

October 28, 2025

5:00 p.m.

City Hall

80 Broad Street

<https://www.youtube.com/@CityofCharlestonSCgov/streams>

## CITY COUNCIL

- A. Roll Call
- B. Invocation – Councilmember Gregg
- C. Pledge of Allegiance
- D. Presentations and Recognitions
- 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, October 27th.

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

*(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. Receive input from the public on the proposed 2026 City Budget
2. Resolution to approve that remains discovered at the former St. James United Methodist Church be reinterred at Bethany Cemetery

3. **(DEFERRED)** An ordinance to amend Sections 54-208 and 54-227 of the Code of the City of Charleston (Zoning Ordinance) to incorporate minor wording and definition changes to the Short-Term Rental Ordinance intended to clarify terms, submittal and review criteria, and penalties.
4. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to declare the scale shown on the City GIS the official method of measurement for Zoning District boundaries.
5. An ordinance to amend Section 54-240 of the Code of the City of Charleston (Zoning Ordinance) to allow Board of Architectural Review purview by consent in the Historic Materials Demolition District. **(SECOND READING)**
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 1049 Jenkins Road (West Ashley) (approx. 0.26 ac.) (TMS #3511400077) (Council District 7), be zoned Duwap Overlay Zone, Job Center District (OD\_Duwap, JC) classification. The property is owned by JAP Holdings LLC.
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 412 Arlington Drive (West Ashley) (approx. 0.21 ac.) (TMS #3101200057) (Council District 5), be zoned Single Family Residential (SR-1) classification. The property is owned by Florence Crittenton Programs of South Carolina.
8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1251 Wisteria Road (West Ashley) (approx. 0.14 ac.) (TMS #3511200110) (Council District 7), be zoned Single Family Residential (SR-2) classification. The property is owned by Meaghan McIntyre.
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 1003 Teracotta Drive, 1007 Teracotta Drive, 1011 Teracotta Drive, 1015 Teracotta Drive, 1020 Teracotta Drive, 1023 Teracotta Drive, 1024 Teracotta Drive, 1027 Teracotta Drive, 1035 Teracotta Drive, 1043 Teracotta Drive, 2012 Ironstone Alley, 2024 Ironstone Alley, 2042 Ironstone Alley, 3004 Amethyst Alley, 3008 Amethyst Alley, 3012 Amethyst Alley, 3016 Amethyst Alley, 4009 Kaolin Street, 4013 Kaolin Street, 4049 Kaolin Street, & 4050 Kaolin Street (West Ashley) (approx. 6.77 ac.) (TMS # 3531200060, 3531200058, 3531200057, 3531200056, 3531200066, 3531200054, 3531200065, 3531200053, 3531200051, 3531200049, 3531200072, 3531200069, 3531200043, 3531200041, 3531200040, 3531200039, 3531200038, 3531200037, 3531200036, 3531200028, & 3531200059) (Council District 2, be zoned Single Family Residential (SR-2) classification. The property is owned by Elizabeth Ann Price, Timothy & Suzanne Freisen, Edeltraud & Paul Cole, Gary & Jennifer Nizzi, Bernard & Betty McFadden, Bartholomew Gutierrez & Lauren, Mowery, Lorie & Richard Suarez, Daniel & Leslie Allen, Randi & Richard Serrins, Chris & Mary Barnes, April Bennett, Melissa Parker, Alicia & Kenneth Haller, Andrew & Marie Powell, Susan Stevens, Dustin & Kathy McKie, Fred & Kristy Taccolini, Kemper & Travis Dougan, Britt & Stacy Willingham, Ashley & Samuel McAdams, & Jennifer & Mark McDermott.

#### **F. Act on Public Hearing Matters**

#### **G. Approval of City Council Minutes:**

1. October 14, 2025

#### 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 AND SPEAKING ON ITEMS ON THE MEETING'S AGENDA 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 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, October 27<sup>th</sup> at 12:00 p.m.
3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401

#### I. Petitions and Communications:

1. Presentation by Charleston County on the Charleston County Transportation Sales Tax – Eric Adams, Director of Public Works for Charleston County

#### J. Council Communications:

1. Presentation by the Gaillard Center – Lissa Frenkel, President and CEO **(Requested by Councilmember Keith Waring)**

#### K. Consent Agenda Items:

#### L. Council Committee Reports:

##### 1. Committee on Ways and Means:

(Community Services – Cultural Affairs: Approval to accept an amended \$42,500 grant (previously \$50,000) from the South Carolina Arts Commission to support the FY26 OCA programming including Piccolo Spoleto and the MOJA Arts Festival. A 3:1 City match is required. Matching funds will come from admissions and donations.

