

AMENDED

Bishop Gadsden
Blackmer Hall
1 Bishop Gadsden Way
September 25, 2018
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Seekings

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Proclamation recognizing International Literacy Day and National Adult Education and Family Literacy Week
2. Proclamation recognizing Roberta Williams, Women's Basketball Hall of Fame Inductee
3. Proclamation recognizing Mesothelioma Awareness Day

E. Public Hearings

(City Council may give second reading, order to third reading, give third reading, and order engrossed for ratification any bill listed on the agenda as a second reading.)

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 47½ Line Street (Peninsula) (0.05 acre) (TMS #459-05-03-109) (Council District 4), be rezoned from Light Industrial (LI) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by East Line Partners LLC.
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that a portion of Hayne Street Right-of-Way (Peninsula) (approximately 0.13 acre) (Unzoned Right-of-Way) (Council District 1), be rezoned from Unzoned Right-of-Way to General Business (GB) classification. The property is owned by SCM Charleston Market Investors LLC.
3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 182 Church Street and a portion of Hayne Street Right-of-Way (Peninsula) (1.20 acres) (TMS #458-05-03-005, 458-05-03-017 and a portion of Hayne Street Right-of-Way) (Council District 1), be rezoned to include a portion of Unzoned Right-of-Way in the Accommodations Overlay Zone (A-5: 150 room max.) and

rezone property from Accommodations Overlay Zone (A-1: 50 Room Max.) to Accommodations Overlay Zone (A-5: 150 room max.). The property is owned by SCM Charleston Market Investors LLC.

4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 182 Church Street and a portion of Hayne Street Right-of-Way (Peninsula) (1.20 acres) (TMS #458-05-03-005, 458-05-03-017 and a portion of Hayne Street Right-of-Way) (Council District 1), be rezoned to include a portion of Unzoned Right-of-Way in the 4 Old City Height District, rezone a portion of property from the 3.5 Old City Height District to the 4 Old City Height District and rezone a portion of property from the 3 Old City Height District to the 3.5 Old City Height District. The property is owned by SCM Charleston Market Investors LLC.
5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Sheppard Street and Saint Philip Street (Peninsula) (approximately 0.69 acre) (TMS #460-04-04-078, 460-04-04-080 and 460-04-04-086) (Council District 4), be rezoned to include it in the Short Term Rental Overlay Zone (ST) classification. The property is owned by Lowcountry Marketing Group LLC.
6. An ordinance to amend the zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1904 Woodland Road (West Ashley) (0.49 acre) (TMS #355-10-00-004) (Council District 2), be zoned Single-Family Residential (SR-1) classification. The property is owned by Eric Vogt and Stephanie Gray. **(SECOND READING)**
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1716 Houghton Drive (James Island) (0.34 acre) (TMS #424-09-00-059) (Council District 11), be zoned Single-Family Residential (SR-1) classification. The property is owned by Terri Aiken. **(SECOND READING)**
8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 324 Woodland Shores Road (James Island) (0.52 acre) (TMS #343-11-00-116) (Council District 11), be zoned Single-Family Residential (SR-1) classification. The property is owned by Evan Diament. **(SECOND READING)**
9. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that former Pryor Court Right-of-Way (West Ashley) (0.422 acre) (portions of TMS #349-01-00-005 and TMS #349-01-00-030) (Council District 7), be zoned General Business (GB) classification. The property is owned by the City of Charleston to be conveyed to adjacent property owners.

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. September 18, 2018

H. Citizens Participation Period

I. Petitions and Communications:

1. A Resolution expressing the intention to establish the Church Creek Drainage Redevelopment Project Area; authorizing staff to prepare an overall Redevelopment Plan; providing for notice and public hearing in connection with the foregoing; and other matters related thereto
2. Appointments:
 - (i) West Ashley Revitalization Commission
 - (ii) Resiliency & Sustainability Advisory Committee
3. **Update on Hurricane Florence - CPD and CFD activation efforts – Chief Luther Reynolds and Chief Daniel Curia**

J. Council Committee Reports:

1. **Committee on Community Development: (Meeting was held on Monday, September 17, 2018 at 3:00 p.m.)**
 - a. Future Strategy for the Cooper River Bridge Redevelopment Area
2. **License Committee: (Meeting was held on Tuesday, September 18, 2018 at 3:00 p.m.)**
 - a. The appeal of A. Williams Roberts, Jr. & Associates
3. **Committee on Human Resources: (Meeting was held on Tuesday, September 18, 2018 at 4:00 p.m.)**
 - a. New Business:
Discussion of the Employee Survey (*Deferred*)
Discussion of the 2019 Budget and non-sworn pay plan (*Deferred*)
 - b. Old Business:
Approval of the CIGNA disability and life insurance

4. Committee on Recreation: (Meeting was held on Tuesday, September 25, 2018 at 3:00 p.m.)

- a. Update – Johnson Controls Energy Performance Work

5. Committee on Public Works and Utilities: (Meeting was held on Tuesday, September 25, 2018 at 3:30 p.m.)

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

Gadsdenboro- Acceptance and Dedication of Gadsdenboro Street (320LF) All infrastructure with the exception of sidewalks has been completed. The Sidewalks have been bonded.

- Title to Real Estate
- Affidavit for Taxable or Exempt Transfers
- Plat

b. Miscellaneous or Other New Business

(Action may or may not be taken)

- (i) An ordinance amending Chapter 27 of the Code of the City of Charleston, by amending Flood Hazard Prevention and Control Requirements in Section 27-103, Section 27-105, Section 27-116, Section 27-119, Section 27-120, and Section 27-121
- (ii) Church Creek Drainage Basin
- (iii) FEMA Buyout Status
- (iv) Update on the Ravenel Bridge Site Mitigation Agreement
- (v) Update on Huger Street Drainage Issues

Give first reading to the following bill coming from Public Works and Utilities:

An ordinance amending Chapter 27 of the Code of the City of Charleston, by amending Flood Hazard Prevention and Control Requirements in Section 27-103, Section 27-105, Section 27-116, Section 27-119, Section 27-120, and Section 27-121

6. Committee on Ways and Means:

(Bids and Purchases

(Police Department: Approval of the attached independent contractor agreement in the amount of \$10,000 with Kylon Middleton Ministries, LLC to perform consulting services in connection with the 2018 Illumination Project.

(Parks-Capital Projects: Approval of an increase to the JPR Ballpark Field Improvements

Change Order to Purchase Order #152799 with AECOM Technical Services, in the amount of \$10,000 for additional engineering and permitting which was unforeseen after the initial communications with the City. The cost of the additional engineering and permitting is \$8,100, in accordance with the attached proposal dated 9/5/18 from AECOM Technical Services. We request that this amount be added to the existing purchase order along with an additional \$1,900 contingency to cover other possible changes. The change order will result in a \$10,000 increase to the AECOM Technical Services Purchase Order from \$37,750 to \$47,750. The funding source for this work is the general maintenance line-item in the JPR Ballpark division.

(Public Service: Approval of the Church Creek 2017 Flood Reduction Study Fee Amendment #1 with Weston & Sampson Engineering, Inc., in the amount of \$73,000 for the design, permitting, preparation of bid documents, bidding assistance and construction administration for the Hickory Farms Stormwater Diversion. Approval of Fee Amendment #1 will increase the Weston & Sampson Engineering, Inc. contract by \$73,000 (from \$300,000 to \$373,000). Funding for this project is the Drainage Fund.

(Traffic and Transportation: Approval for Bihl Engineering to develop a microsimulation model in the amount of \$98,000 for the area around Hagood Ave. to determine the feasibility of extending the road across the Septima P. Clark Parkway into the Medical District. While the total project cost is \$98,000, it will be divided equally between the City, West Edge Foundation and the Medical University of South Carolina.

(Approval of the CIGNA disability and life insurance

K. Bills up for Second Reading:

(City Council may give second reading, order to third reading, give third reading, and order engrossed for ratification any bill listed on the agenda as a second reading.)

1. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1335 King Street Extension (Peninsula) (0.37 acre) (TMS #464-14-00-079) (Council District 4), be rezoned from Light Industrial (LI) classification to Upper Peninsula (UP) classification. The property is owned by Joe Singleton.*
2. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1335 King Street Extension (Peninsula) (0.37 acre) (TMS #464-14-00-079) (Council District 4), be rezoned from the 2.5 Old City Height District classification to the 4-12 Old City Height District classification. The property is owned by Joe Singleton.*
3. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on King Street Extension and Montford Avenue (Peninsula) (0.10 acre) (TMS #464-14-00-080) (Council District 4), be rezoned from Single-Family Residential (SR-1) classification to Upper Peninsula (UP) classification. The property is owned by Horace A. Rooke.*
4. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the*

Zone Map, which is a part thereof, so that property located on King Street Extension and Montford Avenue (Peninsula) (0.10 acre) (TMS #464-14-00-080) (Council District 4), be rezoned from the 2.5 Old City Height District classification to the 4-12 Old City Height District classification. The property is owned by Horace A. Rooke.

5. *An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 21, Section 113 to amend the appeal process for a public property or property open to the public trespass notice.*
6. *An ordinance to provide for the annexation of property known as 6 Tovey Road (0.17 acre) (TMS# 418-10-00-020), 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 Julia Harlow.*
7. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 141 Meeting Street and 174 King Street (Peninsula) (1.061 acres) (TMS #457-08-04-003) (Council District 1), be rezoned from General Business (GB) classification to Urban Commercial (UC) classification. The property is owned by SCE&G. (DEFERRED)*
8. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to remove residential uses, nursing and personal care uses, and school uses from the Light Industrial (LI) and Heavy Industrial (HI) Zone Districts. (DEFERRED)*
9. *An ordinance authorizing the Mayor to execute on behalf of the City a Memorandum of Agreement ("MOU") with South Carolina Electric & Gas Company ("SCE&G"), under which the City will grant to SCE&G the following easements under or across Hampton Park (TMS No. 460-00-00-002): (a) a 70' easement for the expansion of an overhead electrical transmission line; (b) a 12' easement for the installation of a new underground electrical distribution line; and (c) a variable width easement memorializing an existing underground gas line; with SCE&G granting to the City, in exchange for the foregoing, the following lease, license, and easements on SCE&G's property located to the northeast of Hampton Park (TMS No. 463-15-01-061) (the "SCE&G Property"): (a) a 10-year lease for parking, vehicular access, and pedestrian access to and from Hampton Park; (b) a permanent, thirty foot (30') access easement for vehicular access between Grove Street and Hampton Park; (c) a license to use a portion of the SCE&G Property for a dog park; (d) a permanent easement to use a portion of the SCE&G Property for parking and access to and from Hampton Park; (e) a permanent stormwater drainage easement for Hampton Park; and (f) a permanent sanitary sewer easement for Hampton Park. (DEFERRED)*
10. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts. (DEFERRED FOR PUBLIC HEARING)*

11. An ordinance to amend Ordinance No. 2017-060 that established a Temporary Moratorium on the acceptance or processing of applications for new construction on properties located in the 100 year floodplain within the Church Creek Drainage Basin, as amended by Ordinance No. 2018-078, extending the moratorium until August 29, 2018, to extend the moratorium for an additional period of fourteen days until September 12, 2018 or the day following the ratification of the Stormwater Design Standards Manual Amendment for the Church Creek Drainage Basin. (DEFERRED FOR PUBLIC HEARING).
12. An ordinance to amend Section 54- 943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to a simple majority of a quorum of the City Council. (**City Council voted to send this ordinance back to the Planning Commission with a recommendation of a 60% override at the December 19, 2017 City Council meeting.**)(Councilmember Perry K. Waring) (DEFERRED)
13. An ordinance to close and abandon Kinlock Court, a City right-of-way, said right-of-way running westerly approximately 200 feet from meeting street to the Interstate 26 right-of-way; and to further authorize the Mayor to execute Quit Claim Deeds and any other necessary documents, approved as to form by the Office of Corporation Counsel, to the owners of those properties abutting each side of Kinlock Court, conveying to each owner one-half of the width of Kinlock Court as said Kinlock Court abuts each owner's property, subject to any and all easements or other matters of record. (DEFERRED)

L. Bills up for First Reading

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that portions of three parcels on Hanover, Lee, Nassau, and Aiken Streets (East Side - Peninsula) (approximately 2.25 acres) (TMS #459-05-04-197, 459-05-04-208, and 459-05-04-209) (Council District 4), be rezoned from the Old City Height District 4 Classification to the Old City Height District 5 Classification. The property is owned by the City of Charleston.
2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone, by inserting language to preserve Mixed-Use Districts; prohibit the displacement of housing by accommodations and consider the effects of housing units to be altered or replaced on the housing stock and whether requirements to protect the affordability of the housing units should be attached to an accommodations special exception approval; prohibit the displacement or reduction of office space by accommodations to be located within areas on the peninsula designated "A-1" on the Accommodations Overlay Zoning Map and on

streets with office use as a predominant use; prohibit the displacement of more than 25 percent of ground floor, store front retail space by accommodations uses on streets with ground floor, store front retail as a dominant use; and prohibit an overconcentration of accommodations units within areas on the peninsula designated "A-1" on the Accommodations Overlay Zoning Map (*DEFERRED*)

3. An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 17 – Upper Peninsula District pertaining to incentive options and particularly strengthening Workforce Housing; and by amending Sec. 54-201 (V), Base Zoning Districts to correct Upper Peninsula District; and by amending Article 3, Part 2, Sec 54-305 (B) pertaining to Upper Peninsula District; and by amending Article 3, Part 1, Sec. 54-301, Table 3.1 Height, Area and Setback Regulations, footnote 24, pertaining to correcting the Section number; and by amending Article 4, Part 4, Sec. 54-420, Table 1.2 allowed sign types by Zoning District to add Upper Peninsula District; and by amending Article 1, Part 1, Sec. 54-102 (b), Base Zoning District Classifications to add Upper Peninsula District. (*DEFERRED*)
4. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Article 9 thereof a new part 8 providing for a Temporary Moratorium on the issuance of development permits for Residential (Single Family and Multi-Family) Development on John's Island (*DEFERRED*)

M. Miscellaneous Business:

- 1. Executive Session (Action may or may not be taken on the below matter):**
 - a. Discussion of legal matter related to the City of Charleston appointment to the Charleston County Aviation Authority**
2. A City Council Budget Workshop will be held Tuesday, October 9, 2018 at 4:00 p.m. at City Hall, 80 Broad Street.
3. The next regular meeting of City Council will be Tuesday, October 9, 2018 at 5:00 p.m. at City Hall, 80 Broad Street.

