

AMENDED

City Hall
80 Broad Street
May 14, 2019
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Moody

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Recognition of Ashley River Creative Arts 4th grade class
2. Resolution honoring Fred Stroble (*Requested by Councilmember Shahid*)

E. Public Hearings

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. April 23, 2019

H. Citizens Participation Period

I. Petitions and Communications:

J. Council Committee Reports:

1. **Committee on Public Works and Utilities: (Meeting was held on May 14, 2019 at 3:00 p.m.)**

a. Acceptances and Dedications:

- (i) Acceptance and Dedication of The Island at Governors Cay, a portion of Forest Drive (40' R/W, 928 LF), Governors Cay Circle (40' R/W, 348 LF). There are 36 lots in this Phase. All infrastructure with the exception of sidewalks has been completed. The sidewalks have been bonded.
- (ii) Acceptance and Dedication of Oakfield, Phase 6. Brinkley Road (50' R/W), Duford Road (50'R/W), Kemmerlin Street (50'R/W), Granger Lane (50'R/W_, Des Arc Road (50' R/W) There are 77 lots in this Phase. All infrastructure has been bonded per the Development Agreement.

- (iii) Approval to notify SCDOT that the City intends to accept maintenance responsibility for concrete sidewalks, granite curb, pavers, lights and street trees in conjunction with the Low Battery Restoration Project along Murray Blvd.(S-29S) and at the intersections of Tradd St. (S-876) and Ashley Blvd. (S-103).

b. Stormwater Management Department Update

- (i) Updates from Project Managers
- (ii) Update from Floodplain Manager
- (iii) Lake Dotterer and other projects that need to be funded in Church Creek
(Requested by Councilmember Griffin)
- (iv) Update on the FEMA Hazard Mitigation Grant Program

c. Miscellaneous or Other New Business (Action may or may not be taken)

- (i) Delegation of Signature Authority for Matthew Fountain on Easement Acquisition [Ordinance]

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

An ordinance to amend Chapter 27, Article I, Division 2 to add a new Section 18 authorizing the Stormwater Director, in addition to the Mayor, to sign stormwater drainage easements and drainage facility dedications on behalf of the City of Charleston after their acceptance by the Public Works and Utilities Committee; as well as, permit applications related to stormwater projects.

2. Committee on Traffic and Transportation: (Meeting was held on May 14, 2019 at 2:30 p.m.)

- a. TRC Review Improvements: Transit Accommodations [Ordinance]
- b. An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 19, Section 234 to make it unlawful to park a vehicle in a marked fire lane when signs, curb painting, pavement markings, or other approved notices or markings are installed giving notice thereof.
- c. Director's Update
- d. Discussion

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

An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding thereto a new Part 15 entitled Transit Accommodations to set forth requirements for transit accommodations for multi-family and non-residential projects

reviewed by the Technical Review Committee to improve the mobility of the City by increasing the opportunity to utilize and options for transportation.

An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 19, Section 234 to make it unlawful to park a vehicle in a marked fire lane when signs, curb painting, pavement markings, or other approved notices or markings are installed giving notice thereof.

3. Committee on Public Safety: (Meeting was held on May 13, 2019 at 5:00 p.m.)

- a. An update on the FEMA Hazard Mitigation Grant Program and related Fire and Police Department training

4. Committee on Community Development: (Meeting was held on April 25, 2019 at 4:30 p.m.)

- a. Presentation by Humanities Foundation (*Information Only*)
- b. Amendment to Owner-Occupied Covenants Grace Homes
- c. Amendment to Restrictive Covenants –Governing Age for Williams Terrace
- d. Amendment to Loan Agreements and Covenants for 14 Drews Court and 69 America Street

5. Committee on Ways and Means:

(Bids and Purchases

(Budget Finance and Revenue Collections: Approval of Year 2018 Amendment to General Fund Expenditure Budget [Ordinance]

(Budget Finance and Revenue Collections: Approval of Year 2018 Amendment to General Fund Revenue Budget [Ordinance]

(An ordinance providing for the issuance and sale of Waterworks and Sewer System Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding \$155,000,000 and other matters relating thereto.

(Fire and Police Department: Approval to submit the 2019 Port Security Grant in the amount of \$543,847 for equipment and supplies. There is a request to budget a cash match of \$135,962 for 2020.

(Office of Cultural Affairs: Approval to apply for \$10,000 from the South Carolina Arts Commission in support of the Lowcountry Quarterly Arts Grants Program. The grant period is 7/1/19 through 6/30/2020. A 1:1 City match is required. Matching funds will come from Community Assistance appropriations.

(Recreation: Approve the contract between the City of Charleston and the Charleston County School District in the amount of \$104,412 to purchase meals to be served during the summer for children who participate in the school free/reduced lunch program. Funding is provided through the SC Department of Education to the City of Charleston as the local sponsoring agency.

(Stormwater Management: Approval to apply for the EPA grant application that requires a City match of \$62,500. If awarded, this grant would cover \$187,500 of the costs to update the

City's Stormwater Design Standards Manual to include a set of standards for developers and private owners that promotes the preservation and enhancement of wetlands on project sites. The application is due to the EPA on May 24, 2019. The City match of \$62,500 is available through the Stormwater Operations account.

- (Parks-Capital Projects: Approval of a Professional Services Contract with T.L. LIN International | Lindbergh in the amount of \$48,400 for the design, engineering, and preparation of construction documents for the electrical renovations at the JPR, Jr. Ballpark based on the 2018 condition assessment of the facility. The Professional Services Contract will obligate \$48,400 of the \$795,545 project budget. The funding source for this project is the General Maintenance line-item in the 2019 JPR, Jr. Ballpark Budget (023010-52410).
- (Stormwater Management: Approval of Fee Amendment #1 to the Professional Services Contract with Davis & Floyd in the amount of \$30,700 to update the "rain-on-grid" flood risk analysis to reflect the Charleston County's 2017 LiDAR digital elevation model. Approval of Fee Amendment #1 will increase the Professional Services Contract by \$30,700 (from \$39,910 to \$70,610). Funding for this will come from the Stormwater Utility Fee Fund.
- (Parks-Capital Projects: Approval of Fee Amendment #3 to the Professional Services Contract with Moody Nolan, Inc., in the amount of \$306,500. The fee amendment request is for additional work for design services required for coordination of design revisions and value engineering items and a revision to Exhibit G to remove Object Handling and Acquisition Services which will be provided by the IAAM independent of the Design Contract. The Fee Amendment will increase the Professional Services Contract by \$306,500.(from \$10,531,402 to \$10,837,902). The total project budget remains unchanged. The funding source for this fee amendment is coming from funds directly contributed to the City by the IAAM.
- (Planning Preservation and Sustainability: Approval for an Intergovernmental Agreement between the City of Charleston, Charleston County, Town of James Island, and Folly Beach for consulting services for the implementation of the ReThink Folly Road recommendations and funding for services in the amount of \$19,950. \$19,950 is budgeted in 2019. If the agreement is extended, the additional cost will be budgeted in those respective years, if approved by Council.
- (Legal Department: Approval of Host Venue Partnership Agreement between the City and OC Sport Pen Duick, French subsidiary of OC Sport, for the City's financial support in the amount of \$50,000 for the City to host the finish of "The Transat" single-handed Trans-Atlantic sailing race in 2020. ***(To be sent under separate cover by the Legal Department)***
- (Housing and Community Development: Request the Mayor and City Council approve the recommendation outlined in the memorandum attached and approved by the Community Development Committee of City Council at their April 25, 2019 meeting. The recommendations included forgiveness of debt, extension of affordability covenants and the transfer of 14 Drews Court to the City of Charleston with shared rent proceeds occurring fifteen (15) years from the date of this approval. An explanation is also detailed below. 14 Drews Court: Transfer ownership of the rental home to the City of Charleston. The house would remain as an affordable housing unit for perpetuity. Amend the current Mortgage and Note to allow deferred/forgivable agreements. Grant PASTORS the right to manage and oversee the property to include collecting rents for a period not to exceed fifteen years. After a fifteen-year time frame, PASTORS may continue to manage and oversee the project at the

City of Charleston's discretion. However, a minimum of fifteen to twenty percent of the rent proceeds are returned to the City of Charleston and placed in an affordable housing fund to continue the preservation and creation of affordable housing. 69 America Street: Amend the current loan agreements to allow each to become deferred forgivable and extend the term of the affordability period for an additional 30 years; allowing the City of Charleston a sixty-year affordability period for an investment of \$240,000.

- (Request approval for use of First Scot's Presbyterian Church in the amount of \$250.00 by Piccolo Spoleto Festival on June 7, 2019. The property is owned by First Scot's Presbyterian Church. (51 Meeting St.)
- (Request approval for the Mayor to execute a Facilities License Agreement in the amount of \$3,500 for the Free Verse Festival to use the Charleston Music Hall on October 19, 2019. The property is owned by Chicco Associates. (37 John St.)
- (Request approval for use of Second Presbyterian Church by Piccolo Spoleto in the amount of \$3200.00 (\$500 for Youth Music on May 26, 2019 and \$2,700 for the Chamber Music Series on May 28, 29, 30, 31 2019 and June 1, 3,4 ,5, 6, 2019). The property is owned by Second Presbyterian Church. (342 Meeting St.)
- (Request approval for use of the US Custom House during Piccolo Spoleto Festival May 24-26, 2019. There is no cost to the City. The property is owned by the Federal General Services Administration. (200 East Bay St.)
- (Requesting approval for use of St. Matthew's Lutheran Church in the amount of \$470 during Piccolo Spoleto Festival May 26, May 31, and June 3, 2019. The property is owned by St. Matthew's Lutheran Church. (405 King St.)
- (Request approval for use of Cathedral of St. Luke and St. Paul by Piccolo Spoleto Festival of Churches on June 7, 2019. The property is owned by the Cathedral of St. Luke and St. Paul. There is no cost to the City. (126 Coming St.)
- (Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Renee Fleetwood Lewis for the sale of 839 Minnie Street for \$201,637. Ms. Lewis will receive \$50,000 in downpayment assistance from the City of Charleston, invest \$5,000 of her own funds, secure lender financing of \$146,637 and receive closing cost assistance from the Federal Home Loan Bank. This property is one of 7 new houses recently constructed in the Maryville-Ashleyville neighborhood and is targeted to individuals and/or families earning up to 80% of the Area Median Income. The property is deed-restricted, subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. (TMS: 418-11-00-074) (Ordinance)
- (Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Kiuarna Shamone Brown Summers for the sale of 933 Fifth Avenue for \$199,237. Ms. Brown will receive \$50,000 in downpayment assistance from the City of Charleston, invest \$5,000 of her own funds, secure lender financing of \$144,237 and receive closing cost assistance from the Federal Home Loan Bank. This property is one of 7 new houses recently constructed in the Maryville-Ashleyville neighborhood and is targeted to individuals and/or families earning up to 80% of the Area Median Income. The property is deed-restricted, subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. (TMS: 418-07-00-174)

