

AN ORDINANCE

AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 1138 OXBOW DRIVE TOTALING APPROXIMATELY 0.52 ACRES (PARCEL ID NUMBER 428-02-00-090) TO PALMETTO COMMUNITY DEVELOPERS, LLC

WHEREAS, the County of Charleston ("County") is authorized and empowered under and pursuant to the provisions of Title 4, Chapter 9, of the Code of Laws of South Carolina 1976, as amended, to sell real property; and

WHEREAS, the County owns approximately 0.52 acres of real property located at 1138 Oxbow Drive, in the Town of James Island, further identified as Tax Map Parcel ID Number 428-02-00-090 ("Property"); and

WHEREAS, at its June 21, 2022, meeting, County Council voted to approve the Charleston Home Program, which is being implemented to improve and dispose of sixteen parcels owned by the County for the purpose of affordable housing; and

WHEREAS, the County shall enter into a Developer Agreement with Palmetto Community Developers LLC, a limited liability company ("Grantee"), for the completion of the improvements to the Property; and

WHEREAS, the County shall convey the Property to the Grantee following Grantee's completion of the scope of work outlined in the Developer Agreement for the sum of Five (\$5.00) Dollars; and

WHEREAS, restrictive covenants shall be placed on the Property and recorded concurrently with the deed to ensure affordable sale pricing for buyers with less than eighty (80) percent Area Median Income for a term of ninety (90) years; and

WHEREAS, a Public Hearing on the proposed conveyance of the Property will be held prior to the third reading of this Ordinance, pursuant to Section 4-9-130 of the Code of Laws of South Carolina (1976, as amended); and

WHEREAS, the conveyance of the Property, pursuant to the terms set forth above, is in the best interest of Charleston County and its citizens; and

NOW, THEREFORE, be ordained it by Charleston County Council, in meeting duly assembled and incorporating the above-referenced recitals, finds as follows:

SECTION I. AUTHORIZATION TO EXECUTE DEED

Charleston County Council authorizes the preparation of a Limited Warranty Deed for execution by the Chairman to transfer the Property, totaling approximately 0.52 acres, located at 1138 Oxbow Drive, in the Town of James Island, Tax Map Parcel ID Number 428-02-00-090, for the sum of Five (5.00) Dollars, subject to the conditions set forth in the Developer Agreement.

SECTION II. CONFLICT WITH OTHER ORDINANCES

Any previously enacted ordinance that is in conflict with the provisions of this Ordinance is hereby repealed from and after the effective date of this Ordinance.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.


SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon approval following third reading by the Charleston County Council.

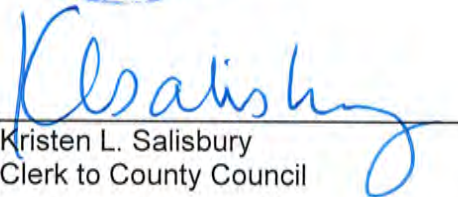
ADOPTED and APPROVED in meeting duly assembled this 4 day of June 2024.

CHARLESTON COUNTY, SOUTH CAROLINA



By: 
Herbert R. Sass, III
Chairman of Charleston County Council

ATTEST

By: 
Kristen L. Salisbury
Clerk to County Council

First Reading: September 12, 2023
Public Hearing: September 26, 2023
Second Reading: September 26, 2023
Third Reading: June 4, 2024