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



City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS, the need for a highly literate citizenry increases as our community moves toward an increasingly technological future; and

WHEREAS, approximately 15 percent of the adults in the City of Charleston experience literacy issues that severely impact their lives and families, their ability to work productively, and their full participation as citizens and residents of our state; and

WHEREAS, Trident Literacy Association provides individualized instruction to adults in the City of Charleston in partnership with the St. Julian Devine Community Center to help them improve their skills, earn their GED and Career Readiness Credential, enter continuing education, take advantage of apprenticeship opportunities, enter higher education, the military, or the job market; and

WHEREAS, Trident Literacy Association will soon add a free Early Childhood Program two mornings per week to help our students who need child care; and

WHEREAS, Trident Literacy Association has served our community for 46 years, contributing to making it a better place for all our citizens; and

WHEREAS, the City of Charleston deems it important to recognize and highlight the economic and societal importance of literacy, and I urge my fellow citizens to learn more about the importance of literacy and to become involved with literacy in our community.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor of the City of Charleston, do hereby proclaim September 2018 as:

LITERACY MONTH

and September 23–29, 2018 as:

NATIONAL ADULT EDUCATION AND FAMILY LITERACY WEEK

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Charleston to be affixed, this 25th day of September in the year of 2018.



John J. Tecklenburg, Mayor



City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS,

the City of Charleston wishes to recognize one of its most valuable citizens, **ROBERTA WILLIAMS**, who was born and raised in downtown Charleston, South Carolina; and

WHEREAS,

ROBERTA WILLIAMS is a 1976 graduate of Burke High School, and a 1980 graduate of South Carolina State University. She had a successful college career playing women's basketball with the Lady Bulldogs, leading them to the Association of Intercollegiate Athletics for Women (AIAW) Division II National Championship in 1979. She also won MVP tournament honors when she helped her team to a runner-up finish in 1978; and went on to be drafted into the Women's Basketball League (WBL), by the San Francisco Pioneers in 1980; and

WHEREAS,

ROBERTA WILLIAMS was inducted into the South Carolina State University Hall of Fame in 1998 and also the Mid-Eastern Athletic Conference (MEAC) Hall of Fame in 1999; and

WHEREAS,

ROBERTA WILLIAMS returned to Charleston after a successful basketball career as the all-time leading scorer in women's basketball history at South Carolina State University having scored over 2,200 points, and is the only basketball player –man or woman- to have their jersey (No. 11) retired; and

WHEREAS,

ROBERTA WILLIAMS is mother to son, Travis Ford, and daughter, Kris Bennett. She has worked as a substitute teacher for over 20 years in Charleston County Schools and currently works at Charleston Drug and Treatment Center as a Recovery Assistant and Substance Abuse Specialist; and

WHEREAS,

ROBERTA WILLIAMS was inducted into the Women's Basketball Hall of Fame in Knoxville, Tennessee on June 9, 2018, as a "Trailblazer of the Game" of the WBL, the first Women's Professional Basketball League in the U.S., along with 100 other players; and

NOW, THEREFORE, I, Mayor John J. Tecklenburg, on behalf of City Council and the citizens of Charleston, recognize Roberta Williams for her contributions to basketball in Charleston and in the State of South Carolina, and do hereby proclaim Tuesday, September 11, 2018 as:

ROBERTA WILLIAMS DAY

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Charleston to be affixed, this 11th day of September in the year of 2018.

John J. Tecklenburg, Mayor



City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS, mesothelioma is an aggressive, asbestos-related cancer that affects the linings of the lungs, abdomen, heart or other organs; and

WHEREAS, the heavy use of asbestos in manufacturing, industry, and construction has been recognized as “the worst occupational health disaster in U.S. history”; and

WHEREAS, asbestos was used in the construction of virtually all office buildings, public schools, and homes built before 1975; and

WHEREAS, a high percentage of all mesothelioma victims were exposed to asbestos on naval ships and in shipyards, including in Charleston, South Carolina; and

WHEREAS, this is now believed to include many of the firefighters, police officers, and rescue workers from Ground Zero on 9/11; and

WHEREAS, exposure to asbestos for as little as one month can result in mesothelioma 30 years later; and

WHEREAS, because of occupational, Navy-service related, household, or even incidental exposures and the very long latency of the disease, tens of millions of Americans are now at risk for developing mesothelioma; and

WHEREAS, for decades, the need for research to develop effective treatments for mesothelioma was overlooked, and the result of this neglect is that treatments available today generally only have limited effect. Most patients die within only 12–15 months of diagnosis; and

WHEREAS, the establishment of Mesothelioma Awareness Day will raise public awareness of the disease and of the need to develop effective treatments for it.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor, City of Charleston, do hereby proclaim Tuesday, September 26, 2018 as:

MESOTHELIOMA AWARENESS DAY

IN WITNESS WHEREOF, I do hereby set my hand and cause the seal of Charleston to be affixed, this 25th day of September in the year of 2018.

John J. Tecklenburg, Mayor

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, September 25, 2018 beginning at 5:00 p.m. at Bishop Gadsden: Blackmer Hall, 1 Bishop Gadsden Way, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

REZONINGS

1. To rezone 47½ Line Street (*Peninsula*) (0.05 acre) (TMS# 459-05-03-109) from Light Industrial (LI) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification.
2. To rezone Hayne Street (*Peninsula*) – Hayne Street right-of-way (A portion) (Approx. 0.13 acre) from unzoned right-of-way to General Business (GB) classification.
3. To rezone 182 Church Street and Hayne Street (*Peninsula*) (1.20 acres) (TMS# 458-05-03-005, 458-05-03-017) & Hayne Street right-of-way (A portion) to include a portion of unzoned right-of-way in the Accommodations Overlay Zone (A-5: 150 room max.) classification and rezoning of property from Accommodations Overlay Zone (A-1: 50 room max.) classification to Accommodations Overlay Zone (A-5: 150 room max.) classification.
4. To rezone 82 Church Street and Hayne Street (*Peninsula*) (1.20 acres) (TMS# 458-05-03-005, 458-05-03-017) & Hayne Street right-of-way (A portion) to include a portion of unzoned right-of-way in the 4 Old City Height District, rezoning of a portion of property from the 3.5 Old City Height District classification and rezoning of a portion of property from the 3 Old City Height District classification to the 3.5 Old City Height District classification.
5. To rezone property located on Sheppard Street and Saint Philip Street (*Peninsula*) (Approx. 0.69 acre) (TMS# 460-04-04-078, 080 & 086) to include the property in the Short Term Rental (ST) Overlay Zone.

ZONINGS

To zone the following properties annexed into the City of Charleston:

1. 1904 Woodland Road (*West Ashley*) (0.49 acre) (TMS #355-10-00-004) (Council District 2) Single-Family Residential (SR-1) classification.
2. 1716 Houghton Drive (*James Island*) (0.34 acre) (TMS #424-09-00-059) (Council District 11), Single-Family Residential (SR-1) classification.
3. 324 Woodland Shores Road (*James Island*) (0.52 acre) (TMS #343-11-00-116) (Council District 11) Single-Family Residential (SR-1) classification.
4. The former Pryor Court right-of-way (*West Ashley*) (0.422 acre) (Portions of TMS #349-01-00-005 and 349-01-00-030) (Council District 7) General Business (GB).

VANESSA TURNER MAYBANK
Clerk of Council

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) 511-1389 or email schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON

PLANNING COMMISSION MEETING REPORT

MEETING OF AUGUST 15, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, August 15, 2018** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **217 Ashley Ave (Cannonborough/Elliottborough - Peninsula) TMS# 4601104080** – 0.33 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).

DEFERRED BY THE APPLICANT

2. **47½ Line St (Peninsula) TMS# 4590503109** – 0.05 ac. Request rezoning from Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH).

RECOMMENDED APPROVAL

3. **Hayne St (Peninsula) – Hayne St right-of-way (a portion)** - approx. 0.13 ac. Request rezoning from unzoned right-of-way to General Business (GB).

RECOMMENDED APPROVAL

4. **182 Church St and Hayne St (Peninsula) – 4580503005, 4580503017 & Hayne St right-of-way (a portion)** – 1.20 ac. Request rezoning to include a portion of unzoned right-of-way in the Accommodations Overlay Zone (A-5: 150 room max.) and rezoning of property from Accommodations Overlay Zone (A-1: 50 room max.) to Accommodations Overlay Zone (A-5: 150 room max.).

RECOMMENDED APPROVAL

5. **182 Church St and Hayne St (Peninsula) – 4580503005, 4580503017 & Hayne St right-of-way (a portion)** – 1.20 ac. Request rezoning to include a portion of unzoned right-of-way in the 4 Old City Height District, rezoning of a portion of property from the 3.5 Old City Height District to the 4 Old City Height District and rezoning of a portion of property from the 3 Old City Height District to the 3.5 Old City Height District.

RECOMMENDED APPROVAL

6. **Meeting Street Rd and Cunningham Ave (Peninsula) TMS# 4641400121** – 0.231 ac. Request rezoning from Light Industrial (LI) and the 2.5 Old City Height District to Upper Peninsula (UP) and the 4-12 Old City Height District.

DEFERRED BY THE APPLICANT

7. **3, 5, 7 & 9 Cunningham Ave (Peninsula) TMS# 4641400139 & 4641400119** – 1.148 ac. Request rezoning from Light Industrial (LI) and the 2.5 Old City Height District to Upper Peninsula (UP) and the 4-12 Old City Height District.

DEFERRED BY THE APPLICANT

8. **11 Cunningham Ave (Peninsula) TMS# 4641400118** – 0.079 ac. Request rezoning from Light Industrial (LI) and the 2.5 Old City Height District to Upper Peninsula (UP) and the 4-12 Old City Height District.

DEFERRED BY THE APPLICANT

SUBDIVISIONS

1. **2620 Clements Ferry Rd (Towne at Cooper River Right-of-Way Extension - Cainhoy) TMS# 2710001035**
– 30.50 ac. 3 lots. Request subdivision concept plan approval. Zoned Light Industrial (LI).

APPROVED WITH CONDITIONS

2. **Carolina Bay Dr (Carolina Bay Phase 22 - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

DISAPPROVED

ORDINANCE AMENDMENT

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to a sixty percent (60%) majority of a quorum of the City Council.

DEFERRED BY CITY STAFF

DISCUSSION

Planning Commission and City staff discussion of existing subdivision approval processes and potential amendments to the Zoning Code pertaining to subdivision regulations and requirements. No action to be taken.

NO ACTION TAKEN

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.



Ratification
Number _____

A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 47½ LINE STREET (PENINSULA) (0.05 ACRE) (TMS #459-05-03-109) (COUNCIL DISTRICT 4), BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-2/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY EAST LINE PARTNERS LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Light Industrial (LI) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification.

Section 2. The property to be rezoned is described as follows:

47½ Line Street (Peninsula) (0.05 acre) (TMS #459-05-03-109)

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

Planning Commission
August 15, 2018

Rezoning 2

47½ Line St (Peninsula)

TMS# 4590503109

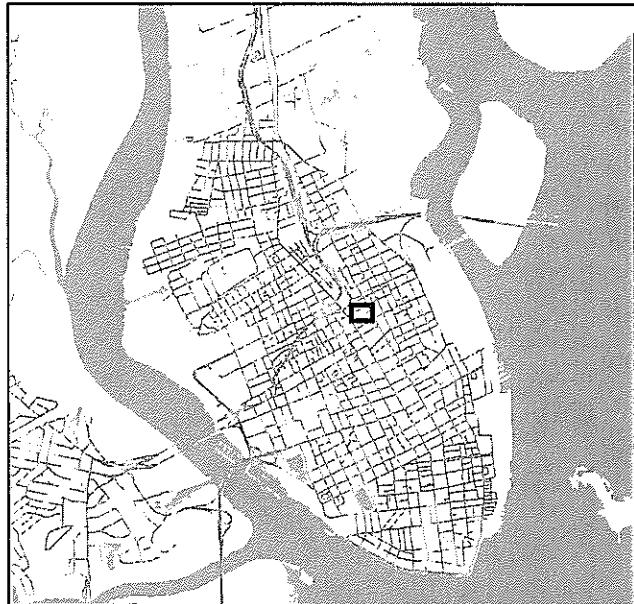
0.05 ac.

