Gibbes Museum of Art
135 Meeting Street
August 19, 2014
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Williams

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Proclamation honoring former Councilmember Henry Berlin's 90th Birthday *(to be placed on Councilmembers' desks)*

E. Public Hearings

1. Resolution in support of the issuance by the South Carolina Jobs-Economic Development Authority of its Economic Development Revenue Bonds (SC Aquarium Project) Series 2014, pursuant to the provisions of Title 4, Chapter 43, of the Code of Laws of South Carolina 1976, As Amended, in the principal amount of not exceeding $2,700,000.

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 1285 Orange Grove Road (West Ashley) (4.42 acres) (TMS #352-08-00-004) (Council District 9), be rezoned from Single Family Residential (SR-3) classification to General Office (GO) classification. **(The Planning Commission recommends denial; requires ¾ vote.)**

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 61 Church Street (Charlestowne - Peninsula) (1.82 acres) (TMS #458-13-01-018) (Council District 8), be rezoned so as to be included in the School Overlay (S) classification.

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 915 Melrose Drive (Melrose - West Ashley) (0.28 acre) (TMS #309-14-00-091) (Council District 7), annexed into the City of Charleston July 15, 2014 (#2014-097), be zoned Single-Family Residential (SR-1) classification.

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 1989 Butternut Street (West Ashley) (0.21 acre) (TMS #355-15-00-030) (Council District 2), annexed into the City of Charleston July 15, 2014 (#2014-098), be zoned Single-Family Residential (SR-1) classification.

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 2906 Murraywood Road (Johns Island) (2.83 acres) (portions of TMS #312-00-00-026 and 183) (Council District 5), annexed into the City of Charleston July 15, 2014 (#2014-099 and #2014-100), be zoned Single-Family Residential (SR-1) classification.

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 1566 River Road (Johns Island) (22.0 acres) (TMS #312-00-00-082) (Council District 5), be zoned Single-Family Residential (SR-1) classification. **(Second Reading)**

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. July 15, 2014

H. Citizens Participation Period

I. Petitions and Communications:

J. Council Committee Reports:

1. Committee on Public Works and Utilities (Meeting was held Tuesday, August 19, 2014 at 4:00 p.m.)

-- Briefing on Freeboard Ordinance (for information only)

2. Committee on Traffic and Transportation (Meeting was held Tuesday, August 19, 2014 at 4:15 p.m.)

-- Application for Original Certificate of Public Convenience and Necessity Certificate for Taxi Cab/Limousine

-- McLeod Suddath Holdings LLC, DBA Scoop Charleston (Limo)
-- Mellow Executive Travel, LLC (Limo)
-- Ireta Joyce Grant, DBA A Polite One Limo Service (Limo)
-- Ronnie Shaw, DBA First Class Limo (Limo)
-- Carolina's Executive Limo-Line, Inc. (Limo)
-- Boss Transportation, LLC (Taxi)
-- LaRome Brown, DBA Rome's Transportation (Taxi)
-- Herbert M. Thompson, DBA Be There Transportation (Taxi)

-- Amend the Code of the City of Charleston, South Carolina, Chapter 19, Section 19-277(2) to extend the boundaries of Charlestowne Neighborhood Residential Parking Permit boundary to include a portion of Broad Street, within the Charlestowne Neighborhood's designated residential parking permit district.

Give first reading to the following bills and resolutions coming from Traffic and Transportation:

An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 19, Section 19-277(2) to extend the boundaries of Charlestowne Neighborhood Residential Parking Permit Boundary to include a portion of Broad Street, within the Charlestowne Neighborhood's designated Residential Parking Permit District.

3. **Committee on Ways and Means:**
(Bids and Purchases
(CARTA FY2015 Budget
(Resolution in support of the issuance by the South Carolina Jobs-Economic Development Authority of its Economic Development Revenue Bonds (SC Aquarium Project) Series 2014, pursuant to the provisions of Title 4, Chapter 43, of the Code of Laws of South Carolina 1976, As Amended, in the principal amount of not exceeding $2,700,000.
(Police Department: Approval to renew the School Resource Officer Program Agreement between the City of Charleston Police Department and Berkeley County School District to provide one CPD officer to serve as a School Resource Officer for the Berkeley County School District (Daniel Island Elementary/Middle) for the 2014-2015 school year. Berkeley County School District provides the funding for this position.
(Police Department: Approval to renew the School Resource Officer Program Agreement between the City of Charleston Police Department and the James Island Charter High School to provide one CPD officer to serve as a School Resource Officer for the James Island Charter High School for the 2014-2015 school year. The James Island Charter High School provides the funding for this position.
(Police Department: Approval to renew the School Resource Officer Program Agreement between the City of Charleston Police Department and Charleston County School District to provide nine (9) CPD officers to serve as School Resource Officers for the Charleston County School District for the 2014-2015 school year. Charleston County School District provides the funding for six (6) of these positions.
(Public Service: Approval of Sanders Brothers Construction Company, Inc.'s proposal in the amount of $600,000 to perform various storm drain cleaning & inspection services per their response to a RFQ for these services. The contract is for two years with the option of two one-year extensions.
(Public Service: Approval of B&C Utilities, Inc.'s proposed Change Order in the amount of $55,976 to repair the storm drain and intersections on Wagener Avenue in conformance with standard City procedures and details. The Funding Source for the project is the Drainage Fund.

(Public Service: Approval of Market Street Drainage Improvement Project Division II Construction Contract Change Order #2 in the amount of $173,150 with Triad/Midwest Mole Joint Venture which includes additional work on the emergency outfall structure and 54-in pipe and utility work over-run not covered by the contingency money or the Owner's Discretionary Allowance. This will result in an additional 45 calendar days of work, taking the contract completion date to September 25, 2014. The original bid was significantly lower than budget estimates so the project can still be completed with available funds.

(Public Service: Approval of Market Street Drainage Improvement Project Division II Construction Contract Change Order #3 in the amount of $250,375.42 with Triad/Midwest Mole Joint Venture which includes additional work on the 54-in stub-out pipe not covered by the contingency money. No additional contract time is required for this Change Order. The original bid was significantly lower than budget estimates so the project can still be completed with available funds.

(Recreation: Approval of the Memorandum of Understanding between the City of Charleston and the Town of James Island to allow the TOJI to pay the City of Charleston the non-resident ($25) for TOJI children to participate in the City of Charleston's youth sports leagues.

(Approval to use Magnolia Plantation for the MOJA Festival Tribute Luncheon on October 4, 2014. There is a $500 refundable deposit and no rental fee. (Magnolia Plantation, 3550 Ashley River Road)

(Request authorization for Mayor to execute on behalf of the City the documents necessary for the City to become an accommodation party to a mortgage to be placed on 135 Meeting Street, the site of the Gibbes Museum of Art, by the Carolina Art Association of South Carolina. In no way shall the City be obligated to repay or assume any debt secured by any lien of 135 Meeting Street (TMS# 457-08-04-004) [Ordinance]

(Consider the following annexations:

-- 1714 Savage Road (TMS# 351-07-00-093) 0.10 acre, West Ashley (District 7)

-- 1 Tovey Road (TMS# 418-10-00-010) 0.15 acre, West Ashley (District 9)

-- 528 Savannah Highway (Units A-C) and 530 Savannah Highway (Units A-D) (TMS# 421-03-00-165 and 421-03-00-166) 0.48 acre, West Ashley (District 11)

-- Property on SC Highway 41 aka 546 Riverbend Trail (TMS# 263-00-04-001) 70.37 acres, Cainhoy (District 1)

Give first reading to the following bills and resolutions coming from Ways & Means:

Resolution in support of the issuance by the South Carolina Jobs-Economic Development Authority of its Economic Development Revenue Bonds (SC Aquarium Project) Series 2014, pursuant to the provisions of Title 4, Chapter 43, of the Code of Laws of South Carolina 1976, As Amended, in the principal amount of not exceeding $2,700,000.

An ordinance authorizing the Mayor to execute on behalf of the City the documents

necessary for the City to become an accommodation party to a mortgage to be placed by the Carolina Art Association of Charleston, South Carolina, on the real property located at 135 Meeting Street (the Gibbes Museum) so as to accommodate the association's improvement and renovation of the Gibbes Museum.

An ordinance to provide for the annexation of property known as 1714 Savage Road (0.10 acre) (TMS# 351-07-00-093), 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 7.

An ordinance to provide for the annexation of property known as 1 Tovey Road (0.15 acre) (TMS# 418-10-00-010), 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.

An ordinance to provide for the annexation of property known as 528 Savannah Highway (Units A-C) and 530 Savannah Highway (Units A-D) (0.48 acre) (TMS# 421-03-00-165 and 421-03-00-166), 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 11.

An ordinance to provide for the annexation of property known as property on SC Highway 41 aka 546 Riverbend Trail (70.37 acres) (TMS# 263-00-04-001), Cainhoy, Berkeley County, to the City of Charleston shown within the area annexed upon a map attached hereto and make it part of District 1.

K. Bills up for Second Reading

1. *An ordinance to provide for the annexation of property known as 1566 River Road (22.0 acres) (TMS# 312-00-00-182), Johns Island, Charleston County, to the City of Charleston and includes all marshes, public waterways, and public rights-of-way, shown within the area annexed upon a map attached hereto and make it part of District 5.*

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 Greenleaf Street on the Cooper River (Peninsula Neck) (approx. 34.20 acres) (a portion of TMS #464-00-00-016) (Council District 4), be rezoned from Single-Family Residential (SR-1) classification to Light Industrial (LI) classification. (**AS AMENDED**)*

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 Camp Road, Brown & Smith Lane & Mcintyre Road (James Island) (11.70 acres) (TMS #337-00-00-077, 088, 115 and 171) (Council District 11), be rezoned from Single-Family Residential (SR-2) classification, Diverse Residential (DR-3) classification, and Conservation (C) classification to Diverse Residential - Elderly Housing (DR-4) classification.*

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 Colony Drive (Avondale - West Ashley) (0.2 acre) (TMS #418-15-00-017) (Council District 3), annexed into the City of Charleston January 14, 2014 (#2014-007), be zoned Single-Family Residential (SR-1) classification.* ***(AS AMENDED)***

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 744 Swan Avenue (Long Branch – West Ashley) (0.24 acre) (TMS #310-02-00-195) (Council District 2), annexed into the City of Charleston June 17, 2014 (#2014-089), be zoned Single-Family Residential (SR-1) classification.*

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 property located on Wappoo Drive (Riverland Terrace – James Island) (0.268 acre) (TMS #343-05-00-124) (Council District 11), annexed into the City of Charleston June 17, 2014 (#2014-090), be zoned Single-Family Residential (SR-1) classification.*

7. *An ordinance authorizing the Mayor to execute the necessary documents to enter into that certain Agreement to Buy and Sell Real Estate between the City of Charleston and the McGettigan Irrevocable Gift Trust 2008 for the sale of 376 square feet fronting on East Bay Street, being within the City of Charleston's Hazel Parker Playground f/k/a East Bay Playground and adjacent to 76 East Bay Street owned by the McGettigan Irrevocable Gift Trust 2008 ("Area 1") and 43 square feet being within the City of Charleston's Hazel Parker Playground F/K/A East Bay Playground and adjacent to 76 East Bay Street owned by the McGettigan Irrevocable Gift Trust 2008 ("Area 3") for the sum of $37,200.00, said Area 1 and Area 3 totaling 419 square feet, bearing TMS #458-13-02-003 and being located in the City and County of Charleston, State of South Carolina, said Agreement to Buy and Sell Real Estate being marked as Exhibit I, attached hereto and incorporated by reference herein.*

8. *An ordinance to provide for the annexation of property known as 1852 Greenmore Drive (0.33 acre) TMS# 351-03-00-053), West Ashley, Charleston County, to the City of Charleston and includes all marshes, public waterways, and public rights-of-way, shown within the area annexed upon a map attached hereto and make it part of District 7.*

9. *An ordinance to provide for the annexation of property known as 1770 Southwick Drive (0.4 acre) (TMS# 279-00-00-022), Johns Island, Charleston County, to the City of Charleston and includes all marshes, public waterways, and public rights-of-way, shown within the area annexed upon a map attached hereto and make it part of District 5.*

10. *An ordinance to amend the Code of the City of Charleston, Chapter 28, Article 5, Sections 76 through 78 and 80 to reflect that GIS has moved from Planning,*

Preservation, and Sustainability to Information Systems.

11. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Sec. 54-228 a new provision to allow building heights of up to 85 feet in the Tech Corridor Overlay (TC) Zone and by amending Sec. 54-305 (b) to provide that heights of buildings on properties located in the Tech Corridor Overlay (TC) Zone and the Old City Height District are governed by the provisions of Sec. 54-228 (d). (DEFERRED FOR PUBLIC HEARING)*

12. *An ordinance to provide for the annexation of property known as 1901 Savannah Highway, 1838 & 1844 Pebble Road (1.91 acres) (TMS# 350-05-00-072; 350-05-00-089 and 350-05-00-090), West Ashley, Charleston County, to the City of Charleston and includes all marshes, public waterways, and public rights-of-way, shown within the area annexed upon a map attached hereto and make it part of District 11. (DEFERRED)*

13. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1901 Savannah Hwy and 1838 and 1844 Pebble Rd (West Ashley) (1.91 acres) (TMS #350-05-00-072, 089 and 090) (Council District 11), be zoned General Business (GB) classification. (DEFERRED)*

14. *An ordinance to provide for the annexation of properties on Pinefield Drive (19.36 acres) (TMS# 271-00-01-041; 271-00-01-046, 271-00-01-048 (a portion), 271-00-01-052, 271-00-01-053, 271-00-01-054, 271-00-01-055, 271-00-01-068, 271-00-01-069, 271-00-01-070, 271-00-01-071, 271-00-01-072 and 271-00-01-109), Cainhoy, Berkeley County, to the City of Charleston and includes all marshes, public waterways, and public rights-of-way, shown within the area annexed upon a map attached hereto and make it part of District 1. (DEFERRED)*

15. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that properties on Pinefield Drive (Cainhoy) (19.36 acres) (TMS #271-00-01-041, 046, a portion of 048, 052, 053, 054, 055, 068, 069, 070, 071, 072 and 109) (Council District 1), be zoned Single-Family Residential (SR-6) classification. (DEFERRED)*

16. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by creating the Entertainment District Overlay Zone (ED), adding regulations for the ED Overlay Zone to restrict the hours of operation for specific types of land uses and changing the Zone Map, which is part thereof, so those certain properties zoned General Business (GB), Urban Commercial (UC), Mixed Use (MU-2), Mixed Use Workforce Housing (MU-2/WH) or Light Industrial (LI) as shown on the map attached to this ordinance as Exhibit A and labeled "Proposed Overlay" be rezoned to the ED Overlay Zone. (DEFERRED FOR PUBLIC HEARING)*

L. Bills up for First Reading

1. *An ordinance to amend Article II, Division 3 of Chapter 27 of the Code of the City of Charleston (Flood Hazard Prevention and Control) by amending Sec. 27-103 by adding a new definition, Freeboard, and by amending others, and amending Sec. 27-117 pertaining to construction elevation above base flood elevation and the requirements for high hazard areas and to amend Sec. 27-120 pertaining to construction elevation above base flood elevations.*

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 528 (A-C) Savannah Highway and 530 (A-D) Savannah Highway (West Ashley) (0.48 acre) (TMS #421-03-00-165 and 166) (Council District 11), be zoned Single-Family Residential and Savannah Highway Overlay Zone (SR-1 and SH) classifications.*

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 1175 Folly Road (James Island) (approx. 3.34 acres) (TMS #337-08-00-004) (Council District 6), be rezoned from Limited Business (LB) classification to General Business (GB) classification. (DEFERRED)*

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 51 Nassau Street & Meeting Street (East Side - Peninsula) (0.90 acre) (a portion of TMS# 459-09-01-012) (Council District 4), be rezoned from General Business and Diverse Residential (GB and DR-2F) classification to Mixed Used Workforce Housing (MU-2/WH) classification. (DEFERRED)*

M. Miscellaneous Business:

1. The next meeting of the Audit Committee will be September 9, 2014 at 4:00 p.m. at City Hall, 80 Broad Street.

2. The next regular meeting of City Council will be September 9, 2014 at 5:00 p.m. at City Hall, 80 Broad Street.

3. A Budget Workshop will be held Wednesday, September 10, 2014 at 4:00 p.m. at City Hall, 80 Broad Street.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the South Carolina Jobs-Economic Development Authority (the" Authority") and the City Council of the City of Charleston, South Carolina, on Tuesday, August 19, 2014 at 5:00 p.m., at Gibbes Museum, 135 Meeting Street, Charleston, South Carolina 29401, in connection with the issuance by the Authority of its Economic Development Revenue Bonds (SC Aquarium Project) Series 2014 (the "Bonds"), in an aggregate principal amount not to exceed $2,700,000. The proceeds of the Bonds will be made available to the South Carolina Aquarium (the "Borrower"), a South Carolina nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, by way of a loan (i) to defray the cost of upgrades and the replacement of certain equipment and fixtures in the City of Charleston, Charleston County, South Carolina (the 'Project"); and (ii) to pay certain costs of issuance of the Bonds. The Project will be owned by the Borrower and is located at 100 Aquarium Wharf, Charleston, South Carolina. The Borrower will unconditionally covenant to make payments sufficient to pay the principal and interest on the Bonds as described in this paragraph. The Bonds will be payable by the Authority solely and exclusively out of payments to be made directly by the Borrower. The Bonds are to be secured, by, among other things, a security interest in the revenues derived by the Authority from the Borrower in connection with the Project. The Bonds will not constitute an indebtedness of the Authority, the State of South Carolina, or the City of Charleston within the meaning of any South Carolina constitutional provision or statutory limitation nor give rise to a pecuniary liability of the Authority, the State of South Carolina, or the City of Charleston. The Bonds will not constitute a charge against the general credit or taxing powers of the Authority, the State of South Carolina, or the City of Charleston. The public is invited to attend the hearing at the address set forth above and/or submit written comments on the issuance of the Bonds and the financing of the above Project to the South Carolina Jobs-Economic Development Authority at 1201 Main Street, Suite 1600, Columbia, South Carolina 29201, and the City Council of the City of Charleston at 80 Broad Street, Charleston, South Carolina 29401.

SOUTH CAROLINA JOBS-ECONOMIC
DEVELOPMENT AUTHORITY
Harry A. Huntley, Executive Director

CITY COUNCIL OF CITY OF CHARLESTON
Vanessa Turner-Maybank, Clerk of Council

E1

City of Charleston
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50 Broad Street
Charleston, SC 29401
tel 843-724-3730
fax 843-724-3706

TO: Mayor and Members of City Council

FROM: Charlton deSaussure, Jr.

DATE: August 12, 2014

RE: Resolution in support of JEDA Revenue Bonds for the South Carolina Aquarium

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I have reviewed the attached Resolution prepared by Bill Youngblood of the McNair Law Firm who serves as Bond Counsel to the South Carolina Aquarium in connection with capital needs of the Aquarium to be financed by revenue debt, the payment of which is an obligation solely of the Aquarium. Federal tax law requires in this specific category of tax-exempt financing that a public hearing be held in the political subdivision in which the facility benefitting from the issuance of such debt is located.

Following the public hearing, the Aquarium requests that you adopt this Resolution of support. Please note it specifically provides at Section 2 on page 2 that the project being financed "will not give rise to any pecuniary liability of the City or a charge against its general credit or taxing power." The bonds will be issued by the South Carolina Jobs-Economic Development Authority, a State agency headquartered in Columbia. Thus, the City's name will not be on the debt. The City's only involvement is to provide the forum for the required public hearing and adopt this Resolution of support as contemplated by either Federal law or JEDA's enabling legislation.

I will be present at your August 19 City Council meeting and will be glad to answer any questions at that time. Also, please feel free to call me prior to next week's meeting if I may provide additional information before then.

RESOLUTION

IN SUPPORT OF THE ISSUANCE BY THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY OF ITS ECONOMIC DEVELOPMENT REVENUE BONDS (SC AQUARIUM PROJECT) SERIES 2014, PURSUANT TO THE PROVISIONS OF TITLE 4, CHAPTER 43, OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING $2,700,000.

WHEREAS, the South Carolina Jobs-Economic Development Authority (the "Issuer") is authorized and empowered under and pursuant to the provisions of Title 41, Chapter 43, of the Code of Laws of South Carolina 1976, as amended (the "Act"), to utilize any of its program funds to establish loan programs for the purpose of reducing the cost of capital to business enterprises which meet the eligibility requirements of Section 41-43-150 of the Act and for other purposes described in Section 41-43-160 of the Act and thus provide maximum opportunities for the creation and retention of jobs and improvement of the standard of living of the citizens of the State of South Carolina; and

WHEREAS, the Issuer is further authorized by Section 41-43-110 of the Act to issue revenue bonds, payable by the Issuer solely from a revenue producing source and secured by a pledge of said revenues, to defray the cost of financing or refinancing a business enterprise as defined in the Act; and

WHEREAS, the Issuer and the South Carolina Aquarium, a South Carolina nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Borrower"), entered into an Inducement Agreement dated July 21, 2014 (the "Inducement Agreement"), pursuant to which and in order to implement the public purposes enumerated in the Act, and in furtherance thereof to comply with the undertakings of the Issuer pursuant to the Inducement Agreement, the Issuer proposes, subject to such approval of the City Council of the City of Charleston, South Carolina (the "City Council") as may be required by law, to issue not exceeding $2,700,000 aggregate principal amount of its Economic Development Revenue Bonds (SC Aquarium Project), Series 2014 (the "Bonds"), under and pursuant to Section 41-43-110 of the Act to defray the cost of providing upgrades and the replacement of certain equipment and fixtures in the City of Charleston, South Carolina (the "City"), by the Borrower (the "Project"), and to pay costs of issuance of the Bonds; and

WHEREAS, the Borrower is projecting that the assistance of the Issuer by the issuance of the Bonds will result in the maintenance of employment for those engaged in the operation of the Project by maintaining existing employment for approximately 135 people with a resulting alleviation of unemployment and a substantial increase in payrolls, services and other public benefits incident to the conduct of such businesses not otherwise provided locally; and

WHEREAS, the City Council and the Issuer have on this date jointly held a public hearing, duly noticed by publication in a newspaper having general circulation in the City, not less than 15 days prior to the date hereof, at which all interested persons have been given a reasonable opportunity to express their views;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charleston, South Carolina, as follows:

SECTION 1. It is hereby found, determined and declared that the Project is anticipated to benefit the general public welfare of the City by providing services, employment or other public benefits; not otherwise provided locally.

SECTION 2. The Project will not give rise to any pecuniary liability of the City or a charge against its general credit or taxing power.

SECTION 3. The amount of bonds required to finance the Project is set forth above.

SECTION 4. The City Council supports the Issuer in its determination to issue the Bonds to defray the costs related to the Project.

SECTION 5. All orders and resolutions and parts thereof in conflict herewith are to the extent of such conflict hereby repealed, and this resolution shall take effect and be in full force from and after its adoption.

Done in meeting duly assembled this 19th day of August 2014.

