CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Gregg

C. Pledge of Allegiance

D. Presentations and Recognitions

   1. Proclamation recognizing Elysa Wesolek, USC Women’s Gamecocks NCAA National Champion

E. Public Hearings

   Any person who speaks at a City Council meeting shall conduct himself or herself in a manner appropriate to the decorum of the meeting and is asked to observe Section 2-28 (a) of the Code of the City of Charleston, Rules of Decorum. Violation of the Rules of Decorum may result in losing the opportunity to speak before Council and/or removal from the meeting.

   Citizens may sign-up to speak in person at the Council meeting until 5:00 p.m. at the meeting location.

   If participating virtually, citizens may use one of the following methods to request to speak at the meeting or provide comments for City Council. Requests to speak at the meeting and comments must be received by 12:00 p.m., Monday, May 23rd:

   1. Request to speak (via Zoom or telephone) or leave a comment via voice mail at 843-579-6313. If requesting to speak, please provide your name and telephone number;

   2. Request to speak (via Zoom or telephone) or leave a comment for City Council by completing the form at http://innovate.charleston-sc.gov/comments/.

   3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401

   1. Public hearing regarding a closing and abandonment of a portion of Third Avenue from Eighth Avenue eastwardly for a total of 2,658 square feet (.06 acres)
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 3, 5, 7 and 9 Cunnington Avenue (Magnolia Cemetery-Peninsula) (approximately 1.16 acres) (TMS #464-14-00-119 and 139) (Council District 4), be rezoned from Light Industrial (LI) classification to Upper Peninsula (UP) classification and from the 2.5 Story Old City Height District classification to the 4-12 Story Old City Height District classification. The property is owned by City of Charleston.

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 3, 5, 7 and 9 Cunnington Avenue (Magnolia Cemetery-Peninsula) (approximately 1.16 acres) (TMS #464-14-00-119 and 139) (Council District 4), be rezoned from Light Industrial (LI) classification to Upper Peninsula (UP) classification and from the 2.5 Story Old City Height District classification to the 4-12 Story Old City Height District classification. The property is owned by City of Charleston.

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 77 and 75 Washington Street (Ports Area - Peninsula) (approximately 0.35 acres) (TMS #459-13-02-004 and 005) (Council District 4), be rezoned from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by Washington Partners LLC.

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 3, 5, 7 and 9 Cunnington Avenue (Magnolia Cemetery-Peninsula) (approximately 1.16 acres) (TMS #464-14-00-119 and 139) (Council District 4), be rezoned from Light Industrial (LI) classification to Upper Peninsula (UP) classification and from the 2.5 Story Old City Height District classification to the 4-12 Story Old City Height District classification. The property is owned by City of Charleston.

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 77 and 75 Washington Street (Ports Area - Peninsula) (approximately 0.35 acres) (TMS #459-13-02-004 and 005) (Council District 4), be rezoned from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by Washington Partners LLC.

7. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses) to correct a scrivener’s error by deleting Multi-Family dwelling as a special exception use for Residential Office – RO District.

8. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Article 2 (Land Use Regulations), Part 1 (Base Zoning Districts) to correct a scrivener’s error by inserting missing information.

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 1890 and 1886 Ashley River Road and 1407 Adele Street (Ancrum Hill – West Ashley) (approximately 0.35 acre) (TMS #351-07-00-027, 028 and 048) (Council District 7), annexed into the City of Charleston April 26, 2022 (#2022-061), be zoned Commercial Transitional (CT) classification. The property is owned by Charleston Redevelopment Corporation.
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 2153 Westrivers Road (Riverland Terrace- James Island) (approximately 0.24 acre) (TMS #343-06-00-209) (Council District 11), annexed into the City of Charleston April 26, 2022 (#2022-063), be zoned Single-family Residential (SR-1) classification. The property is owned by Nicholas and Martha Kliossis.

12. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2158 and 2154 Westrivers Road (Riverland Terrace-James Island) (approximately 0.48 acre) (TMS #343-01-00-115 and 136) (Council District 11), annexed into the City of Charleston April 26, 2022 (#2022-062), be zoned Single-Family Residential (SR-1) classification. The property is owned by Ryan and Lauren Fogelgren.

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. May 10, 2022

H. Citizens Participation Period

PLEASE NOTE THAT THE CITIZENS’ PARTICIPATION PERIOD IS 30 MINUTES AND WILL BE LIMITED TO THE FIRST 30 SPEAKERS. SPEAKERS RESIDING IN OR MAINTAINING A BUSINESS LICENSE WITH THE CITY OF CHARLESTON SHALL SPEAK FIRST.

Any person who speaks at a City Council meeting shall conduct himself or herself in a manner appropriate to the decorum of the meeting and is asked to observe Section 2-28 (a) of the Code of the City of Charleston, Rules of Decorum. Violation of the Rules of Decorum may result in losing the opportunity to speak before Council and/or removal from the meeting.

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1. Request to speak (via Zoom or telephone) or leave a comment via voice mail at 843-579-6313. If requesting to speak, please provide your name and telephone number;

2. Sign-up to speak or leave comments for City Council by completing the form at http://innovate.charleston-sc.gov/comments/ by Monday, May 23rd at 12:00 p.m.

3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401

I. Petitions and Communications:
1. Appointments:
   a. Board of Zoning Appeals – Zoning
      - H. Chapman McKay (New appointment)
   b. Citizen Police Advisory Council
      - Sara Mack (Recommendation by Councilmember Robert Mitchell)
   c. Discussion regarding Charleston County Aviation Authority appointments and potential action *(Memo to be distributed under separate cover)*

2. Community Flood Resilience Support System Pilot – Robert Hauck, GIS Director and Dr. Kathryn Roscoe, Deltares

3. Introduction of Memorandum of Understanding with the Charleston Downtown Alliance for the Administration of the King Street Business Improvement District *(To be distributed under separate cover)* (Discussion Only)

J. Council Communications:

K. Council Committee Reports:

1. Committee on Human Resources: (Meeting was held Thursday, May 12, 2022 at 2:00 p.m.)
   a. Old Business:
      (i) Update on Healthcare Budget
   b. New Business:
      (i) Update on Selection Committee Results and Approval of Benefits Administration System Administrator
          Committee may go into Executive Session to discuss matters incident to proposed contractual negotiations pursuant to S.C. Code Sec. 30-4-40(a)(5) and may take action after reconvening.
      (ii) Discussion of the Preliminary Results of the Compensation Survey and Workforce Update
   c. Other Business:
      (i) Preliminary Discussion on Medical Plans *(DEFERRED)*

2. Committee on Community Development: (Meeting was held Thursday, May 19, 2022 at 3:00 p.m.)
   a. New Business:
      (i) Certification of Abandoned Building Site – 95 Line Street/267 Coming Street
(ii) Request for funds to support Affordable Housing
   -- Gateway at Charleston Senior Housing, West Ashley
   -- Archer School Senior Housing, Humanities Foundation, Peninsula Charleston

(iii) Hope Center Budget and Amendment to Lease Agreement for use of the building at
   529 Meeting Street

(iv) Funding to Support current & future Affordable and Workforce Housing in the City of
   Charleston (Electronic Presentation)

(v) Board of Architectural Review (BAR) Small Policy Amendments property
   (Discussion only)

(vi) Initiative to establish a program for the preservation of heirs property (Discussion
   only)

3. Committee on Public Works and Utilities: (Meeting was held Monday, May 23, 2022
   at 3:00 p.m.)

a. Public Service Department Updates:
   (i) Proposed Changes to Trash Collection Methods (Information only)

b. Stormwater Management Department Updates:
   (i) Small Project Allocation – Approve annual allocations from the small project list

   (ii) Spring Fishburne – Update on progress of the project

c. Miscellaneous Business:
   Approval of a permanent encroachment permit to the Ralph H. Johnson VA
   Health Care System, specific to the parking garage project currently underway,
   and subject to the approval as to form by City staff and Legal Department.