(Ordinance)

- (Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Damion H. Guild and Nyesha O. Cherry-Guild for the sale of 835 Minnie Street for \$153,578. The family will receive \$50,000 in downpayment assistance from the City of Charleston, and secure lender financing of \$103,578, and invest \$2,500 of their own funds for closing costs. This property is one of seven new houses recently constructed in the Maryville-Ashleyville neighborhood and is targeted to individuals and/or families earning up to 80% of the Area Median Income. The property is deed-restricted, subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. (TMS: 418-11-00-075) (Ordinance)
- (Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Fredricka Ravenell for the sale of 919 Sycamore Avenue for \$196,237. Ms. Ravenell will receive \$45,000 in downpayment assistance from the City of Charleston, secure lender financing of \$148,737, invest \$2,500 of her own funds for principal reduction and pay closing costs. This property is one of seven new houses recently constructed in the Maryville-Ashleyville neighborhood and is targeted to individuals and/or families earning up to 80% of the Area Median Income. The property is deed-restricted, subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. (TMS: 418-11-00-239) (Ordinance)
- (Approval to authorize the Mayor and City Council to modify the affordable rental housing restrictive covenant agreement. Previously recorded in Book 0649 at page 915. The modification increases the number of rental homes available to the targeted population and decreases the availability of six (6) for-sale homes low and moderate income homebuyers. This modification was requested by the Housing Authority of the City of Charleston. (110 and 114 Cooper Street – Grace Homes; TMS: 459-05-04-207 and 459-05-04-216). The property is owned by the Housing Authority of the City of Charleston.
- (Approval to authorize the Mayor and City Council to modify the declaration of restrictive covenants, which when defined means we are increasing the income ranges of the person served in the first 15 years to persons earning up to eighty percent (80%) of the Area Median Income (AMI). Previously it was up to sixty-five percent (65%) AMI. In the second 15 years, the homes will target persons earning sixty-five percent (65%) of the AMI to one hundred percent (100%) of the AMI. Previously recorded in Book 0332 @ page 869. (22 Laurens Street – Williams Terrace; TMS: 458-01-02-063)
- (Request approval of a Memorandum of Understanding among the City, the South Carolina Aquarium, and the International African American Museum concerning the occupancy and programming of the Charleston Maritime Center (TMS: 459-00-00-169). The property is owned by the City of Charleston.
- (Approval of the First Amendment to the Volvo Tennis Center Lease **(To be sent under separate cover by the Legal Department)**)
- (Discussion on Wellness Aquatics Land Acquisition **(Requested by Councilmember Moody)**)
- (Discussion re: Charleston Battery and Stoney Field **(Requested by Councilmember Moody)**)
- (Consider the following annexations:
- 2234 Portside Way (TMS# 353-12-00-016) 0.29 acre, West Ashley (District 2). The property is owned by Elizabeth Bohler Eubanks.

- 2154 Wappoo Drive (TMS# 343-06-00-185) 0.24 acre, James Island (District 11). The property is owned by Tyler Cox and Graham Cox.
(Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to discuss contractual issues and negotiations related to the Washington Park HOA Easement. Action may or may not be taken. **(Requested by Councilmember Moody)**
- (Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to discuss contractual issues and negotiations related to a FEMA Buyout. Action may or may not be taken. **(Requested by Councilmember Griffin)**
- (Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to discuss contractual issues and negotiations related to 999 Morrison. Action may or may not be taken.
- (Approval of the Second Amendment to the Lease Agreement between the City of Charleston and Charleston Digital Corridor Foundation related to 999 Morrison [Ordinance])**

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

An ordinance to make additional appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2018.

An ordinance to recognize the usage of additional funds to meet additional appropriations authorized by Ordinance 2019-_____ for the fiscal year ending December 31, 2018

An ordinance providing for the issuance and sale of Waterworks and Sewer System Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding \$155,000,000 and other matters relating thereto.

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston (“City”) an Agreement of Purchase and Sale, in which the City agrees to sell to Renee Fleetwood Lewis the property located at 839 Minnie Street (Charleston County TMS No. 418-11-00-074) (West Ashley) (Maryville/Ashleyville) for \$201,637.00, subject to the City of Charleston single-family affordable housing restrictive covenants, with an affordability period of ninety (90) years.

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston (“City”) an Agreement of Purchase and Sale, in which the City agrees to sell to Kiuarna Shamone Brown Summers the property located at 933 Fifth Avenue (Charleston County TMS No. 418-07-00-174) (West Ashley) (Maryville/Ashleyville) for \$199,237.00, subject to the City of Charleston single-family affordable housing restrictive covenants, with an affordability period of ninety (90) years.

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston (“City”) an Agreement of Purchase and Sale, in which the City agrees to sell to Damion H. Guild and Nyeshia O. Cherry-Guild the property located at 835 Minnie Street (Charleston County TMS No. 418-11-00-075) (West Ashley) (Maryville/Ashleyville) for \$153,578.00, subject to the City of Charleston single-family affordable housing restrictive covenants, with an

affordability period of ninety (90) years.

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston (“City”) an Agreement of Purchase and Sale, in which the City agrees to sell to Fredricka Ravenell the property located at 919 Sycamore Avenue (Charleston County TMS No. 418-11-00-239) (West Ashley) (Maryville/Ashleyville) for \$196,237.00, subject to the City of Charleston single-family affordable housing restrictive covenants, with an affordability period of ninety (90) years.

An ordinance to provide for the annexation of property known as 2234 Portside Way (0.29 acre) (TMS# 353-12-00-016), 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 2. The property is owned by Elizabeth Bohler Eubanks.

An ordinance to provide for the annexation of property known as 2154 Wappoo Drive (0.24 acre) (TMS# 343-06-00-185), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Tyler Cox and Graham Cox.

An ordinance authorizing the Mayor to execute on behalf of the City a Second Amendment to Lease Agreement pertaining to the Lease Agreement between the City and the Charleston Digital Corridor Foundation of property located at 999 Morrison Drive dated January 19, 2016, as amended by First Amendment to Lease dated January 9, 2018.

K. Bills up for Third Reading:

1. *An ordinance amending Chapter 27 of **the Code of the City of Charleston**, by amending Flood Hazard Prevention and Control Requirements in Section 27-117 to increase the Freeboard Requirement from one foot to two feet, effective August 1, 2019 **(AS AMENDED)***

L. 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 property located at Maybank Highway and River Road (the Kerr Tract PUD - Johns Island) (approximately 70.59 acres) (TMS #345-00-00-090 and 345-00-00-099) (Council District 5), be rezoned from General Office (GO) and General Business (GB) classification to Planned Unit Development (PUD) classification. The property is owned by RHK LLC et al. and John A. and James J. Kerr Development.*

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 200 Spring Street (Peninsula) (0.412 acre) (TMS #460-11-01-011) (Council District 3), be rezoned to be included in the Accommodations Overlay Zone (A) classification. The property is owned by 200 Spring Street Development 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 214 Rice Mill Place (Cainhoy) (0.24 acre) (TMS #269-01-05-023) (Council District 1), annexed into the City of Charleston March 14, 2019 (#2019-018), be zoned Single-Family Residential (SR-6) classification. The property is owned by Matthew Hunter Baker and Chelsea Baker.*
4. *An ordinance to amend the description of the Charleston Neck Redevelopment Project Area as established by Ordinance No. 2004-151; to amend the Public Infrastructure Improvements Agreement dated as of September 1, 2015 between the City of Charleston, South Carolina and Highland Resources, Inc., as successor to Ashley River Investors, LLC; and other matters relating thereto. **(AS AMENDED)***
5. *An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 54, Section 223(3) to amend the definition of a moped.*
6. *An ordinance to provide for the annexation of property known as Clements Ferry Road (approximately 6.0 acres) (TMS# 275-00-00-004), 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. The property is owned by Murphy Family Property LLC. (DEFERRED)*
7. *An ordinance to provide for the annexation of property known as Clements Ferry Road (approximately 1.0 acre) (TMS# 275-00-00-006), 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. The property is owned by Jenkins Family Property LLC. (DEFERRED)*
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 Clements Ferry Road (Cainhoy) (approximately 6.0 acres) (TMS #275-00-00-004) (Council District 1), be zoned Rural Residential (RR-1) classification. The property is owned by Murphy Family Property LLC. **(AS AMENDED)** (DEFERRED FOR PUBLIC HEARING)*
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 Clements Ferry Road (Cainhoy) (approximately 1.0 acre) (TMS #275-00-00-006) (Council District 1), be zoned Rural Residential (RR-1) classification. The property is owned by Jenkins Family Property LLC. **(AS AMENDED)** (DEFERRED FOR PUBLIC HEARING)*
10. *An ordinance to provide for the annexation of property known as Clements Ferry Road (16.40 acres) (TMS# 275-00-00-005), 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.*

The property is owned by IVO Sands LLC. (DEFERRED)