Request rezoning from Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH).

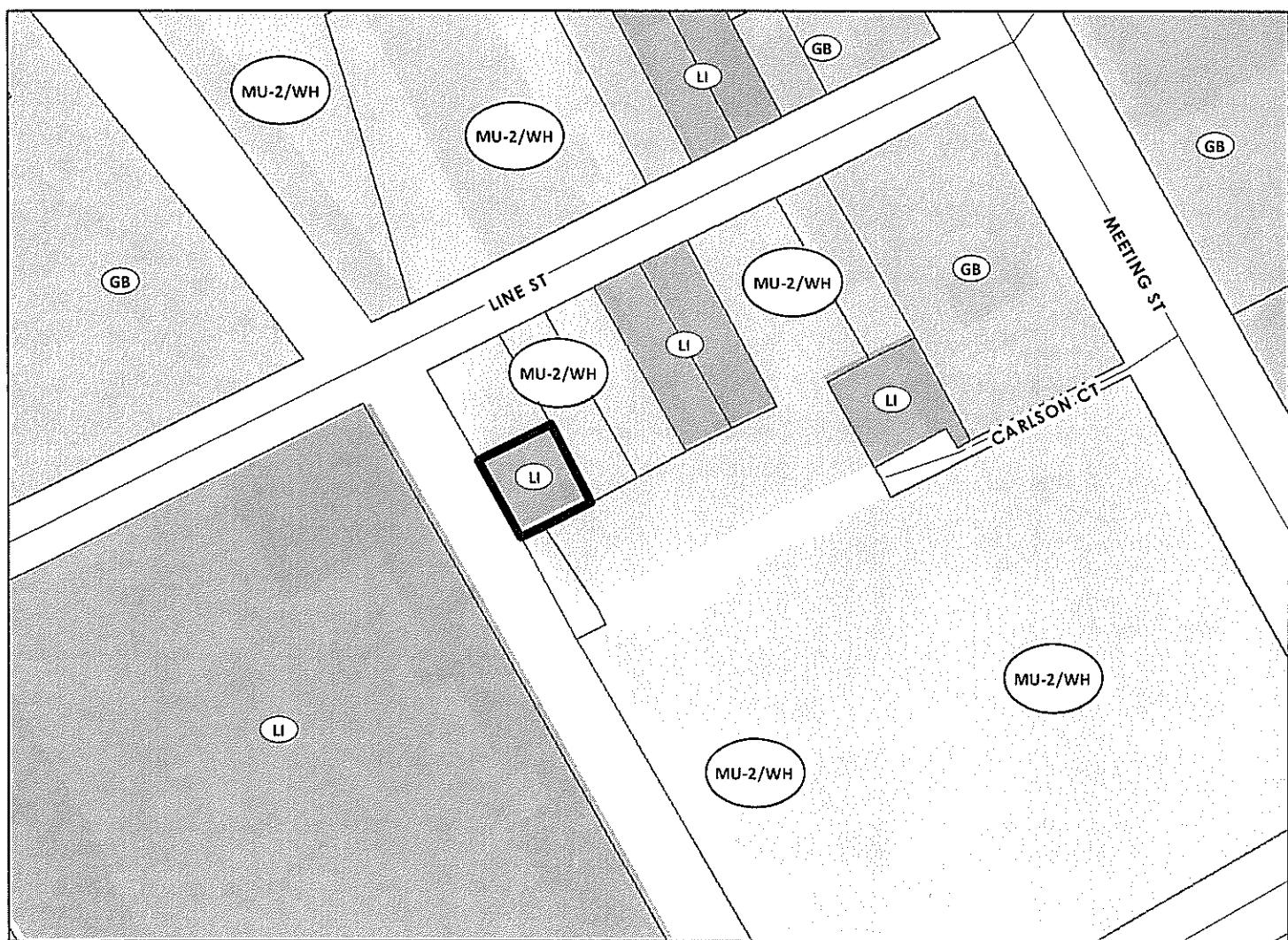
Owner: East Line Partners LLC

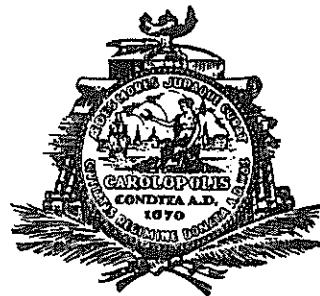
Applicant: LS3P

Area C1



Location





Ratification
Number _____

A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT A PORTION OF HAYNE STREET RIGHT-OF-WAY (PENINSULA) (APPROXIMATELY 0.13 ACRE) (UNZONED RIGHT-OF-WAY) (COUNCIL DISTRICT 1), BE REZONED FROM UNZONED RIGHT-OF-WAY TO GENERAL BUSINESS (GB) CLASSIFICATION. THE PROPERTY IS OWNED BY SCM CHARLESTON MARKET INVESTORS LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation so as to include unzoned right-of-way in the General Business (GB) classification.

Section 2. The property to be rezoned is described as follows:

a portion of Hayne Street right-of-way (Peninsula) (approximately 0.13 acre) (unzoned right-of-way)

Section 3. This ordinance shall become effective upon ratification.

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

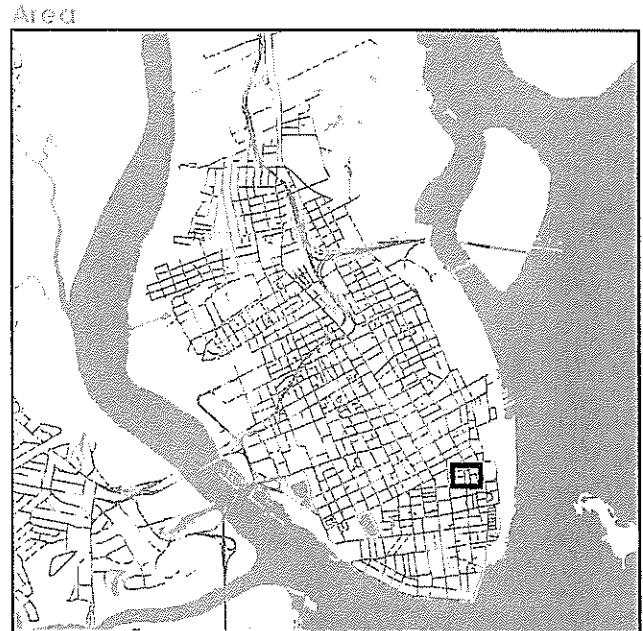
City of Charleston

Planning Commission
August 15, 2018

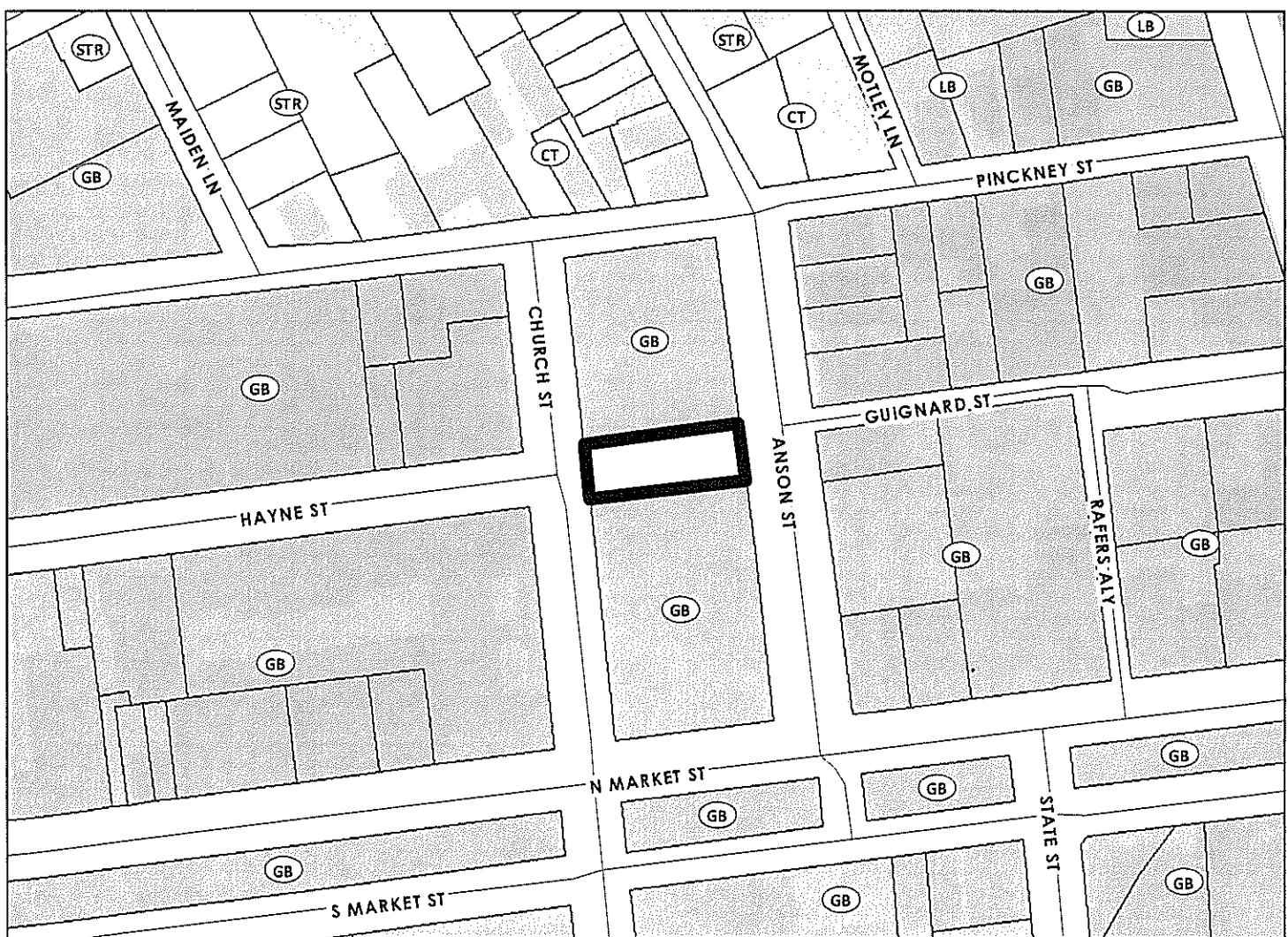
Rezoning 3
Hayne St (Peninsula)
Hayne St right-of-way (a portion)
approx. 0.13 ac.

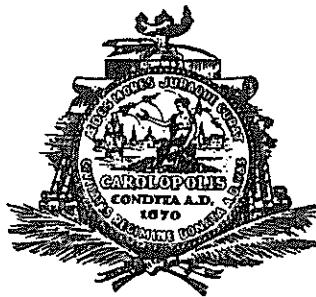
Request rezoning from unzoned right-of-way
to General Business (GB).

Owner: SCM Charleston Market Investors LLC
Applicant: Barr, Unger & McIntosh LLC



Location





Ratification
Number _____

A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 182 CHURCH STREET AND A PORTION OF HAYNE STREET RIGHT-OF-WAY (PENINSULA) (1.20 ACRES) (TMS #458-05-03-005, 458-05-03-017 AND A PORTION OF HAYNE STREET RIGHT-OF-WAY) (COUNCIL DISTRICT 1), BE REZONED TO INCLUDE A PORTION OF UNZONED RIGHT-OF-WAY IN THE ACCOMMODATIONS OVERLAY ZONE (A-5: 150 ROOM MAX.) AND REZONE PROPERTY FROM ACCOMMODATIONS OVERLAY ZONE (A-1: 50 ROOM MAX.) TO ACCOMMODATIONS OVERLAY ZONE (A-5: 150 ROOM MAX.). THE PROPERTY IS OWNED BY SCM CHARLESTON MARKET INVESTORS LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by including a portion of unzoned right-of-way in the Accommodations Overlay Zone (A-5: 150 room max.) classification, and changing the zoning designation of property from Accommodations Overlay Zone (A-1: 50 room max.) classification to Accommodations Overlay Zone (A-5: 150 room max.) classification.