CITY OF CHARLESTON, SOUTH CAROLINA

_____
Joseph P. Riley, Jr., Mayor

ATTEST:

_____
Clerk of Council

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, August 19, 2014, beginning at 5:00 p.m. at Gibbes Museum of Art, 135 Meeting Street, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

REZONINGS

1. To rezone 1285 Orange Grove Road (*West Ashley*) (4.42 acre) (TMS# 352-08-00-004) from Single Family Residential (SR-3) classification to General Office (GO) classification. **The Planning Commission recommends denial.**
2. To rezone 61 Church Street (*Charlestowne - Peninsula*) (1.82 acre) (TMS# 458-13-01-018) to include the property in the School Overlay Zone (S) classification.

ZONINGS

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

1. 915 Melrose Drive (*Melrose - West Ashley*) (0.28 acre) (TMS# 309-14-00-091) Single Family Residential (SR-1).
2. 1989 Butternut Street (*West Ashley*) (0.21 acre) (TMS# 355-15-00-030) Single Family Residential (SR-1).
3. 2906 Murraywood Road (*Johns Island*) (2.83 acres) (Portions of TMS# 312-00-00-026 & 183) Single Family Residential (SR-1).
4. 1566 River Road (*Johns Island*) (22.0 acres) (TMS# 312-00-00-082) Single Family Residential (SR-1).

Interested parties are invited to attend the public hearing and express their views. Extended presentations should be submitted in writing.

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) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

Please insert as a Display Ad in the Post Courier on Sunday, August 3, 2014. Charge account PC103190. **Blanket PO# PR140059**

Please insert in the Chronicle as a Display Ad on Wednesday, August 6, 2014. **Please provide an affidavit of publication for all public hearings. PR Number PR144384**

CITY OF CHARLESTON
PLANNING COMMISSION MEETING REPORT

MEETING OF JULY 16, 2014

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, July 16, 2014** in the Meeting Room, Third Floor at 75 Calhoun Street (Charleston County School District Building). The following items were considered:

REZONINGS

1. **1285 Orange Grove Rd (West Ashley) TMS# 3520800004 –** 4.42 ac. Request rezoning from Single-Family Residential (SR-3) to General Office (GO).

   RECOMMENDED DISAPPROVAL

2. **808 Wappoo Rd (West Ashley) TMS# 3500200227 –** 0.92 ac. Request rezoning from Residential Office (RO) to General Office (GO).

   DEFERRED BY APPLICANT

3. **61 Church St (Charlestowne - Peninsula) TMS# 4581301018 –** 1.82 ac. Request rezoning to include the property in the School Overlay Zone (S). Zoned Single-Family Residential (SR-3 & SR-4).

   RECOMMENDED APPROVAL

SUBDIVISIONS

1. **Theresa Dr (Theresa Place – James Island) TMS# 4241000030, 031, & 058** – 0.793 ac. Request reconsideration of the Planning Commission's subdivision concept plan disapproval on 5/21/2014. Zoned Single and Two-Family Residential (STR).

   APPROVED WITH CONDITIONS

2. **Bonanza Rd (Ricefield Ext. at Carolina Bay – West Ashley) TMS# 3070000009** – 93.486 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).

   APPROVED WITH CONDITIONS

3. **Cooper Judge Ln (Sea Aire Cluster Development – James Island) TMS# 4270900069 & 4270000077** – 5.9 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

   APPROVED WITH CONDITIONS

ZONINGS

1. **915 Melrose Dr (Melrose - West Ashley) TMS# 3091400091 –** 0.28 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **1989 Butternut St (West Ashley) TMS# 3551500030 –** 0.21 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **1901 Savannah Hwy & 1838 & 1844 Pebble Rd (West Ashley) TMS# 3500500072, 089 & 090 –** 1.91 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.

DEFERRED BY PLANNING COMMISSION & CITY STAFF

4. **2906 Murraywood Rd (Johns Island) portions of TMS# 3120000026 & 183 –** 2.83 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

5. **1566 River Rd (Johns Island) TMS# 3120000082 –** 22.0 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT

1. Request approval to amend provisions of **Article 2, Part 15, Mixed Use 1 – Workforce Housing District and Mixed Use 2 – Workforce Housing District,** of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to owner occupied workforce housing units.

DEFERRED BY CITY STAFF

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Freemans Point, Phase 2 (James Island)** TMS# 4270000064 & 065, 20.96 ac., 68 lots, PUD. Preliminary subdivision plat pending approval.
2. **Brownswood Village, Phase 1 (Johns Island)** TMS# 2790000226, 19.1 ac., 59 lots, PUD. Preliminary subdivision plat pending approval.
3. **Lee & America Streets (Peninsula)** TMS# 4590504210, 0.621 ac., 3 lots, DR-2F. Preliminary subdivision plat pending approval.
4. **The Pointe at Stono Shores (James Island)** TMS# 3431400049, 2.23 ac., 7 lots, SR-1. Preliminary subdivision plat pending approval.
5. **Daniel Island, Parcel EF Phase 3** TMS# 2750000010, 9.43 ac., 14 lots, DI-R. Preliminary subdivision plat pending approval.
6. **The Landing at Grand Oaks (West Ashley)** TMS# 3010000433, 19.4 ac., 58 lots, PUD. Preliminary subdivision plat pending approval.

7. **Woodfield Cooper River Farms (Cainhoy)** TMS# 2710001035, 74.03 ac., 2 lots, LB & DR-12. Preliminary subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Woodland Estates (James Island)** TMS# 3431500021, 022, 023, 6.69 ac., 22 lots, SR-2. Road construction plans under review.
2. **Magnolia Bluff (West Ashley)** TMS# 3580000010, 43.81 ac., 93 lots, DR-9. Road construction plans under review.
3. **Freemans Point, Phase 2 (James Island)** TMS# 4270000064 & 065, 20.96 ac., 68 lots, PUD. Road construction plans under review.
4. **The Pointe at Stono Shores (James Island)** TMS# 3431400049, 2.23 ac., 7 lots, SR-1. Road construction plans pending approval.
5. **Daniel Island, Parcel EF Phase 3** TMS# 2750000010, 9.43 ac., 14 lots, DI-R. Road construction plans under review.
6. **The Landing at Grand Oaks (West Ashley)** TMS# 3010000433, 19.4 ac., 58 lots, PUD. Road construction plans under review.
7. **Brownswood Village, Phase 1 (Johns Island)** TMS# 2790000226, 19.1 ac., 59 lots, PUD. Road construction plans pending approval.

E2

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 1285 ORANGE GROVE ROAD (WEST ASHLEY) (4.42 ACRES) (TMS #352-08-00-004) (COUNCIL DISTRICT 9), BE REZONED FROM SINGLE FAMILY RESIDENTIAL (SR-3) CLASSIFICATION TO GENERAL OFFICE (GO) CLASSIFICATION.

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 Single Family Residential (SR-3) classification to General Office (GO) classification.

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

1285 Orange Grove Road (West Ashley) (4.42 acres) (TMS #352-08-00-004)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of
_____ in the Year of Our Lord 2014,
in the 239th Year of Independence of the United States of America.

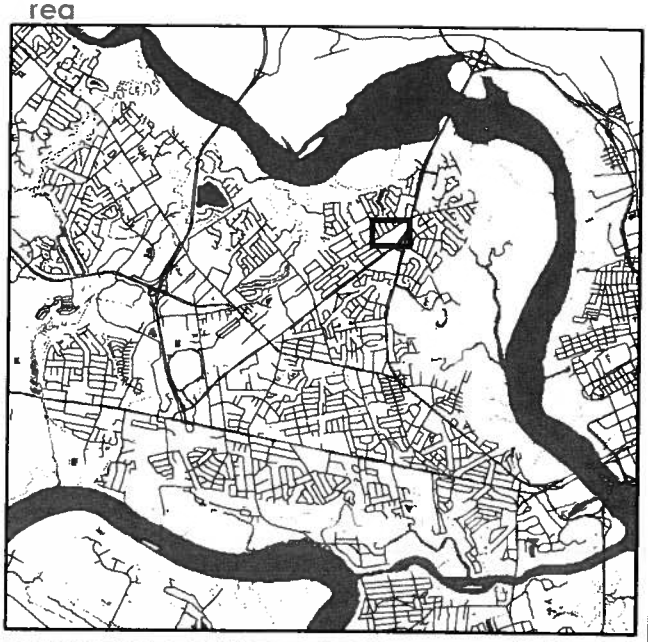
By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

City of Charleston

Planning Commission
July 16, 2014

rea



Rezoning 1

1285 Orange Grove Rd (West Ashley)

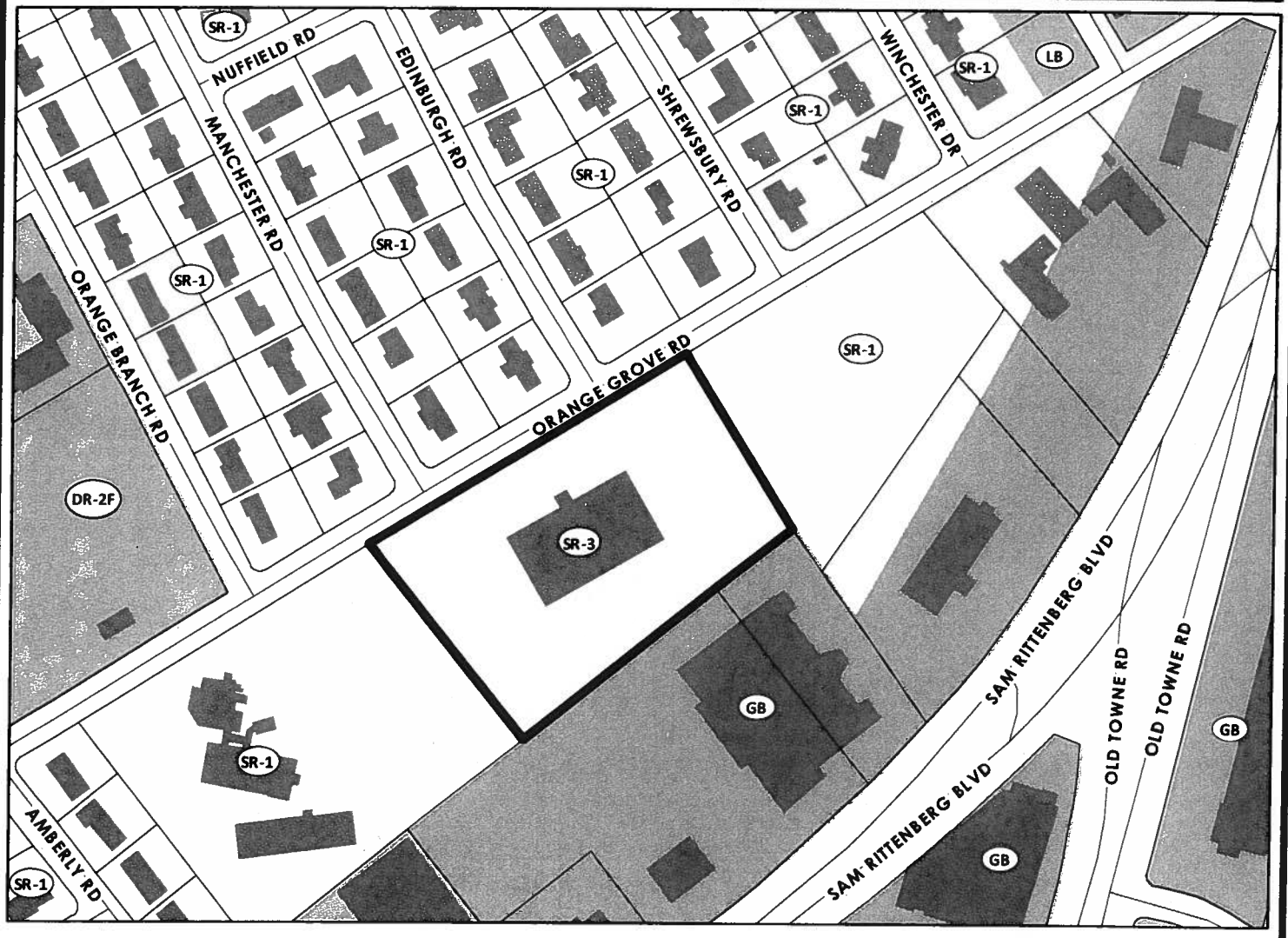
TMS# 3520800004

4.42 ac.