11. *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 on Clements Ferry Road (Cainhoy) (approximately 16.40 acres) (TMS #275-00-00-005) (Council District 1), be zoned Rural Residential (RR-1) classification. The property is owned by IVO Sands LLC. (DEFERRED)*
12. *An ordinance to amend Part 15 (Mixed Use 1 - Workforce Housing District Mixed Use 2 - Workforce Housing District) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), to implement the Federal Opportunity Zone Program, by creating certain incentives to encourage the development of "Opportunity Units" for households with incomes less than or equal to 60% of the Area Median Income (AMI). (DEFERRED FOR PUBLIC HEARING) **Expires 3.26.20***
13. *An ordinance to provide for the annexation of a vacant lot on Stinson Drive (0.99 acre) (TMS# 350-05-00-095), 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. The property is owned by Rale MGMT LLC. (DEFERRED)*
14. *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 vacant lot on Stinson Drive (West Ashley) (0.99 acre) (TMS #350-05-00-095) (Council District 11), be zoned Diverse Residential (DR-1F) classification. The property is owned by Rale MGMT LLC. (DEFERRED) **Expires 2.26.20***
15. *An ordinance to provide for the annexation of property known as 1415 S Edgewater Drive (0.72 acre) (TMS# 349-13-00-095), 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. The property is owned by Robert F. Kauffmann.(DEFERRED)*
16. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1415 South Edgewater Drive (West Ashley) (00.72 acre) (TMS #349-13-00-095) (Council District 11), be zoned Single-Family Residential (SR-1) classification. The property is owned by Robert F. Kauffmann. (DEFERRED FOR PUBLIC HEARING) **Expires 11.27.19***
17. *An ordinance to provide for the annexation of property known as 1389 River Road (10.94 acres) (TMS# 311-00-00-025), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Knapp A Partnership. (DEFERRED)*
18. *An ordinance to provide for the annexation of property known as 1381 River Road (1.28 acres) (TMS# 311-00-00-097), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Knapp A Partnership. (DEFERRED)*

19. *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. (DEFERRED) Expires 7.17.19*
20. *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. (DEFERRED) Expires 7.17.19*
21. *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. (DEFERRED) Expires 7.17.19*
22. *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. (DEFERRED) Expires 7.17.19*
23. *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) Expires 8.21.19*
24. *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) Expires 5.8.19*
25. *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)*

M. Bills up for First Reading

1. 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 Neighborhoods; 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; prohibit an overconcentration of accommodations units within areas on the peninsula designated "A-1" on the Accommodations Overlay Zoning Map; and include a minimum and maximum size for accommodations facilities **(AS AMENDED) (DEFERRED)**
2. An ordinance to amend the Verdier Pointe Planned Unit Development Master Plan and Development Guidelines, adopted by Ordinance #2008-158, by modifying the Land Development Guidelines and associated site plan for properties located on Bees Ferry Road (TMS# 301-00-00-028, 301-00-00-673, 301-00-00-674 and 301-00-00-677). *(DEFERRED)*
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 217 Ashley Avenue (Peninsula) (0.33 acre) (TMS #460-11-04-080) (Council District 6), be rezoned from Diverse Residential (DR-2F) classification to Limited Business (LB) classification. The property is owned by Trust of Robert J. Lowe, Jr. & Trust of Gwendolyn M. Lowe. ***(The Planning Commission recommends disapproval.) (DEFERRED) Expires 11.27.19***
4. An ordinance to amend Chapter 21, Article II of the Code of the City of Charleston by adding a new Section 21-17 that prohibits building construction operations during certain hours. *(DEFERRED)*
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. ***(DEFERRED) Expires 7.17.19***
6. 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) Expires 6.19.19*

M. Miscellaneous Business:

1. Discussion regarding Rules of Council and request for Council recommendations to be discussed under Petitions and Communications on City Council Agendas ***(Requested by Councilmember Griffin)***
2. Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to receive legal advice relating to the LDC litigation. Action may or may not be taken.
3. Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to receive legal advice regarding conflicts of interest ***(Requested by Councilmember Griffin)***
4. Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to receive legal advice regarding a personnel matter. Action may or may not be taken. ***(Requested by Councilmember Griffin)***
5. The next regular meeting of City Council will be Tuesday, May 28, 2019 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.

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 22 day of January 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Grantor [Signature]

[Signature]
Witness Number One

Jason Byham, Division President
Printed Name

John Hoff
Printed Name

[Signature]
Witness Number Two

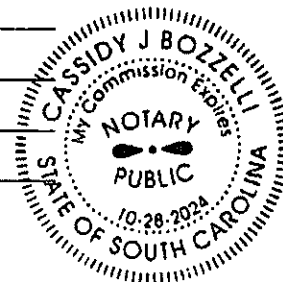
Chris King
Printed Name

STATE OF South Carolina)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Jason Byham, the VP of Lennar Carolinas LLC, a _____, on behalf of the Grantor on the 22 day of January, 2019.

Signature of Notary: Cassidy J Bozzelli
Print Name of Notary: Cassidy J Bozzelli
Notary Public for South Carolina
My Commission Expires: 10/28/24



SEAL OF NOTARY

STATE OF SOUTH CAROLINA)

COUNTY OF Berkeley) 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 Lennar Carolinas, LLC
to The City of Charleston on January 22, 2019.
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): #2, transfer to City of Charleston (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 _____.
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.



Responsible Person Connected with the Transaction

Jason Byham, Division President

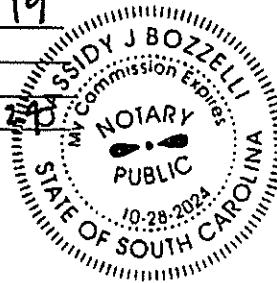
Print or Type Name Here

Sworn this 22 day of January 20 19

Cassidy J. Bozzelli

Notary Public for South Carolina

My Commission Expires: 10/28, 2019

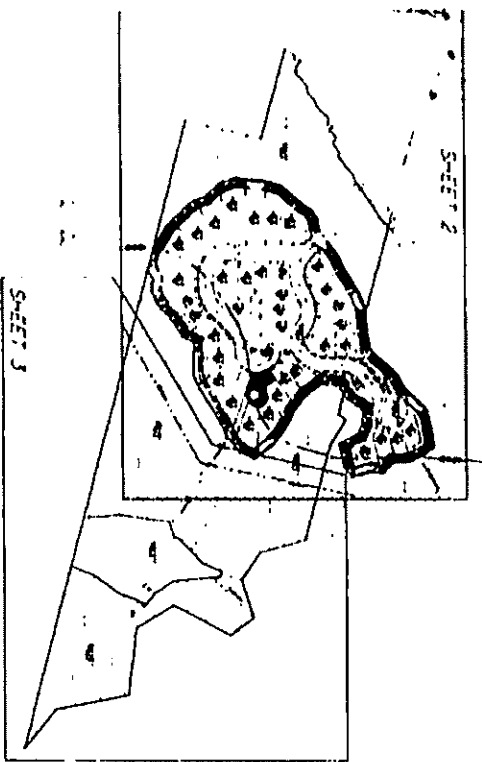


FINAL PLAT

of THE ISLAND at GOVERNORS CAY

LOCATED IN THE CITY OF CHARLESTON,
BERKELEY COUNTY, SOUTH CAROLINA

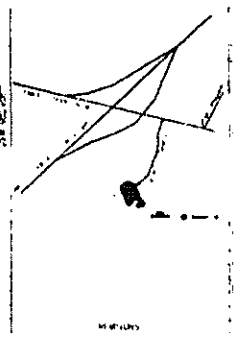
Final Plat for Sewer Water Charge
Interim Agreement SWS 01A



NOTICE
This plat is subject to the provisions of the South Carolina Code of Laws, Title 46, Chapter 15, and the provisions of the South Carolina Code of Laws, Title 46, Chapter 16, which relate to the regulation of land use and zoning.

NOTICE
This plat is subject to the provisions of the South Carolina Code of Laws, Title 46, Chapter 15, and the provisions of the South Carolina Code of Laws, Title 46, Chapter 16, which relate to the regulation of land use and zoning.

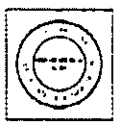
NOTICE
This plat is subject to the provisions of the South Carolina Code of Laws, Title 46, Chapter 15, and the provisions of the South Carolina Code of Laws, Title 46, Chapter 16, which relate to the regulation of land use and zoning.



DATE: 11/11/11
DRAWN: MAA
CHECKED: ALG
SCALE: AS SHOWN
BY: JAMES W. PARKER
PROJECT: THE ISLAND



Parker Land Surveying, LLC
700 South Park
Charleston, SC 29414
Phone: (803) 554-3777
Fax: (803) 554-3776



FINAL PLAT
THE ISLAND at GOVERNORS CAY
LOTS 111, 112, 113 & 114
LOCATED IN THE CITY OF CHARLESTON,
BERKELEY COUNTY, SOUTH CAROLINA

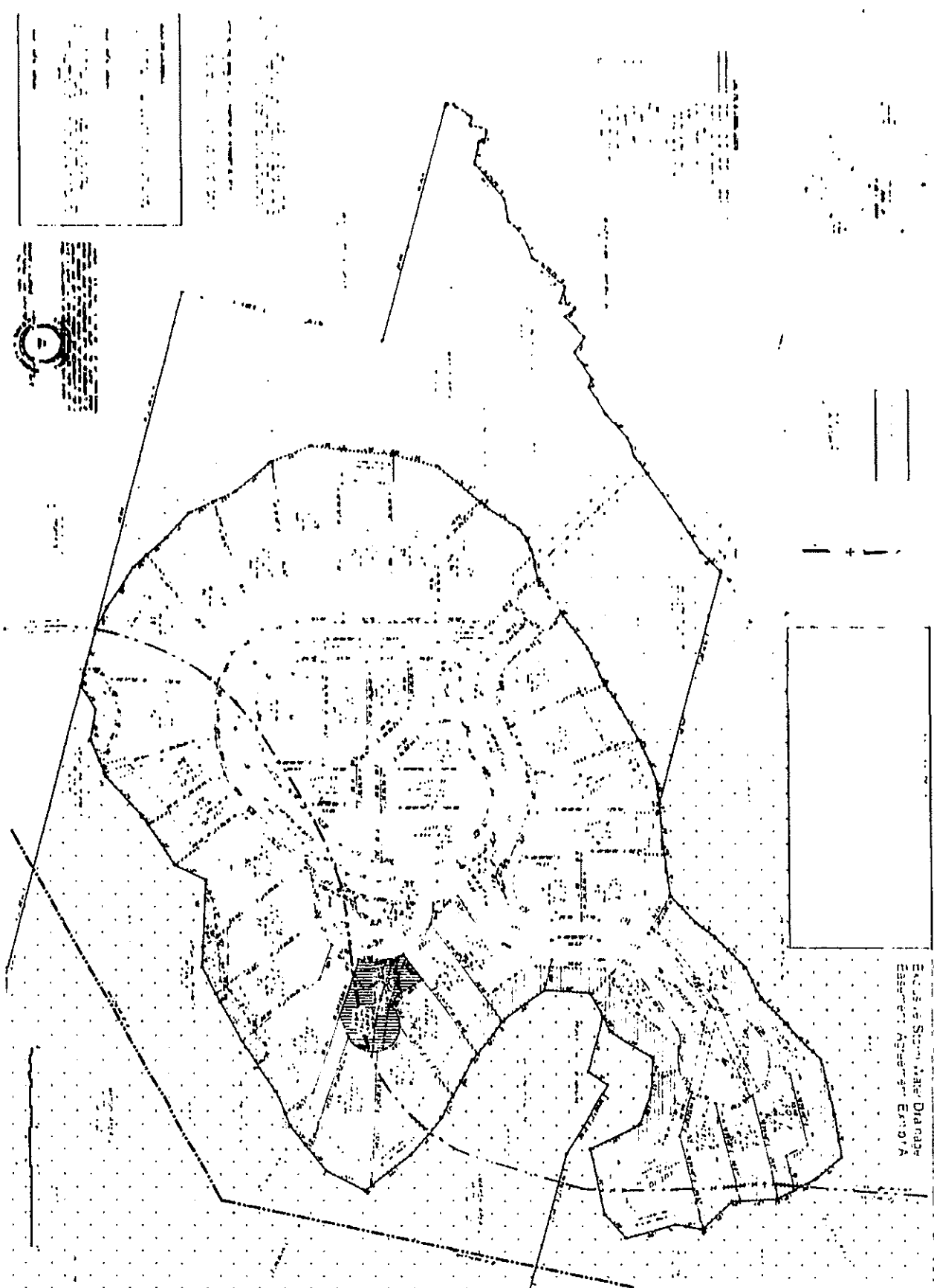
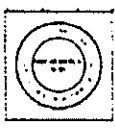