- (Facilities and Capital Projects – Parks: Approval of Johns Island Recreation Center Fee Amendment #1 with LS3P Associates LTD. in the amount of \$25,000.00 for additional reimbursable expenses as part of the Johns Island Recreation Center project. These funds will cover a study, requested by the Technical Review Committee, on traffic impacts the new facility may have on the surrounding road network. Approval of Fee Amendment #1 will increase the design contract by \$25,000.00 (from \$1,967,253.00 to \$1,992,253.00). The funding source for this project is: 2025 Parks and Recreation Bond.
- (Facilities and Capital Projects – Parks: Approval of WL Stephens Aquatic Center and Forest Park Playground Recreation Center Fee Amendment #1 with LS3P Associates LTD. in the amount of \$25,000.00 for additional reimbursable expenses as part of the WL Stephens Aquatic Center and Forest Park Playground project. These funds will cover a study, requested by the Technical Review Committee, on traffic impacts the new facility may have on the surrounding road network. Approval of Fee Amendment #1 will increase the design contract by \$25,000.00 (from \$1,324,299.00 to \$1,349,299.00). The funding source for this project is: 2025 Parks and Recreation Bond.
- (Facilities and Capital Projects – Parks: Approval of formal agreement for 2025 Parks and Recreation Development Grant (PARD) for CP-2410 Stephen Washington Park Playground in the amount of \$47,738.86 with a 20% City match of \$9,547.77. The State will refund \$38,191.09 upon project completion. The match of \$9,547.77 will come from the operating budget for Playground Equipment Maintenance.
- (Budget, Finance, and Revenue Collections – Real Estate: Authorization for the City as purchaser to enter into an Agreement of Purchase and Sale by and between Long Savannah Land Company as seller for the acquisition of approximately 11.5 +/- acres of buildable land to be developed and operated as a public elementary school. The property is owned by Long Savannah Land Company LLC. (Bear Swamp Road). (TMS# 301-00-00-006, a portion). Per the previously approved Term Sheet, the contract must be approved by Council no later than October 28, 2025. ***(This item is up for approval at the Committee on Real Estate on October 27, 2025, and is being brought forward due to time constraints). (To be distributed under separate cover by the Legal Department).***
- (Budget, Finance, and Revenue Collections – Real Estate: Authorization for the Mayor to enter into a donation agreement by and between the City of Charleston as donee and the Daniel Island Development Company, Inc. as donor (“Donor”) whereby Donor agrees to donate and convey in fee simple to the City, and the City agrees to accept, four contiguous parcels of real property located on Daniel Island, totaling approximately 62 acres, more or less, with closing to occur on or before December 31, 2025, and final form of the Agreement being subject to the approval of Corporation Counsel. The property is owned by Daniel Island Development Company, Inc. (1680 & 1683 Oak Leaf Street) (TMS #s 277-00-00-001, -004, 275-00-00-064, & -079). ***(This item is up for approval at the Committee on Real Estate on October 27, 2025, and is being brought forward due to time constraints). (To be distributed under separate cover by the Legal Department).***

#### **M. Bills up for Second Reading:**

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

1. *An ordinance to amend Chapter 5 of the Code of the City of Charleston, South Carolina to permit microchipping by animal shelter personnel. (AS AMENDED)*