Request rezoning from Single-Family Residential (SR-3) to General Office (GO).

Owner: Charleston County Masonic Association
Applicant: Charleston County Masonic Association

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 75 Calhoun St, Charleston, SC 29401 843 724.3787

N

E3

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 61 CHURCH STREET (CHARLESTOWNE - PENINSULA) (1.82 ACRES) (TMS #458-13-01-018) (COUNCIL DISTRICT 8), BE REZONED SO AS TO BE INCLUDED IN THE SCHOOL OVERLAY (S) CLASSIFICATION.

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 to be included in the School Overlay (S) classification.

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

61 Church Street (Charlestowne - Peninsula) (1.82 acres) (TMS #458-13-01-018)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of
_____ in the Year of Our Lord 2014,
in the 239th Year of Independence of the United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

City of Charleston

Planning Commission
July 16, 2014

Rezoning 3

61 Church St (Charlestowne - Peninsula)

TMS# 4581301018

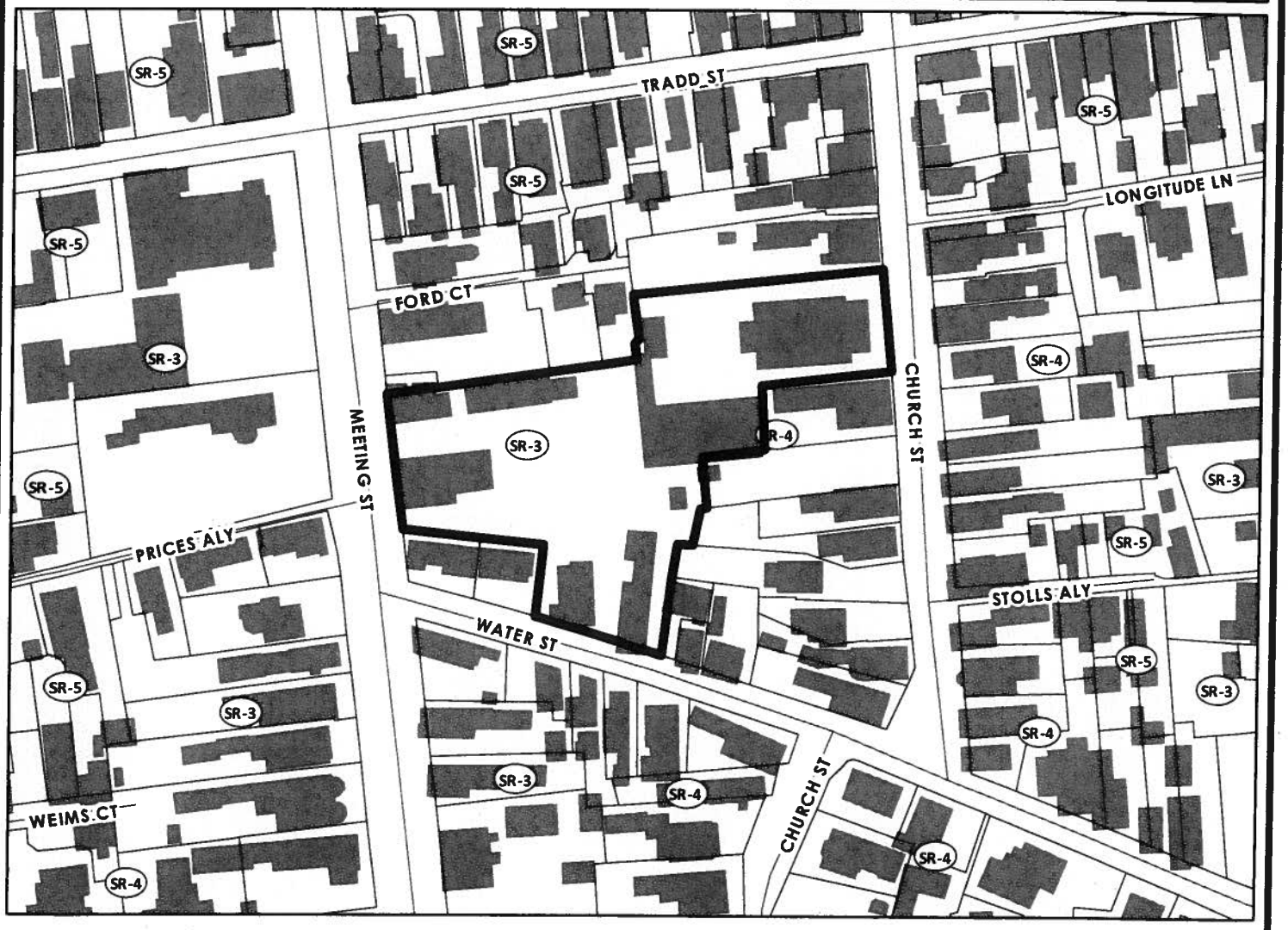
1.82 ac.

Request rezoning to include the property in the School Overlay Zone (S).
Zoned Single-Family Residential (SR-3 & SR-4).

Owner: First Baptist Church of Charleston
Applicant: John B. Hagerty

Area

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 75 Calhoun St, Charleston, SC 29401 843.724.3787

N

E4

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 915 MELROSE DRIVE (MELROSE - WEST ASHLEY) (0.28 ACRE) (TMS #309-14-00-091) (COUNCIL DISTRICT 7), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2014 (#2014-097), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

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:

915 Melrose Drive (Melrose - West Ashley) (0.28 acre) (TMS #309-14-00-091)

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, 2014, in the 239th Year of Independence of the United States of America.

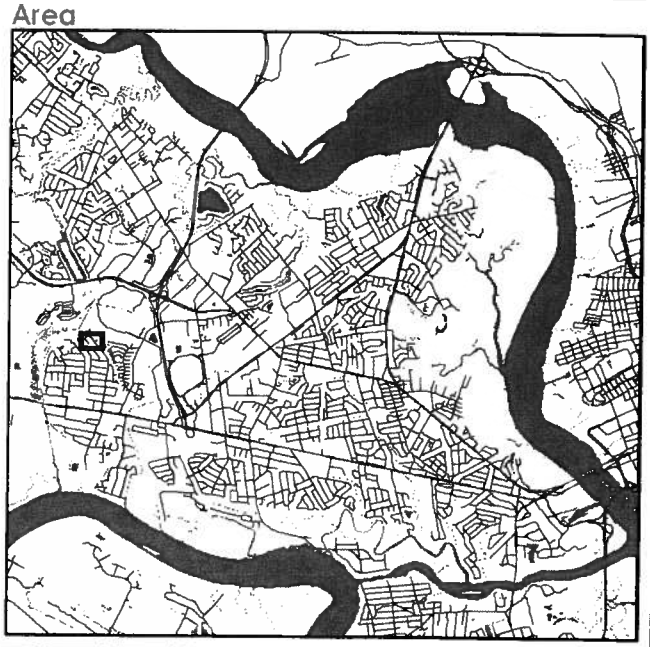
By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
July 16, 2014

Area



Zoning 1

915 Melrose Dr (Melrose - West Ashley)

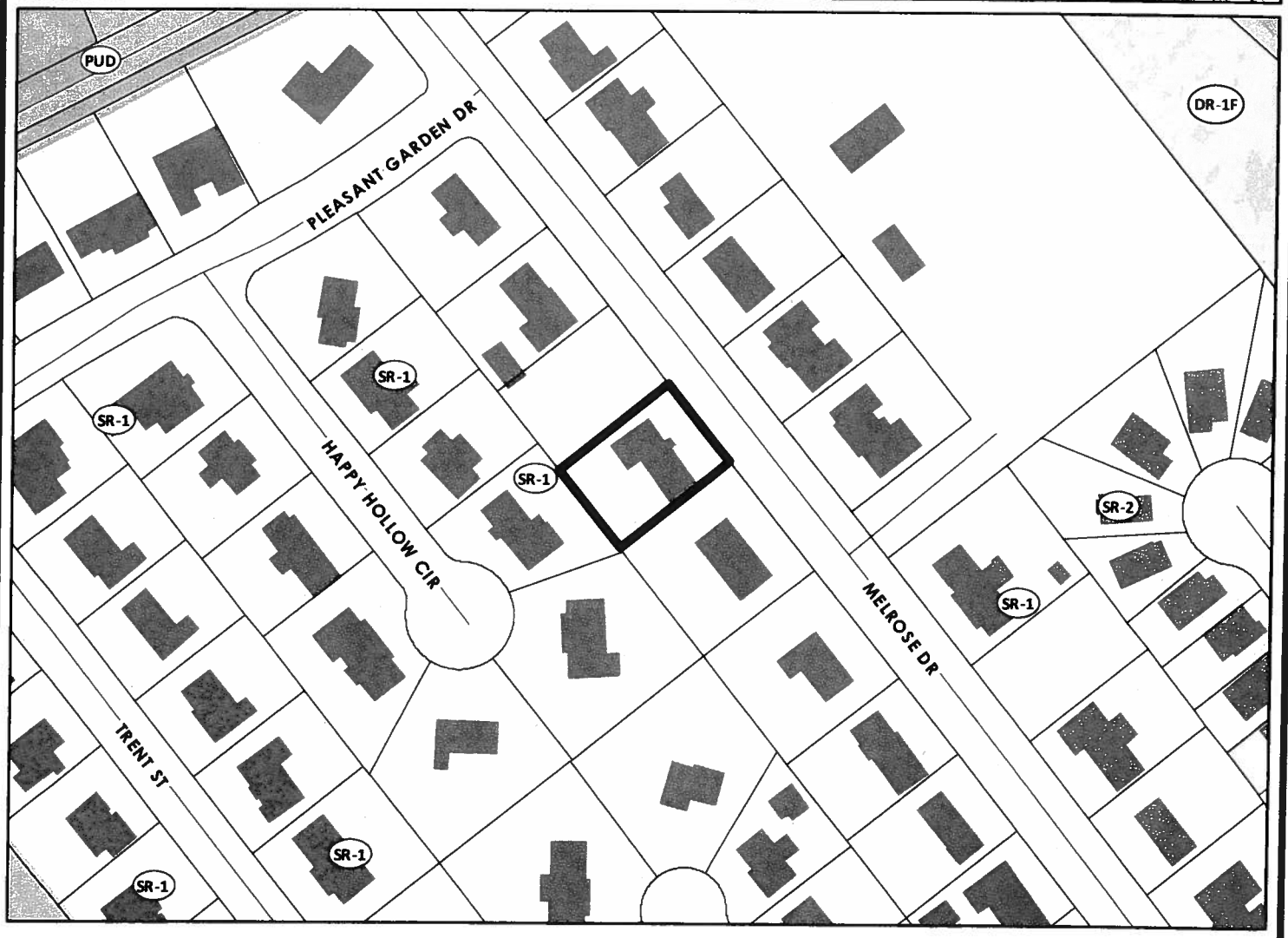
TMS# 3091400091

0.28 ac.