EXHIBIT 1
 SUBDIVISION MAP
 ASSESSMENT APPROPRIATE FOR EXHIBIT 1

DATE: 12/15/2011
 TIME: 10:00 AM
 BY: [Illegible]
 FOR: [Illegible]



Forster Land Surveying, LLC
 2415 Collins Road
 Marietta, GA 30066
 Phone: (404) 334-7777
 Fax: (404) 334-7779



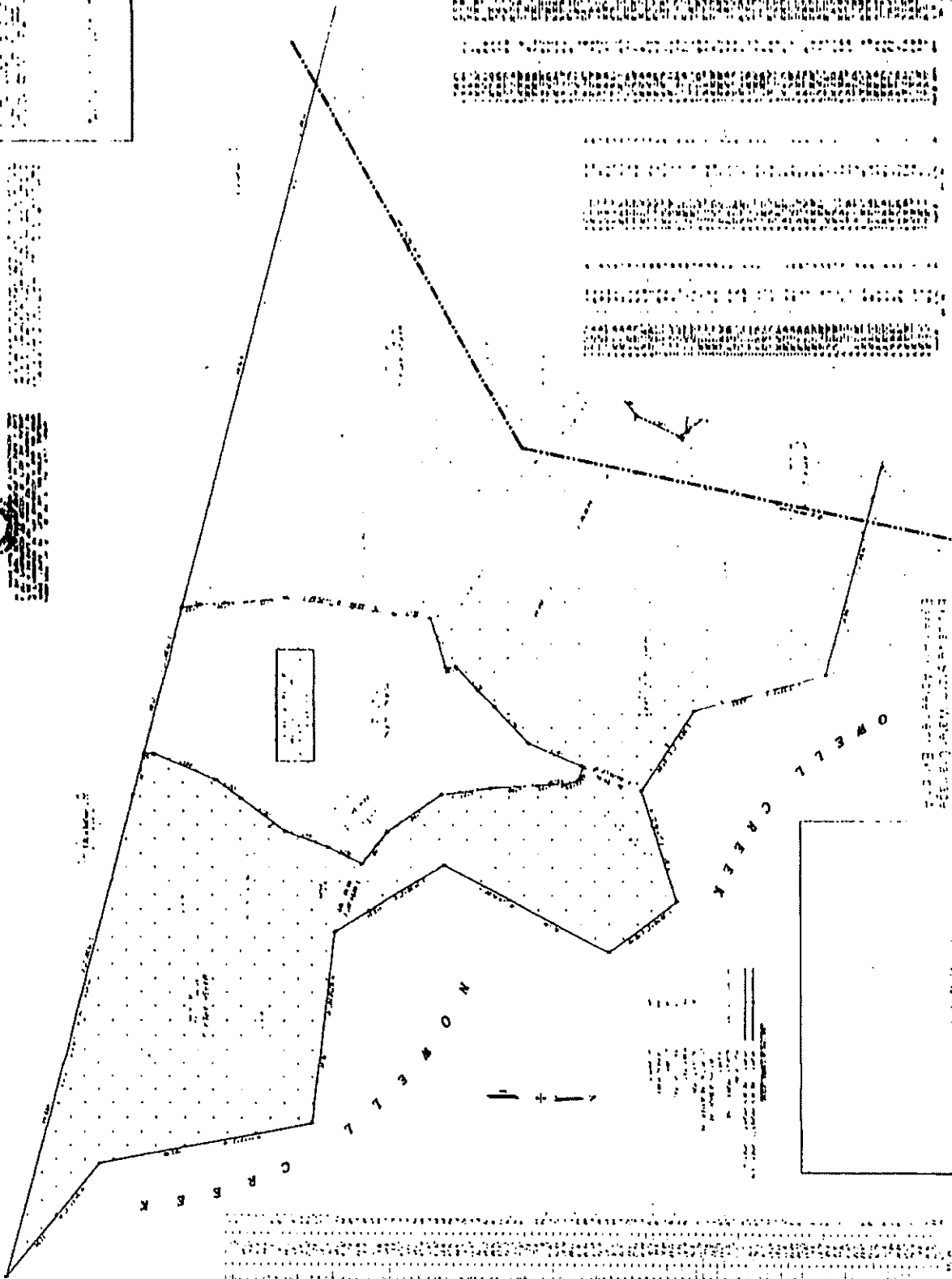
THE STATE OF GEORGIA
 DEPARTMENT OF REVENUE
 TAXATION DIVISION
 400 WEST WASHINGTON STREET
 ATLANTA, GEORGIA 30334

Vertical text block in the top left corner, likely containing a title or reference information.

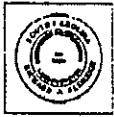
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Horizontal text block at the top right, likely a title or header.

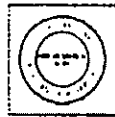
Horizontal text block in the upper right quadrant, possibly a legend or scale bar.



Vertical text block at the bottom left corner, likely containing a title or reference information.



Parker Land Services, LLC
1010 Dallas Blvd
Raleigh, NC 27605
Phone: (919) 334-7777
Fax: (919) 334-7778



THE PLANS OF CONVEYANCE MAY
NOT BE USED FOR ANY OTHER
LOCALITY IN THE CITY OF CHARLOTTE,
IN HAYNES COUNTY, SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that PULTE HOME COMPANY, 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:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) BRINKLEY ROAD, DUFORD ROAD, KEMMERLIN STREET, GRANGER LANE, and DES ARC ROAD as shown and designated on a plat entitled FINAL PLAT SHOWING THE SUBDIVISION OF TMS NO. 278-00-00-041 (70.906 AC.) INTO OAKFIELD PHASE 6 (24.799 AC.) CONTAINING LOTS 1 THROUGH 77 (14.543 AC.), RIGHT-OF-WAYS (3.644 AC.), HOMEOWNERS ASSOCIATION AREAS (6.612 AC.) AND SHOWING RESIDUAL TRACT C-1 (46.107 AC.) PREPARED FOR PULTE HOME COMPANY, LLC prepared by HLA, Inc., dated January 10, 2019, and recorded on _____ in Plat Book _____ at Page _____ in the ROD Office 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 the SHADE TREE PARTNERS, LLC dated January 11, 2018, and recorded January 12, 2018 in Book 0692 at Page 106 in the ROD Office for Charleston County, South Carolina.

Grantee's Mailing Address: City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.:278-00-00-041

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 1st day of March 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Renee A. Hansen
Witness Number One

Renee A. Hansen
Printed Name

Jean M. Barraclough
Witness Number Two

Jean M. Barraclough
Printed Name

Grantor
[Signature]

SIDNEY DUDLEY
Printed Name

Director of Land Development

STATE OF South Carolina)

) ACKNOWLEDGEMENT

COUNTY OF Charleston)

This foregoing instrument was acknowledged before me (the undersigned notary) by Sidney Dudley, the Director of Land Development of Pulte Homes Company, LLC, a Michigan Limited Liability Company, on behalf of the Grantor on the 1 day of March, 2019.

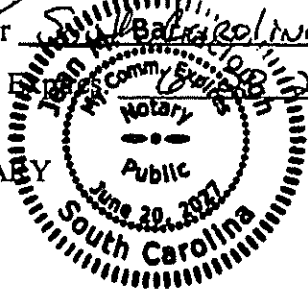
Signature of Notary: Jean M. Barraclough

Print Name of Notary: Jean M. Barraclough

Notary Public for South Carolina

My Commission Expires June 29, 2027

SEAL OF NOTARY



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 PULTE HOME COMPANY, LLC
to THE CITY OF CHARLESTON on _____.
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): #2 (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 _____

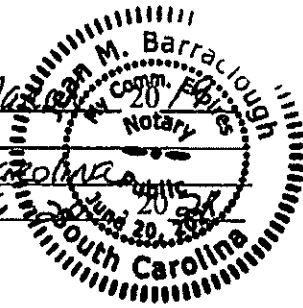
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - (A) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (B) _____ The fee is computed on the fair market 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 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.


 _____ DIRECTOR OF LAND DEVELOPMENT
 Responsible Person Connected with the Transaction

SIDNEY DUDLEY / RULTE HOME COMPANY, LLC
 Print or Type Name Here

Sworn this 1st day of May
James Baranoff
 Notary Public for South Carolina
 My Commission Expires: June 20, 2015



IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: ~~Laura Cabiness~~ TOM OBRIEN
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

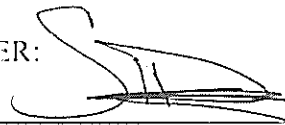
My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

OWNER:

Renell A. Hansen
Witness #1



Name: SIDNEY DUDLEY
DIRECTOR OF LAND DEVELOPMENT

Jean M. Baruch
Witness #2

STATE OF South Carolina)
)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Sidney Dudley, the Director of Land Development of Pulte Home Company, a Michigan Limited Liability Corp. on behalf of the Owner on 3/1/2019.