2. *An ordinance authorizing the Mayor to execute on behalf of the City a Lease Agreement between the City, as landlord, and the Charleston County Park and Recreation Commission (PRC), as tenant, of property known as the Riverland Terrace Boat Landing at Plymouth Park, TMS# 343-02-00-139 (portion).*
3. *An ordinance authorizing the Mayor to execute on behalf of the City a lease agreement between the City of Charleston as landlord and Pinnacle Mountain Holdings, LLC as tenant for Pinnacle's lease and use of City-owned property commonly known as the Horlbeck Lot for parking and construction laydown related to tenant's redevelopment of adjoining property.*
4. *An ordinance authorizing the Mayor to execute on behalf of the City a two-year renewable license agreement to allow the use of a portion of TMS#: 458-01-01-002 (Parcel 5) for ingress and egress to 5 1/2 Alexander Street.*
5. *An ordinance to provide for the annexation of property known as 1955 and 1957 Belgrade Avenue (0.63 acre) (TMS# 351-14-00-110 and 351-14-00-097), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. The property is owned by Robert Morris.*
6. *An ordinance to provide for the annexation of property known as 1048 Teracotta Drive (0.25 acre) (TMS# 343-12-00-047), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by David & Vicki Castrucci.*
7. *An ordinance authorizing the Mayor to execute a Lease Agreement with the Calhoun Monument Society. (TO BE WITHDRAWN)*
8. *An ordinance to amend Chapter 2-Department of Public Service; Article VI-Department Public Service. (DEFERRED)*
9. *An ordinance to amend Chapter 2-Administration; Article XIV-Department of Stormwater Management. (DEFERRED)*
10. *An ordinance authorizing the Mayor to execute on behalf of the City of Charleston a "Consent to Assignment and Partial Assignment of Lease" by and between the City as assignor, the Military College of South Carolina, a/k/a The Citadel, as assignee, and Dominion Energy South Carolina, inc. as lessor pertaining to the City's leasehold interest in that certain portion of Dominion owned real property bearing TMS nos. 463-15-01-061 referred to as the "Parking Parcel," which partial assignment being pursuant to that certain "Land Transfer and Joint Use Agreement" dated February 1, 1994 by and between the City and The Citadel. (DEFERRED)*
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)*

**N. Bills up for First Reading:**

1. *An ordinance to provide for the annexation of property known as 0 Folly Road (approximately 3.12 acres) (TMS# 427-00-00-019), 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 Levi Grantham, LLC. (*DEFERRED*)

2. An ordinance to Amend Article XVI (PEDICABS) of Chapter 19 (Motor Vehicles and Traffic) of the Code of the City of Charleston by amending Sections 19-465 “Renewal and expiration of Operating decals” and Section 19-469 “Agreement with the city.” (*DEFERRED*)
3. 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*)

#### **O. Miscellaneous Business:**

1. The next regular meeting of City Council will be Wednesday, November 12, 2025 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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

# PUBLIC HEARING

E1.)

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, October 28, 2025 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** to receive input from the public regarding the proposed 2026 City Budget. The public may participate by signing up to speak in person or by using one of the following options:

Requests to speak at the meeting and comments must be received by 12:00 p.m., Monday, October 27th:

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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## A RESOLUTION

WHEREAS, 649 King Holdings, LLC, is the owner of 635 King Street, ("Owner") which is currently under construction; and

WHEREAS, the Preservation Society of Charleston ("PSC") informed the Owner of an 1850s City Directory reference suggesting the possible existence of a cemetery associated with the former St. James United Methodist Church, which was located on the site during that period; and

WHEREAS, the project team engaged Brockington & Associates, Inc., ("Brockington") to perform an extensive archeological report into the history of the St. James United Methodist Church, to include historical research, ground penetrating radar, and a scrape of the initial grade of the site to identify any potential gravesites prior to construction activity. At that time, no burial sites were identified; and

WHEREAS, as construction began, and out of an abundance of caution, the development team retained Brockington to continuously monitor grading and excavation on the site during construction; and

WHEREAS, in May of 2025, and during that monitoring process, burial remains and coffins were discovered near the location of the former St. James United Methodist Church. In accordance with state law, both the Charleston County Coroner and the State Historic Preservation Office ("SHPO") were immediately notified. A total of 78 gravesites, with no known grave markers, were identified; and

WHEREAS, given the exposed condition of the gravesites at the time of discovery, and out of the respect and dignity for the buried remains, it was Brockington's professional recommendation that the remains be expediently and carefully relocated to a climate-controlled facility for preservation until a permanent resting place could be determined. This plan was approved by both SHPO and the City; and

WHEREAS, the Owner and Brockington have been working with the Asbury-St. James United Methodist Church ("ASJUMC") congregation, which has ties to the original church and these remains, over the past several months to identify an appropriate final interment location; and

WHEREAS, ASJUMC, SHPO and the Owner recommend Bethany Cemetery for a final interment location; and

WHEREAS, in accordance with the South Carolina Code of Laws, Section 27-43-10, *et. Seq.*, as amended, as no relatives of the deceased are known, the Owner caused to be published a thirty day notice of removal in The Post and Courier, a newspaper of general circulation in Charleston County, a copy of said notice of removal being marked as **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, City Council finds it was necessary and expedient for the Remains to have been removed and stored in a climate-controlled facility for preservation until a permanent resting place could be determined; and