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

Owner: Charles & Susan Edmonds

Location



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N

E5

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 1989 BUTTERNUT STREET (WEST ASHLEY) (0.21 ACRE) (TMS #355-15-00-030) (COUNCIL DISTRICT 2), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2014 (#2014-098), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

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:

1989 Butternut Street (West Ashley) (0.21 acre) (TMS #355-15-00-030)

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,
2014, in the 239th Year of Independence of the
United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
July 16, 2014

Area

Zoning 2

1989 Butternut St (West Ashley)

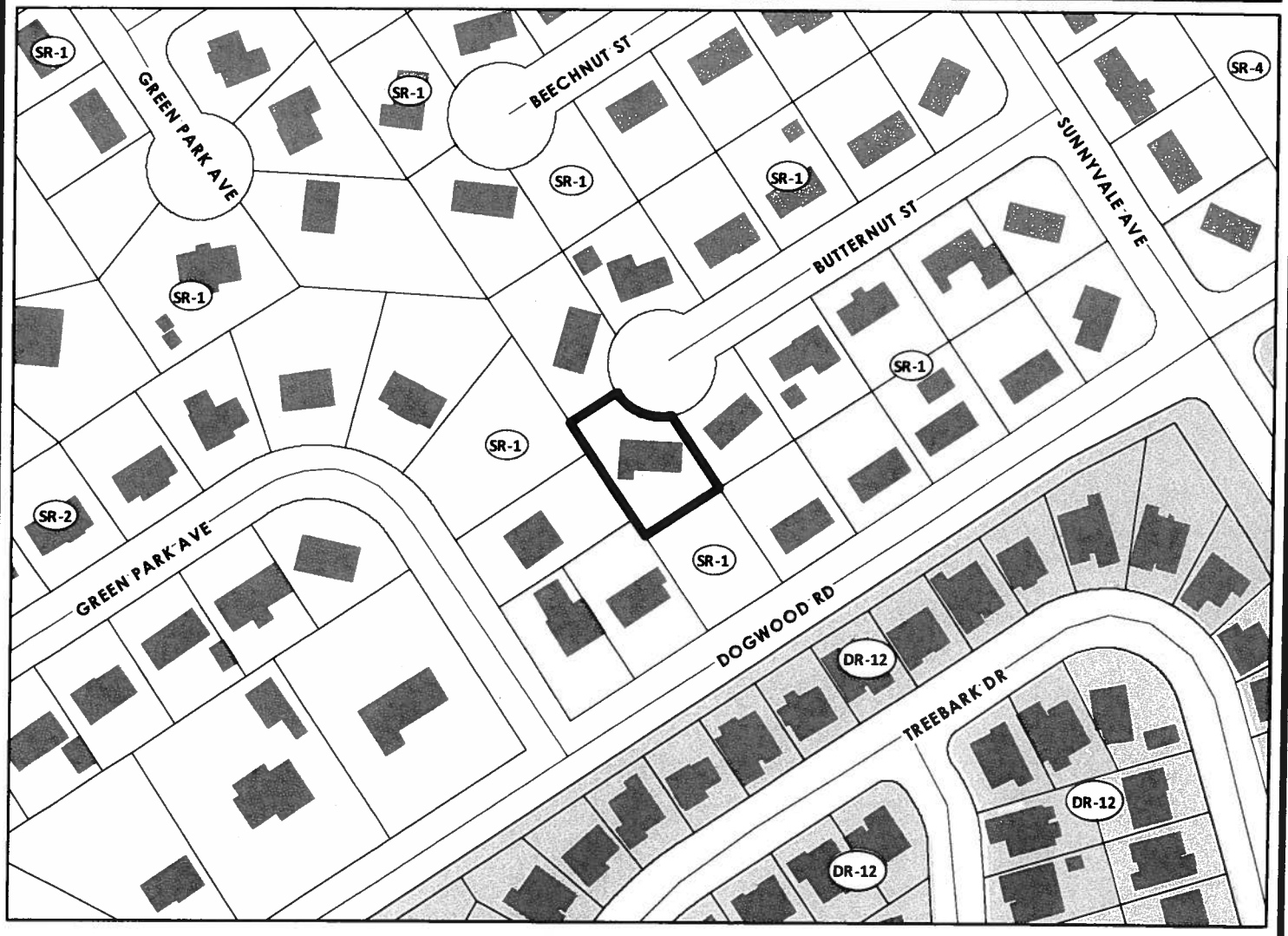
TMS# 3551500030

0.21 ac.

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

Owner: Edward Jenkins

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 75 Calhoun St, Charleston, SC 29401 843.724.3787

N

E6

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 2906 MURRAYWOOD ROAD (JOHNS ISLAND) (2.83 ACRES) (PORTIONS OF TMS #312-00-00-026 AND 183) (COUNCIL DISTRICT 5), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2014 (#2014-099 AND #2014-100), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

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:

2906 Murraywood Road (Johns Island) (2.83 acres) (portions of TMS #312-00-00-026 and 183)

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, 2014, in the 239th Year of Independence of the United States of America.

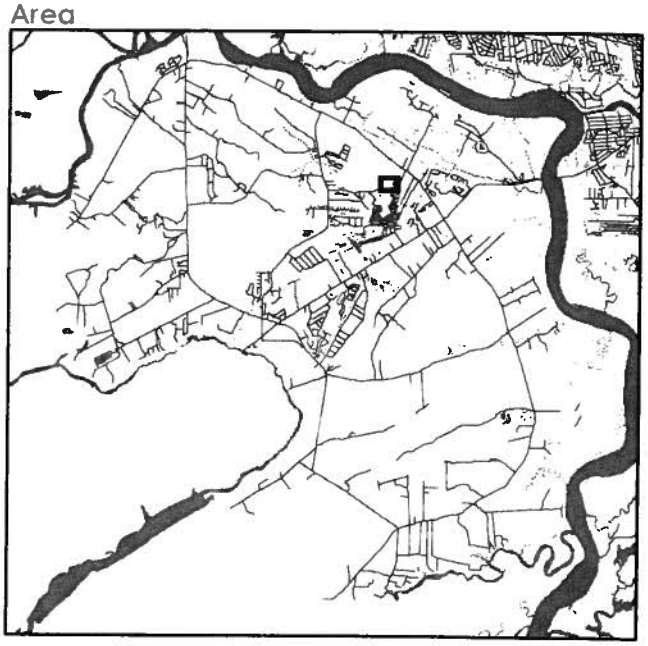
By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
July 16, 2014

Area



Zoning 4

2906 Murraywood Rd (Johns Island)

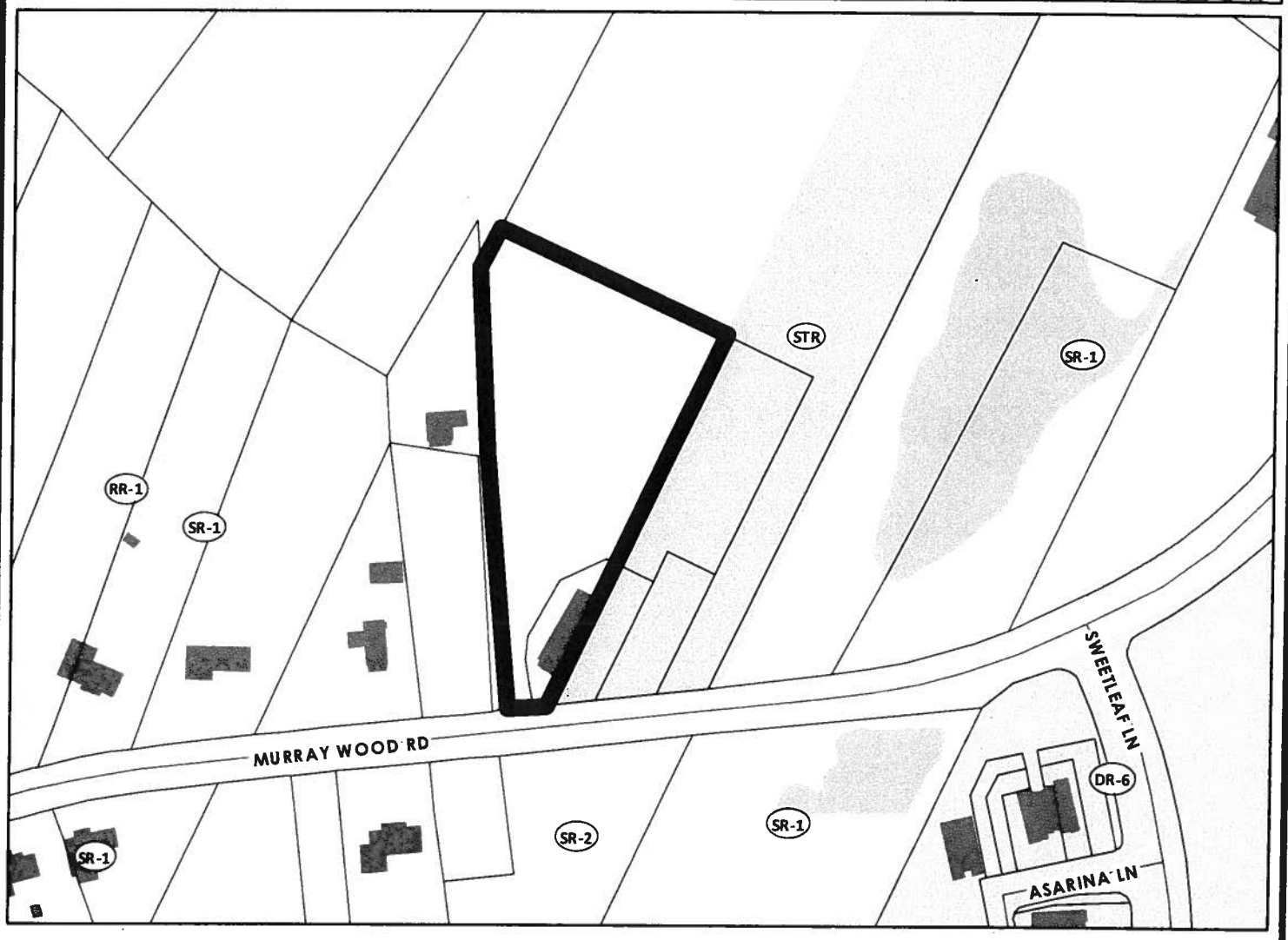
portions of TMS# 3120000026 & 183

2.83 ac.

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

Owner: Ronald & Mary Holmes

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 75 Calhoun St, Charleston, SC 29401 843.724.3787

N

E7

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 1566 RIVER ROAD (JOHNS ISLAND) (22.0 ACRES) (TMS #312-00-00-082) (COUNCIL DISTRICT 5), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

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:

1566 River Road (Johns Island) (22.0 acres) (TMS #312-00-00-082)

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, 2014, in the 239th Year of Independence of the United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
July 16, 2014

Rezoning 5

1566 River Road (Johns Island)

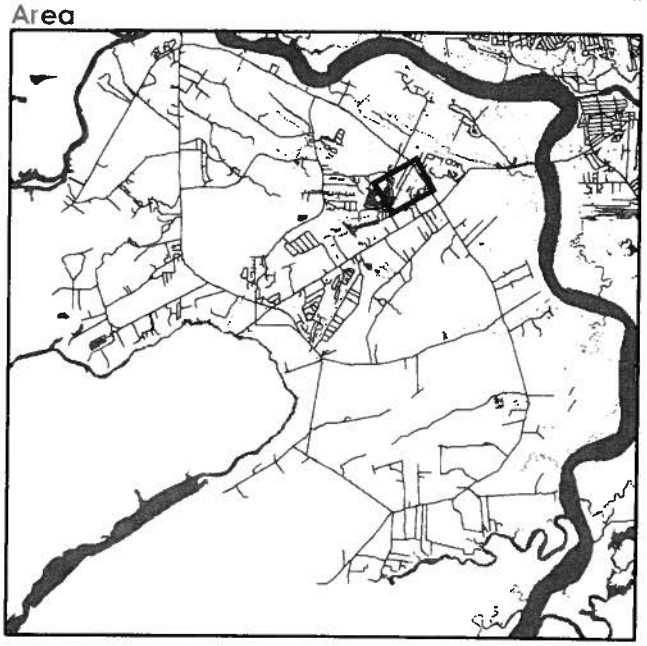
TMS# 3120000082

22.0 ac.