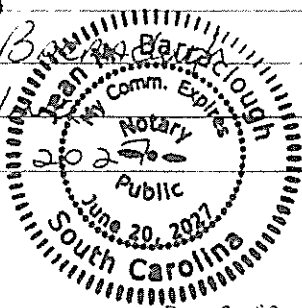
Signature: Jean M. Baruch

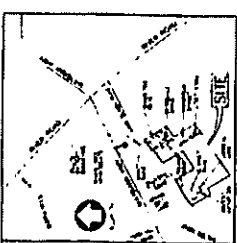
Print Name of Notary: Jean M. Baruch

Notary Public for South Carolina

My Commission Expires: 6-20-2022

SEAL OF NOTARY





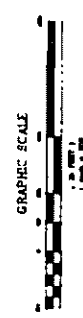
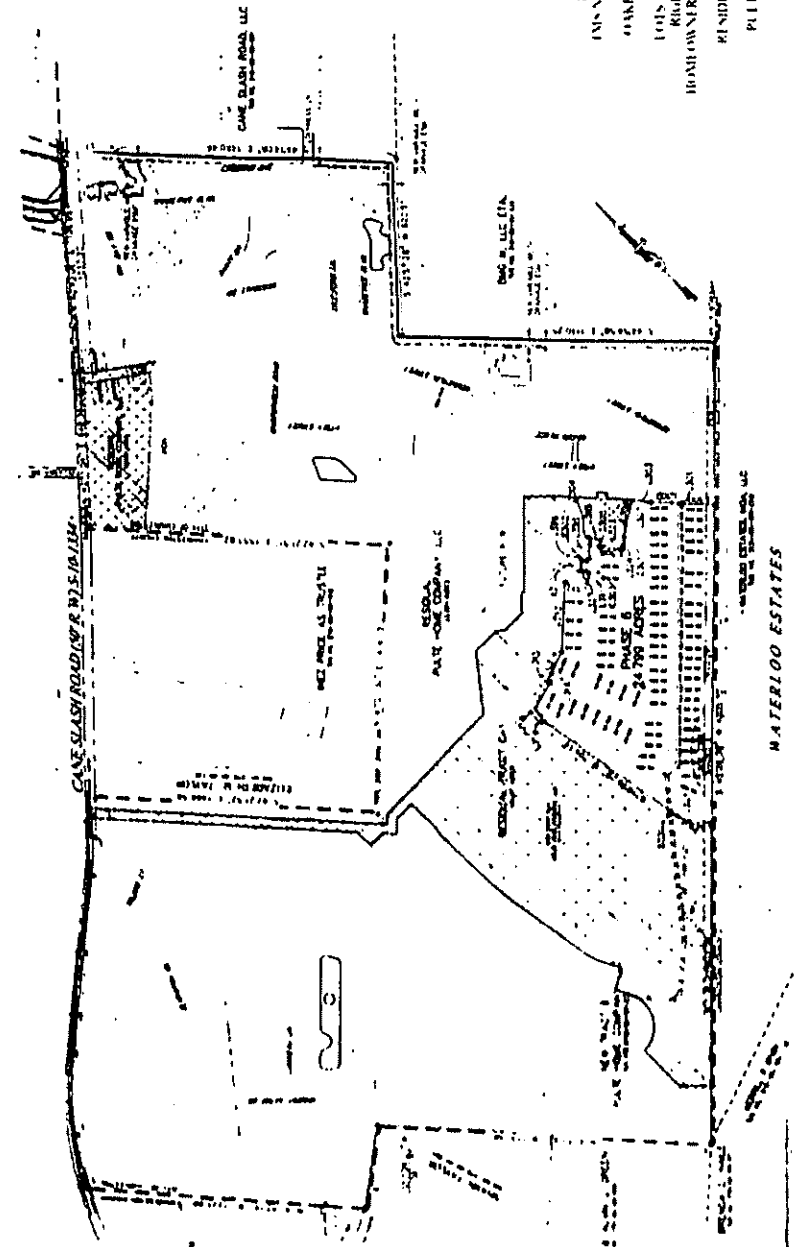
LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	MARKING CODE
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2	1,234,567	28.1	1
3	1,234,567	28.1	1
4	1,234,567	28.1	1
5	1,234,567	28.1	1
6	1,234,567	28.1	1
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48	1,234,567	28.1	1
49	1,234,567	28.1	1
50	1,234,567	28.1	1

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	MARKING CODE
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2	1,234,567	28.1	1
3	1,234,567	28.1	1
4	1,234,567	28.1	1
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47	1,234,567	28.1	1
48	1,234,567	28.1	1
49	1,234,567	28.1	1
50	1,234,567	28.1	1

FINAL PLAN
SHOWING
THE SUBDIVISION OF
LANDS ACROSSING 6625 790 AC 1
INTO
PARCELS PHASE 6625 790 AC 1
CONTAINING
LOTS THROUGH LOT 124 443 AC 1
RICHMOND AVENUE 6644 AC 1
HOMEOWNERS ASSOCIATION AREA 6642 AC 1
AND SHOWING
RESUBDIVISION TRACT 1246 100 AC 1
PULTE HOME COMPANY, LLC

SHEET 1 OF 3

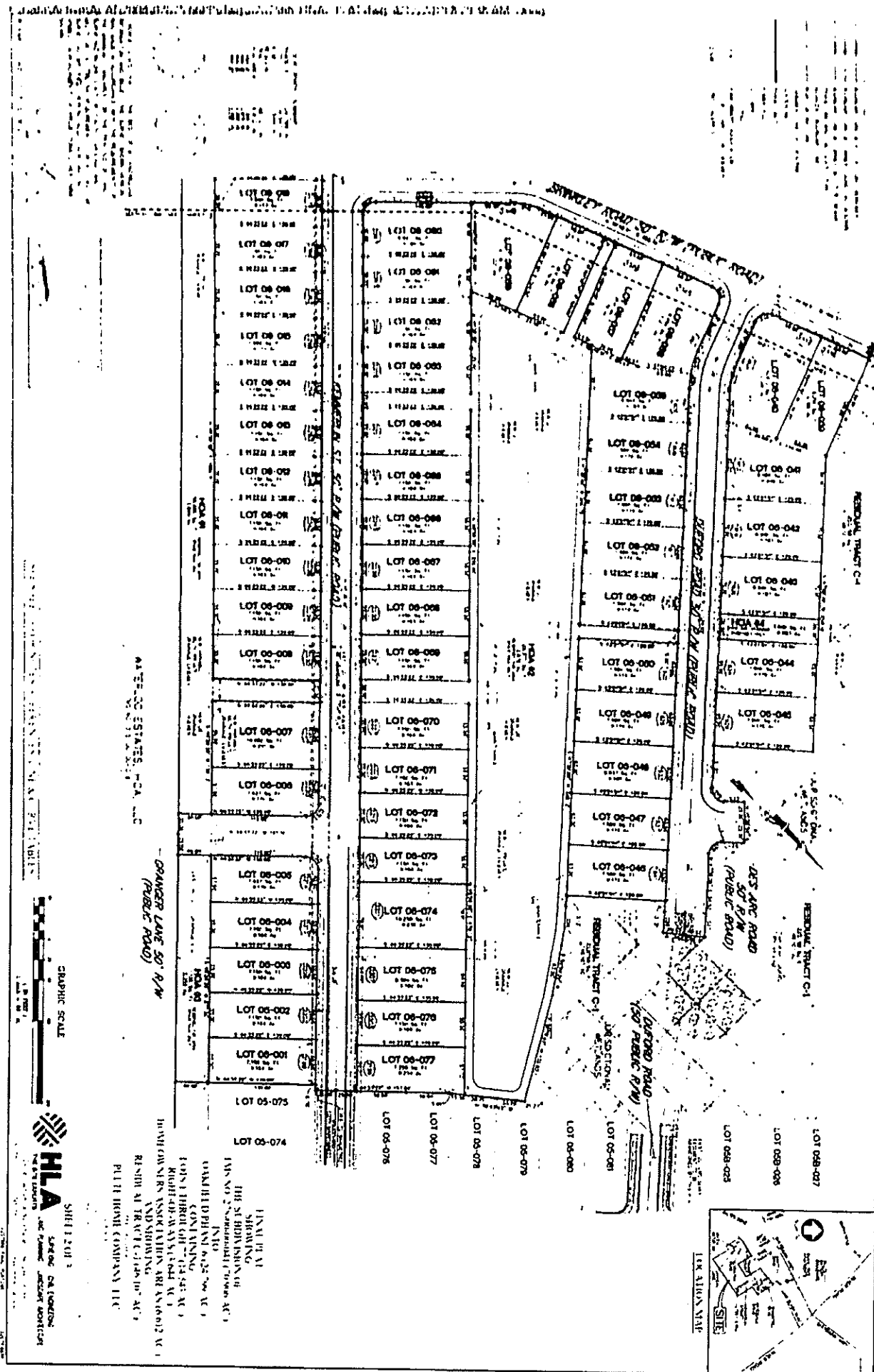
HLA
SPENCER DAVIDSON
INCORPORATED
ARCHITECTS



PROPERTY DIMENSIONS
IN FEET AND METERS
AS SHOWN ON THIS PLAN

NOT TO SCALE
ALL DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED BY FIELD SURVEY.
THESE DIMENSIONS ARE BASED ON THE RECORD PLANS AND SURVEY DATA PROVIDED TO THE ARCHITECT.
THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DIMENSIONS SHOWN ON THIS PLAN.
THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THESE DIMENSIONS.
THESE DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DIMENSIONS SHOWN ON THIS PLAN.
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THESE DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

DATE: 10/1/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



SHEET 013

5400 GARDEN OF EDEN
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80231

PLUMBING COMPANY, INC.
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80231

ORANGE LANE 50' R/W
(PUBLIC ROAD)

US ARC ROAD 50' R/W
(PUBLIC ROAD)

DANGER ROAD 50' R/W
(PUBLIC ROAD)