WHEREAS, after due consideration, City Council finds it to be in the public interest that the remains be permanently reinterred at the Bethany Cemetery in accordance with South Carolina Code of Laws, Section 27-43-10, *et. Seq.*, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, IN COUNCIL ASSEMBLED, THAT IT IS NECESSARY AND IN THE PUBLIC INTEREST TO HAVE THE REMAINS DISCOVERED IN THE COURSE OF CONSTRUCTION AT 635 KING STREET REMOVED AND STORED SECURELY UNTIL THEY ARE PERMANENTLY REINTERRED AT THE BETHANY CEMETERY IN ACCORANCE WITH THE SOUTH CAROLINA CODE OF LAWS, SECTION 27-43-10, *ET. SEQ.*, AS AMENDED.

This Resolution shall become effective immediately upon its adoption by City Council.

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William S. Cogswell, Jr., Mayor

**ATTEST:**

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Jennifer Cook, Clerk of Council

# The Post and Courier

148 Williman Street - Charleston, SC 29403

Classified Ad to publish in		Post and Courier, Post & Courier Web			
		One affidavit of publication will be provided for Legal Ads. Additional affidavits will have a charge of \$20.00 per affidavit. (Effective July 20, 2023) FOR ALL LEGAL AFFIDAVIT INQUIRIES, CONTACT <a href="mailto:affidavits@postandcourier.com">affidavits@postandcourier.com</a>			
Customer Name		Brockington and Associates, Inc.			
Order	2100801	Class	985	Lines	66.0
Account	321293	Start Date	09/27/2025	Payments	\$4,481.10
Name	RALPH BAILEY	Stop Date	09/29/2025	Total Price	<b>\$466.98</b>
Phone	(843) 881-3128	Insertions	6	Ad Rep	P&C Legals

## Notice of Public Hearing

To the community at large, family, and relatives of persons buried in an abandoned cemetery at 635 King Street in Charleston, South Carolina, formerly known as the St. James Methodist Church Cemetery. The lot, known as Courier Square II, includes the former church and cemetery, which was in use from 1793-1859. GRP - TT II COURIER SQUARE PROJECT OWNER II is the current owner of the property and has petitioned the City of Charleston for permission to relocate all graves at 635 King Street to Bethany Cemetery in Charleston, South Carolina. A licensed funeral director will be employed to oversee the removal and reinterment of the graves. The graves will be moved at no cost to any of the relatives of the individuals who are buried at 635 King Street. There are no known grave markers within the cemetery. **There will be a public hearing before the Charleston City Council on October 28th, 2025 at 5:00 PM at City Hall, 80 Broad Street, Charleston, SC 29401, at which time GRP - TT II COURIER SQUARE PROJECT OWNER II will seek permission from City Council to reinter the remains at Bethany Cemetery, 10 Cunningham Ave., Charleston, South Carolina.** Please contact Mr. Ralph Bailey at Brockington and Associates, Inc. 498 Wando Park Blvd., Suite 700, Mt. Pleasant, SC 29464; 843-881-3128, ext. 1000; [ralph-bailey@brockingtoncrm.com](mailto:ralph-bailey@brockingtoncrm.com) if you have any questions or comments or if you are a relative of, or know of anyone related to, persons buried in the former cemetery at 635 King Street, Charleston, South Carolina.  
AD # 2100801

Classified Dept. (843) 722-6500 Fax: (843) 937-5408 or 937-5410  
[www.postandcourier.com](http://www.postandcourier.com)

## PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, October 28, 2025 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, October 27th:

1. Request to speak (via 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 telephone) or leave a comment for City Council by completing the form at <http://innovate.charleston-sc.gov/comments/>
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### ORDINANCE AMENDMENTS

1. To amend Sections 54-208 and 54-227 to incorporate minor wording and definition changes to the Short-Term Rental Ordinance intended to clarify terms, submittal and review criteria, and penalties.
2. To amend chapter 54 of the code of the city of Charleston (zoning ordinance) to declare the scale shown on the city GIS the official method of measurement for zoning district boundaries.
3. To amend section 54-240 of the code of the City of Charleston to allow Board Of Architectural Review purview by consent in the Historic Materials Demolition District.