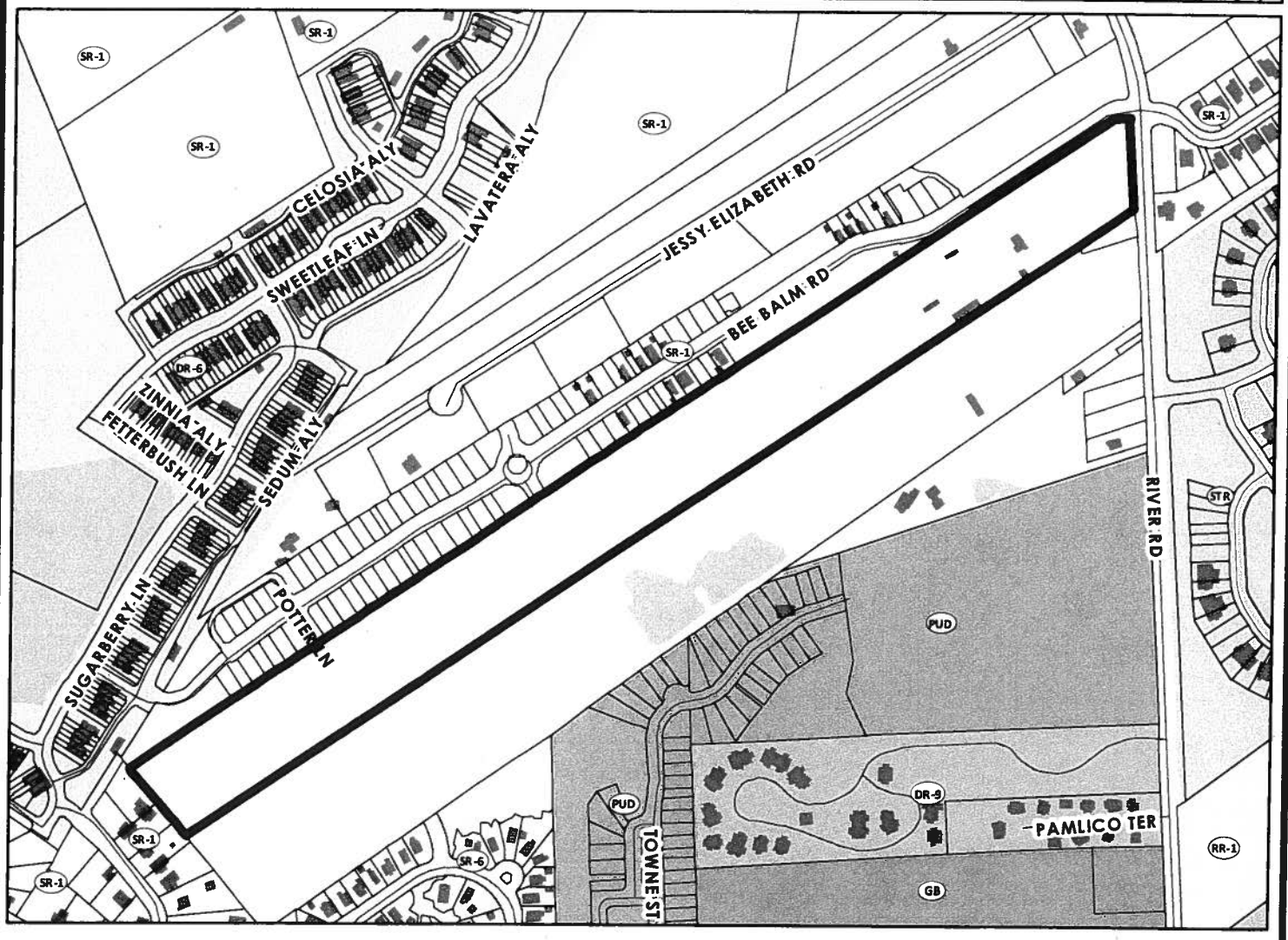
Zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Linda S. Kennard Smith Family Revocable Trust

Area



Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 75 Calhoun St, Charleston, SC 29401 843.724.3787

N

J2

Ratification
Number_____

AN ORDINANCE

TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 19, SECTION 19-277(2) TO EXTEND THE BOUNDARIES OF CHARLESTOWNE NEIGHBORHOOD RESIDENTIAL PARKING PERMIT BOUNDARY TO INCLUDE A PORTION OF BROAD STREET, WITHIN THE CHARLESTOWNE NEIGHBORHOOD'S DESIGNATED RESIDENTIAL PARKING PERMIT DISTRICT.

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

Section 1. Chapter 19, Section 19-277(2), of the Code of the City of Charleston is hereby amended by deleting the following stricken text and adding thereto the following underlined text, which shall read as follows:

(2) That area of the City of Charleston more commonly known as the Charlestowne Neighborhood, designated as Residential Parking District B, more fully shown on the attached map, marked as Exhibit A, and incorporated herein by reference, said area in the city bounded to the north by the centerline of Broad Street from ~~Savage~~ Chisolm Street to Legare Street, the northern boundary line of Broad Street from Legare Street to King Street, the eastern boundary of King Street from Broad Street to Tradd Street, the northern boundary of Tradd Street from King Street to Meeting Street, the western boundary of Meeting Street from Tradd Street to St. Michael's Alley, the northern boundary of St. Michael's Alley and Elliot Street from Meeting Street to East Bay Street, western boundary of East Bay Street from Elliot Street to Exchange Street, the eastern boundary of East Bay Street from Exchange Street to Gillon Street, the northern boundary of Gillon Street, the eastern boundary of Prioleau Street from Gillon Street to Exchange Street, and the northern boundary of Exchange Street from Prioleau Street to Concord Street; to the east by the eastern boundary of Concord Street from Exchange Street to South Adgers Wharf, the southern boundary of South Adgers Wharf, the east boundary of East Bay Street and East Battery from South Adgers Wharf to 74 East Bay Street plus all of Vanderhorst Wharf; to ~~(see attached map, marked as Exhibit A, and incorporated herein by reference)~~ the south by the centerline of South Battery from East Battery to King Street; from the centerline of King Street from South Battery to Murray Boulevard, the northern boundary of Murray Boulevard from King Street to Tradd Street, to the northern side of Tradd Street from Murray Boulevard to Chisolm Street, the western side of Chisolm Street from Tradd Street to Broad Street~~. from Chisolm Street to the~~

~~southern boundary of Broad Street from Chisolm Street to Rutledge Avenue, from the eastern boundary of Rutledge Avenue from Broad Street to Savage Street; and the western boundary of Savage Street from Rutledge Avenue to Broad Street.~~

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this_____ day of _____ in the Year of Our Lord, 2014, in the 239th Year of Independence of the United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

ATTEST: _____
Vanessa Turner Maybank
Clerk of Council

K2

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 GREENLEAF STREET ON THE COOPER RIVER (PENINSULA NECK) (APPROX. 34.20 ACRES) (A PORTION OF TMS #464-00-00-016) (COUNCIL DISTRICT 4), BE REZONED FROM SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION TO LIGHT INDUSTRIAL (LI) CLASSIFICATION. (**AS AMENDED**)

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 Single-Family Residential (SR-1) classification to Light Industrial (LI) classification.

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

Greenleaf Street on the Cooper River (Peninsula Neck) (approx. 34.20 acres) (a portion of TMS #464-00-00-016)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of
_____ in the Year of Our Lord 2014,
in the 239th Year of Independence of the United States of America.

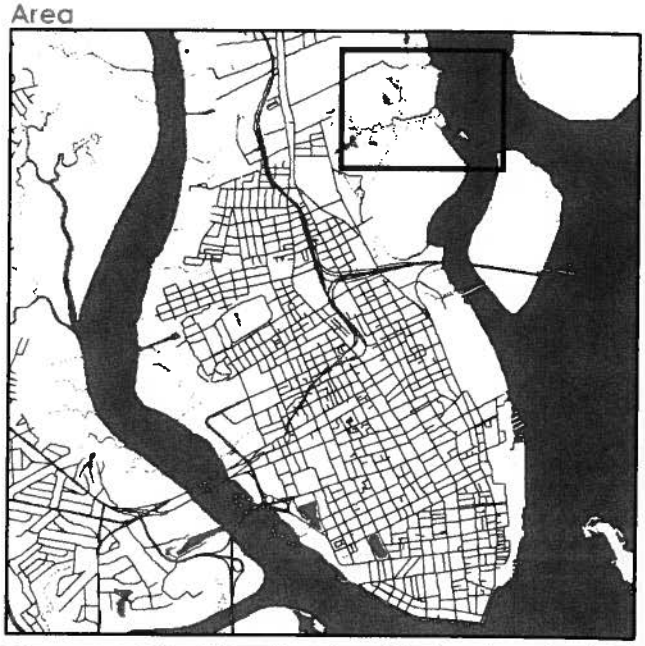
By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
June 18, 2014

Area



Rezoning 1

Greenleaf St on the Cooper River
(Peninsula Neck)

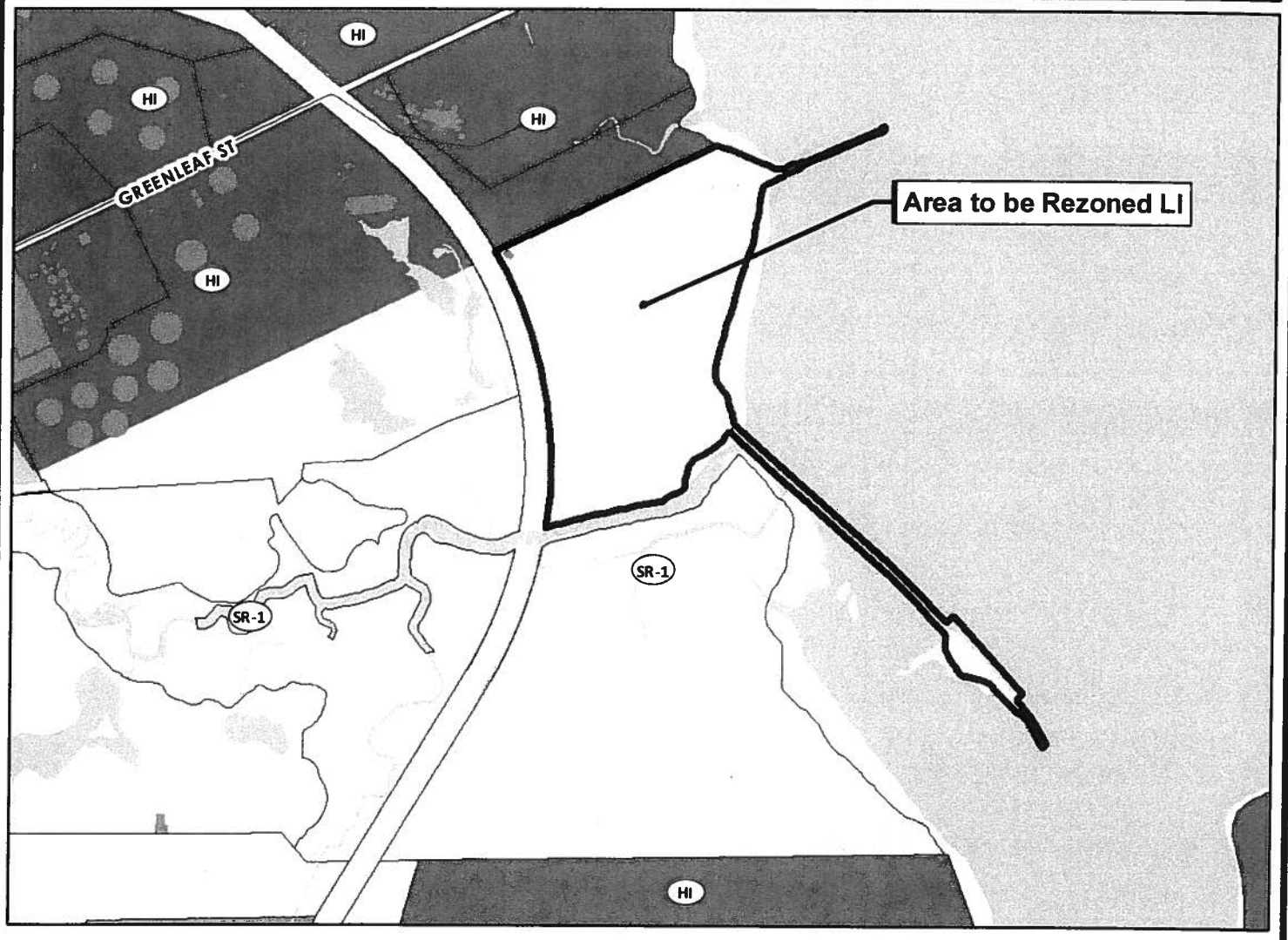
portion of TMS# 4640000016

approx. 34.20 ac.