4. Committee on Recreation: (Meeting was held Monday, May 23, 2022 at 4:00 p.m.)

   (i) Charleston Tennis Center and Maybank Tennis Center (Presentation)

   (ii) Aquatics Update

   (ii) Update on Parks and Recreation Master Plan

   (iii) Update on Enterprise Manager Position

   (iv) Update on Carr-Richardson Park, Fort Pemberton, and Stoney Field

5. Committee on Ways and Means:

(Bids and Purchases
(Human Resources Department: Approval of the Benefits Administration System contract
   with Workplace Solutions in the amount of $70,648, in a form approved by the City
   legal department. Workplace Solutions was approved by the HR Committee on May
12, 2022 as the City’s new Benefits Administrator System vendor. This is for Budget Year 2023. Approval is requested now so that the City can meet the implementation for Open Enrollment in October 2022.

(Housing and Community Development: Mayor and City Council approval is requested to allocate funding to the City of Charleston temporary HOPE Center at 529 Meeting Street in the amount of $155,494. The budget reflects up-front and annual costs to operate the Center. The HOPE Center will provide services to those who are unsheltered and are at risk of becoming unsheltered in the Charleston community. The budget is attached. Funding will come from various sources. By approving this budget, Council is approving the use of $65,031 in American Rescue Plan funds for various one-time expenditures related to the Center, $34,170.52 in CDBG-CV funds, and a budget transfer of $56,292.48 from non-departmental expenses in the general fund. The non-departmental expenses include $48,000 that was previously budgeted for the Center and $8,292.48 from contingencies. All of this will be included in future budget amendments. In addition, this will impact future budgets. Estimated impact of the 2023 budget is approximately $155,000.

(Housing and Community Development: Mayor and City Council are requested to approve $543,000 to The Gateway Companies for the development of sixty-nine (69) senior, affordable rental apartments in the West Ashley community for persons earning sixty (60%) percent and below the Area Median Income. Funding would come from the balance of the General Obligation Bond approved in November 2017. The developer has experienced increased costs on the project leaving a financial gap; City funding would fill that financing gap.

(Housing and Community Development: Mayor and City Council are asked to approve an amendment to the award of $4,000,000 to Humanities Foundation from $4,000,000 to $4,487,782. The funds were awarded from the General Obligation Bond approved in November 2017; committed in 2019; awarded in 2020. The developer has experienced increased costs due to interest rate spikes in interim and permanent construction financing, construction and increased flood insurance costs. The initial development budget was $29M; the current development budget is $42M. This development helps to meet the critical needs for affordably priced senior rental housing in the City of Charleston.

(Police Department: Approval of an agreement between Charleston Dorchester Mental Health Center (CDMHC) and Charleston Police Department (CPD), in the amount of $20,000, for one full-time mental health professional to provide mental health service to children and families in domestic violence cases.

(Office of Cultural Affairs: Approval to accept a grant award of $17,500 from the National Endowment for the Arts Big Read, a partnership with Arts Midwest, to support community literary events. A 1:1 City match is required. Funding will come from private donations.

(Request approval for the Mayor to execute a Memorandum of Understanding between the City of Charleston and the Anson Burial Memorial Project Committee.

(Request authorization for the Mayor to execute, on behalf of the City of Charleston, the Amended Lease Agreement between KQC Investors, LLC and the City of Charleston, extending the term of the lease to April 30, 2023. (529 Meeting Street, SC 29401)

(Please consider the following annexation:
-- 2863 Maybank Highway (1.83 acre) (TMS# 313-00-00-135 and 138), Johns Island, (District 5). The property is owned by Mabank Group LLC.

Give first reading to the following bill from Way and Means:
An ordinance to provide for the annexation of property known as 2863 Maybank Highway (approximately 1.83 acre) (TMS# 313-00-00-135 and 138), 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 Maybank Group LLC.

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 make additional appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2021.

2. An ordinance to recognize the usage of additional funds to meet additional appropriations authorized by Ordinance 2022-____ for the fiscal year ending December 31, 2021.

3. An ordinance 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 $170,000,000 and other matters relating thereto.

4. An ordinance to provide for the annexation of property known as 2157 Fort Pemberton Drive (.24 acre) (TMS# 343-01-00-104), 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 Jack Narusevich and Jennifer Moeggenberg.

5. An ordinance to provide for the annexation of property known as 1766 Ashley River Road (.49 acre) (TMS# 351-11-00-003), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Irmgard S. Titus. (DEFERRED)

6. An ordinance to provide for the annexation of property known as 1776 Ashley River Road (.56 acre) (TMS# 351-11-00-004), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Morris N. and Nancy B. Harper Revocable Trust. (DEFERRED)

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 1776 and 1766 Ashley River Road (West Ashley) (approximately 1.05 acres) (TMS #351-11-00-003 and 351-11-00-004) (Council District 9), be zoned General Business (GB) classification. The property is owned by Morris N. and Nancy B. Harper Revocable Trust and Irmgard S. Titus. (DEFERRED FOR PUBLIC HEARING)

8. An ordinance to authorize the Mayor to execute on behalf of the City an Amended and Restated Lease between the City of Charleston and Charleston Water System regarding the use of the recreational Greenway. (DEFERRED)

9. An ordinance to provide for the annexation of property known as 1851 Old Folly Beach Road (0.702 acre) (TMS# 334-05-00-055), 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 12. The property is owned by Battery Island Community LLC. (DEFERRED AT THE REQUEST OF THE APPLICANT)
10. An ordinance to provide for the annexation of property known as 3255 Maybank Highway (1.64 acre) (TMS# 279-00-00-206), 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 GANB LLC. (DEFERRED AT THE REQUEST OF THE APPLICANT)

11. An ordinance to amend Sec. 2-23(b) of the Code of the City of Charleston to provide for keeping summary minutes and video recordings of its proceedings. (DEFERRED)

12. An ordinance to amend Chapter 29, Article V1, Sec. 29-240 of the Code of the City of Charleston pertaining to the procedure of accident reporting. (DEFERRED)

M. Bills up for First Reading:

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2863 Maybank Highway (Johns Island) (approximately 1.83 acres) (TMS #313-00-00-135 and 138) (Council District 5), be zoned General Business (GB) classification. The property is owned by Maybank Group LLC.