Section 2. The property to be rezoned is described as follows:

182 Church Street and Hayne Street (Peninsula) (1.20 acres) (TMS #458-05-03-005, 458-05-03-017 and a portion of Hayne Street right-of-way)

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

Planning Commission
August 15, 2018

Rezoning 4

182 Church St and Hayne St (Peninsula)

4580503005, 4580503017
& Hayne St right-of-way (a portion)

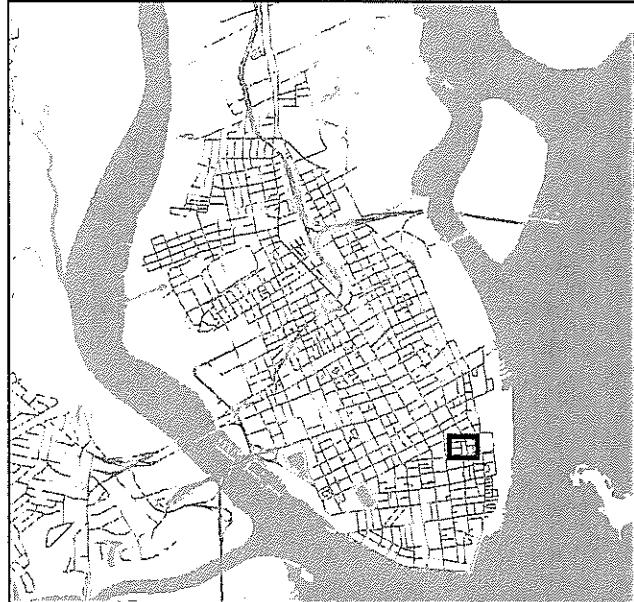
1.20 ac.

Request rezoning to include a portion of unzoned right-of-way in the Accommodations Overlay Zone (A-5: 150 room max.) and rezoning of property from Accommodations Overlay Zone (A-1: 50 room max.) to Accommodations Overlay Zone (A-5: 150 room max.).

Owner: SCM Charleston Market Investors LLC

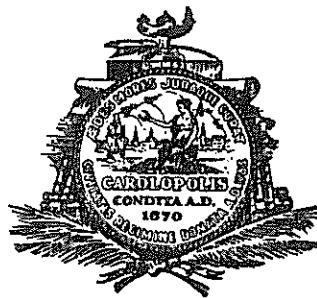
Applicant: Barr, Unger & McIntosh LLC

Area



Location





Ratification
Number _____

A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 182 CHURCH STREET AND A PORTION OF HAYNE STREET RIGHT-OF-WAY (PENINSULA) (1.20 ACRES) (TMS #458-05-03-005, 458-05-03-017 AND A PORTION OF HAYNE STREET RIGHT-OF-WAY) (COUNCIL DISTRICT 1), BE REZONED TO INCLUDE A PORTION OF UNZONED RIGHT-OF-WAY IN THE 4 OLD CITY HEIGHT DISTRICT, REZONE A PORTION OF PROPERTY FROM THE 3.5 OLD CITY HEIGHT DISTRICT TO THE 4 OLD CITY HEIGHT DISTRICT AND REZONE A PORTION OF PROPERTY FROM THE 3 OLD CITY HEIGHT DISTRICT TO THE 3.5 OLD CITY HEIGHT DISTRICT. THE PROPERTY IS OWNED BY SCM CHARLESTON MARKET INVESTORS LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by including a portion of unzoned right-of-way in the 4 Old City Height District classification, changing the zoning designation of a portion of property from the 3.5 Old City Height District classification to the 4 Old City Height District classification and changing the zoning designation of a portion of property from the 3 Old City Height District classification to the 3.5 Old City Height District classification.

Section 2. The property to be rezoned is described as follows:

182 Church Street and Hayne Street (Peninsula) (1.20 acres) (TMS #458-05-03-005, 458-05-03-017 and a portion of Hayne Street right-of-way)

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

Planning Commission
August 15, 2018

Rezoning 5

182 Church St and Hayne St (Peninsula)

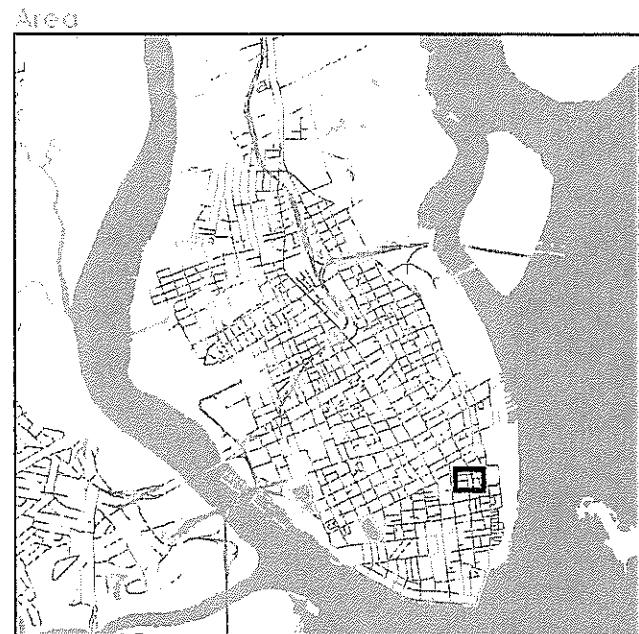
4580503005, 4580503017
& Hayne St right-of-way (a portion)

1.20 ac.

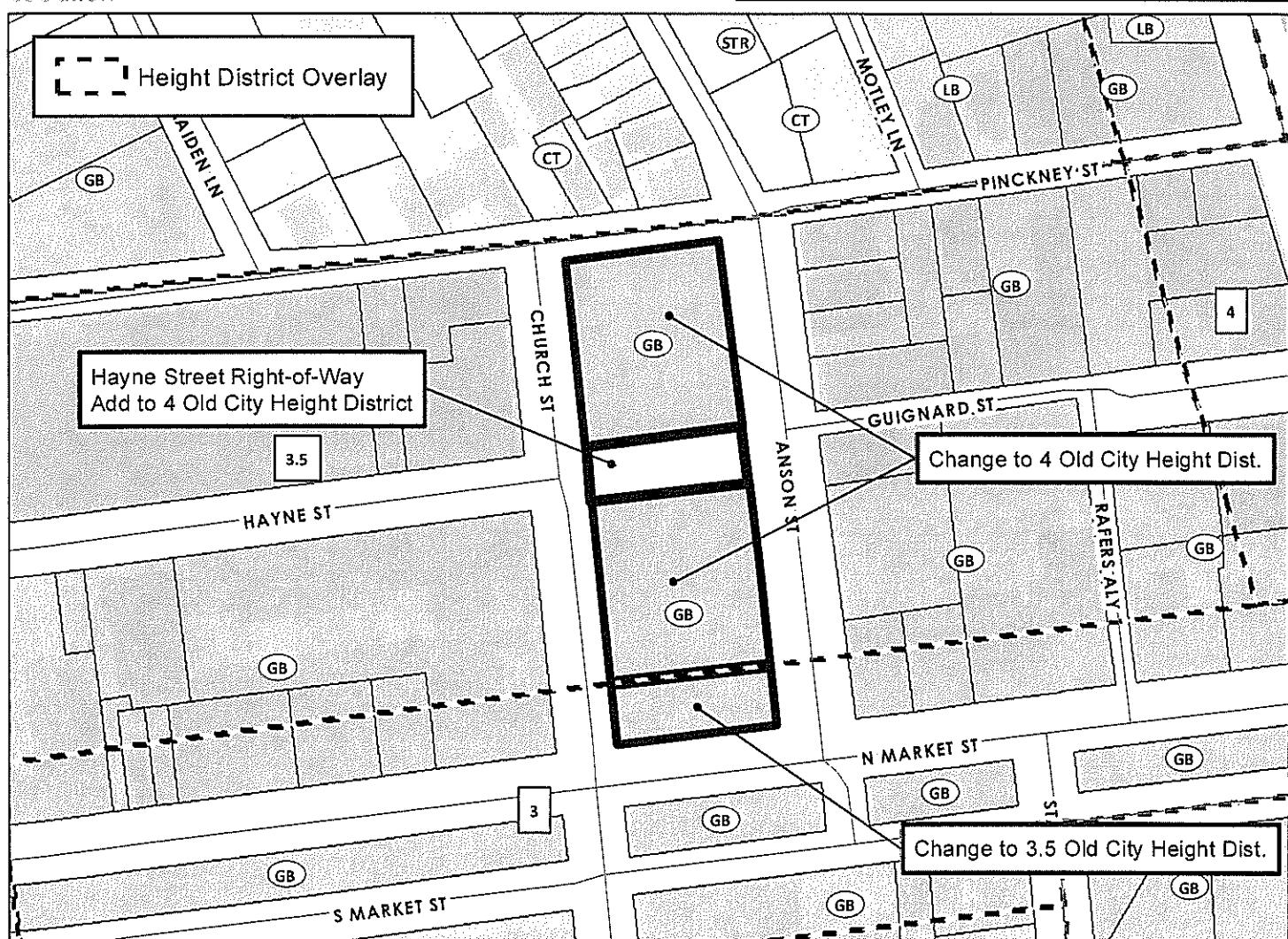
Request rezoning to include a portion of unzoned right-of-way in the 4 Old City Height District, rezoning of a portion of property from the 3.5 Old City Height District to the 4 Old City Height District and rezoning of a portion of property from the 3 Old City Height District to the 3.5 Old City Height District.

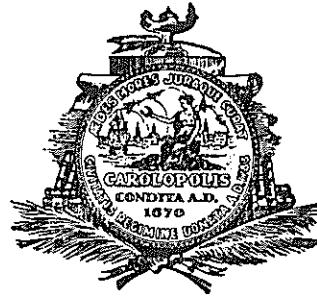
Owner: SCM Charleston Market Investors LLC

Applicant: Barr, Unger & McIntosh LLC



Location





Ratification

Number _____

A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON SHEPPARD STREET AND SAINT PHILIP STREET (PENINSULA) (APPROXIMATELY 0.69 ACRE) (TMS #460-04-04-078, 460-04-04-080 AND 460-04-04-086) (COUNCIL DISTRICT 4), BE REZONED TO INCLUDE IT IN THE SHORT TERM RENTAL OVERLAY ZONE (ST) CLASSIFICATION. THE PROPERTY IS OWNED BY LOWCOUNTRY MARKETING GROUP LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation so as to include the property in the Short Term Rental Overlay Zone (ST) classification.

Section 2. The property to be rezoned is described as follows:

property located on Sheppard Street and Saint Philip Street (Peninsula) (approximately 0.69 acre) (TMS #460-04-04-078, 460-04-04-080 and 460-04-04-086)

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

Planning Commission
June 20, 2018

Rezoning 7

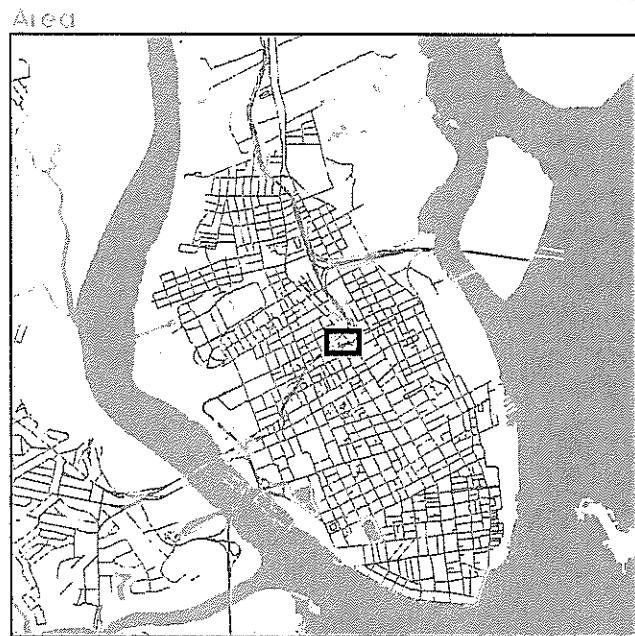
Sheppard St and Saint Philip St (Peninsula)