RESIDENTIAL TRACT C-1
RESIDENTIAL TRACT C-2

LOT 05-075
LOT 05-076
LOT 05-077
LOT 05-078
LOT 05-079
LOT 05-080

LOT 06-075
LOT 06-076
LOT 06-077
LOT 06-078
LOT 06-079
LOT 06-080

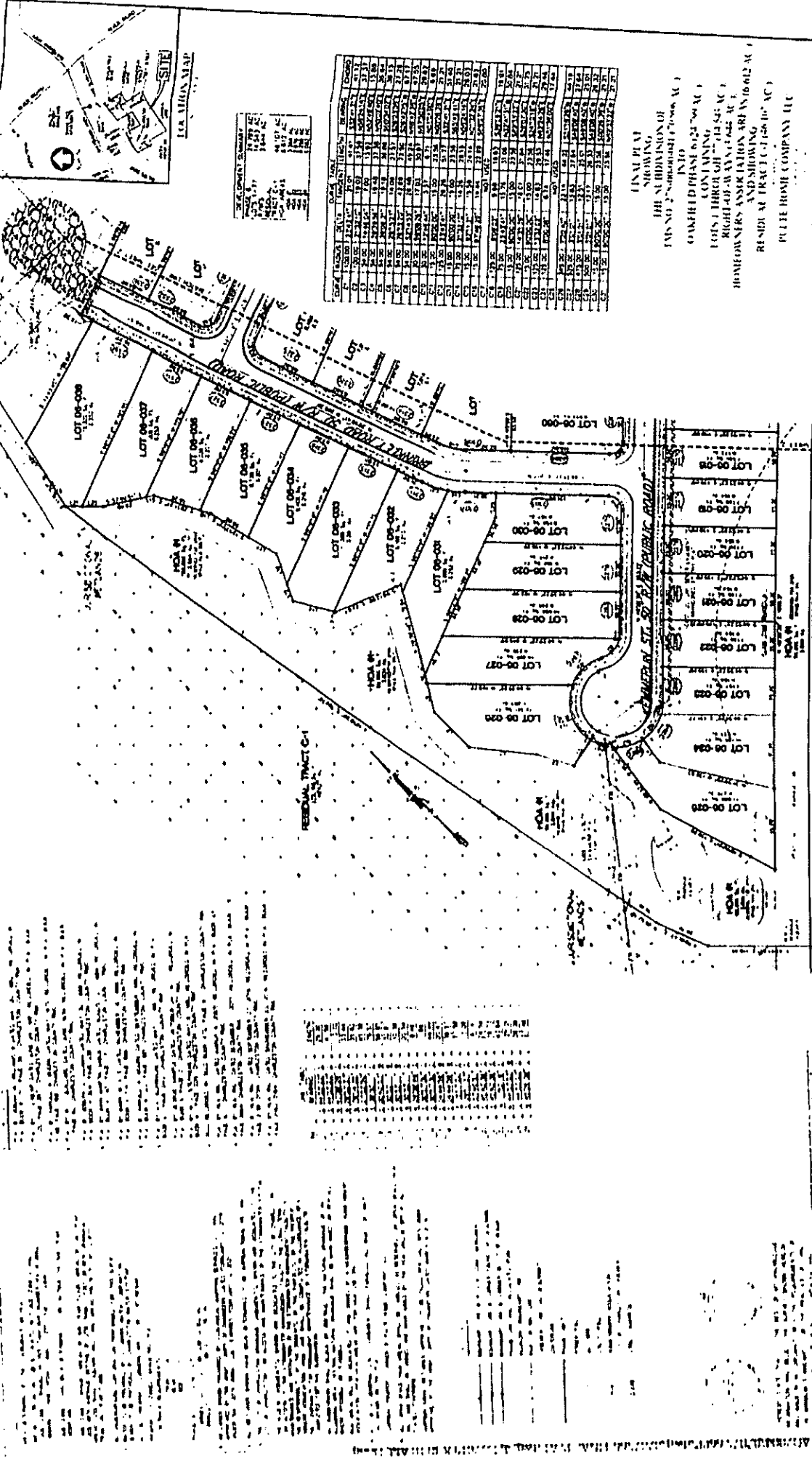
LOT 07-075
LOT 07-076
LOT 07-077
LOT 07-078
LOT 07-079
LOT 07-080

LOT 08-075
LOT 08-076
LOT 08-077
LOT 08-078
LOT 08-079
LOT 08-080

RESIDENTIAL TRACT C-1
RESIDENTIAL TRACT C-2

ORANGE ST
ORANGE LANE 50' R/W (PUBLIC ROAD)
US ARC ROAD 50' R/W (PUBLIC ROAD)
DANGER ROAD 50' R/W (PUBLIC ROAD)

PLUMBING COMPANY, INC.
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80231



FINAL PLAN
 SHOWING
 THE SUBDIVISION OF
 TRACT NO. 2, COMMERCIAL TRACT NO. AC 1
 IN 10
 COUNTRYPHASE 6125-99 AC 1
 CONTAINING
 LOTS THREE (3) - 11.54 AC 1
 RIGHT-OF-WAY AND 17.642 AC 1
 HOMEOWNERS ASSOCIATION AREA 16.612 AC 1
 AND SHOWING
 BOUNDARY OF TRACT C-156-10 AC 1
 PULTE HOME COMPANY LLC

WATER-LOC ESTATES P.C.A., LLC
 11111 N. 111th St.
 Omaha, NE 68148

SCALE 1" = 40'

DATE: 11/11/11

PROJECT NO. 11111

PROPERTY SUMMARY

ACREAGE	11.54
AREA	17.642
PERMITS	16.612
TOTAL	51.734

LOT	AREA	PERMITS	TOTAL
001	11.54	17.642	51.734
002	11.54	17.642	51.734
003	11.54	17.642	51.734
004	11.54	17.642	51.734
005	11.54	17.642	51.734
006	11.54	17.642	51.734
007	11.54	17.642	51.734
008	11.54	17.642	51.734
009	11.54	17.642	51.734
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030	11.54	17.642	51.734
031	11.54	17.642	51.734
032	11.54	17.642	51.734
033	11.54	17.642	51.734
034	11.54	17.642	51.734

11/11/11



JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service
May 14, 2019

THOMAS F. O'BRIEN
Director of Public Service

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of concrete sidewalks, granite curb, pavers, lights and street trees in conjunction with the Low Battery Restoration Project along Murray Blvd. (S-29S) at the intersections of Tradd St. (S-876) and Ashley Blvd. (S-103).

Dear Mr. Richards:

This letter concerns the proposed installation of concrete sidewalks, granite curb, pavers, street lights and street trees to be installed in conjunction with the Low Battery project which will tie into the SCDOT right-of-way (ROW) at Tradd St. (S-876) and Ashley Blvd. (S-103). Upon transfer of Murray Blvd (S-29S) to the City of Charleston, the City will maintain the aforementioned items as they apply to the tie in locations in the SCDOT ROW. The encroachment into the SCDOT ROW at these locations will include roughly 70lf at the Intersection of Tradd St. (S-876) and approximately 25lf at the intersection of Ashley Blvd. (S-103).

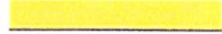
The City Council of Charleston, at its meeting held on March 14, 2019, agreed to accept maintenance responsibility for the concrete sidewalks, granite curb, pavers, street lights and street trees within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain these items in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

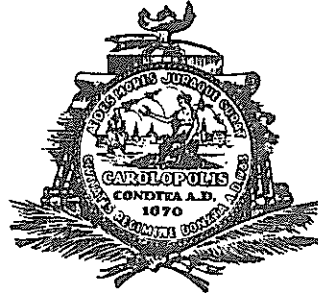
Sincerely,

Thomas F. O'Brien,

Copy to:



TFO/tmg



Ratification
Number _____

A N O R D I N A N C E

AN ORDINANCE TO AMEND CHAPTER 27, ARTICLE I, DIVISION 2 TO ADD A NEW SECTION 18 AUTHORIZING THE STORMWATER DIRECTOR, IN ADDITION TO THE MAYOR, TO SIGN STORMWATER DRAINAGE EASEMENTS AND DRAINAGE FACILITY DEDICATIONS ON BEHALF OF THE CITY OF CHARLESTON AFTER THEIR ACCEPTANCE BY THE PUBLIC WORKS AND UTILITIES COMMITTEE; AS WELL AS, PERMIT APPLICATIONS RELATED TO STORMWATER PROJECTS.

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

Section 1. Chapter 27, Article I, Division 2 of the Code of the City of Charleston is hereby amended by adding a new Section 18 which shall read as follows:

“Sec. 27-18. Signatory Authority on Stormwater Related Documents.

The Stormwater Director, in the addition to the Mayor, is authorized to sign stormwater drainage easements and drainage facility dedications on behalf of the City of Charleston after their acceptance by the Public Works and Utilities Committee; as well as, permit applications for Stormwater projects on behalf of the City, when necessary, for South Carolina Department of Health and Environmental Control, Ocean and Coastal Resource Management, Coastal Zone Consistency, Army Corps of Engineers; Charleston County, and South Carolina Department of Transportation.

Ratified in City Council this _____ day of _____
In the Year of Our Lord 2019 in the ____ Year of the
Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

ATTEST: _____
Vanessa Turner Maybank
Clerk of Council



John J. Tecklenburg
Mayor

Randall Keith Benjamin, II
Director

City of Charleston
South Carolina
Department of Traffic & Transportation

MEMORANDUM

TO: City Council Members and Planning Commission

FROM: Keith Benjamin, Director
Department of Traffic and Transportation

SUBJECT: Transit Accommodations Ordinance (Zoning)

DATE: May 7th 2019

The Transit Accommodations Ordinance is an amendment to Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to promote and support quality bus and transit services, to provide and enhance mobility options, reduce individual vehicle miles traveled, and to meet the transportation needs of the City of Charleston's residents and visitors. According to the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), there are over 860 bus stops within the Charleston Area Regional Transportation Authority (CARTA) service area, around 80 of which have passenger shelters. In the city of Charleston there are 378 bus stops, 39 of which have passenger shelters. Currently there are an additional 60 solar powered, lighted shelters and 40 benches being installed throughout the region.