2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 810 Meeting Street (Upper Peninsula) (approximately 0.46 acre) (TMS #461-09-01-010) (Council District 4), be rezoned from the 6 Old City Height District classification to the 4-12 Old City Height District classification. The property is owned by TMG 810 Meeting Street LLC.

3. An ordinance to amend Article 3 (Site Regulations), Part 2 (Old City Height Districts and View Corridor Protection) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend Sec. 54-306.l. - Height District 85/200, Sec. 54-306.m. - Height District 85/125, and Sec. 54-306.n. - Height District 85/30; and add new Sec. 54-306.y. - Height District 85/125w and Sec. 54-306.z. - Height District 85/30w.

4. An ordinance to authorize the Mayor to execute a deed and any other necessary documents, approved as to form by the Office of Corporation Counsel, Quit-claiming to Children’s Museum of Charleston the City of Charleston’s right, title, interest, if any, to that certain portion of property bearing Tax Map Number: 460-16-02-010, and subject to certain exceptions and other matters to be approved by the Office of Corporation Counsel. (DEFERRED)

5. An ordinance to amend Chapter 16, Article IV, Section 16-18 of the Code of the City of Charleston; to delete and replace with new language Sections 16- 20, 16-22, 16-23, and 16-24 of the Code of the City of Charleston; and to create Sections 16-24.01, 16-24.02, 16-24.03, 16-24.04, 16-24.05, 16-24.06, 16-24.07, 16-24.08, 16-24.09, 16-24.10, and 16-24.11 of the Code of the City of Charleston, the purpose of which is to adopt a City of Charleston Fair Housing Act which is substantially equivalent to the Federal Fair Housing Act. (AS AMENDED) (DEFERRED)

N. Miscellaneous Business:

1. The next regular meeting of City Council will be Tuesday, June 21, 2022 at 5:00 p.m.
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.
WHEREAS, the City of Charleston is proud to recognize ELYSA WESOLEK, native Charlestonian and member 2022 NCAA Women’s Basketball National Championship team at the University of South Carolina; and

WHEREAS, at the age of four, ELYSA WESOLEK began playing basketball in church and recreation leagues throughout the Charleston area. She attended Ashley River Creative Arts and as an eighth grader, played varsity basketball for West Ashley High School while attending St. Andrews Middle School; and

WHEREAS, ELYSA WESOLEK graduated from Northwood Academy High School; she was named the South Carolina Statewide Player of the Year in 2017 and Miss Basketball in 2018 by the High School Sports Report of the South Carolina Independent School Association. She was named the Girls Basketball Player of the Year in 2018 by Prep Sports and led Northwood Academy to three straight South Carolina Independent School Association State Championships in 2015, 2016 and 2017; and

WHEREAS, ELYSA WESOLEK was the top high school basketball recruit in the state, had numerous Division I college scholarship offers, and chose to play at the University of South Carolina in 2018; and

WHEREAS, ELYSA WESOLEK played as a forward for the Gamecocks in the South Eastern Conference and received South Eastern Conference Academic Honor Roll all four years of her collegiate career; and

WHEREAS, ELYSA WESOLEK and the Lady Gamecocks were declared the No. 1 undisputed Champions in 2020, but COVID shut down post season play and they were not able to compete for the much-anticipated NCAA Tournament title. They made back to back Final Four appearances in 2021 and 2022, and on April 3, 2022, with a decisive 64-49 win over UConn, clinched the NCAA Tournament Championship; and

WHEREAS, ELYSA WESOLEK received the key to the City of Columbia at the State Capital Building on April 13 and we are proud to welcome her today, in her hometown, to recognize her hard work on and off the basketball courts, which ultimately earned her the impressive title of NCAA Champion; and

NOW, THEREFORE, I, John J. Tecklenburg, Mayor of the City of Charleston, do hereby proclaim Tuesday, May 24, 2022 as:

ELYSA WESOLEK DAY

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Charleston to be affixed, this 24th day of May in the year of 2022.

John J. Tecklenburg, Mayor
PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, May 24, 2022 beginning at 5:00 p.m. at City Hall, 80 Broad Street and via Conference Call # 1-929-205-6099, Access Code 912 096 416, on the proposed closing and abandonment of a portion of Third Avenue depicted on that certain plat entitled “Proposed closing and abandonment of a portion of Third Avenue from Eighth Avenue eastwardly for a total of 2,658 square feet (.06 acres) “ Said plat is available for review in the Engineering Office of the City of Charleston Department of Public Service, Suite 2100, 2 George Street Charleston, SC, 29401. The public may participate by signing-up to speak in person at the meeting or by using one of the following virtual options:

Requests to speak at the meeting and comments must be received by 12:00 p.m., Monday, May 23rd:
1. Request to speak (via Zoom or telephone) or leave a comment for City Council via voice mail at 843-579-6313. If requesting to speak, please provide your name and telephone number;
2. Request to speak (via Zoom or telephone) or leave a comment for City Council by completing the form at http://innovate.charleston-sc.gov/comments/
3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401

JENNIFER COOK
Clerk of Council

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Charleston County SC

PID: 46310004121
OWNER1: CASEY CAROLYN A
PLAT BOOK PAGE: C-147
DEED BOOK PAGE: P658-046
Jurisdiction: CITY OF CHARLESTON

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
Date: 5/18/2022
Good Morning,

I am writing to follow up on a request that I made in 2019. I'm asking that the city quit claim a sliver of land that sits between my property TMS# 463-10-04-121 and the marsh located off abandoned 8th Avenue in 1986/2015 in the Wagner Terrace neighborhood.

Ms. Borden was going to go have a look at the property per our last conversation to determine her answer. She wanted to know what the Urban Forest Department thought, the size of the sliver and indeed if the city actually owned "3rd Avenue". I've attached the recorded plat from March 18,1910 which shows "3rd avenue". There has never been a 'recorded' survey of my property to replace the original one. I did have a survey completed this week by Kennerty Surveying and I've attached it here. This shows the sliver to be 2658 sq/ ft. It does not wrap around anywhere to the West, it simply ends into my property... so it is triangle shaped piece of land/sliver.

There are several reasons I am requesting this quit claim:

1. In 2019 a portion of the grand oak tree on the sliver fell onto my property. The city had to pay to clean up/ deal with this damage. They decided, at that point, not to take down the remaining portion of the tree which still has considerable rot as that would have been more costly and the city did not want to spend $ on that. The city does not "maintain" the tree. My concern is that the remaining portion of the tree will damage my future house. That would cost myself and the city a lot of headaches and money if that should be the case. If the sliver is quit claimed to me, I would maintain the tree and city responsibility would be absolved.

2. The sliver is land locked by my property and the marsh and according to Edward Wilkerson with Urban Forestry, the city "would need permission from you to cross over your land to get to it for future need". He does not see any need for the city to maintain ownership of this strip/ or this tree. This is referenced below in my email to you from July 2019.