TMS# 4600404078, 080 & 086

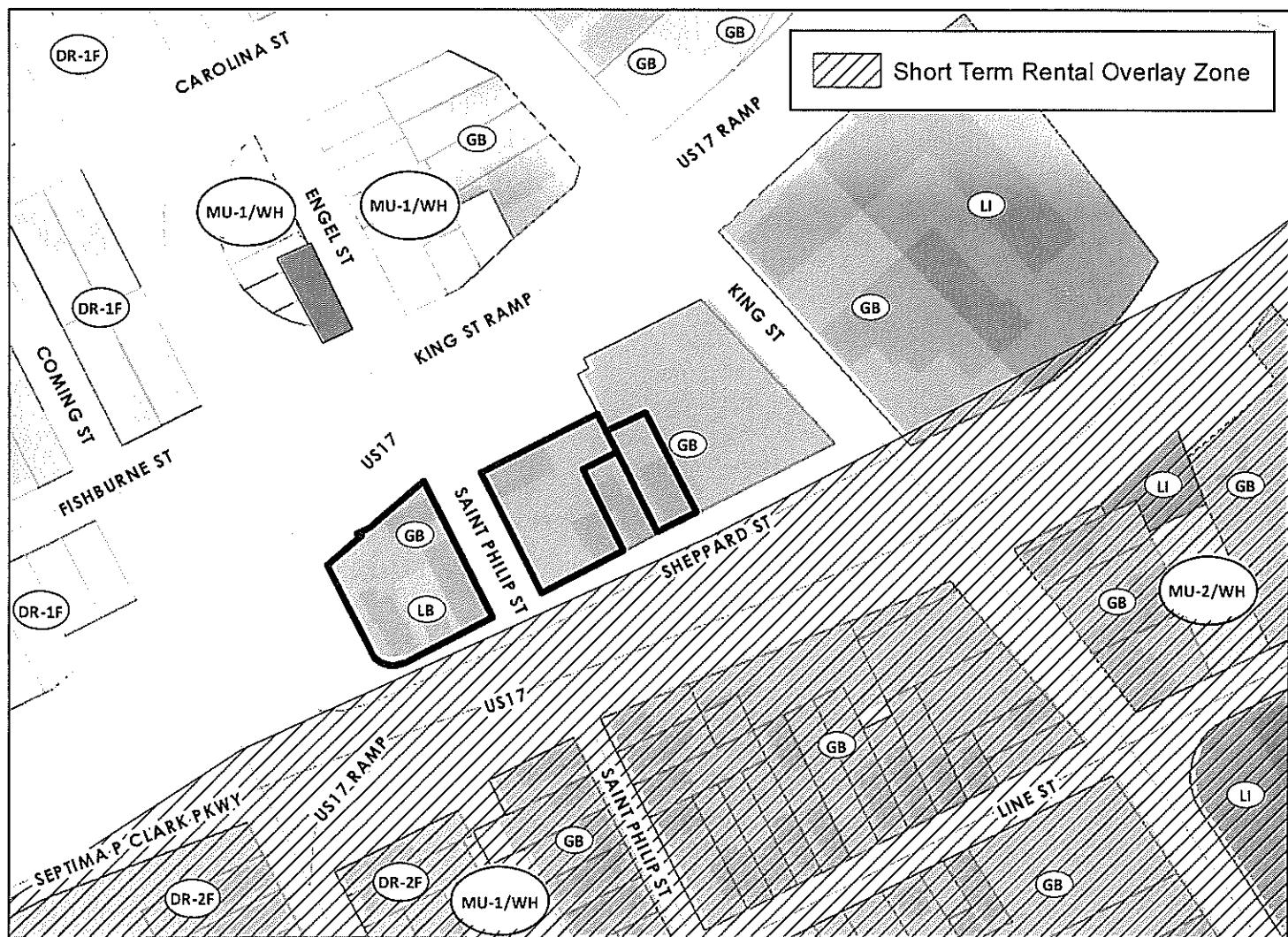
approx. 0.69 ac.

Request rezoning to include the property in the
Short Term Rental (ST) Overlay Zone.

Owner: Lowcountry Marketing Group LLC
Applicant: G. Trenholm Walker & Charles P. Summerall, IV



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1904 WOODLAND ROAD (WEST ASHLEY) (0.49 ACRE) (TMS #355-10-00-004) (COUNCIL DISTRICT 2), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY ERIC VOGT AND STEPHANIE GRAY.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

1904 Woodland Road (West Ashley) (0.49 acre) (TMS #355-10-00-004)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

City Council
August 21, 2018

Zoning

1904 Woodland Rd
(West Ashley)

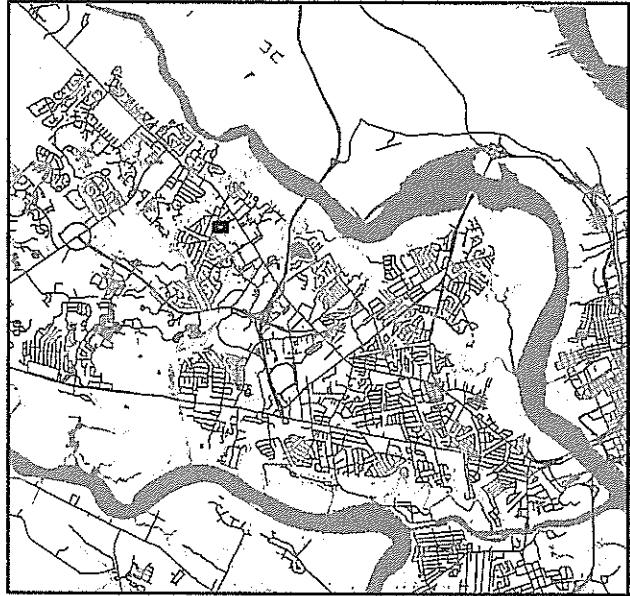
TMS# 3551000004

0.49 ac.

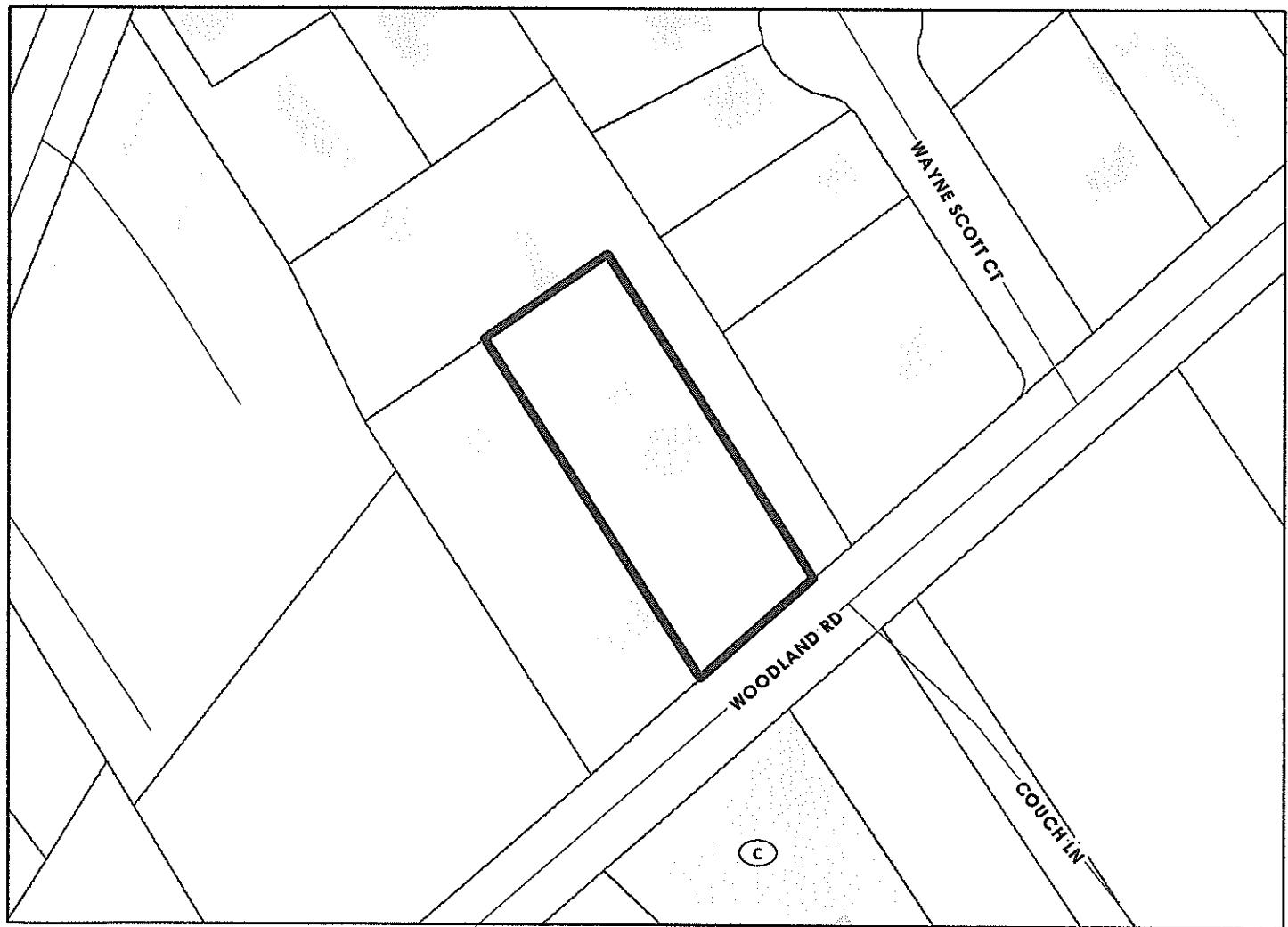
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Eric Vogt and Stephanie Gray

Area



Location





Ratification
Number _____

A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1716 HOUGHTON DRIVE (JAMES ISLAND) (0.34 ACRE) (TMS #424-09-00-059) (COUNCIL DISTRICT 11), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY TERRI AIKEN.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

1716 Houghton Drive (James Island) (0.34 acre) (TMS #424-09-00-059)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

City Council
August 21, 2018

Zoning

**1716 Houghton Dr
(James Island)**

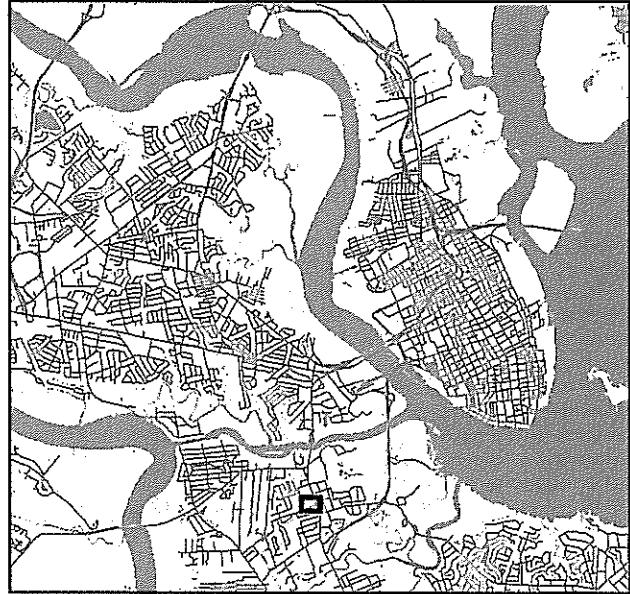
TMS# 4240900059

0.34 ac.

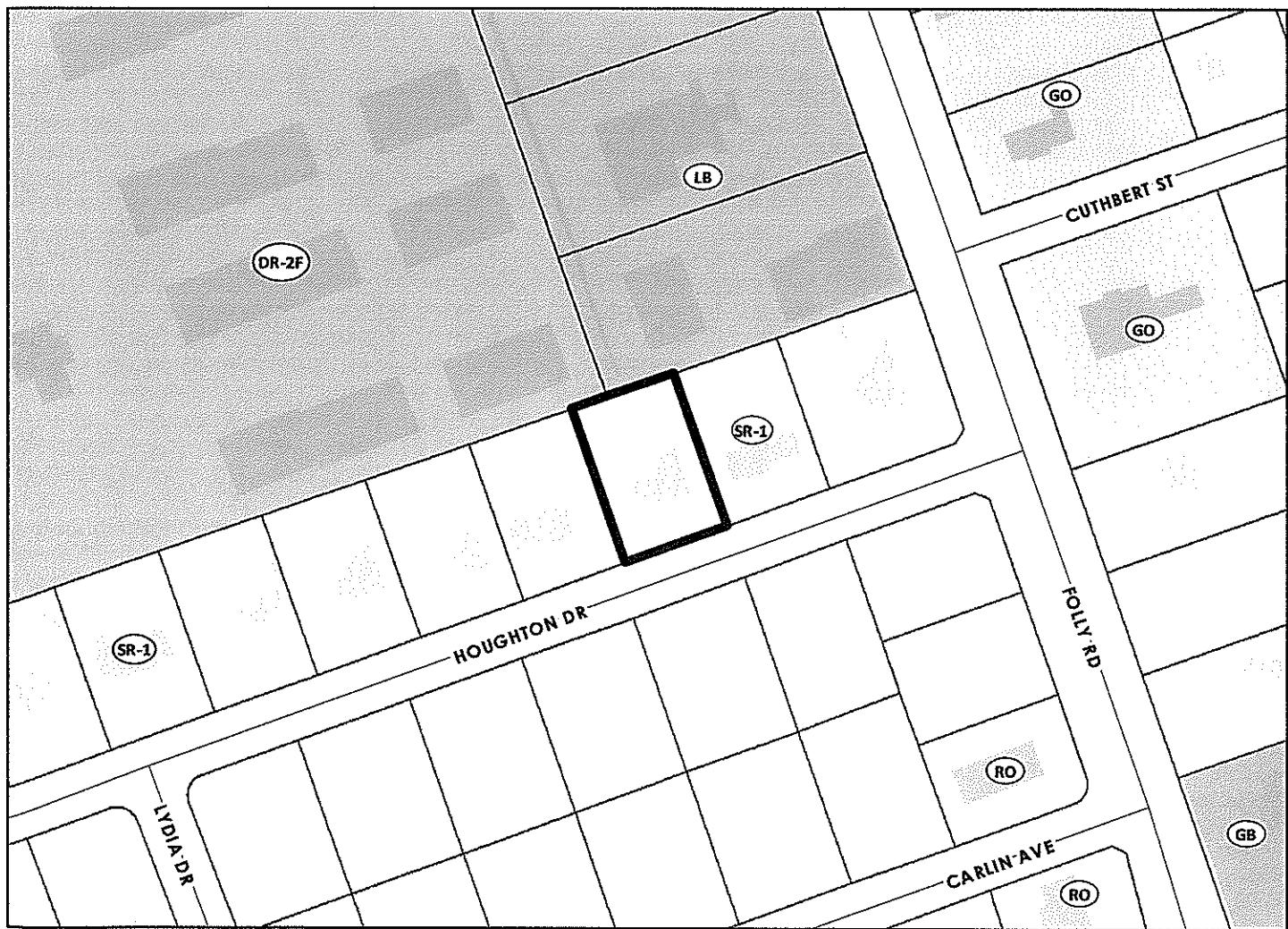
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Terri Aiken

