



JOHN J. TECKLENBURG
MAYOR

City of Charleston
South Carolina

VANESSA TURNER-MAYBANK
CLERK OF COUNCIL

Clerk of Council Department

**SPECIAL
COMMUNITY DEVELOPMENT COMMITTEE AGENDA**

A meeting of the Community Development Committee will be held at **4:30 p.m., Thursday, October 8, 2020** via Conference Call at 1-929-205-6099, Access Code: 759694505 or watch live at https://www.youtube.com/channel/UCxDws_o-1voXBNOAZ17gZxw. The agenda will be as follows:

- Invocation
- a. **Public Participation**
- b. **Approval of Minutes**
 1. August 27, 2020
- c. **Old Business**
 1. Discussion and recommendation to City Council on whether and to what extent the City's ordinances governing cluster developments should be modified or amended. A memorandum and draft ordinance are attached solely for the purpose of facilitating the discussion.
- d. **New Business:**
 1. TD Bank Housing for Everyone Grant Opportunity
 2. Resolution to Certify a Building for an Abandoned Building Tax Credit (Legal Department to send under separate cover)
 3. Review/Amendment of the Eastside TIF allocations
 4. Discussion: Review of Minimum Parking Requirements for Commercial Corridors

Miscellaneous Business

Adjourn

If you have a conflict with this meeting, and will not be present, please call the Clerk's Office at 724-3726. Thank you for your cooperation in this matter.

VANESSA TURNER MAYBANK
CLERK OF COUNCIL

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

MEMORANDUM

DATE: September 30, 2020

TO: Mayor Tecklenburg, Chairperson Mitchell, and Members of the Committee on Community Development

FROM: Daniel S. (“Chip”) McQueeney, Jr.

RE: DRAFT ORDINANCE RELATING TO CLUSTER DEVELOPMENTS

On September 22, 2020, City Council referred to this Committee the issue of whether and to what extent the City’s existing ordinance governing cluster developments (the “Cluster Ordinance”) should be modified or amended. For the purpose of discussion only, I drafted an ordinance, attached hereto, which would prohibit new cluster developments on or after a certain date, termed the “Sunset Date.” The draft ordinance is not intended to be a recommendation from staff, but simply a starting point for discussion, in that it addresses issues which may arise if the Committee recommends amending the Cluster Ordinance. This memorandum explains each part of the draft ordinance.

The draft ordinance would prohibit *new* cluster developments within the City. To the extent the Committee recommends this approach, an ordinance should address at what point the prohibition goes into effect. The draft ordinance handles the issue by identifying a “Sunset Date,” which may be the date on which the ordinance receives first reading from City Council, the date on which the ordinance is ratified, or some future date.

The draft ordinance also addresses that certain developments may be exempted from the prohibition. In this respect, the City’s primary concern would be to ensure the continued viability of the zoning *limitations* in the Cluster Ordinance, such as the requirements for common open space, with respect to developments which have received vested approvals or which have been “built out” prior to the Sunset Date. As drafted, the ordinance would permit such developments to be completed or, after completion, maintained with the zoning limitations still in place. Such developments would be considered “conforming” after the Sunset Date, so long as they comply with the approved plan for the cluster development.

There are three types of developments listed as being “exempt” from the general prohibition on cluster developments. As drafted, the current Cluster Ordinance would continue to apply to these categories of developments. First, any development with a vested right to be developed as a cluster before the Sunset Date would continue to be subject to the Cluster Ordinance. Second, any development which has been “built out” as an approved cluster prior to the Sunset Date would continue to be subject to the Cluster Ordinance.

Third, to the extent one or more phases in a “phased” cluster development has vested prior to the Sunset Date, all future phases which have been shown on a phased development plan to be developed as a cluster will continue to be subject to the Cluster Ordinance. In these cases, it is

anticipated that later phases may include a higher percentage of the required common open space. To ensure that the City and public receive the benefit associated with these later phases, the City may find it necessary to protect the ability to proceed with such future phases.

Thank you for your consideration, and please let me know if you have any questions or concerns.

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY CHANGING PART 16 (CLUSTER DEVELOPMENT) OF ARTICLE 2 (LAND USE REGULATIONS) TO ADD A NEW SEC. 54-299.16, PROVIDING THAT CLUSTER DEVELOPMENTS WILL NO LONGER BE PERMITTED FOR NEW DEVELOPMENTS.

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

Section 1. That Part 16 (Cluster Development) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the following Sec. 54-299.16, as follows:

Sec. 54-299.16. – Sunset.

On or after _____, 2020 (the “Sunset Date”), cluster developments shall not be permitted under this Part; provided, however, this Part shall continue to apply to the following developments:

- (a) Developments which have obtained a vested right for a cluster development under this Part before the Sunset Date.
- (b) Future developments identified in a phased development plan as being developed as a cluster development under this Part if one or more phases included in the phased development plan have obtained a vested right for a cluster development under this Part before the Sunset Date.
- (c) Developments which have been developed under an approved cluster development under this Part before the Sunset Date.

Once approved, the developments identified in (a)-(c) shall be considered conforming for purposes of this Chapter, subject to all conditions and limitation set forth in this Part and the approved development plan for any such development.