3. The marsh has 'eaten up' a comparable sliver of my land at the back of my property which basically mimics the sliver to the front that the city owns. There is an historical wall remaining on the back of my property which shows damages incurred from past hurricanes and the loss of marsh frontage land. This wall predates the planning and zoning department and DHEC's 5 year repair 'grandfather' clause. Sadly, no repairs were made to the wall over the decades therefore I am not able to reclaim the lost sliver of marsh frontage and use portions of it due to set backs etc.

4. My family, Venessa Shainwald (Richard), purchased the property in 1979. Quit claiming this sliver today would add the square footage that I need to meet the minimum lot size requirements, setbacks for a building site and help with grand oak tree setbacks.
As a side note, the city took nearly 30 years to complete the quit claim requests of the 1986 abandoned portions of 8th avenue. 1/2 of 8th Ave was granted to our adjacent neighbor, Mr Folk, in 1986. When the city abandoned the end of 8th avenue, they left our property land locked from a public right of way. Our request was finally granted in 2015. I’ve attached a copy of this quit claim that you granted me in 2015.

Thank you for your consideration and please contact me with any questions. I look forward to hearing from you soon.

Carolyn Ann Casey
PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, May 24, 2022, beginning at 5:00 p.m. at City Hall, 80 Broad Street and via Conference Call # 1-929-205-6099, Access Code 912 096 416, on the request that the Zoning Ordinance of the City of Charleston be changed in the below respects. The public may participate by signing-up to speak in person at the meeting or by using one of the following virtual options:

Requests to speak at the meeting and comments must be received by 12:00 p.m., Monday, May 23rd:

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3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401

REZONINGS

1. To rezone 3, 5, 7 and 9 Cunnington Avenue (Magnolia Cemetery – Peninsula) (Approx. 1.16 acres) (TMS # 464-14-00-119 and 139) from Light Industrial (LI) classification to Upper Peninsula (UP) classification and from the 2.5 Story Old City Height District classification to the 4-12 Story Old City Height District classification.

2. To rezone 77 and 75 Washington Street (Ports Area - Peninsula) (Approx. 0.35 acre) (TMS # 459-13-02-004 and 005) from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification.

3. To rezone 8 Charlotte Street (Ports Area - Peninsula) (Approx. 0.22 acre) (TMS # 459-13-02-009) from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification.

4. To rezone 2003 Herbert Street (Four Mile/Hibernian Heights - Peninsula) (Approx. 0.26 acre) (TMS # 464-02-00-046) from General Business (GB) classification to Business Park (BP) classification.

5. To rezone property located on Clements Ferry Road (Jack Primus - Cainhoy Peninsula) (Approx. 105.11 acres) (A portion of TMS # 268-00-00-133) from Light Industrial (LI) classification to Single-Family Residential (SR-2) classification.

ORDINANCE AMENDMENT

1. To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), subsection 54-201.d. (Base zoning districts - Single-Family Residential) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener’s error.

2. To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener’s error.

ZONING

1. To zone 1890 and 1886 Ashley River Road, 1407 Adele Street (Anscum Hill – West Ashley) (Approx. 0.35 acre) (TMS # 351-07-00-027, 028 and 048) Commercial Transitional (CT).

2. To zone 2931 Maybank Highway (Johns Island) (Approx. 0.61 acre) (TMS # 313-00-00-092) Commercial Transitional (CT).

3. To zone 2153 Westrivers Road (Riverland Terrace – James Island) (Approx. 0.24 acre) (TMS # 343-06-00-209) Single-Family Residential (SR-1).

4. To zone 2158 and 2154 Westrivers Road (Riverland Terrace – James Island) (Approx. 0.48 acre) (TMS # 343-01-00-115 and 136) Single-Family Residential (SR-1).

JENNIFER COOK
Clerk of Council

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CITY OF CHARLESTON
PLANNING COMMISSION

MEETING OF APRIL 20, 2022

REZONINGS

1. 3, 5, 7 and 9 Cunnington Ave (Magnolia Cemetery – Peninsula) TMS # 4641400119 and 139 – approx. 1.16 acres. Request rezoning from Light Industrial (LI) to Upper Peninsula (UP) and from the 2.5 Story Old City Height District to the 4-12 Story Old City Height District.

Motion: APPROVAL (7-0) 1st: LESESNE 2nd: LEMPESIS

Jimmy Bailey IN FAVOR
Loquita Bryant-Jenkins IN FAVOR
Erika V. Harrison ABSENT
Donna Jacobs IN FAVOR
Angie Johnson ABSENT

McKenna Joyce IN FAVOR
Charlie Karesh IN FAVOR
Sunday Lempesis IN FAVOR
Harry Lesesne IN FAVOR

2. 24 N Market St (Downtown – Peninsula) TMS # 4580504023, 031 and 029 – approx. 0.67 acre. Request rezoning from 3 Story and Mixed-Use/Workforce Housing (MU-2/WH) to 4 Story Old City Height District.

3. 77 and 75 Washington St (Ports Area - Peninsula) TMS # 4591302004 and 005 – approx. 0.35 acre. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Motion: APPROVAL (8-0) 1st: LEMPESIS 2nd: BRYANT-JENKINS

Jimmy Bailey IN FAVOR
Loquita Bryant-Jenkins IN FAVOR
Erika V. Harrison IN FAVOR
Donna Jacobs IN FAVOR
Angie Johnson ABSENT

McKenna Joyce IN FAVOR
Charlie Karesh IN FAVOR
Sunday Lempesis IN FAVOR
Harry Lesesne IN FAVOR

PLANNING COMMISSION MEETING OF APRIL 20, 2022
MEETING VOTING RECORD PAGE 1
4. 8 Charlotte St (Ports Area - Peninsula) TMS # 4591302009 approx. 0.22 acre. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Motion: **APPROVAL (8-0)**

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5. 2003 Herbert St (Four Mile/Hibernian Heights - Peninsula) TMS # 4640200046 approx. 0.26 acre. Request rezoning from General Business (GB) to Business Park (BP).

Motion: **APPROVAL (8-0)**

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6. Property on Clements Ferry Rd (Jack Primus - Caimhoy Peninsula) a portion of TMS # 2680000133 approx. 105.11 acre. Request rezoning from Light Industrial (LI) to Single-Family Residential (SR-2).

Motion: **APPROVAL (8-0)**

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1st: **LEMPESIS**  2nd: **BRYANT-JENKINS**

1st: **BAILEY**  2nd: **JACOBS**

1st: **BAILEY**  2nd: **LESESNE**
**Subdivision Property Conversion**

1. 0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167 – 0.28 ac. Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.

**Subdivision**


Motion: APPROVAL (8-0)

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**Technical Review Committee (TRC) Appeal**

1. Cane Slash Rd (Cane Slash Subdivision – Johns Island) TMS # 3450000007 & 023 – approx. 30.2 acres. Request an appeal of the Staff’s determination to deny a Conservation Development Pre-Application per Zoning Code Sec. 54-299.61. Property zoned Single-Family Residential (SR-1).