### ZONINGS

1. To zone 1049 Jenkins Road West Ashley | TMS# 3511400077 | Council District 7 | Approx. 0.26 ac. Single Family Residential (SR-2).
2. To zone 1251 Wisteria Road West Ashley | TMS# 3511200110 | Council District 7 | Approx. 0.14 ac. Single Family Residential (SR-2).
3. To zone 412 Arlington Drive West Ashley | TMS# 3101200057 | Council District 5 | Approx. 0.21 ac. Single Family Residential (SR-2).
4. To zone 1003 Teracotta Drive, 1007 Teracotta Drive, 1011 Teracotta Drive, 1015 Teracotta Drive, 1020 Teracotta Drive, 1023 Teracotta Drive, 1024 Teracotta Drive, 1027 Teracotta Drive, 1035 Teracotta Drive, 1043 Teracotta Drive, 2012 Ironstone Alley, 2024 Ironstone Alley, 2028 Ironstone Alley, 2042 Ironstone Alley, 3004 Amethyst Alley, 3008 Amethyst Alley, 3012 Amethyst Alley, 3016 Amethyst Alley, 4009 Kaolin Street, 4013 Kaolin Street, 4049 Kaolin Street, & 4050 Kaolin Street | TMS# 3531200060, 3531200058, 3531200057, 3531200056, 3531200066, 3531200054, 3531200065, 3531200053, 3531200051, 3531200049, 3531200072, 3531200069, 3531200068, 3531200043, 3531200041, 3531200040, 3531200039, 3531200038, 3531200037, 3531200036, 3531200028, & 3531200059 | West Ashley | Council District 2 | Approx. 6.77 ac. Single Family Residential (SR-2).

JENNIFER COOK  
Clerk of Council

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# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING REPORT SEPTEMBER 17, 2025

### A. MINUTES

#### 1. Request Approval of Minutes from the July 16, 2025 Meeting

**Motion: Approval with Corrections (7-0)**

**1<sup>st</sup>: Jacobs**

**2<sup>nd</sup>: Lesesne**

Jimmy Bailey

Absent

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charles Karesh

Favor

Erika V. Harrison

Absent

Sunday Lempesis

Favor

Bart Jackson

Favor

Harry Lesesne

Favor

Steve Hirsch

Favor

Donna Jacobs  
(alternate)

Favor

### B. MEDICAL DISTRICT OVERLAY UPDATE

#### 1. Updates from staff on the progression of the Medical District Overlay

#### HOUSING STRATEGIES PRESENTATION

#### 2. Presentation given by staff

### C. SUBDIVISION

#### 1. Atlantic St. Thomas (2815 Clements Ferry Road)

**Cainhoy | TMS# 2710002169 | Council District 1 | Approx. 7.30 ac.**

Request Concept Plan approval for road dedication to City of Charleston and subdivision of road r/w.

Owner: MSP-SRE I Owner LLC

Applicant: Middle Street Partners

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

**1<sup>st</sup>: Lesesne**

**2<sup>nd</sup>: Jacobs**

Jimmy Bailey

Absent

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charles Karesh

Favor

Erika V. Harrison

Favor

Sunday Lempesis

Favor

Bart Jackson

Favor

Harry Lesesne

Favor

Steve Hirsch

Favor

Donna Jacobs  
(alternate)

Favor



**D. ORDINANCE AMENDMENTS**

1. Request approval to amend Sections 54-208 and 54-227 to incorporate minor wording and definition changes to the Short-Term Rental Ordinance intended to clarify terms, submittal and review criteria, and penalties.

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

**1<sup>st</sup>: Jacobs**

**2<sup>nd</sup>: Lempesis**

**Jimmy Bailey**

**Absent**

**McKenna Joyce**

**Favor**

**Loquita Bryant-Jenkins**

**Absent**

**Charles Karesh**

**Favor**

**Erika V. Harrison**

**Favor**

**Sunday Lempesis**

**Favor**

**Bart Jackson**

**Favor**

**Harry Lesesne**

**Favor**

**Steve Hirsch**

**Favor**

**Donna Jacobs  
(alternate)**

**Favor**

- 
2. Request approval to amend chapter 54 of the code of the city of Charleston (zoning ordinance) to declare the scale shown on the city GIS the official method of measurement for zoning district boundaries.

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

**1<sup>st</sup>: Lempesis**

**2<sup>nd</sup>: Lesesne**

**Jimmy Bailey**

**Absent**

**McKenna Joyce**

**Favor**

**Loquita Bryant-Jenkins**

**Absent**

**Charles Karesh**

**Favor**

**Erika V. Harrison**

**Favor**

**Sunday Lempesis**

**Favor**

**Bart Jackson**

**Favor**

**Harry Lesesne**

**Favor**

**Steve Hirsch**

**Favor**

**Donna Jacobs  
(alternate)**

**Favor**

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**E. ZONINGS**

1. **1049 Jenkins Road**

**West Ashley | TMS# 3511400077 | Council District 7 | Approx. 0.26 ac.**

Request zoning Single Family Residential (SR-2). Zoned Residential (R-4) in Charleston County.

