



JOHN J. TECKLENBURG  
MAYOR

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

VANESSA TURNER MAYBANK  
CLERK OF COUNCIL

**NOTICE OF MEETING**

A special meeting of the Committee on Real Estate will be held beginning at 5:00 p.m. Thursday, July 25, 2019 at City Hall, Council Chamber, 80 Broad Street. The agenda will be as follows:

**AGENDA**

Invocation – Councilmember Waring

**Approval of Minutes:**

July 16, 2019 (*Deferred*)

a. Consider the following annexation:

- (i) 1707 McLeod Avenue (TMS#424-09-00-155) 0.46 acre, James Island (District 11). The property is owned by MSA Holdings LLC

b. Annexation toolkit presentation - Tracy McKee, Chief Innovation Officer

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



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

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

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1707 MCLEOD AVENUE (0.46 ACRE) (TMS# 424-09-00-155), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11. THE PROPERTY IS OWNED BY MSA HOLDINGS LLC.

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 11 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1707 McLeod Avenue, (0.46 acre) is identified by the Charleston County Assessors Office as TMS# 424-09-00-155, (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, 2019, 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:** 1707 McLeod Avenue

**Presented to Council:** 7/25/2019

**Status:** Received Signed Petition

**Owner Names:** MSA Holdings LLC

**Year Built:** 1960

**Parcel ID:** 4240900155

**Number of Units:** 1

**Number of Persons:** 16

**Race:** Multiple

**Acreage:** 0.46

**Mailing Address:** 1845 Greenmore Dr

**Current Land Use:** Residential

Charleston, SC 29407

**Current Zoning:** OD-FRC/OR

**Requested Zoning:**

**City Area:** James Island

**Recommended Zoning:**

**Subdivision:**

**Appraised Value:** \$454,825.00

**Council District:** 11

**Assessed Value:** \$27,290.00

**Within UGB:** Yes

**Stormwater Fees:** To Be Calculated

<b>Police</b>	Located in existing service area - Team 4
<b>Fire</b>	Located in existing service area - Station 13
<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>	None
<b>Pavement Markings</b>	None
<b>Charleston Water System</b>	CWS provides water. James Island PSD provides sewer.
<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 on James Island (approximately 0.46 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 424-09-00155  
(Address: 1707 McLeod, Ave., James Island (Char. Co)).

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 10 day of  
July, 2019

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Mertha S. Alston  
(Signature)

July 10, 2019  
(Date)

Mertha S. Alston  
(Print Name)

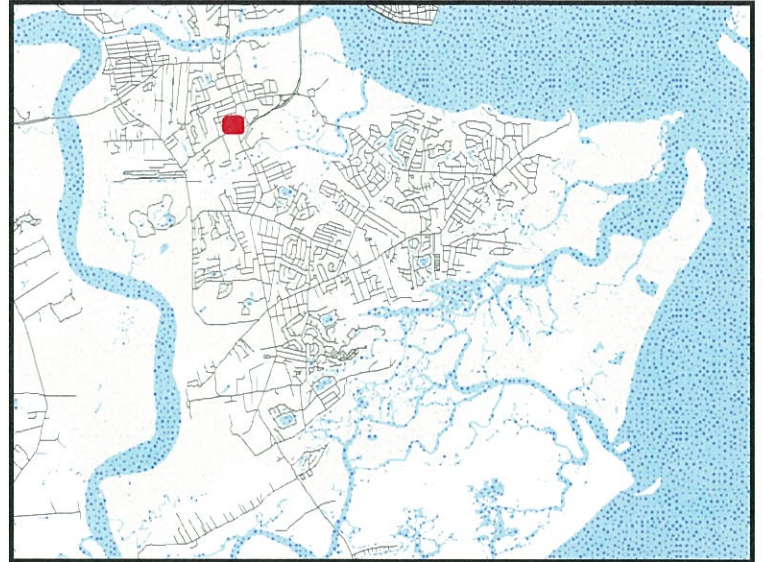
\_\_\_\_\_  
(Signature)

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

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

# Annexation Map

**Location:** James Island  
**Property Address:** 1707 McLeod Ave  
**Tax Map # (TMS):** 4240900155  
**Area (Acres):** 0.46  
**Council District:** 11



City of Charleston  
Dept. of Planning, Preservation & Sustainability  
2 George St, Third Floor  
Charleston, SC 29401  
[www.charleston-sc.gov](http://www.charleston-sc.gov)

Date: 7/19/2019

### Legend

- Parcels
- Water
- Charleston City Limits
- Annexation Area



0 50 100 Feet