Motion: DENY APPEAL (7-1)

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**Ordinance Amendments**

1. To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), Section 54-202 (Overlay zones) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to establish a Student Housing (STH) District Overlay Zone for the purpose of identifying sites appropriate for the establishment or expansion of student housing uses and to change the Zone Map, which is a part thereof, so that properties designated as Charleston County TMS Nos. 457-04-01-001, 457-04-01-008, 457-04-01-027 to 030, 457-04-01-032 to 034, 457-04-01-056 to 457-04-01-063, 457-04-01-075, 457-04-01-137, 457-04-01-141,

Motion: **DEFER (8-0)**

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2. To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), subsection 54-201.d. (Base zoning districts - Single-Family Residential) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scribe's error.

Motion: **APPROVAL (8-0)**

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3. To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener's error.

Motion: **APPROVAL (8-0)**

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**ZONING**

1. 1890 and 1886 Ashley River Rd, 1407 Adele St (Ancrum Hill – West Ashley) TMS # 3510700027, 028 and 048 – approx. 0.35 acre. Request zoning of Commercial Transitional (CT). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD_ARCC_CC), Neighborhood Commercial, General Office, and Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (8-0)**

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2. 2931 Maybank Hwy (Johns Island) TMS # 3130000092 approx. 0.61 acre. Request zoning of Commercial Transitional (CT), Zoned Maybank Highway Corridor Overlay District (OD_MHC) and Limited Commercial (LC) in Charleston County.

Motion: **APPROVAL (8-0)**

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Motion: **APPROVAL (8-0)**

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4. **2158 and 2154 Westrivers Rd (Riverland Terrace – James Island) TMS # 3430100115 and 136** approx. 0.48 acre. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (8-0)**

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AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 3, 5, 7 AND 9 CUNNINGTON AVENUE (MAGNOLIA CEMETERY - PENINSULA) (APPROXIMATELY 1.16 ACRES) (TMS #464-14-00-119 AND 139) (COUNCIL DISTRICT 4), BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO UPPER PENINSULA (UP) CLASSIFICATION AND FROM THE 2.5 STORY OLD CITY HEIGHT DISTRICT CLASSIFICATION TO THE 4-12 STORY OLD CITY HEIGHT DISTRICT CLASSIFICATION. THE PROPERTY IS OWNED BY CITY OF CHARLESTON.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Light Industrial (LI) classification to Upper Peninsula (UP) classification AND from the 2.5 Story Old City Height District classification to the 4-12 Story Old City Height District classification.

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

3, 5, 7 and 9 Cunnington Avenue (Magnolia Cemetery - Peninsula) (approximately 1.16 acres) (TMS #464-14-00-119 and 139)

Section 3. This ordinance shall become effective upon ratification.

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

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Jennifer Cook
Clerk of Council
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 77 AND 75 WASHINGTON STREET (PORTS AREA - PENINSULA) (APPROXIMATELY 0.35 ACRES) (TMS #459-13-02-004 AND 005) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-2WH) CLASSIFICATION. THE PROPERTY IS OWNED BY WASHINGTON PARTNERS LLC.

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

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

Section 2. The property to be rezoned is described as follows:
77 and 75 Washington Street (Ports Area - Peninsula) (approximately 0.35 acres) (TMS #459-13-02-004 and 005)

Section 3. This ordinance shall become effective upon ratification.

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

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Jennifer Cook
Clerk of Council
REZONING 3

77 and 75 Washington St (Ports Area - Peninsula) TMS # 4591302004 and 005 - approx. 0.35 acre.

Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Owner: Washington Partners LLC
Applicant: JHH Inv. Inc.
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 8 CHARLOTTE STREET (PORTS AREA - PENINSULA) (APPROXIMATELY 0.22 ACRE) (TMS #459-13-02-009) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-2/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY HISTORIC CHARLESTON DEVELOPMENTS LLC.

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

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

Section 2. The property to be rezoned is described as follows:
8 Charlotte Street (Ports Area - Peninsula) (approximately 0.22 acre) (TMS #459-13-02-009)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this ______ day of ______________________, in the Year of Our Lord ____________, in the _______ Year of Independence of the United States of America.

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

Attest: ______________________
Jennifer Cook
Clerk of Council
City of Charleston Zoning Map

Planning Commission
April 20, 2022

REZONING 4
8 Charlotte St (Ports Area - Peninsula) TMS # 4591302009 approx. 0.22 acre.

Request rezoning from General Business (GB) to Mixed-Used/Workforce Housing (MU-2/WH).

Owner: Historic Charleston Developments LLC
Applicant: JHH Inv. Inc.

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2003 HERBERT STREET (FOUR MILE/HIBERNIAN HEIGHTS - PENINSULA) (APPROXIMATELY 0.26 ACRE) (TMS #464-02-00-046) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO BUSINESS PARK (BP) CLASSIFICATION. THE PROPERTY IS OWNED BY HERBERT STREET LLC.

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

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

Section 2. The property to be rezoned is described as follows:
2003 Herbert Street (Four Mile/Hibernian Heights - Peninsula) (approximately 0.26 acre) (TMS #464-02-00-046)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this ___ day of ____________, in the Year of Our Lord ____________, in the ______ Year of Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Jennifer Cook
Clerk of Council
REZONING 5

2003 Herbert St (Four Mile/Hibernian Heights - Peninsula) TMS # 4640200046 approx. 0.26 acre.

Request rezoning from General Business (GB) to Business Park (BP).

Owner: 2003 Herbert LLC
Applicant: AJ Architects
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 (JACK PRIMUS - CAINHOY PENINSULA) (APPROXIMATELY 105.11 ACRES) (A PORTION OF TMS# 268-00-00-133) (COUNCIL DISTRICT 1), BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO SINGLE-FAMILY RESIDENTIAL (SR-2) CLASSIFICATION. THE PROPERTY IS OWNED BY MCALISTER TOGRANT CLEMENTS LLC ETAL.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Light Industrial (LI) classification to Single-Family Residential (SR-2) classification.

Section 2. The property to be rezoned is described as follows:
Clements Ferry Road (Jack Primus - Cainhoy Peninsula) (approximately 105.11 acres) (TMS #A portion of 268-00-00-133)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this ________ day of
______________________________________ in the Year of Our Lord
__________________, in the Year of independence
of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Jennifer Cook
Clerk of Council
City of Charleston Zoning Map

Rezoning 6
Property on Clements Ferry Rd (Jack Primus - Canhoy Peninsula), a portion of TMS # 2680001033 approx. 105.11 acre.

Request rezoning from Light Industrial (U) to Single-Family Residential (SR-2).

Owner: McAllister Tagant Clements LLC et al
Applicant: Synchronicity LLC
AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING ARTICLE 2 (LAND USE REGULATIONS), PART 3 (TABLE OF PERMITTED USES) TO CORRECT A SCRIVENER'S ERROR BY DELETING MULTI-FAMILY DWELLING AS A SPECIAL EXCEPTION USE FOR RESIDENTIAL OFFICE – RO DISTRICT.

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

Section 1. Article 2, Part 3, Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting “†” within the principle use row titled “881. Multi-family dwelling 54-358. 54-206.u.”