Area



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 324 WOODLAND SHORES ROAD (JAMES ISLAND) (0.52 ACRE) (TMS #343-11-00-116) (COUNCIL DISTRICT 11), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY EVAN DIAMENT.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

324 Woodland Shores Road (James Island) (0.52 acre) (TMS #343-11-00-116)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

City Council
August 21, 2018

Zoning

324 Woodland Shores Rd
(James Island)

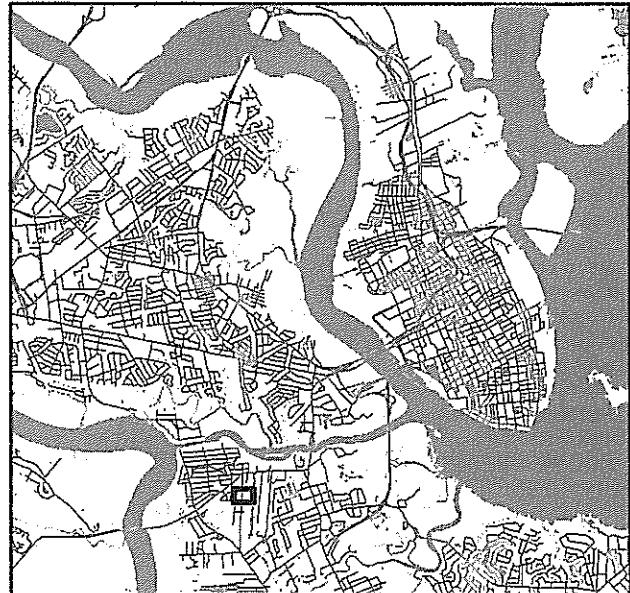
TMS# 3431100116

0.52 ac.

Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Evan Diamant

Area



Location





Ratification
Number _____

A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT FORMER PRYOR COURT RIGHT-OF-WAY (WEST ASHLEY) (0.422 ACRE) (PORTIONS OF TMS #349-01-00-005 AND TMS #349-01-00-030) (COUNCIL DISTRICT 7), BE ZONED GENERAL BUSINESS (GB) CLASSIFICATION. THE PROPERTY IS OWNED BY THE CITY OF CHARLESTON TO BE CONVEYED TO ADJACENT PROPERTY OWNERS.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

former Pryor Court right-of-way (West Ashley) (0.422 acre) (portions of TMS #349-01-00-005 and TMS #349-01-00-030)

Section 2. That the said parcel of land described above shall be zoned General Business (GB) classification.

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

Planning Commission
September 20, 2018

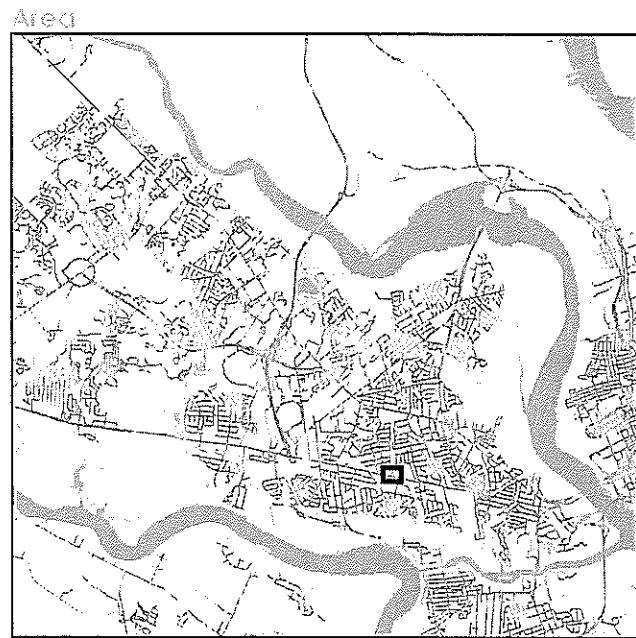
Zoning 1

Pryor Ct Right-of-Way (West Ashley)

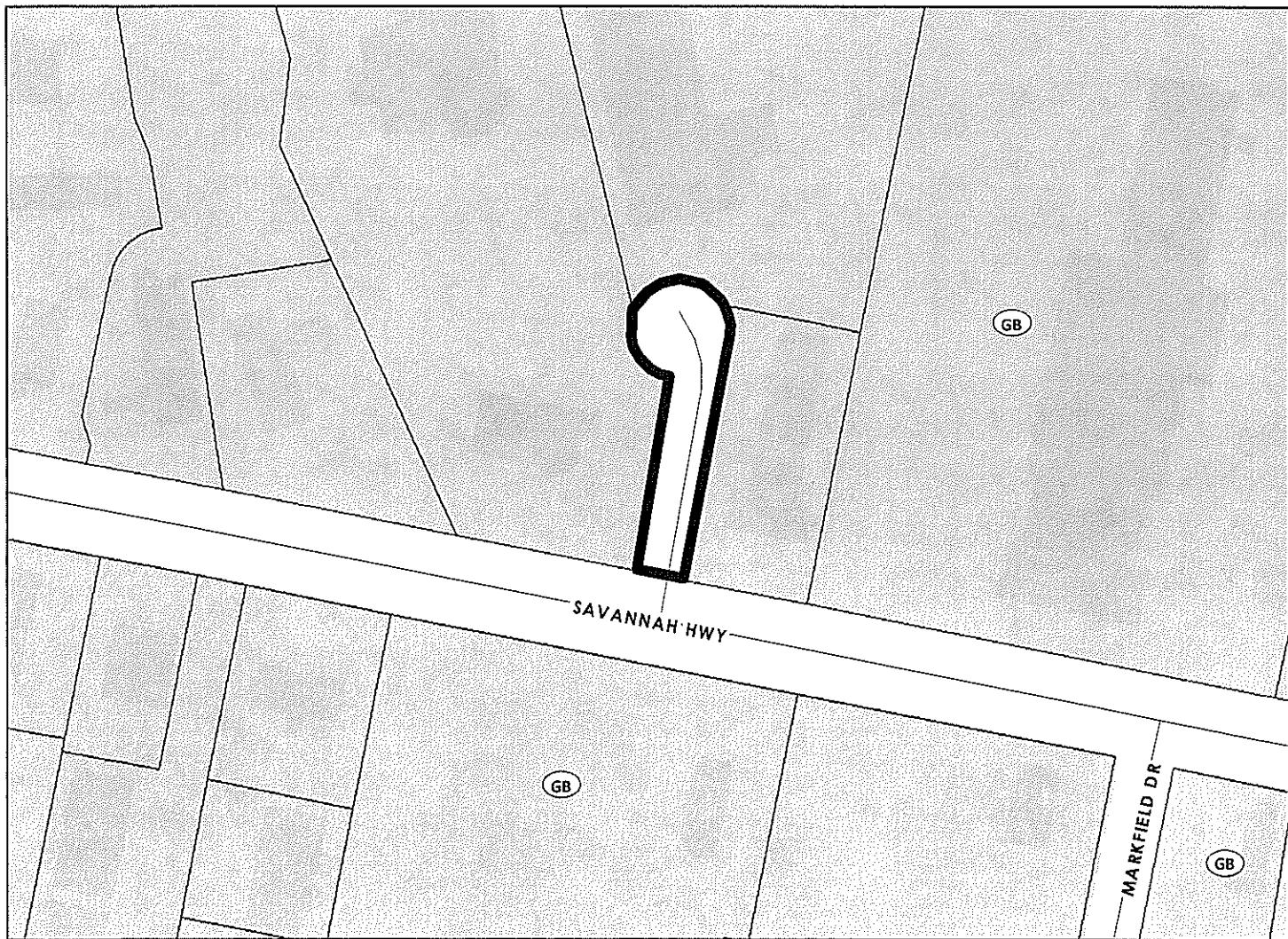
portions of TMS# 3490100005 & 3490100030

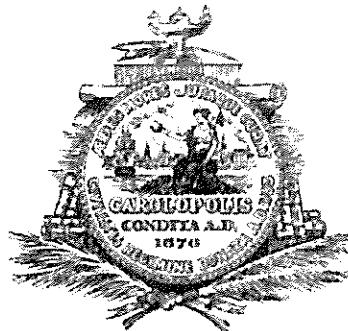
0.422 ac.

Request zoning of General Business (GB).
Property was unzoned public right-of-way.



Location





A RESOLUTION

EXPRESSING THE INTENTION TO ESTABLISH THE CHURCH CREEK DRAINAGE REDEVELOPMENT PROJECT AREA; AUTHORIZING STAFF TO PREPARE AN OVERALL REDEVELOPMENT PLAN; PROVIDING FOR NOTICE AND PUBLIC HEARING IN CONNECTION WITH THE FOREGOING; AND OTHER MATTERS RELATED THERETO

WHEREAS, the lands located in the area generally known as the "**Church Creek Drainage Redevelopment Project Area**" within the general boundaries of Bees Ferry Road extending along Bees Ferry Road from Sanders Road to West Ashely Circle; Continuing West Ashley Circle to Floyd Drive; Continuing West Ashley Circle to Glen McConnell Parkway; extending down Glen McConnell Parkway to include William E Murray Boulevard to Wildcat Boulevard; Continuing down Glen McConnell Parkway to Lochaven Drive; Crossing Glen McConnell back towards West Ashley Circle to include Mary Ader Avenue; Up Shelby Ray Court to Access Road; Down Goodwill Way to Glen McConnell Parkway; extending along Glen McConnell Parkway to West Ashley Circle; extending along West Ashley Circle to Bees Ferry Road; extending Bees Ferry road to Wolffs Lair Road; Extending down Wolffs Lair Road; continuing along Bees Ferry Road to Mercedes Drive; continuing along Bees Ferry Road to Shadow Pointe Drive; continuing along Bees Ferry Road to Ashley River Road; continuing along Bees Ferry Road to West Ashley Circle; extending along future Glen McConnell Parkway over Ashley Garden Boulevard into proposed Long Savannah; extending down Grand Oaks Boulevard back to Bees Ferry Road are predominantly characterized by certain of the qualities set forth at §31-6-30(1) of the Tax Increment Financing Law; and

WHEREAS, City Council of the City of Charleston ("**City Council**") anticipates utilizing the provisions of Chapter 6 of Title 31 of the Code of Laws of South Carolina 1976, as amended (the "**Tax Increment Financing Law**") to redevelop this area in a manner that will, among other things, improve the quality of life in neighborhoods located in the redevelopment project area hereinafter designated (the "**Area**"), such redevelopment being in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Charleston (the "**City**"); and

WHEREAS, the Tax Increment Financing Law is designed to allow municipalities to respond to the challenges posed by blighted areas within its boundaries in order to promote the health, safety, morals and welfare of the public; and

WHEREAS, the use of incremental tax revenues to be derived from the tax rates of the City, Charleston County, Charleston County School District, Charleston County Parks and Recreation District, Charleston County Aviation Authority and any other taxing districts in the Area for the payment of redevelopment project costs to be incurred by the City solely for public improvements is of benefit to the taxing districts inasmuch as such taxing districts would not likely derive the benefits of an increased

assessment base without the benefits of tax increment financing and all such districts benefit from the removal of blighted conditions; and

WHEREAS, City Council is now minded to begin the process set forth in the Tax Increment Financing Law in order to accomplish redevelopment of the Area; and

WHEREAS, a step in that process is preparation of a Redevelopment Plan as defined at Section 31-6-30(f) of the Tax Increment Financing Law and making that Plan available to all taxing districts of which taxable property is included in the Redevelopment Project Area; and

WHEREAS, City Council is now minded to instruct City staff to prepare the Church Creek Drainage Redevelopment Plan and to make such Plan available to all taxing districts of which taxable property is included in the Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA:

SECTION 1. City Council confirms all the findings of fact contained in the recitals of this Resolution.

SECTION 2. City Council instructs City staff to prepare the Church Creek Drainage Redevelopment Plan so that it may be considered by City Council.