Section 2. This ordinance shall become effective upon ratification; provided, however, the pending ordinance doctrine shall apply as of the Sunset Date.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

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

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

ATTEST: By: _____
Vanessa Turner Maybank
Clerk of Council



City of Charleston

JOHN J. TECKLENBURG.
MAYOR

Department of Housing and Community Development

GEONA SHAW JOHNSON
DIRECTOR

September 29, 2020: TD Bank Housing for Everyone Grant Competition:

Overview

The City's Department of Housing and Community Development recently learned of a grant opportunity from the philanthropic arm of TD Bank. The City in collaboration with Humanities Foundation and Palmetto Community Action Partnership will be pursuing \$250,000 in in grant funds for rental assistance and case management for City of Charleston renters. This year's theme is "Direct Relief and Supportive Services for renters affected by COVID-19". The City would serve as the lead applicant and our non profit partners will carry out the grant activities. Full details of the grant are online @; <https://www.tdbank.com/corporate-responsibility/the-ready-commitment/funding-opportunities/> Additionally, a timeline and budget have been provided below.

Timeline for the 2020 TD Bank Housing For Everyone Grant

- September 21st- October 7th 2020: Confirm participation of Grant application partner(s) and draft application,
- October 8th: Present grant opportunity at CD Committee of City Council meeting, edit application as needed,
- October 13th, 2020: Approval of grant application by Charleston City Council
- October 30th, 2020- DUE DATE; Submit application to TD Bank,
- February-March 2021: Award notification from TD Bank,
- March April 2020- Execute agreement with partner organization(s),
- April- December 2021: Commencement of program activities and expend program funding,
- December 2021: Complete reporting to TD Bank for the Housing for Everyone Grant

Budget for \$250,000 TD Housing for Everyone Competition	
Program	Amount
Humanities Foundation (Owner operator/ ShelterNet) (Administration and Direct Assistance/ Case Management for renters))	\$125,000
Palmetto CAP (Administration and Direct Assistance /Case Management for renters)	\$100,000
City of Charleston Administration and Reporting for TD Bank Grant	\$25,000
Total Requested	\$250,000

Housing For Everyone – Grant Checklist

The grant competition application consists of the following eight sections:

1. Acceptance of Grant Conditions, should your organization be chosen for funding
2. General Organization Information
(e.g., name, address, phone number, website address, etc.)
3. Contact Information
(e.g., top executive information and request contact information if different)
4. Additional Organization Information
(e.g., year founded, mission, organization type, staff and volunteer information, etc.)
5. Organization Financial Information
6. Request Information
(e.g., project title, project summary, project budget, etc.)
7. Required documents
8. Completion of Public Relations release document

In order for your funding request to be considered, eight required documents (listed below) must be attached to the online grant application. All documents must be in either PDF format or Word format. Excel files will not be accepted.

1. A detailed project proposal (four pages maximum; 10 point font minimum). The following items, in this order, should be included in the detailed project proposal:
 - ☐ A physical description of the housing units or properties to be built or improved including but not limited to age, location, breakdown according to the number of bedrooms, square footage of the units and population served.
 - ☐ Applicants seeking funds to create new units should include a 24-month timeline from the time of the award to the creation of those units that must include a date to break ground sometime between November 2020 and December 2021, if the groundbreaking hasn't occurred already. The location and ownership of the new units should be included in the application.
 - ☐ A description of any programs that educate and assist individuals in finding permanent or transitional housing opportunities that meet their needs.
 - ☐ Any specific/unique information related to services for families and children including adult/day care, access to recreational facilities, counseling services,

and proximity to public transportation/walkability of community should be included.

☐ Special consideration may be given to applications that utilize abandoned lots or structures or those that need significant repairs.

☐ Applications may benefit from the inclusion of a sustainable energy efficiency component which will be considered in the scoring of the applications.

☐ A description of your organization's capacity to manage the project and the resources required to accomplish the project's goals, including key roles and responsibilities.

☐ A list of other funding sources your organization has secured that will support your project (include any reserves and in-kind donations)

☐ A description of the metrics your organization will use to determine the success of your project (include any anticipated savings per unit)

☐ Pictures of the properties (if applicable): one of the front of the building and at least one related to the anticipated improvements

2. A detailed project budget (sources and uses); Must include line items for categories such as reserves and in-kind donations
3. A letter from an executive of your organization certifying that there are no pending legal actions, attachments or unsatisfied judgments/liens against your organization and/or any subject property; Must be on letterhead of your organization and manually signed by the person certifying
4. A list of your organization's board members, board position, employer and job title
5. Your organization's current operating budget; Must be for the fiscal year your organization is currently operating in; Must include income and expenses
6. Last available audited financial statement including notes/comments; not to pre-date January 1, 2018
7. A copy of the 501(c)(3) federal tax exemption letter of determination and, if applicable, evidence of your organization's authority to operate under the 501(c)(3) of another organization; or, if applicable, a letter on official letterhead providing the nine-digit tax identification number of the applying government entity and signed by the senior officer
8. A letter from an executive of your organization certifying that the TD Charitable Foundation may use any pictures your organization sends to us as a part of this year's submission for newsletters showcasing Foundation activities.