Owner: JAP Holdings LLC

**DEFERRED**

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**2. 1251 Wisteria Road**

**West Ashley | TMS# 3511200110 | Council District 7 | Approx. 0.14 ac.**

Request zoning Single Family Residential (SR-2). Zoned Residential (R-4) in Charleston County.

Owner: Meaghan McIntyre

**Motion: Approval (7-0)**

**1<sup>st</sup>: Harrison**

**2<sup>nd</sup>: Lesesne**

**Jimmy Bailey**

**Absent**

**McKenna Joyce**

**Favor**

**Loquita Bryant-Jenkins**

**Absent**

**Charles Karesh**

**Favor**

**Erika V. Harrison**

**Favor**

**Sunday Lempesis**

**Favor**

**Bart Jackson**

**Favor**

**Harry Lesesne**

**Favor**

**Steve Hirsch**

**Absent**

**Donna Jacobs  
(alternate)**

**Favor**

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**3. 412 Arlington Drive**

**West Ashley | TMS# 3101200057 | Council District 5 | Approx. 0.21 ac.**

Request zoning Single Family Residential (SR-2). Zoned Residential (R-4) in Charleston County.

Owner: Florence Crittenton Programs of South Carolina

**DEFERRED**

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**4. 1003 Teracotta Drive, 1007 Teracotta Drive, 1011 Teracotta Drive, 1015 Teracotta Drive, 1020 Teracotta Drive, 1023 Teracotta Drive, 1024 Teracotta Drive, 1027 Teracotta Drive, 1035 Teracotta Drive, 1043 Teracotta Drive, 2012 Ironstone Alley, 2024 Ironstone Alley, 2028 Ironstone Alley, 2042 Ironstone Alley, 3004 Amethyst Alley, 3008 Amethyst Alley, 3012 Amethyst Alley, 3016 Amethyst Alley, 4009 Kaolin Street, 4013 Kaolin Street, 4049 Kaolin Street, & 4050 Kaolin Street**

**West Ashley | TMS# 3531200060, 3531200058, 3531200057, 3531200056, 3531200066, 3531200054, 3531200065, 3531200053, 3531200051, 3531200049, 3531200072, 3531200069, 3531200068, 3531200043, 3531200041, 3531200040, 3531200039, 3531200038, 3531200037, 3531200036, 3531200028, & 3531200059**

**Council District 2 | Approx. 6.77 ac.**

Request zoning Single Family Residential (SR-2). Zoned Residential (R-4) in Charleston County.

Owners: Elizabeth Ann Price, Timothy & Suzanne Freisen, Edeltraud & Paul Cole, Gary & Jennifer Nizzi, Bernard & Betty McFadden, Bartholomew Gutierrez & Lauren, Mowery, Lorie & Richard Suarez, Daniel & Leslie Allen, Randi & Richard Serrins, Chris & Mary Barnes, April Bennett, Melissa Parker, Elisa & William Lawson, Alicia & Kenneth Haller, Andrew & Marie Powell, Susan Stevens, Dustin & Kathy McKie, Fred & Kristy Taccolini, Kemper & Travis Dougan, Britt & Stacy Willingham, Ashley & Samuel McAdams, & Jennifer & Mark McDermott

**Motion: Approval (7-0)**

**1<sup>st</sup>: Lesesne**

**2<sup>nd</sup>: Jacobs**

*Continued on Page 4*

**E-4: Zoning – Teracotta Drive, Ironstone Alley, Amethyst Alley, Kaolin Street (continued):**

Jimmy Bailey	Absent	McKenna Joyce	Favor
Loquita Bryant-Jenkins	Absent	Charles Karesh	Favor
Erika V. Harrison	Favor	Sunday Lempesis	Favor
Bart Jackson	Favor	Harry Lesesne	Favor
Steve Hirsch	Absent	Donna Jacobs (alternate)	Favor

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**F. PAYDAY LENDERS/TITLE LOANS DISCUSSION**

1. Discussion on how to approach Payday Lenders/Title Loans as it pertains to the Zoning Ordinance

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**G. PP&S STAFF UPDATES (as needed)**

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Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND SECTIONS 54-208 AND 54-227 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO INCORPORATE MINOR WORDING AND DEFINITION CHANGES TO THE SHORT-TERM RENTAL ORDINANCE INTENDED TO CLARIFY TERMS, SUBMITTAL AND REVIEW CRITERIA, AND PENALTIES.

