



Stephen R. McCrae, Jr.

Partner

Charlotte Charleston
+1.803.329.7602

steve.mccrae@klgates.com

OVERVIEW

Steve McCrae is a South Carolina-licensed partner in the Charlotte office, focusing his practice on obtaining governmental entitlements for industrial and developer clients, including Fee in Lieu of Taxation Agreements, other State and local government economic incentives, Local Government Development Agreements and zoning entitlements. He also serves as the client representative for several foreign-based/owned companies with South Carolina operations.

In addition, Steve's practice includes commercial real estate transactions for both buyers and sellers in South Carolina, including representing a school district in its land acquisitions and associated intergovernmental agreements.

Steve is a LEED Accredited Professional (LEED-AP, BC & D), a distinction he earned through the Green Building Certification Institute. As a LEED-AP, BC & D, he has demonstrated a thorough understanding of green building practices and principles, as well as the LEED Rating System.

ACHIEVEMENTS

- *Best Lawyers in America*, Land Use & Zoning Law, Real Estate Law, 2008 – 2021
- *Best Lawyers in America*, 2014 Lawyer of the Year, Land Use & Zoning Law - Charlotte
- "Community Service Award," York County Young Attorneys Association
- Martindale-Hubbell AV Pre-eminent Rating - Judicial Edition
- "Best Comment Award," *South Carolina Law Review*

PROFESSIONAL / CIVIC ACTIVITIES

- South Carolina Board of Law Examiners (2005 to Present)
- Preservation South Carolina, aka Palmetto Trust for Historic Preservation (President, 2000-2003, 2012-2016, Board of Directors 1998-2006, 2011 to Present)

- Former member of State and Local Taxation advisory committee to the South Carolina Department of Revenue
- South Carolina Governor's Task Force on Historic Preservation, appointed by Governor Jim Hodges, March 23, 2000
- York County Culture and Heritage Commission, (Board Member, 2005-2009)

EDUCATION

- J.D., University of South Carolina School of Law, 1975 (*South Carolina Law Review, Notes Editor*)
- B.A., Princeton University, 1971 (*Economics*)

ADMISSIONS

- Bar of South Carolina
- Not Admitted in North Carolina

AREAS OF FOCUS

- Real Estate
- Economic Incentives

REPRESENTATIVE EXPERIENCE

- Since 2015, represented several solar farm development companies in obtaining Fee in Lieu of Taxation and Special Source Revenue Credit agreements from county governmental bodies for development of over 125 sites in South Carolina
- Representing out-of-state developers in their applications for rezoning of large tracts in York County for residential development, including a 300-acre Office/R&D site.
- Represented a steel fabrication company regarding state and local economic incentives for establishing operations in South Carolina, including negotiating Fee in Lieu of Taxation agreements and Special Source Revenue Credit agreements
- Since 2015, representing the fastest growing School District in South Carolina in all its land acquisitions for new educational facilities.
- Represented largest developer in York County on development, zoning and other governmental relations issues regarding development of 6,000 acres into neighborhoods/villages of mixed residential (including single-family, townhouse, and multi-family), commercial, retail, and civic uses.

- Represented Master Developer of 1,437-acre tract in obtaining a Local Government Development Agreement and other entitlements from York County for a mixed-use development, including a 300-acre Office/R&D site.