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _________ in the Year of Our Lord, 2022 and in the _____ Year of the Independence of the United States of America

________________________
John J. Tecklenburg, Mayor

ATTEST:
________________________
Jennifer Cook, Clerk of Council
AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING ARTICLE 2 (LAND USE REGULATIONS, PART 1 (BASE ZONING DISTRICTS) TO CORRECT A SCRIVENER'S ERROR BY INSERTING MISSING INFORMATION.

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

Section 1. That Section 54-201, d. of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by revising it to add the density for Single Family Residential zonings SR-7 and SR-8 by making the following changes:

"d. Single-family Residential, SR-1, SR-2, SR-3, SR-4, SR-5, SR-6, SR-7 and SR-8 Districts. The Single-family Residential (SR) districts allow for one-family detached dwellings with maximum densities of 4.8, 7.3, 7.3, 10.9, 17.4, and 8.7, 1 and 2.9 dwelling units per acre respectively, with varying setback, height and lot occupancy requirements.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of ________, in the Year of Our Lord, 2022
and in the ____ Year of the Independence of the United States of America

__________________________
John J. Tecklenburg, Mayor

ATTEST:
__________________________
Jennifer Cook, Clerk of Council
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1890 AND 1886 ASHLEY RIVER ROAD AND 1407 ADELE STREET (ANCROM HILL – WEST ASHLEY) (APPROXIMATELY 0.35 ACRE) (TMS #351-07-00-027, 028 AND 048) (COUNCIL DISTRICT 7), ANNEXED INTO THE CITY OF CHARLESTON APRIL 26, 2022 (#2022-061), BE ZONED COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY CHARLESTON REDEVELOPMENT CORPORATION.

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:

1890 and 1886 Ashley River Road and 1407 Adele Street (Ancrum Hill – West Ashley) (approximately 0.35 acre) (TMS #351-07-00-027, 028 and 048)

Section 2. That the said parcel of land described above shall be zoned Commercial Transitional (CT) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _______ day of ____________, in the Year of Our Lord ____________, in the ___________ Year of Independence of the United States of America.

By:

__________________________
John J. Tecklenburg
Mayor, City of Charleston

Attest:

__________________________
Jennifer Cook
Clerk of Council
City of Charleston Zoning Map

ZONING I
1890 and 1886 Ashley River Rd, 1407 Adele St
(Ancrum Hill – West Ashley) TMS # 3510700027,
028 and 048 = approx. 0.35 acre.

Request zoning of Commercial Transitional (CT).
Zoned Ashley River Road Corridor Community
Commercial Overlay District (OD_ARCC_CC),
Neighborhood Commercial, General Office, and
Single-Family Residential (R-4) in Charleston
County.

Owner: Charleston Redevelopment Corporation.

Location

Area

Department of Planning, Preservation
& Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765

Ashley River Road Corridor Community Commercial Overlay District
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2931 MAYBANK HIGHWAY (JOHNS ISLAND) (APPROXIMATELY 0.61 ACRE) (TMS #313-00-00-092) (COUNCIL DISTRICT 5), ANNEXED INTO THE CITY OF CHARLESTON APRIL 26, 2022 (#2022-064), BE ZONED COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY HCC HOLDINGS, LLC.

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

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

2931 Maybank Highway (Johns Island) (approximately 0.61 acre) (TMS #313-00-00-092)

Section 2. That the said parcel of land described above shall be zoned Commercial Transitional (CT) classification.

Section 3. This ordinance shall become effective upon ratification.

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

By:

__________________________
John J. Tecklenburg
Mayor, City of Charleston

Attest:

__________________________
Jennifer Cook
Clerk of Council
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2153 WESTRIVERS ROAD (RIVERLAND TERRACE-JAMES ISLAND) (APPROXIMATELY 0.24 ACRE) (TMS #343-06-00-209) (COUNCIL DISTRICT 11), ANNEXED INTO THE CITY OF CHARLESTON APRIL 26, 2022 (#2022-063), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY NICHOLAS AND MARTHA KIOSSIS.

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:

2153 Westrivers Road (Riverland Terrace- James Island) (approximately 0.24 acre) (TMS #343-06-00-209)

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

Section 3. This ordinance shall become effective upon ratification.

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

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Jennifer Cook
Clerk of Council
ZONING 3

2153 Westrivers Rd (Riverland Terrace – James Island) TMS # 3430600209 approx. 0.24 acre.

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

Owner: Nicholas and Martha Kliossis
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2158 AND 2154 WESTRIVERS ROAD (RIVERLAND TERRACE- JAMES ISLAND) (APPROXIMATELY 0.48 ACRE) (TMS #343-01-00-115 AND 136) (COUNCIL DISTRICT 11), ANNEXED INTO THE CITY OF CHARLESTON APRIL 26, 2022 (#2022-062), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY RYAN AND LAUREN FOGELGREN.

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:

2158 and 2154 Westrivers Road (Riverland Terrace- James Island) (approximately 0.48 acre) (TMS #343-01-00-115 and 136)

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

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this ______ day of

__________________________ in the Year of Our Lord

__________________________ in the ______ Year of Independence

of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Jennifer Cook
Clerk of Council
City of Charleston Zoning Map

Planning Commission
April 20, 2022

ZONING 4

2158 and 2154 Westrivers Rd (Riverland Terrace - James Island) TMS # 3430100115 and 136 approx. 0.48 acre.

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

Owner: Ryan and Lauren Fogelgren

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
City of Charleston

JOHN J. TECKLENBURG
MAYOR

MEMORANDUM

TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor

DATE: May 24, 2022

RE: Board of Zoning Appeals—Zoning Appointment

The Board of Zoning Appeals—Zoning comprises seven (7) citizens of the City of Charleston who do not hold any other public office or position in the City of Charleston and are appointed by City Council. Board members shall be citizens of the City of Charleston, with the exception of the professions required by this ordinance whom may be non-citizen owners or principals of a business within the City of Charleston. Of the members appointed, one (1) shall be in real estate, one (1) an attorney, one (1) a merchant, and one (1) an engineer.

I am recommending Mr. H. Chapman McKay to fill the unexpired term of Walter Jaudon, who recently resigned from the Board after 5 years of service. Mr. McKay is a resident of Charleston residing on the peninsula.

I am recommending the following individual for appointment to the Board of Zoning Appeals – Zoning (BZA-Z) as noted below:

City of Charleston

JOHN J. TECKLENBURG
MAYOR

MEMORANDUM

TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor

DATE: May 24, 2022

RE: Citizen Police Advisory Council

The Citizen Police Advisory Council serves to facilitate the involvement of the residents representing neighborhoods and communities in our city in order to improve policing and strengthen the connection between citizens and the Charleston Police Department.

Members will be selected by the mayor and members of City Council. Each City Councilmember will select one member of the Advisory Council, and the mayor will select four members of Advisory Council, along with two high school seniors to represent the city’s youth.

With the exception of the high school seniors, who shall serve a one-year term, all other members of the Advisory Council will serve three-year terms. Initial members may be asked to serve for one- or two-year terms in order to create a sustainable level of membership. Members may serve up to two consecutive terms for a total of up to six years of service before having to leave the Council.