Request rezoning from Single-Family Residential (SR-1) to Light Industrial (LI).

Owner: SC Ports Authority
Applicant: GEL Engineering LLC

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 75 Calhoun St, Charleston, SC 29401 843.724.3787

N

K4

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 COLONY DRIVE (AVONDALE - WEST ASHLEY) (0.2 ACRE) (TMS #418-15-00-017) (COUNCIL DISTRICT 3), ANNEXED INTO THE CITY OF CHARLESTON JANUARY 14, 2014 (#2014-007), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. (**AS AMENDED**)

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:

Colony Drive (Avondale - West Ashley) (0.2 acre) (TMS #418-15-00-017)

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, 2014, in the 239th Year of Independence of the United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

City of Charleston

Planning Commission
June 18, 2014

Area

Zoning 1

Colony Drive
(Avondale- West Ashley)

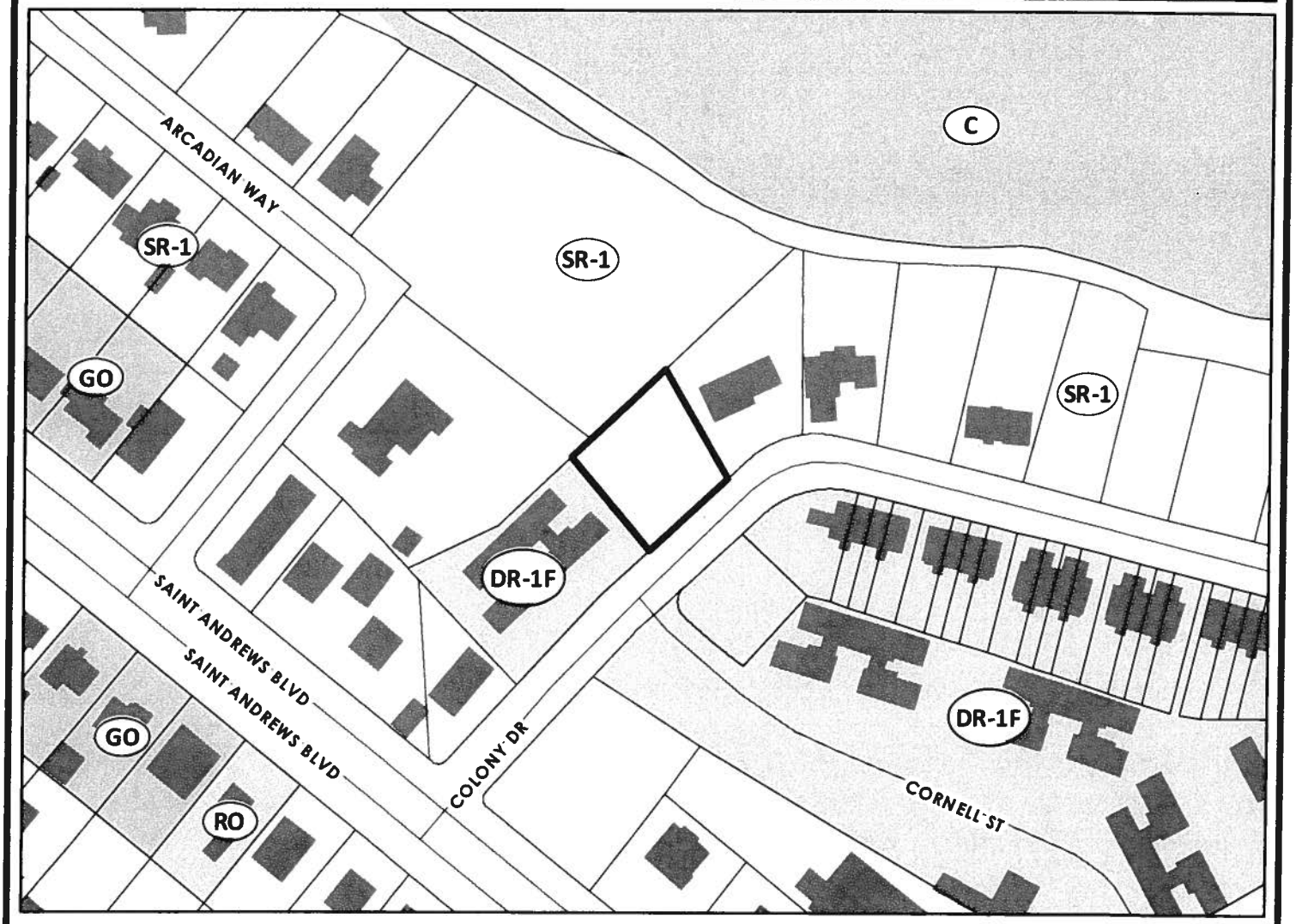
TMS# 4181500017

0.20 ac.

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

Owner: Mary Ann Aberman

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 75 Calhoun St, Charleston, SC 29401 843.724.3787

N

L1

Ratification
Number_____

AN ORDINANCE

TO AMEND ARTICLE II, DIVISION 3 OF CHAPTER 27 OF THE CODE OF THE CITY OF CHARLESTON (FLOOD HAZARD PREVENTION AND CONTROL) BY AMENDING SEC. 27-103 BY ADDING A NEW DEFINITION, FREEBOARD, AND BY AMENDING OTHERS, AND AMENDING SEC. 27-117 PERTAINING TO CONSTRUCTION ELEVATION ABOVE BASE FLOOD ELEVATION AND THE REQUIREMENTS FOR HIGH HAZARD AREAS AND TO AMEND SEC. 27-120 PERTAINING TO CONSTRUCTION ELEVATION ABOVE BASE FLOOD ELEVATIONS.

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

Section 1. Sec. 27-103 (Definitions) of Article II, Division 3 of Chapter 27 of the Code of the City of Charleston (Flood Hazard Prevention and Control) is hereby amended by adding thereto (and inserting in alphabetical order) a new definition, Freeboard, which shall read as follows:

Freeboard means a factor of safety usually expressed in feet above a base flood level for purposes of floodplain management.

Section 2. Sec. 27-103 (Definitions) of Article II, Division 3 of Chapter 27 of the Code of the City of Charleston (Flood Hazard Prevention and Control) is hereby amended by deleting the definition of "Substantial damage" and by substituting in its place and stead a new definition to read as follows:

Substantial damage means damage of any origin sustained by a structure whereby the cumulative cost of restoring and/or repairing the structure to its before damaged condition

would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. The reconstruction and repairs are counted cumulatively for 5 years.

Section 3. Sec. 27-103 (Definitions) of Article II, Division 3 of Chapter 27 of the Code of the City of Charleston (Flood Hazard Prevention and Control) is hereby amended by deleting the definition of "Substantial improvement" and by substituting in its place and stead a new definition to read as follows:

Substantial improvement means any repair, reconstruction, improvement or addition to an existing structure, the cumulative cost counted for a 5 year period equals or exceeds fifty (50) percent of the market value of the structure, either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration to a historic structure as defined in section 27-103 when such structure is judged by the chief building official to be safe and in the public interest of health, safety and welfare.

Section 4. Sec. 27-103 (Definitions) of Article II, Division 3 of Chapter 27 of the Code of the City of Charleston (Flood Hazard Prevention and Control) is hereby amended by deleting the definition of "Substantially improved existing manufactured home parks" and by substituting in its place and stead a new definition to read as follows:

Substantially improved existing manufactured home parks are where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty (50) percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced. The reconstruction and repairs are counted cumulatively 5 years

Section 5. Sec. 27-117 (Specific standards) of Article II, Division 3 of Chapter 27 of the Code of the City of Charleston (Flood Hazard Prevention and Control) is hereby amended to provide that residential and non-residential construction and manufactured homes be elevated to one foot above base flood elevation so that hereafter, Section 27-117 (1), (2), (3) and (4) shall read as follows:

Sec. 27-117. Specific standards.

In all areas of special flood hazard where base flood elevation data has been provided, as set forth in section 27-105 or section 27-113(9), the following provisions are required:

(1) *Residential construction.* New construction or substantial improvement of any residential structure on or after April 9, 1971, shall have the lowest floor, including basement, or the applicable structural member elevated at least one foot above the level of base flood elevation prescribed for that zone.

(2) *Non-residential construction.* New construction or substantial improvement of any commercial, industrial or other non-residential structure on or after April 9, 1971 shall either have the lowest floor, including basement, or the applicable structural member elevated to or above one foot above the level of the base flood elevation prescribed for that zone or, together with attendant utility and sanitary facilities be flood-proofed in accordance with the FEMA publication "Floodproofing Non-Residential Structures" (1987), so that all areas below the required elevation shall be watertight and with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subparagraph (2) are satisfied. Such certification shall be provided to the city as set forth in section 27-114(3) of this division.

(3) *Elevated buildings.* New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

a. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:

i. Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;

ii. The bottom of all openings shall be no higher than one (1) foot above grade; and

iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions.

b. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator); and

c. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.

(4) *Manufactured homes.* Manufactured homes are subject to the following:

a. No manufactured home shall be placed in a floodway or coastal high hazard area, except in an existing manufactured park or existing manufactured home subdivision. Manufactured homes placed in existing manufactured home subdivision in floodway or coastal high hazard areas shall be anchored as specified in subsection 27-117(4)b. and meet the elevation requirements in subsection 27-117(4)d.(i).

b. All manufactured homes shall be anchored to resist floatation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:

i. Over-the-top ties shall be provided at each end of the manufactured home, with one (1) additional tie per side at an intermediate location on manufactured homes of less fifty (50) feet and one (1) additional tie per side for manufactured homes of fifty (50) feet or more;

ii. Frame ties shall be provided at each corner of the home with four (4) additional ties per side at intermediate points for manufactured home less than fifty (50) feet long and one (1) additional tie for manufactured homes of fifty (50) feet or longer;

iii. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds; and

iv. Any additions to the manufactured home shall be similarly anchored.

c. For new manufactured home parks and subdivisions; for expansions to existing manufactured home parks and subdivisions; for existing parks and subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equal or exceed fifty (50) percent of value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced; and, for manufactured homes not placed in a manufactured park or subdivision it is required that:

i. Stands or lots be elevated on compacted fill or on pilings so that the lowest floor of the manufactured home will be at least one foot above the base flood level;

ii. Adequate surface drainage and access for a hauler be provided; and

iii. In the instance of elevation on pilings:

(i) Lots be large enough to permit steps;

(ii) Piling foundations be placed in stable soil no more than ten (10) feet apart; and

(iii) Reinforcement be provided for pilings more than six (6) feet above the ground level.

d. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that:

i. The lowest floor of the manufactured home is elevated to at least one foot above the level of the base flood elevation; or

ii. The manufactured home must be securely anchored to the adequately anchored foundation system to resist floatation, collapse and lateral movement.

iii. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, any manufactured home placed or substantially improved must meet the standards of subsection 27-117(4) d.(i) and (ii) above.