In partnership with the BCDCOG and CARTA this ordinance empowers the Technical Review Committee (TRC) to use existing guidelines in the TRC Procedural Manual to add transit accommodations as a mitigation option to projects that negatively impact roadway level of service or exceed appropriate daily vehicular trips per the Institute of Transportation Engineers' (ITE) *Trip Generation Handbook*.

Mirroring Sec. 54-360 of the city code requiring "the approval of the Technical Review Committee...[to] provide sidewalks in or adjacent to public rights-of-way," the Transit Accommodations Ordinance uses the current traffic mitigation process for proposed multi-family residential and non-residential properties to offer transit stops, transit shelters and/or associated infrastructure to assist in addressing congestion both on and off the peninsula.

This practice is not uncommon in other cities/counties like Raleigh, NC Broward County, FL Alexandria, VA and Richmond, VA. In fact, our neighbor Mount Pleasant in their current zoning code (156.320) states, "Provision of bus shelters is highly encouraged and will require coordination with CARTA early in the development process. Bus shelter location and design shall be subject to approval through the Design Review Process."

The TRC Procedural Manual, revised December 2017, requires traffic impact studies when a development includes one or more of the following:

- A drive-through service window
- More than six fuel dispensing units
- More than 10,000 square feet of non-residential building coverage in existing and/or new buildings
- Five or more acres
- The requirement of a variance from the driveway spacing requirements of Article 3, Part 3 of the Zoning Ordinance
- A restaurant with more than 4,000 square feet of gross floor area
- Single- or two-family dwellings in which the total area ultimately to be developed permits 45 or more dwelling units

Attached please find the supplementation documents:

- Support letter from BCDCOG/CARTA
- List of top 28 highest ridership bus stops in the City of Charleston without transit accommodations.
- List of new shelter locations to be installed by CARTA in 2019.
- Example list of TRC approved projects with mitigation requirements post traffic impact study
- Visual example of CARTA Transit Shelter (Sam Rittenberg/ N Woodmere Dr- Installed February 1st, 2019)

Example Technical Review Committee Approved Projects
2016 - 2019

Project Name	Location	Traffic Impact Study Date (m-yy)	Approximate TRC Approval Date	Mitigation	Cause of Mitigation
1304 Meeting Street - Apartments	Peninsula	Jan-19	Pending	Limit to one access point. Add crosswalk, Ped signal for fourth leg with adjacent parcel redevelopment.	Future transit and site redevelopment
Live Oak Square	Johns Island	Sep-16	Jan-18	Provide for interconnectivity of parcels to access future potential signal at Sailfish.	LOS
Line Street Development (Meeting and Line)	Peninsula	Oct-18	Pending	Coordination of driveway location with City. Signs, markings on Line Street to prevent blockage of site driveway. Exclusive left and right turn lane out of site.	Safety
Burden Creek Residential	Johns Island	Feb-18	Pending	5B left turn lane	Volume, LOS
James Island Apartments	James Island	Jun-17	May-18	Improve existing access location	Safety
577 Meeting Street	Peninsula	Jun-18	Mar-19	Signal timing review/optimization at Huger/Meeting BFR at Sanders Rd-Ext of WB left turn lane. Signalize intersection. W. Murray Blvd at Wildcat Blvd-Optimization of signal. WB right turn lane addition. Stagger School bell times. Improvements to Sanders Road to required for bus access.	LOS
CE Williams Middle School	West Ashley	Apr-18	May-18	Right turn lane-Courtenay Dr at Bee St. Placement of garage gates to accommodate queuing internally. Review of signage to prevent queuing from blocking Wescott Ct. Conversion of Wescott Ct to one-way NB. Optimization of signal timing splits.	Volume, LOS
Cannon Street Garage	Peninsula	May-17	Sep-17	Lockwood-Additional thru lane. Left turn restriction removal at President/S.Clark Pway. Left turn lane at Bristol.	Volume, LOS
West Edge (All phases)	Peninsula	Feb-17	Multiple Approvals	Review with City, Railroad to determine if RR crossing at Romney/Huegenin is appropriate	Volume, LOS
Brigade Street Apartments	Peninsula	Mar-15	Multiple Approvals	Phasing and timing adjustments.	Safety
287 Huger Street Apartments	Peninsula	Jun-16	Dec-17	Access management on Folly. Access only on Rivers Point Row	LOS
Starbucks - Folly Road	James Island	Dec-16	Mar-17	Access limited to one location on Shadowmoos Parkway.	Safety
Bees Ferry Retail	West Ashley	Nov-15	Pending	Add protected/permitted left turn phase. Relocation/addition of crosswalk, stop bar. Add visitor, bus drop off area on Fairchild.	Safety
Blackbaud	Daniel Island	Oct-16	Mar-17	Restriping of NB access drive for exclusive left turn, shared right/thru. Monitor Signal timings.	Volume, LOS
West Ashley Whole Foods	West Ashley	May-16	Nov-16	Cane Slash Rd/Willets Battery Blvd improvements (roundabout). Cane Slash at River Rd improvements (TBD).	LOS
Oakfield (Shadetree)	Johns Island	Oct-15	Multiple Approvals	Access management at site location. Reduce number of driveways. Potential left turn into site with SCDOT approval.	Volume, LOS
Parker's Gas/Convenience Store	West Ashley	Oct-18	Pending	Installation of left turn lane on Maybank Hwy. Installation of right turn lane on Maybank Hwy. Exclusive left and right lanes out of site. Additional study for phase 2.	Safety, Volume
Johns Island Residential	Johns Island	Nov-18	Pending	Sight visibility must be improved.	Volume, LOS, Safety
Bishop Gadsden Expansion	James Island	Jan-17	Multiple Approvals	Coordination of driveway locations with City and SCDOT. Access management - right-in/right-out on East Bay Street.	Safety
Liberty by Hilton	Peninsula	Dec-17	Pending	Access limited to one location on Romney Street. All other access points eliminated.	Safety
Meeting at Romney Mixed Use	Peninsula	Nov-18	Pending	Limit access on Savannah Highway to right-in/right-out. Maintain sight visibility at Wantoot Blvd and Savannah Hwy.	Safety
V-go Gas/Convenience Store	West Ashley	Dec-16	Jun-17	Widen Algonquin Road to accommodate separate left turn lane.	Safety
Bevidere Office Project	Peninsula	Aug-18	Pending	Extension of Farr Street to access property and allow for traffic distribution.	Volume, Access
Overture at Daniel Island	Daniel Island	Dec-16	Dec-17	Construction of roundabout at site access north on River Road. Exclusive NB left turn lane exiting site at site access south. NB left turn lane on River Road at site access south.	Volume, Access
Forest at Fenwick	Johns Island	Apr-18	Pending		Volume, LOS, Safety

paneled Canopy

or Illuminated at

lit Signage Area

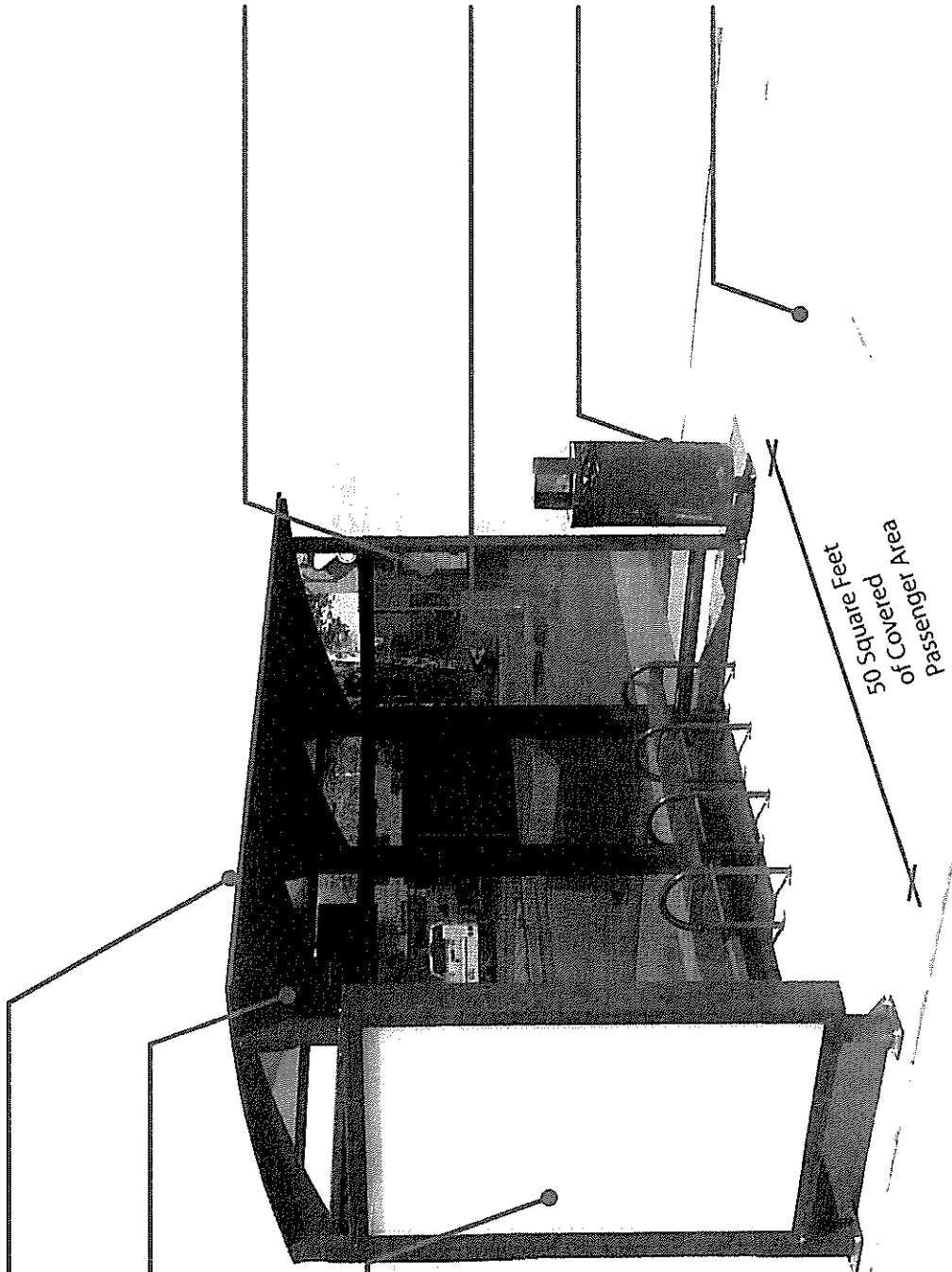
Perforated Metal

Metal Coated Sea

Trash Receptacle

Enlarged Concrete

50 Square Feet
of Covered
Passenger Area





Charleston Area Regional Transportation Authority

May 7, 2019

Mr. Keith Benjamin, II, Director
Department of Traffic and Transportation
City of Charleston
180 Lockwood Drive, Suite C,
Charleston, SC 29403

Re: Zoning Code Revision - Inclusion of Transit Accommodation Requirement

Dear Mr. Benjamin,

As Executive Director of the BCDCOG and the CARTA Transit System, I hereby support the Zoning Code revision to incorporate a requirement obligating large development projects to provide transit accommodations in their traffic study mitigations. It is the goal of CARTA to provide safe and secure amenities that will enhance passenger comfort as they access the CARTA transit system at every stop. Coordinating transit accommodations with new development will be an asset to our current and future customers.