I am recommending Ms. Sara Mack to fill the unexpired term of Ms. Mary Alice Mack, who recently passed away.

I am recommending the following individual for the Citizen Police Advisory Council:

- Sara Mack – Councilmember Mitchell – term expires 6/23/2023
October 6, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate
95 Line Street and 267 Coming Street, Charleston SC – Unit 1

Dear Sir/Madam,

I am writing on behalf of my client, 95 Line Street, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). Unit 1 (the Building Site) consists of a 4,400 square foot existing building located on the real property located at 95 Line Street (Charleston County TMS # 460-08-01-049) and 267 Coming Street (Charleston County TMS #460-08-01-049). Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Taxpayer intends to renovate the existing building on the Building Site.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

• Statement of Intent: The Taxpayer, or an affiliate thereof, intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

• Location: 95 Line Street (Charleston County TMS # 460-08-01-049) and 267 Coming Street (Charleston County TMS #460-08-01-049). Unit 1 will comprise the existing 4,400 square foot building located on the real property located at 95 Line Street and 267 Coming Street, and will be commercial space.

• New construction: Two new 2,000 square foot buildings will be constructed at 267 Corning Street as part of the rehabilitation of the entire project, but neither of these buildings will be part of the Building Site for Unit 1.

• Acreage: The Building Site is the property located at 95 Line Street (Charleston County TMS # 460-08-01-049), which is approximately 0.07 acres, more or less, in size, and a
portion of 267 Coming Street (Charleston County TMS #460-08-01-049), which is approximately 0.11 acres, more or less, in size.

- Square footage of Existing Buildings: The existing building on the Building Site contains approximately 4,400 square feet.

- Buildings to be Renovated: The Taxpayer intends to renovate the existing building on the Building Site, with Unit 1 comprising the existing 4,400 square foot building located on the real property located at 95 Line Street and 267 Coming Street.

- Estimated Rehabilitation Expenses: $1,309,439.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

Christian L. Rogers

cc: Cameron Glaws
October 6, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate
95 Line Street and 267 Coming Street, Charleston SC – Unit 2

Dear Sir/Madam,

I am writing on behalf of my client, 95 Line Street, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). Unit 2 (the Building Site) consists of two new 2,000 square foot buildings to be constructed on the real property located at 267 Coming Street (Charleston County TMS #460-08-01-049). Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Taxpayer intends to renovate the existing building on the Building Site.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

- **Statement of Intent:** The Taxpayer, or an affiliate thereof, intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

- **Location:** 95 Line Street (Charleston County TMS # 460-08-01-049) and 267 Coming Street (Charleston County TMS #460-08-01-049). Unit 2 will comprise two newly constructed 2,000 square foot buildings to be built on the real property located at 267 Coming Street, and will be short term residential space.

- **New construction:** Two new buildings, each approximately 2,000 square feet, will be constructed at 267 Coming Street as part of the rehabilitation of the entire project, and together these buildings will comprise the Building Site for Unit 2.

- **Acreage:** The Building Site is a portion of the property located at 95 Line Street (Charleston County TMS # 460-08-01-049), which is approximately 0.07 acres, more or less, in size.
and 267 Coming Street (Charleston County TMS #460-08-01-049), which is approximately 0.11 acres, more or less, in size.

- Square footage of Existing Buildings: The existing building on the Building Site contains approximately 4,400 square feet.

- Buildings to be Renovated: The Taxpayer intends to renovate the existing building on the Building Site, with Unit 2 comprising the two newly constructed 2,000 square foot buildings located on the real property located at 267 Coming Street (Charleston County TMS #460-08-01-049).

- Estimated Rehabilitation Expenses: $1,600,000.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

Christian L. Rogers

cc: Cameron Glaws
95 Line Street Record of Abandonment

Prepared By Cameron Glaws, November 16 2021

Photo 1 - 2007 - Plywood Boards secure the empty building, visible inside then then-intact storefront glass doors. Plywood covers the first floor windows on the first floor. (Somewhat obscured in photo.)

Photo 2 - 2011 - Boarding from 2007 Photo Remains on first floor. At this time, a portion of the second floor was lined in (approx 10% of the entire structure). Whether this was a squatter or rent paying tenant is unknown.

Photo 3 - 2013 - Replacement window units appear to have been installed on the second floor. This was presumably to done to combat severe water intrusion from the physical evidence we have discovered on site.

Photo 4 - 2015 - Floor floor plywood remains, debris now visible though second floor windows, accumulated from vagrants. We removed this debris when we began our controlled demolition of the home’s interior after acquisition. Vagrancy was a problem for years inside this building, and after acquisition, we had the vagrants removed from the property. By this time, no persons legally inhabited the property, or ever would again up to the present day (other than transient vagrancy/ homelessness.)

Photo 5 - 2016 - First floor plywood is now painted in order to cover graffiti. Storefront doors have been painted. Debris from vagrants can be seen situated in the same fashion inside the second story windows.

According to the previous owners, vagrancy remained a problem from the point they acquired the property in 2018 until sold to us in 2021. The glass storefront doors had been vandalized sometime before 2018 and replaced with plywood.
RESOLUTION

Regarding Two (2) Building Sites located at 95 Line Street (Charleston County TMS #460-08-01-049) and 267 Coming Street (Charleston County TMS #460-08-01-199)

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) “Abandoned Building” means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a “Notice of Intent to Rehabilitate”. For purposes of this item, a building or structure that otherwise qualified as an “abandoned building” may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purposes of determining whether each subdivided parcel is considered to be abandoned.

(2) “Building Site” means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building’s income producing use; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes; and
WHEREAS, 95 Line Street, LLC (the “Taxpayer”) is the owner and developer of certain real property located at 95 Line Street and 267 Coming Street (the “Property”), as referenced in that certain deed dated June 9, 2020 and recorded June 16, 2020 in the Charleston County Register of Deeds Office in Book 0890 at Page 468, which property is further identified on the Charleston County Tax Maps as TMS No. 460-08-01-049 and 460-01-199; and

WHEREAS, the Taxpayer has subdivided the structure into two separate units as follows:

Unit #1: Existing 4,400 square foot building located at 95 Line Street and 267 Coming Street
Unit #2: Two newly constructed 2,000 square foot buildings to be built on 267 Coming Street

WHEREAS, Unit 1 is being redeveloped for use as commercial space and Unit 2 is being redeveloped as short term residential space (as to each of the two such units, a “Building Site”); and

WHEREAS, on October 6, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #1 of the Property with the South Carolina Department of Revenue; and

WHEREAS, on October 6, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #2 of the Property with the South Carolina Department of Revenue; and

WHEREAS, the Property is located within the city limits of Charleston, South Carolina; and

WHEREAS, the Taxpayer has requested that the City certify that each of the Building Sites is abandoned as defined by Sections 12-67-120(1) and (2).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. The Taxpayer has submitted to the City a request to certify each of the Building Sites pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The City has reviewed the Request to Certify, conferred with the Taxpayer and conducted a review of its records and the Property.
Section 3. The City hereby certifies that (i) each of the two Building Sites constitutes a separate abandoned building site as defined in Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Building Sites is consistent with Section 12-67-120(2) of the Act.