SECTION 3. Prior to giving final reading to the Church Creek Drainage Redevelopment Plan and the ordinance approving it, the City shall conduct a public hearing thereon after publishing notice thereof in *The Post and Courier* in form required by the Tax Increment Financing Law. Such public hearing and final readings will be held at a regularly scheduled meeting of the City Council. Such notice shall be published not less than 15 nor more than 30 days prior to the date fixed for the hearing.

SECTION 4. City staff is further instructed to provide Charleston County, Charleston County School District, Charleston County Parks and Recreation District, Charleston County Aviation Authority and all other taxing districts which have taxable property included in the Area a copy of the Redevelopment Plan and advise such taxing districts notice of the date set for the public hearing as well as all other information required and in the manner provided by the Tax Increment Financing Law including Section 31-6-80. All such notices shall be provided at such time as City staff shall determine in order to permit City Council to consider an ordinance establishing the Church Creek Drainage Redevelopment Project Area this calendar year.

DONE IN MEETING DULY ASSEMBLED, on September 25, 2018.

CITY OF CHARLESTON, SOUTH CAROLINA

By: _____
Mayor

Attest:

Clerk

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

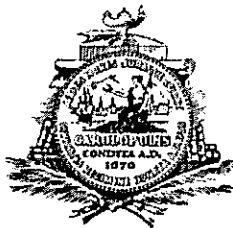
I, the undersigned, Clerk of City Council of Charleston, South Carolina, DO HEREBY CERTIFY:

That the foregoing is a true, correct and verbatim copy of a Resolution unanimously adopted by the said City Council, having been read at a duly called and regularly held meetings at which a quorum attended and remained throughout on September 25, 2018.

That the said Resolution is now in full force and effect and has not been modified, amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my Hand this _____ day of September, 2018.

Clerk of City Council of the City of Charleston,
South Carolina

*City of Charleston*

JOHN J. TECKLENBURG
MAYOR

MEMORANDUM

TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor

DATE: September 25, 2018

RE: West Ashley Revitalization Commission

The West Ashley Revitalization Commission shall work to assure the long-term economic stability of West Ashley by revitalizing the unique character of the district and supporting values that assure West Ashley is a great place to live, work, plan, invest, and do business.

The mayor, the chairman of the St. Andrew's Public Services District and the member of county council who represents District 7 shall be permanent members of the commission. All other members of the commission shall serve for terms of three (3) years or until their successors have been appointed and qualified; provided however, notwithstanding the foregoing, five (5) of the original members of the commission shall serve for a term of one (1) year, five (5) of the original members shall serve for a term of two (2) years; and six (6) of the original members shall serve for a term of three (3) years, all as recommended by the mayor and approved by city council. Members appointed after expiration of the initial terms of the original members shall serve terms of three (3) years.

I am recommending the following individuals for appointment to the West Ashley Revitalization Commission:

- Diane Hamilton – **reappointment** – term 9/26/2018 – 9/25/2021
- Harry Gregorie – **reappointment** – term 9/26/2018 – 9/25/2021
- Teresa Tidstrom – **new appointment** – term 9/26/2018 – 9/25/2021
- Trudie Krawcheck – **new appointment** – term 9/26/2018 – 9/25/2021
- Krisalyn Gleaton – **new appointment** – term 9/26/2018 – 9/25/2021

*City of Charleston*

JOHN J. TECKLENBURG
MAYOR

MEMORANDUM

TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor

DATE: September 25, 2018

RE: Resiliency & Sustainability Advisory Committee

The committee shall act as an advisory board to city council on all matters related to resiliency and sustainability, and shall consider and discuss resiliency and sustainability proposals which may be considered by city council.

The commission shall be appointed by the mayor with the approval of council. The committee shall be comprised of thirteen (13) voting members consisting of three (3) members of city council, the mayor, one representative of the metro chamber of commerce, one representative of South Carolina Electric & Gas Company, one representative of the South Carolina State Ports Authority, one person selected to represent the collective group of the home builders' association, the Trident Board of Realtors and the real estate development community, one representative of the Berkeley-Charleston-Dorchester Council of Governments, one technical expert on resilience, one technical expert on sustainability, one representative of a higher education institution committed to advancing resiliency and/or sustainability, and one community member who shall be a resident in the City of Charleston and be representative of community interests conducive to promoting and enabling resiliency and sustainability in Charleston. The mayor shall be a permanent member of the committee. Members of city council on the committee shall serve for a term of two (2) years. The community member shall serve for a term of two (2) years and all other members shall serve for terms of three (3) years, or until their successors have been appointed and qualified.

As a newly amended committee, I will be appointing the below members until February 28, 2019. The members will then be eligible for reappointment.

I am recommending the following individuals for the Resiliency & Sustainability Advisory Committee:

- William Dudley Gregorie – **Councilmember** – term expires 02/28/2019
- Carol Jackson – **Councilmember** – term expires 02/28/2019
- Kevin Shealy – **Councilmember** – term expires 02/28/2019
- Barbara Melvin – reappointment – **SC Port Authority** – term expires 02/28/2019
- Andy Barber – reappointment – **Home Builders Assoc.** – term expires 02/28/2019
- Danny Kassis – reappointment – **SCE&G** – term expires 02/28/2019
- Ian Scott – reappointment – **Metro Chamber of Commerce** – term expires 02/28/2019
- Ron Mitchum – reappointment – **BCDCOG** – term expires 02/28/2019
- Rick DeVoe – new appointment – **Technical expert resilience** – term expires 02/28/2019
- Christine von Kulnitz – new appointment – **Technical expert sustainability** – term expires 02/28/2019
- Kendra Stewart – new appointment – **Higher Education Institution** – term expires 02/28/2019
- Stewart Weinberg – new appointment **Community member** – term expires 02/28/2019

Cooper River Bridge Redevelopment Area – Affordable Housing Proposal

CD Committee Meeting

September 17, 2018

I. Purpose of Meeting

City of Charleston staff seeks the CD Committee's approval on the following aspects of the affordable housing development:

- Building design, unit size and type (rental), and length of affordability period
- Prioritizing TIF and Housing Bond funds for site work and development financing
- Issuing an RFP that outlines the City's TIF and Housing Bond commitments and stipulates that the developer must partner with the Community Land Trust or a qualified non-profit developer
- Engaging Council CD Committee and Eastside community groups

II. Meeting Agenda

1. Development Design

- 2-7 building development, 57-62 rental units, $\frac{3}{4}$ 60% AMI units and $\frac{1}{4}$ 50% AMI units, 40- to 99-yr term of affordability, 99-yr ground lease to developer with land being transferred over to CLT.

2. Resource Requirements

- \$3m in TIF funds for utility undergrounding (\$500k), drainage study (\$750k), linear park (\$750k) and site preparation (\$1m)
- Housing Bond funds to support housing financing with the City assuming responsibility for annual bond payments over 20 years
 - Total cost of development is estimated at ~\$18-21m
 - Other sources of financing will come from the developer and 9% LIHTC credits

Not required, but for your consideration: Approximately \$20m in drainage infrastructure improvements are required to manage flooding in the Cooper Street Basin, which spans much of the Eastside Neighborhood.

3. Procurement strategy

- Issue an RFP to identify a non-profit/for-profit development team. The RFP will indicate that the City is dedicating TIF and Housing Bond funds to support the financing of the development (release date: end of September).

4. Community / Stakeholder engagement

- Present the above development plan over the next month to the Council (CD committee on 9/17 and full Council on 9/25) and Eastside Community groups on 9/19.
- Include Councilmembers from the Community Development Committee, as well as, leadership from the Eastside Neighborhood Council, on the RFP evaluation committee.

*The following development plan and resource request is based on the City's best estimate of the resources required to execute the City's affordable housing goals for this site. The figures and timelines are notional and require further validation***



JOHN TECKLENBURG
MAYOR

City of Charleston
South Carolina

KAY CROSS
DIRECTOR, HROD

Human Resources and Organizational Development

AGENDA

HUMAN RESOURCES COMMITTEE

September 18, 2018

Place: City Hall

Time: 4:00 pm

1. Open with prayer

2. New Business

- Discussion of the Employee Survey (Deferred)
- Discussion of the 2019 Budget and non-sworn pay plan (Deferred)

3. Old Business

- Approval of the CIGNA life and disability insurance

4. Other Business

5. Adjournment

Cc: Councilmember James Lewis, Chair
Councilmember William Moody, Jr.
Councilmember Kevin Shealy
Councilmember Marvin Wagner
Councilmember Gary White, Vice Chair
Mayor John Tecklenburg
Amy Wharton, CFO
Kay Cross, Director of HROD
Heather Pope, Deputy Director of HROD

FINAL Revised 8.15.18	Cigna	CIGNA	Reliance Standard
	Current	Renewal	Quote
Basic Life / AD&D - Total Cost*	\$111,270	\$80,152	\$80,152
Voluntary Life - Total Cost*	\$243,232	\$243,232	\$243,232
Long Term Disability - Total Cost	\$111,739	\$101,581	\$111,739
Short Term Disability (STD) - Total Cost	\$178,020	\$259,900	\$259,900
Grand Total	\$684,865	\$695,023	
\$ Changed from Current	\$40,604	\$50,762	
% Changed from Current	6.30%	7.88%	
\$ Changed from Renewal	N/A	\$10,158	
% Changed from Renewal	N/A	1.48%	
FMLA	\$32,719	\$32,907	
Employer Contribution*	\$223,009	\$441,633	\$451,791
Employee Contribution	\$421,252	\$243,232	\$243,232

*FMLA is not included in Employer Contribution.

Short Term Disability PROPOSAL

Prepared For:

City of Charleston

Requested By: **AON**

Proposed Effective Date: **January 1, 2019**
This Proposal Valid Until: **August 8, 2018**

Underwritten By: **Life Insurance Company of North America**

The information contained in the following response/proposal is confidential and proprietary information of the insurance company making the proposal. It is being provided with the understanding that it will not be used by City of Charleston, its representatives or consultants for any purpose other than the evaluation of the insurance company's proposal in connection with the services sought by City of Charleston. Dissemination of the information contained herein by City of Charleston, its representatives and consultants shall be limited to their respective employees who are directly involved in the evaluation process. Under no circumstances is any of the information contained herein (including excerpts, summaries, extracts and evaluations thereof) to be used, disseminated, disclosed or otherwise communicated to any person or entity other than City of Charleston and its representatives and consultants involved in the evaluation process.

Together, all the way.™



"Cigna," "Cigna Group Insurance" and the "Tree of Life" logo are registered service marks, and "Together, all the way." is a service mark, of Cigna Intellectual Property, Inc., licensed for the use by Cigna Corporation and its operating subsidiaries. All products and services are provided by or through such operating subsidiaries and not by Cigna Corporation. As used in this proposal, these service marks refer to the insurance company which has issued this proposal.

City of Charleston
Short Term Disability Proposal
Schedule of Benefits Summary

Eligibility	All active, full-time U.S. Employees of the Employer regularly working a minimum of 37.5 hours per week or appointed Judges.
Number of Eligible Employees	1,567
Weekly Benefit	60% to \$1,500
Benefit Waiting Period	14 Days for Accident 14 Days for Sickness
Definition of Covered Earnings	Employee's annual wage or salary excluding bonuses, commissions, overtime pay, and extra compensation.
Eligibility Waiting Period	No waiting period
Plan Type*	Non-Contributory
Maximum Duration from Date of Disability	26 Weeks (Includes Benefit Waiting Period)
Maximum Weekly Payments	24 Weeks Accident and 24 Weeks Sickness

Benefits below apply to the following classes: 1	
Accumulated Sick Leave	Not Included in Benefit Waiting Period
1st Day Hospitalization Coverage	Not Included
Definition of Disability	Own Job
Earnings Test	80%
Minimum Benefit	\$100 per week
Social Security Integration Type	Full Family
Other Sources of Income	See Disability Contract Features
Statutory Disability Integration	Included as an offset
Employer Contribution	100%
Continuation of Insurance	Family Medical Leave (12 weeks) Family Medical Military Leave (12 weeks) Leave of Absence (3 months)
Pre-Existing Condition Limitation	None
Employer FICA Service	Excluded
Trial Work Days	Unlimited
Health and Welfare Deductions Service	Excluded
Coverage Type	24 Hour Coverage

For additional descriptions, see Key Definitions and Provisions section below.

SHORT TERM DISABILITY RATE SUMMARY

Coverage	Weekly Gross Benefit	Monthly Rate per \$10 of Weekly Gross Benefit	Monthly Premium
STD	902,429	\$0.24	\$21,658.30

Rates are guaranteed for 2 years.

