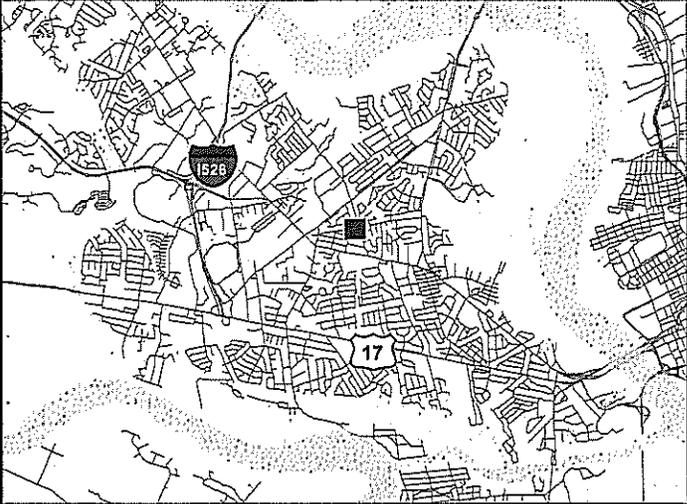
Parcel Address:  
Ashley Hall Rd

TMS #:  
3511200213

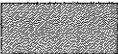
Acreage: 0.16

City Council District: 9

West Ashley



Subject Property



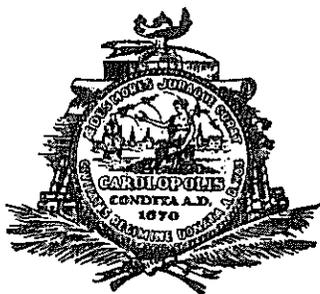
Corporate Limits  
City of Charleston



Water



c.)



Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO ADJUST THE BOUNDARY LINE BETWEEN THE CITY OF CHARLESTON AND THE TOWN OF JAMES ISLAND AS IT PERTAINS TO PROPERTY LOCATED ON CAMP ROAD AND DESIGNATED AS LOT 027B ON A PLAT BY CORNERSTONE SURVEYING & ENGINEERING, INC. ENTITLED " A FINAL SUBDIVISION PLAT OF CHARLESTON COUNTY T.M.S. PARCEL NO. 428-03-00-027 A 1.69 ACRE TRACT OF LAND IN 'COCKED HAT' SUBDIVISION" AND AN AREA ABUTTING A PORTION OF THE NORTHERN BOUNDARY OF SAID TRACT SHOWN AS A PORTION OF A 10' COUNTY OF CHARLESTON DRAINAGE EASEMENT ON SAID PLAT.

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

Section 1. Findings. S. C. Code Ann. §5-3-40 provides, in pertinent part, that "whenever it is proposed to extend the corporate limits of any municipality by inclusion of territory of another adjacent municipality, in whole or in part, the governing bodies of the municipalities may, after public hearing, stipulate and agree on terms of consolidation or boundary adjustment by ordinance adopted by each municipality...". The Town of James Island, a municipality adjacent to the City of Charleston, is poised to construct a new Town Hall on three parcels of land on James Island, two of which are located in the Town of James Island, and one of which is located in the City of Charleston. The parcel of land in the City of Charleston is owned by the Town of James Island and is designated for overflow parking for the new Town Hall and shared joint parking for the First Baptist Church of James Island. To facilitate permitting and consolidating of costs associated with the development of this parcel and the new Town Hall, the Town of James Island has requested that the boundary line between the City of Charleston and Town of James Island be adjusted so as to include within the boundaries of the Town of James Island the parcel it intends to develop as part of its new Town Hall that is now in the City of Charleston. City Council finds this request to be reasonable and in furtherance of public efficiency and intergovernmental cooperation.

Section 2. The boundary of the City of Charleston be, and hereby is, adjusted by removing from the City of Charleston and including in the Town of James Island that certain parcel of land designated as Lot-027B on a plat by Cornerstone Surveying & Engineering, Inc., entitled "A Final Subdivision Plat of Charleston County T.M.S. Parcel No. 428-03-00-027 a 1.69 Acre Tract of Land in 'Cocked Hat' Subdivision" and an area abutting a portion of the northern boundary of said Tract and shown as a portion of a 10' County of Charleston drainage easement on said plat, said plat being attached to this Ordinance as Exhibit A and made a part hereof, with Lot-027B being shown between the letters A-B-C-D-G-F-H-I-J-K-L-M-A and the area consisting of a portion of a County of Charleston drainage easement included between the letters M and N and lines proceeding in an easterly direction from said letters to the boundary of the Town of James Island as shown on the aforescribed plat.

Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord 2016, in the \_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg.  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council