RESOLVED this ____ day of [_______], 2022 in City Council Chambers.

__________________________________________
John J. Tecklenburg
Mayor

ATTEST:

__________________________________________
Jennifer Cook
Clerk of Council
Re: BAR Purview North of Line Street and proposed Policy Statement

Mayor Tecklenburg and Members of the Community Development Committee,

Since the late 1990's, the Board of Architectural Review (BAR) has had demolition purview over buildings south of Mount Pleasant Street that are of a certain age and visible from the public right-of-way. In 2017, after a year and a half of discussions and public meetings, the City of Charleston Zoning Ordinance was amended to update height districts and BAR regulations. The approved amendment included an updated definition for demolition to mean "...the removal of an entire structure or a substantial portion of a structure visible from the public right-of-way or a substantial portion of features of a structure that are visible from the public right-of-way that define its historic architectural character, such as roofs, columns, balustrades, chimneys, siding, windows, doors, shutters, site walls, fences and other architectural features, which if lost, would compromise the historic architectural character of the structure." Demolition refers to the outright removal of a structure, partial structure or character-defining element.

The area north of Line Street and south of Mount Pleasant Street is a unique part of the peninsula, encompassing ten diverse historic neighborhoods, in which structures range in date of construction from the late 1800s to the 1940s. While different from the Old and Historic District and the Old City District, primarily due to age, the structures in this district feature Craftsman bungalows, American Foursquares, brick one-and-a-half stories, and period architecture of Italianate, Colonial Revival, Victorian, Queen Anne Revival, and, of course, vernacular styles refined in the city. The district also features civic, commercial, educational, and religious buildings and park spaces. These properties have a high level of integrity and rich detailing, and as evidenced in the 2004 Brockington and Associates, Inc. architectural inventory, many were recommended for the National Register of Historic Places.

In other cities, this district, and its vast range of historic resources, would have additional protections and review oversight. Recognizing the importance of this historic building fabric, BAR safeguards historic building material and features, but receives a large volume of applications pertaining to the demolition of historic building material and character-defining elements in this district. As outlined in the 2004 architectural survey, one of the biggest threats endangering the district, along with destruction of historic resources and new construction of visually incompatible structures, is the threat...

2 George Street · Suite 3100 · Charleston, South Carolina 29401 · Tel. (843) 724-3765 · Fax (843) 724-3772
...from historically inappropriate alterations and additions to historic architectural resources. Often small, these changes eventually can completely change a building and obscure its historic qualities. When enough historic resources are destroyed or altered, an area’s historic character is lost.

Historic building material should always be repaired rather than replaced. The BAR is guided, per the Ordinance, by the Secretary of Interior’s Standards for the Treatment of Historic Properties, which encourages retaining and repairing rather than replacing.

BAR recognizes the need for flexibilities to allow for staff-level review as well as the need for flexibilities for some property owners due to cost prohibitive repairs. Consequently, city staff have drafted a policy statement outlining materials that could be acceptable in lieu of repairing or restoring character-defining features on these buildings. In addition, the policy statement helps to explain BAR’s work in this area of the city. It does not change or expand BAR purview.

The policy statement shares specific information on window, roof, column, siding, and shutter replacement. The city observes some projects which have significantly altered the character of an original structure, altered the character and nature of the streetscape, or are insensitive interventions which do not harmonize with their surroundings. However, the policy statement does not address new construction, additions, alterations, and elevations in this as BAR purview is only over historic materials demolition.

Sincerely,

Tory S. Parish  
City Architect & Preservation Officer  
City of Charleston
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2863 MAYBANK HIGHWAY (JOHNS ISLAND) (APPROXIMATELY 1.83 ACRES) (TMS #313-00-00-135 AND 138) (COUNCIL DISTRICT 5), BE ZONED GENERAL BUSINESS (GB) CLASSIFICATION. THE PROPERTY IS OWNED BY MAYBANK GROUP LLC.

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

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

2863 Maybank Highway (Johns Island) (approximately 1.83 acres) (TMS #313-00-00-135 AND 138)

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

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this day of_______in the Year of Our Lord_______, in the_______ Year of Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Jennifer Cook
Clerk of Council
City of Charleston Zoning Map

ZONING

2863 Maybank Hwy (Maybank Highway Area, Johns Island) TMS # 310000135 AND 138-

approx. 1.83 ac.

Request zoning of General Business (GB).

Zoned Johns Island Maybank Highway Overlay Mixed Use (JO-NHC-O-MU) in Charleston County.

Owner: Maybank Group LLC

Department of Planning, Preservation
& Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 810 MEETING STREET (UPPER PENINSULA) (APPROXIMATELY 0.46 ACRE) (TMS #461-09-01-010) (COUNCIL DISTRICT 4), BE REZONED FROM THE 6 OLD CITY HEIGHT DISTRICT CLASSIFICATION TO THE 4-12 OLD CITY HEIGHT DISTRICT CLASSIFICATION. THE PROPERTY IS OWNED BY TMG 810 MEETING STREET LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from 6 Old City Height District classification to the 4-12 Old City Height District classification.

Section 2. The property to be rezoned is described as follows:
810 Meeting St (Upper Peninsula) (approximately 0.46 acre) (TMS #461-09-01-010)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of
________________________ in the Year of Our Lord
________________________, in the ______ Year of Independence
of the United States of America.

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

Attest:
________________________
Jennifer Cook
Clerk of Council
REZONING

810 Meeting St (Upper Peninsula)

TMS # 4610901010 – approx. 0.46 acre.

Request rezoning from the 6 Old City Height District to the 4-12 Old City Height District. Zoned Upper Peninsula (UP).

Owner: TMG 810 Meeting Street LLC
Applicant: City of Charleston

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
AN ORDINANCE


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

Section 1. Section 54-306.L., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the text shown below with a double-underline and deleting text shown below with a strike-through:

"Sec. 54-306.L. - Height District 85/200.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3, at 801, 805, 806, and 807., No part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of two hundred (200) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building’s street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10."
3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than fifty (50) percent of the building site coverage area.”

Section 2. Section 54-306.M., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the text shown below with a double-underline and deleting text shown below with a strike-through:

“Sec. 54-306.M. - Height District 85/125.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3, at 801, 805, 806, and 807, no part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of one hundred and twenty-five (125) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building’s street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.

3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than seventy-five (75) percent of the building site coverage area.”

Section 3. Section 54-306.N., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the text shown below with a double-underline and deleting text shown below with a strike-through:
Sec. 54-306.N. - Height District 85/30.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3. at 801, 805, 806, and 807. No part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of one eighty-five (85) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10."

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
________________ in the Year of Our Lord, 2022,
and in the_____ Year of the Independence of
the United States of America

__________________________
John J. Tecklenburg, Mayor

ATTEST: _______________________
Jennifer Cook, Clerk of Council