Rates are only valid if the product is sold as part of this package

***This proposal assumes all eligible persons are insured and that premiums are paid on a pre-tax basis.**

SHORT TERM DISABILITY COMMISSION SUMMARY

Rates include a Flat 10% Commission

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Gadsden Development Company II, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE FOR
DESCRIPTION OF THE PROPERTY**

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this _____ day of _____ 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

W. Foster Gaillard

Witness Number One

W. Foster Gaillard

Printed Name

Joel P. Freeman

Witness Number Two

Joel P. Freeman

Printed Name

GADSDEN DEVELOPMENT COMPANY II, LLC,
a Delaware limited liability company

By: Gadsden Development Company I, LLC.
Its: Sole Member

By: Concord Park Associates, LLC,
Its: Manager

By: East West Charleston Investors, LLC
Its: Manager

By: HF Holding Corp..
Its: Manager

By: Miller M. Harper
Name: MILLER M. HARPER
Title: VICE PRESIDENT

STATE OF SOUTH CAROLINA)

)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, TAMMY S. GRIFFIN (Notary Public), do hereby certify that Gadsden Development Company II, LLC, a Delaware limited liability company, by Gadsden Development Company I, LLC, its Sole Member, by Concord Park Associates, LLC, its Manager, by East West Charleston Investors, LLC, its Manager, by HF Holding Corp., its Manager, by MILLER M. HARPER, its VICE PRESIDENT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of August, 2018.

Signature of Notary: Tammy S. Griffin

Print Name of Notary: TAMMY S. GRIFFIN

Notary Public for SC

My Commission Expires: 4/9/2023

SEAL OF NOTARY

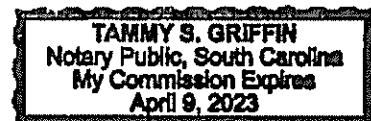


EXHIBIT "A"
PROPERTY DESCRIPTION

All of the property underneath, above, and containing those certain street situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, identified as "Tract C-1B, Gadsdenboro Street" as shown and designated on a plat entitled "BOUNDARY SURVEY TRACT C-1B, TMS NO. 458-01-02-069, AS DEFINED BY A-B-C-D-E-F-G-H-A, GADSDENBORO STREET. CITY OF CHARLESTON, CHARLESTON COUNTY, SC" prepared by Forsberg Engineering and Surveying, Inc. dated August 22, 2081, last revised August 28, 2018, and recorded on _____, 2018, in Plat Book _____, at Page _____, in the Register of Deeds for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of Gadsden Development Company I. LLC dated November 17, 2016, and recorded on November 21, 2016 in Book 0598, at Page 441, in the Register of Deeds for Charleston County, South Carolina.

TMS No. 458-01-02-069

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT FOR TAXABLE OR EXEMPT
TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Gadsden Development Company II, LLC to the City of Charleston on _____, 2018
3. Check one of the following: The deed is
 - (A) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (B) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (C) exempt from the deed recording fee because (See Information section of affidavit): Exempt pursuant to Section 12-24-40(2)—transfer realty to a state or its political subdivisions (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - (A) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (B) _____ The fee is computed on the fair market value of the realty which is _____.
 - (C) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check YES _____ or NO _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.
6. The deed recording fee is computed as follows:
 - (A) _____ Place the amount listed in item 4 above here: _____.

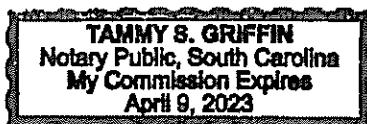
(B) _____ Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
(C) Subtract Line 6(b) from Line 6(a) and place the result here:

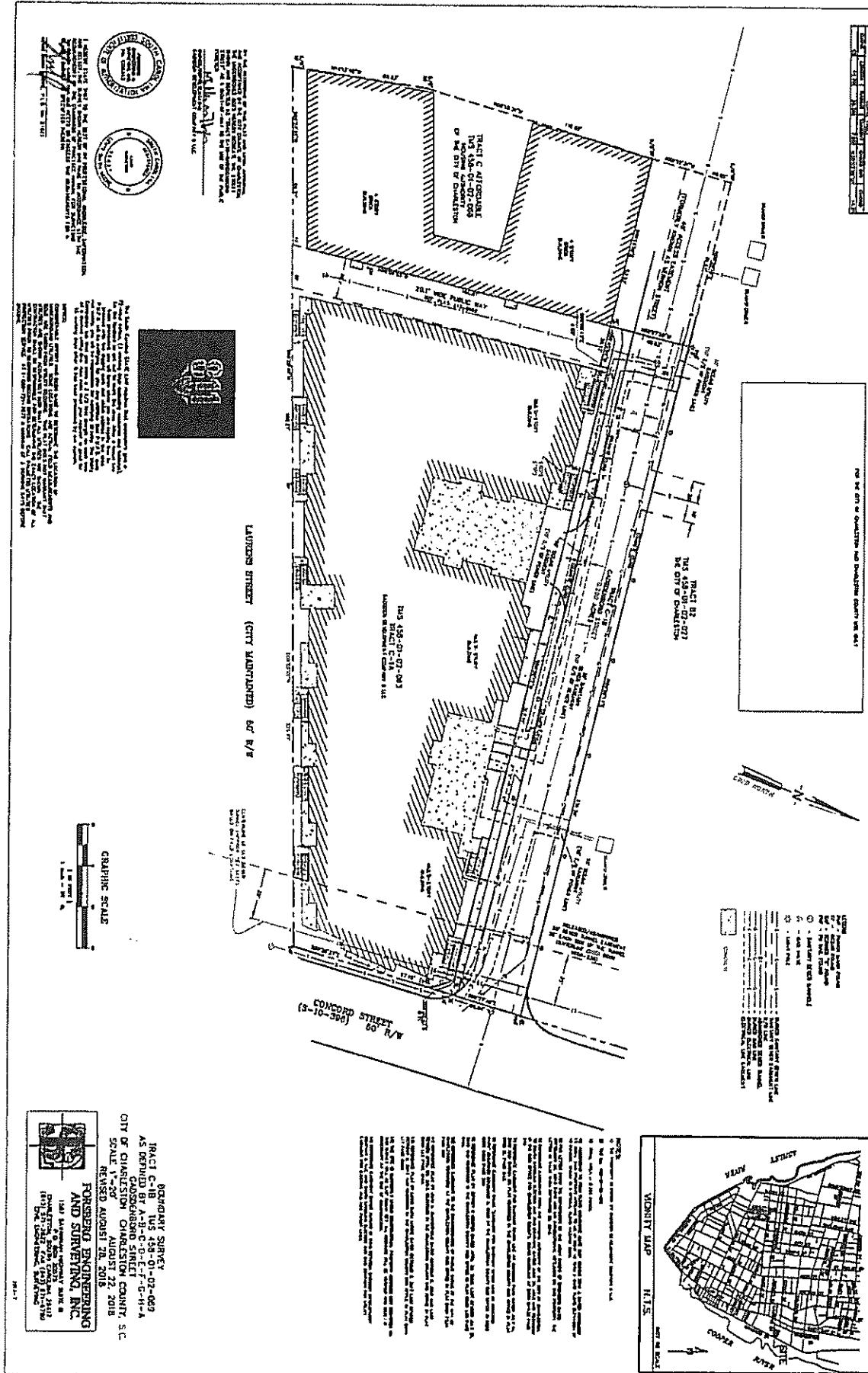
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.
8. As required by Code Section '12-24-70. I state that I am a responsible person who was connected with the transaction as Attorney for the Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

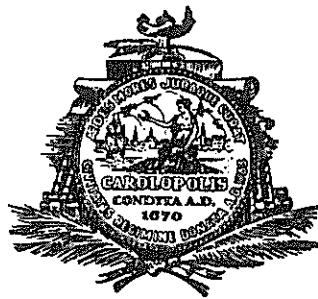
W. Foster Gaillard
Responsible Person Connected with the Transaction

W. Foster Gaillard, Attorney for the Grantor
Print or Type Name Here

Sworn this 30th day of August, 2018
Tammy S. Griffin
Notary Public for South Carolina
My Commission Expires: 4/1/2023







Ratification
Number _____

AN ORDINANCE

AMENDING CHAPTER 27 OF THE CODE OF THE CITY OF CHARLESTON, BY AMENDING FLOOD HAZARD PREVENTION AND CONTROL REQUIREMENTS IN SECTION 27-103, SECTION 27-105, SECTION 27-116, SECTION 27-119, SECTION 27-120, AND SECTION 27-121 (deleted text in strikethrough, new text in **bold underline**).

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

Section 1. Sec. 27-103 of the Code of the City of Charleston, is hereby amended by adding the following definitions, in appropriate alphabetical order.

- i. **Lowest floor** means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.
- ii. **Manufactured home park or subdivision** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Section 2. Sec. 27-105 of the Code of the City of Charleston, is hereby amended as follows.

- i. **Sec. 27-105. Establishment of areas of special flood hazard.**
The areas of special flood hazard identified by the Federal Emergency Management Agency in the latest edition of its flood insurance study and so designated on its latest editions of its flood insurance rate maps (FIRM) for the city and county, and other supporting data, and any revision thereto are adopted by reference and declared to be a part of this division. Copies of the aforesaid maps shall be kept on file in the office of the city engineer.
- ii. **Sec. 27-105. – Establishment of areas of special flood hazard.**
Areas of special flood hazard in the city are identified in and established by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Studies, Berkeley County study dated December 7, 2018 and Charleston County study dated November 17, 2004, with accompanying

maps and other supporting data that are hereby adopted by reference and declared to be a part of this ordinance.

Upon annexation, any special flood hazard areas identified by FEMA in its Flood Insurance Study for the unincorporated areas of Berkeley County and Charleston County, with accompanying maps and other data, are adopted by reference and declared part of this ordinance.

Section 3. Sec. 27-116(a) of the Code of the City of Charleston, is hereby amended by adding the following.

- i. (8) All permit applications shall be reviewed to determine whether proposed building sites will be reasonably safe from flooding.

Section 4. Sec. 27-119(a) of the Code of the City of Charleston, is hereby amended as follows.

- i. (a) All subdivision proposals shall be consistent with the need to minimize flood damage., shall be reviewed to determine whether proposed building sites will be reasonably safe from flooding, and are subject to all applicable standards in these regulations.

Section 5. Sec. 27-120 of the Code of the City of Charleston, is hereby amended by adding the following.

- i. (3) All structures on slopes must have drainage paths around them to guide water away from the structures.

Section 6. Sec. 27-121 is hereby added to the Code of the City of Charleston, as follows.

- i. Sec. 27-121. – Standards for streams with established base flood elevations but without floodways.

Along rivers and streams where Base Flood Elevation (BFE) data are provided but no floodway is identified for a Special Flood Hazard Area on the FIRM or in the FIS, no encroachments including fill, new construction, substantial improvements, or other development shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the city.

Section 7. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____, in the Year of Our Lord, 201_____,
and in the _____rd Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Vanessa Turner Maybank,
Clerk of Council



L1.)
Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PORTIONS OF THREE PARCELS ON HANOVER, LEE, NASSAU, AND AIKEN STREETS (EAST SIDE - PENINSULA) (APPROXIMATELY 2.25 ACRES) (TMS #459-05-04-197, 459-05-04-208, AND 459-05-04-209) (COUNCIL DISTRICT 4), BE REZONED FROM THE OLD CITY HEIGHT DISTRICT 4 CLASSIFICATION TO THE OLD CITY HEIGHT DISTRICT 5 CLASSIFICATION. THE PROPERTY IS OWNED BY THE CITY OF CHARLESTON.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from the Old City Height District 4 classification to the Old City Height District 5 classification.

Section 2. The property to be rezoned is described as follows:

Portions of three parcels on Hanover, Lee, Nassau, and Aiken Streets (East Side - Peninsula) (approximately 2.25 acres) (TMS #459-05-04-197, 459-05-04-208, and 459-05-04-209).

Section 3. This ordinance shall become effective upon ratification.

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

City of Charleston

City Council
September 25, 2018

Rezoning

Portions of three parcels on Hanover, Lee, Nassau & Cooper Sts (Peninsula)

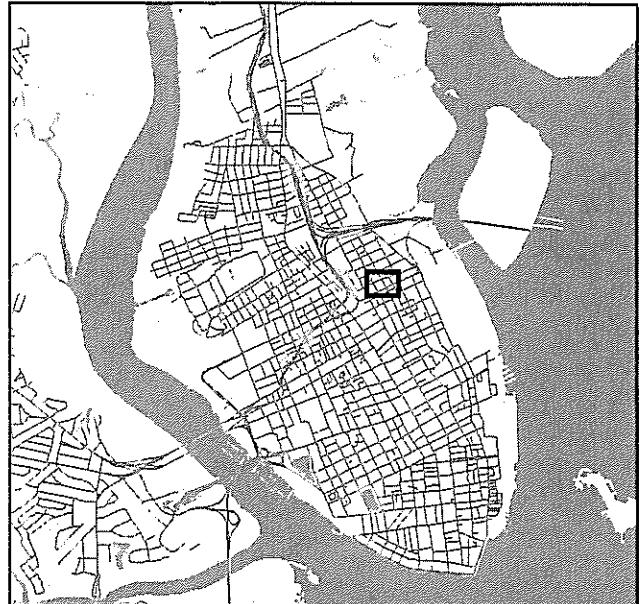
Portions of TMS# 4590504197, 4590504208 & 4590504209

approx. 2.25 ac.

Request rezoning from the Old City Height District 4 to the Old City Height District 5.

Owner: City of Charleston
Applicant: City of Charleston

Area



Location