Section 6. Sec. 27-117 (Specific standards) of Article II, Division 3 of Chapter 27 of the Code of the City of Charleston (Flood Hazard Prevention and Control) is hereby amended deleting subsection (6) thereof and by substituting in its place and stead a new subsection (6) to read as follows:

6) *High hazard areas—V or VE zones.* Specific standards high hazard areas V or VE zones located within the areas of special flood hazard are areas designated as coastal high hazard areas. These areas have special flood hazards associated with wave wash, and therefore, the following provisions shall apply:

(a) All new construction within zones V and VE on the Charleston FIRM shall be located landward of the reach of mean high tide.

(b) Provide that all new construction and substantial improvements in zones V and VE, if base flood elevation data is available on the Charleston FIRM, are elevated on pilings and columns so that:

i. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above one foot above the base flood level, and

ii. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by the International Building Code or International Residential Code as adopted and periodically amended by the South Carolina Department of Labor, Licensing and Regulation. A registered professional engineer or architect licensed in South Carolina shall develop the structural design, specifications and plans for construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (6)(b)i. and ii. of section 27-116 of the Code of Ordinances, of the City of Charleston, South Carolina.

(c) New construction and substantial improvements within zones V and VE on the Charleston FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this

section, a breakaway wall shall have a design safe loading resistance of not less than ten and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect licensed in South Carolina certifies that the designs proposed meet the following conditions:

i. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and,

ii. The elevated portion of the building and supporting foundations system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards. Such enclosed space shall be useable solely for parking of vehicles, building access, or storage.

(d) There shall be no fill used as structural support. Non-compacted fill may be used around the perimeter of a building for landscaping/aesthetic purposes provided the fill will wash out from storm surge, thereby rendering the building free of obstruction prior to generating excessive loading forces, ramping effects, or wave deflection. The building official shall approve design plans for landscaping/aesthetic fill only after the applicant has provided an analysis by an engineer, architect, and/or soil scientist licensed in South Carolina which demonstrates that the following factors have been fully considered:

i. Particle composition of fill material does not have a tendency for excessive natural compaction;

ii. Volume and distribution of fill will not cause wave deflection to adjacent properties; and,

i. Slope of fill will not cause wave run-up or ramping.

(e) Manmade alteration of sand dunes and mangrove stands within zones VE and V on the Charleston FIRM which would increase potential flood damage shall be prohibited.

(f) The placement of new or replacement manufactured homes is prohibited.

(g) A modular building (manufactured) may be installed in a V or VE zone, providing the requirements in this subsection are met, and the building meets the standards of the South Carolina Modular Building Construction Act (S.C. Code 1976, § 23-43-10 et seq.) as may be amended from time to time, which is incorporated herein by reference.

(h) Preconstruction and as-built design and breakaway wall certifications, where applicable, shall be provided by registered professional engineers and/or architects licensed in South Carolina for new and substantially improved structures in V or VE flood zones on the

Charleston FIRM. These certificates shall also be provided for all lateral additions to structures in V or VE flood zones.

(i) Enclosed areas below the lowest floor shall be the minimum necessary to allow for parking of vehicles, limited storage, and access to the primary occupancy (stairways and/or elevator).

(j) Appurtenant features, defined as swimming pools, decks, gazebos, fences, and other features as determined by the building official as potentially causing an obstruction in the coastal high hazard area, must comply with the Federal Emergency Management Agency (FEMA) Technical Bulletin 5-93, Free of Obstruction Requirements, or any revisions thereto, incorporated herein by reference.

Section 7. . Sec. 27-120 (Standards for areas of shallow flooding) of Article II, Division 3 of Chapter 27 of the Code of the City of Charleston (Flood Hazard Prevention and Control) is hereby amended to provide that residential and non-residential construction be elevated to one foot above base flood elevation so that hereafter, Section 27-120 shall read as follows:

Sec. 27-120. Standards for areas of shallow flooding (ao zone).

Located within the areas of special flood hazard established in section 27-105 of this division may be areas designated as areas of shallow flooding. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions shall apply:

(1) All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated to one foot above the depth number specified on the flood insurance rate map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor, including basement, shall be elevated, at least three (3) feet above the highest adjacent grade.
(2) All new construction and substantial improvements of non-residential structures shall:

a. Have the lowest floor, including basement, elevated to one foot above the depth number specified on the flood insurance rate map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor, including basement, shall be elevated at least three (3) feet above the highest adjacent grade, or
b. Together with attendant utility and sanitary facilities be completely flood-proofed to or above that level in accordance with the FEMA publication "Flood-Proofing Non-Residential Structures" (1987), so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards

of this subsection are satisfied. Such certification shall be provided to the city as set forth in section 27-114(3) of this division.

Section 8. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____
In the Year of Our Lord 2014, in the ____ Year of the
Independence of the United States of America.

_____
Mayor

ATTEST: _____
Clerk of Council

L2

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 528 (A-C) SAVANNAH HIGHWAY AND 530 (A-D) SAVANNAH HIGHWAY (WEST ASHLEY) (0.48 ACRE) (TMS #421-03-00-165 AND 166) (COUNCIL DISTRICT 11), BE ZONED SINGLE-FAMILY RESIDENTIAL AND SAVANNAH HIGHWAY OVERLAY ZONE (SR-1 AND SH) CLASSIFICATIONS.

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:

528 (A-C) Savannah Highway and 530 (A-D) Savannah Highway (West Ashley) (0.48 acre) (TMS #421-03-00-165 and 166)

Section 2. That the said parcels of land described above shall be zoned Single-Family Residential and Savannah Highway Overlay Zone (SR-1 and SH) classifications.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2014, in the 239th Year of Independence of the United States of America.

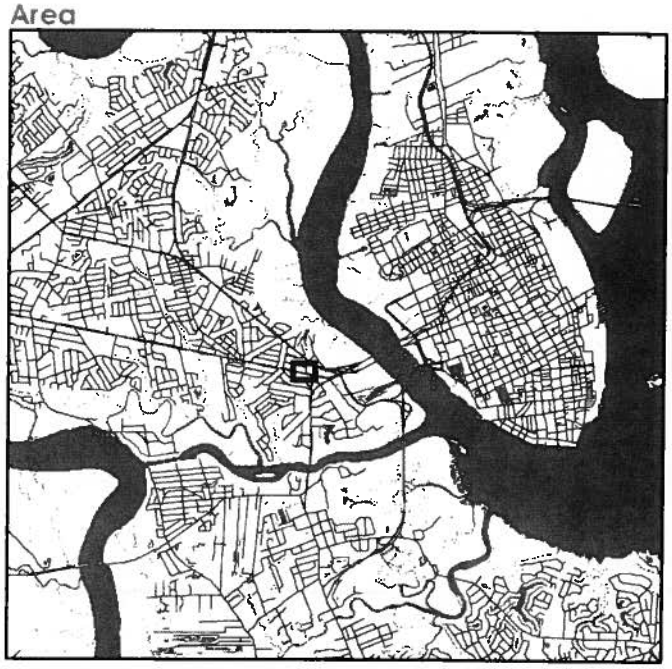
By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

City Council
August 19, 2014

Area



Zoning

528 (A-C) & 530 (A-D) Savannah Hwy (West Ashley)

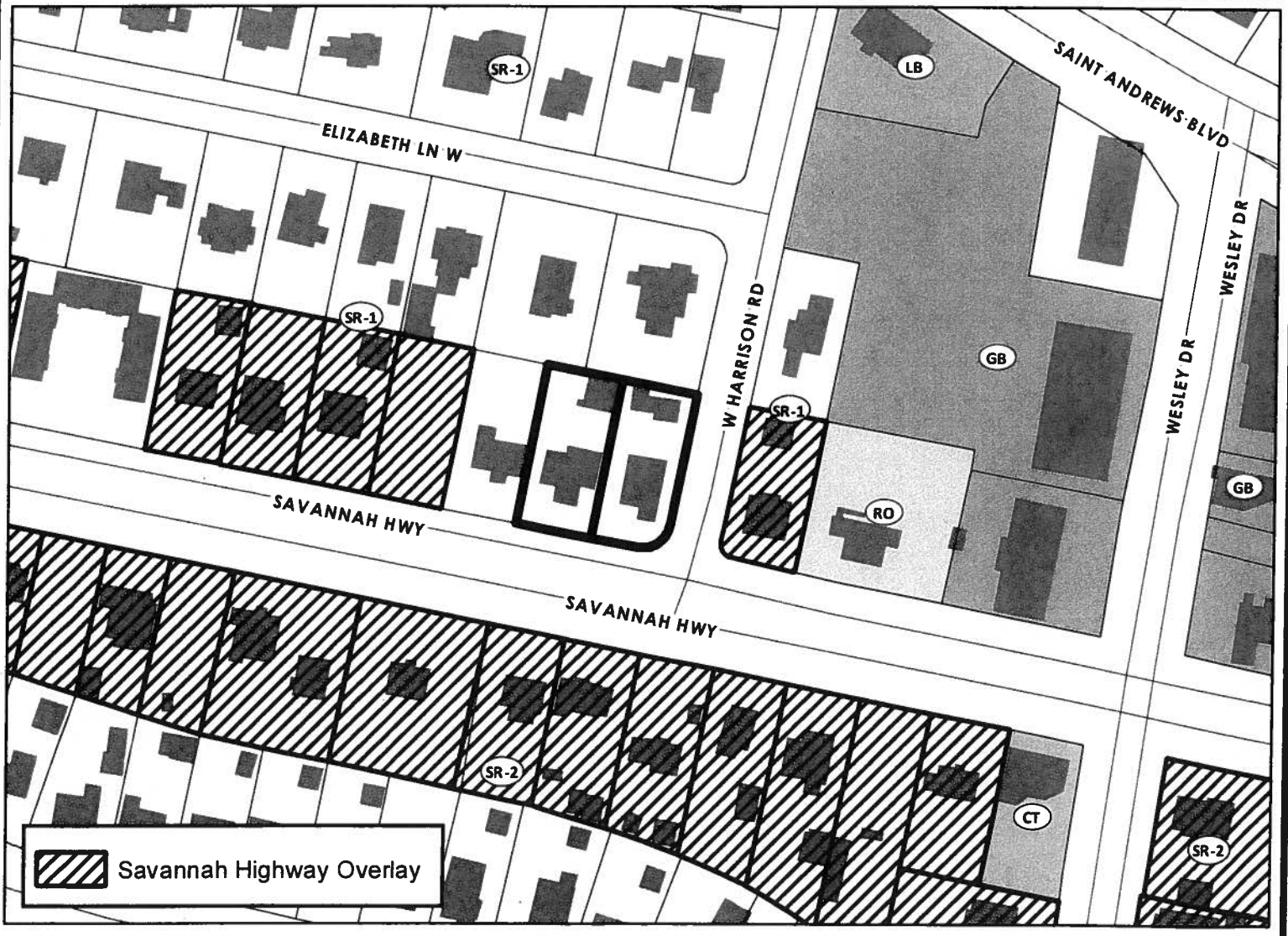
TMS# 4210300165 & 166

0.48 ac.

Request zoning of Single Family Residential (SR-1) and Savannah Highway Overlay (SH).
Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Daniel Ravenel and Linda Ravenel

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 75 Calhoun St, Charleston, SC 29401 843.724.3787

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