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

**Section 1.** Sec. 54-208 of Chapter 54 in the Code of the City of Charleston Zoning Ordinance are hereby amended by deleting the following stricken phrases and adding thereto the following double underlined words, to state as follows:

**Sec. 54-208. - The following provisions shall apply to all residential short term rentals ("STR").**

**a. General Requirements.** A residential short term rental use may be permitted as a Category 1, Category 2, or Category 3 STR Permit, if the zoning administrator determines the STR to be an accessory use to the principal residential use on a property which satisfies the requirements of Section 54-208.1, 54-208.2, or 54-208.3, as applicable, and issues a permit for such STR use. For the purposes of this section the following shall mean:

Short Term Rental or STR. A conditional use to provide sleeping accommodations for a period of between one (1) and twenty-nine (29) consecutive days. This use is further defined as either a commercial short term rental use or a residential short term rental use with different permitting and operational requirements for each type of short term rental use.

Residential Short Term Rental. A conditional use whereby the record owner of a property, who is also a resident of the property, uses one (1) or more rooms on the property for the purpose of providing sleeping accommodations for no more than four (4) adults (18 years and older) for a period of between one (1) and twenty-nine (29) consecutive days. A residential short term rental shall only be permitted in compliance with the procedures and conditions in Section 54-208.1, 54-208.2 or 54-208.3 of the Zoning Ordinance and after a Category 1, Category 2, or Category 3 Residential STR Permit is issued by the City.

Short Term Rental Permit. A Category 1, Category 2, or Category 3 Residential STR Permit, or Commercial STR Permit issued by the City upon approval of a new application, change of ownership or annual renewal. Each short term rental permit shall include a permit number, the maximum number of guests permitted during a rental and an expiration date.



Accessory Use. A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

a. **Operational Requirements.** In all cases, Category 1, 2 or 3 STR uses shall adhere to the following operational requirements:

1. The residential STR shall be operated by the record owner of the subject property who shall also be a resident of the subject property and who shall be residing overnight on the property while residential STR guests are present; and
2. The STR shall be an accessory use to the principal residential use of the property. Subordinate use will be determined by the square footage of the rental and primary uses as well as the number of rental bedrooms in relation to the total number of bedrooms in the dwelling unit. Owner shared STR units will not be allowed to short term rent more than 50% of the total number of bedrooms (rounded down) in the dwelling unit; and
3. If meals are served by the resident owner, no meals other than breakfast may be served to the paying guests; and The record owner of the subject property must keep in full force and effect during all times the STR is operated a general liability policy with a company authorized to do business in the State of South Carolina insuring against personal injury (including death) and property damage with limits of no less than \$1,000,000.00 per occurrence; and
4. The resident owner shall keep a current guest register including names, addresses, telephone numbers and dates of occupancy of all guests; and
5. The resident owner shall comply with all business license and revenue collection laws of the City of Charleston, Berkeley County or Charleston County, whichever is applicable, and State of South Carolina; and
6. The resident owner shall provide a rental packet containing applicable city rules and restrictions specified in the Residential STR Permit application materials, as well as pertinent unit safety information and contact information to guests when they book the STR and shall prominently display the STR Permit, rules, safety and contact information within the STR; and
7. Each Category 1, 2, or 3 STR permittee is entitled to rent, list with a booking or listing service, advertise, make available for STR use, or otherwise market only one (1) STR unit; and
8. The resident owner and the owner's agent shall list the Residential STR Permit number on all advertisements, listings with booking services, and marketing materials, including without limitation, Airbnb, VRBO/Homeaway, FlipKey, and any other online websites and listing or booking platforms or services. The resident owner and the owner's agent shall document with the City all platforms, services or other methods of advertisements used in listing the rental.
9. The residential STR shall not be expanded in any respect beyond the specific rooms which were designated as part of a residential STR unit on plans relied upon by the city in approving a residential STR permit or beyond the maximum number of guests listed on the residential STR permit, nor shall the use be changed to any other use not permitted by the Zoning Ordinance without reapplication to and approval by the zoning administrator.
10. The property shall not contain signs advertising the STR use.