Bus stops are the access point for every customer using the CARTA Transit System. In a recent market analysis, shelters and improvements at bus stops were among the top five enhancements needed to encourage new riders to transit who are currently using other modes of travel. Transit stop amenities ultimately increase the visibility of the transit service and are directly correlated to an individual's propensity to use the system. Further, this ordinance offers an important tool to support mobility management programs as a traffic mitigation strategy.

This ordinance is an important component to an efficient transportation system. Thank you for your work, the work of Staff, and the leadership of City Council in advancing this revision. If you have any questions or need any additional information, please don't hesitate to call me at (843) 529-0400.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron", is written over a horizontal line.

Ronald E. Mitchum
Executive Director

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY ADDING THERETO A NEW PART 15 ENTITLED TRANSIT ACCOMMODATIONS TO SET FORTH REQUIREMENTS FOR TRANSIT ACCOMMODATIONS FOR MULTI-FAMILY AND NON-RESIDENTIAL PROJECTS REVIEWED BY THE TECHNICAL REVIEW COMMITTEE TO IMPROVE THE MOBILITY OF THE CITY BY INCREASING THE OPPORTUNITY TO UTILIZE AND OPTIONS FOR TRANSPORTATION.

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

Section 1. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the following sections:

“Sec. 54-362 Reserved

PART 15 TRANSIT ACCOMMODATIONS

Sec. 54-363 Purpose

To promote and support quality bus and transit services, to provide and enhance mobility options, reduce individual vehicle miles traveled, and to meet the transportation needs of the City of Charleston’s residents, workers, and visitors.

Sec. 54-364 Defined Terms

For the purposes of this article the following terms are defined and the term “transit” shall also mean “bus”.

Transit Accommodations – Includes transit stops, transit shelters and associated infrastructure.

Transit Shelter – A permanently installed structure located at a transit stop that provides seating and protection from the weather for people waiting for a transit vehicle.

Transit Stop – A designated place where transit vehicles pause to allow for passenger boarding and disembarking. A transit stop is marked with a transit stop sign and shall include the

appropriate infrastructure such as a stop pad and sidewalk connectivity, and may also include, but not limited to, amenities such as shelters, benches and trash receptacles.

Transit Vehicle – A mode of transportation providing a schedule transportation service to the public.

Sec. 54-365 Applicability and Requirement Thresholds

- a. Proposed improvements to multi-family residential and non-residential properties along existing or planned bus and transit routes or within 0.25 mile of said routes as identified by the Berkeley-Charleston-Dorchester Council of Governments (BCD COG) in the Regional Transit Framework Plan as part of the Long Range Transportation Plan where there is new development, redevelopment, or changes to a building that require the approval of the Technical Review Committee (TRC) under Article 6 shall provide transit accommodations including transit stops, shelters, or other amenities when any of the following thresholds are met:
 1. The site development will generate vehicular trips that will impact the traffic operations of the adjacent streets or intersections so that the Level of Service (LOS) drops below LOS C or the adjacent streets or intersections are already operating below LOS C, as determined by a traffic impact analysis; or
 2. The site development will generate a minimum of 500 vehicular trips per day per the current edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Handbook*; or
 3. If the site development will generate a minimum of 2,500 daily vehicular trips per the ITE *Trip Generation Handbook*, has frontage on more than one public street, and is served by more than one public transit, then two transit accommodations will be required.
- b. Transit accommodations will be reviewed during the TRC approval process; therefore, coordination with the Charleston Area Regional Transportation Authority (CARTA) is strongly recommended early in the development review process.

Sec. 54-366. Type of Transit Accommodations, Location, Design, and Installation

- a. The type of Transit Accommodation required shall be determined by the City of Charleston Department of Traffic and Transportation. Size and capacity of transit accommodations should reflect the size of corresponding development, adjacent land uses, and planned future development. The TRC applicant shall provide documentation with associated exhibits regarding the proposed Transit Accommodations to be provided by the applicant, including location and design, prior to final TRC approval.
- b. Location and design of Transit Accommodations shall be coordinated with the Department of Traffic and Transportation.

1. Transit Accommodations shall be provided in the public right-of-way; however these accommodations may be located outside of the public right-of-way and on the development site subject to all of the following:
 - i. Transit Accommodations may be placed outside of a public right-of-way when deemed appropriate for the preservation of a grand tree, for the accommodation of utilities, for other necessary infrastructure, or for other purposes approved by TRC.
 - ii. The developer shall provide a location on the development site within an acceptable proximity to the public right-of-way for the Transit Accommodations.
 - iii. The developer shall provide a recorded public easement dedicated for the Transit Accommodations, maintenance, and the safe movement of pedestrians.
 2. For Transit Accommodations to be constructed within a right-of-way that is not under the jurisdiction of the City of Charleston, the applicant shall provide a copy of the permit authorizing such work within the right-of-way. For SCDOT right-of-way, a copy of the SCDOT encroachment approval shall be submitted with a request for Final TRC approval.
 3. Transit Accommodations shall comply with all other applicable City codes, ordinances, and design review requirements.
- c. Prior to the issuance of the Certificate of Construction Completion Occupancy (Certificate of Occupancy for the development site, Transit Accommodations shall be provided by and installed by the developer and shall be inspected by the Department of Traffic and Transportation or its designee.”

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2019, and in the _____th Year of the Independence of the United States of America

BY: _____
 John J. Tecklenburg
 Mayor, City of Charleston

Attest: _____
 Vanessa Turner Maybank
 Clerk of Council


 Ratification
 Number _____

A N O R D I N A N C E

TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 19, SECTION 234 TO MAKE IT UNLAWFUL TO PARK A VEHICLE IN A MARKED FIRE LANE WHEN SIGNS, CURB PAINTING, PAVEMENT MARKINGS, OR OTHER APPROVED NOTICES OR MARKINGS ARE INSTALLED GIVING NOTICE THEREOF.

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

Section 1. Chapter 19 of the Code of the City of Charleston is hereby amended by adding thereto a new Section 19-234 (c) which shall read as follows:

Sec. 19-234. - Area where stopping or parking prohibited.

- (a) No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic-control device, or where curbs are painted yellow.
- (b) When signs are erected in each block giving notice thereof, it shall be unlawful to park a vehicle as prohibited by such signage between the hours on the days so designated.
- (c) When signs, curb painting, pavement markings, or other approved notices or markings are installed giving notice thereof, it shall be unlawful to park a vehicle in a marked fire lane.

Section 2. This Ordinance shall become effective upon ratification.

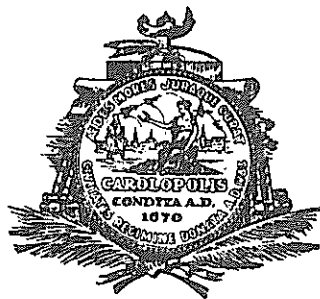
Ratified in City Council this _____ day of _____ in the
 Year of Our Lord, 2019, in the _____ Year of Independence of
 the United States of America.

By:

 John J. Tecklenburg
 Mayor, City of Charleston

ATTEST:

 Vanessa Turner Maybank
 Clerk of Council



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 27-117 TO INCREASE THE FREEBOARD REQUIREMENT FROM ONE FOOT TO TWO FEET, EFFECTIVE AUGUST 1, 2019 (AS AMENDED).

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

Section 1. Sec. 27-117.(1) of the Code of the City of Charleston, is hereby amended as shown by the language that is stricken and replaced by bold, underlined text as follows:

“(1) *Residential construction.* New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, or the applicable structural member elevated at least ~~one (1) foot~~ **two (2) feet** above the level of base flood elevation prescribed for that zone.

a. *New construction* means structures for which the start of construction commenced on or after April 9, 1971.

b. **For substantial improvement of any residential structure, the increase of elevation from one foot to two feet applies only to structures damaged as a result of flooding.**

Section 2. Sec. 27-117.(2) of the Code of the City of Charleston, is hereby amended as shown by the language that is stricken and replaced by bold, underlined text as follows:

“(1) *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 (1) foot~~ **two (2) feet** 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) (**2013**), so that all areas below the required elevation are 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.”

Section 3. Sec. 27-117.(4)c.i. of the Code of the City of Charleston, is hereby amended as shown by the language that is stricken and replaced by bold, underlined text as follows:

“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 (1) foot~~ **two (2) feet** above the base flood level;”

Section 4. Sec. 27-117.(4)d.i. of the Code of the City of Charleston, is hereby amended as shown by the language that is stricken and replaced by bold, underlined text as follows:

“i. The lowest floor of the manufactured home is elevated to at least ~~one (1) foot~~ **two (2) feet** above the level of the base flood elevation; **unless the substantial improvement to the existing manufactured home is the result of an event other than flooding and therefore is exempt from the increase of elevation from one foot to two feet; or**”

Section 5. Sec. 27-117.(6)b.i. of the Code of the City of Charleston, is hereby amended as shown by the language that is stricken and replaced by bold, underlined text as follows:

“i. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above ~~one (1) foot~~ **two (2) feet** above the base flood level, **unless the substantial improvements are the result of an event other than flooding and therefore are exempt from the increase of elevation from one foot to two feet; and**”

Section 6. All of the requirements set forth herein shall take effect and become operative and enforceable on August 1, 2019.

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