12 Only officially recognized bedrooms will be permitted to be rented as sleeping space or utilized as owner's designated sleeping area. For the purposes of this section, a bedroom shall be defined



as a room of at least 70 square feet with a minimum width of 7 feet, having a code compliant egress window, a closet and furnished with sleeping furniture. No hallways, closets, storage rooms, porches or living rooms will be permitted to be utilized as bedrooms for either the short term rental or residential use.

13. RVs, campers, tents, yurts, or similar nonpermanent structures are not eligible for STR or to be claimed as owner's primary residency for short term rental purposes.

14. The number of STR overnight guests in the STR unit shall not exceed two adults per bedroom with a maximum of 4 unrelated adults per unit, and this maximum shall be posted visibly in the STR and included in advertising.

**c. Application Procedure.**

a. New Applications. Applications for new Category 1, 2 or 3 STR Permits shall be notarized and include the following:

- (a.) The location and name of the record owner of the property; and
- (b.) An application fee; and
- (c.) Floor plans drawn to scale of the habitable structures on the property that clearly designate all rooms to be used by STR guests, and the specific room or rooms to be used by guests for sleeping; and
- (d.) A site plan of the lot showing the location of the proposed Residential STR unit and the required off-street parking spaces, driveways, and any other buildings or improvements; and
- (e.) A photograph or photographs of the current principal view or views of the structure where the residential STR unit is to be located; and
- (f.) A valid South Carolina Drivers license showing the current address and a current utility bill for the proposed rental in the owner of record's name and the residency assessment from Charleston County.
- (g.) A statement An Affidavit which the resident-owner must sign acknowledging that he or she has reviewed and, understands and will abide by the requirements of this section and the applicable section for the category of permit requested.

Upon receiving a complete application and prior to the issuance of a new STR permit, the zoning administrator shall cause notice to be posted on the property upon which the proposed STR use is to be located for fifteen (15) consecutive calendar days, advising that the Resident-owner of the property has applied for a zoning permit to establish a STR use at the location and supplying a phone number to call for further information. During this fifteen (15) calendar day period, the zoning administrator shall determine if the application meets the requirements as set forth in this section. If, at the end of the fifteen (15) day posting period, the zoning administrator determines that the application meets the requirements for the STR use requested, the zoning administrator shall notify the applicant that the application is approved and shall, after waiting an additional five business days to allow for appeals, issue the STR Permit, which shall be valid for one (1) year from the date of issuance, and shall be renewable annually unless revoked. Any appeals filed within the five-day period shall cause the issuance of the STR Permit to be stayed pending resolution of the appeal. Applications that have had no applicant required activity for 90 days may be voided.

**2. Renewal Applications:**



(a) For renewal of an STR permit, a property owner shall be required to recertify compliance with this section for the STR use with the zoning administrator. An application for annual recertification of the STR permit must include the application fee, an affirmation by the applicant that the nature of the STR use at the property has not changed, and must be notarized, filed with, and approved by the zoning administrator to continue the STR use.

(b) Upon a change in ownership of a property, and prior to the issuance of a new business license to allow continuation of an existing, permitted STR use upon said property, the new property owner shall be required to recertify compliance with this section for the STR use and submit plans reaffirming the specific room or rooms to be used for the STR unit with the zoning administrator. An application for recertification of the STR use must include the required plans and be notarized, filed with, and approved by the zoning administrator prior to the STR use by the new property owner.

3. On an annual basis the zoning administrator shall determine whether each STR use permitted under this section remains in compliance with all the terms of this chapter, and shall initiate such enforcement procedures as may be appropriate. All operators of STR uses permitted under this Section shall cooperate fully with the zoning administrator and his designees, including, but not limited to, providing pertinent information upon request and affording access to that portion of the property which is used for the STR use for reasonable site inspections.

d. **Existing Approved Bed and Breakfast Uses.** All approved, legal bed and breakfast uses that are operating on the effective date of this ordinance or that are entitled to be in operation on the effective date of the ordinance from which this section derives on properties outside the Short Term Overlay Zone shall be issued a Category 1 or Category 2 STR Permit, depending on their location. Such previously approved uses shall adhere to the requirements of the Zoning Ordinance in effect prior to April 10, 2018.

**e. Violations and Penalties.**

a. Violations. It shall be a violation of this Chapter for an owner, his agent or manager to:

(a.) Operate a Category 1, 2 or 3 STR use, a bed and breakfast use or other accommodations use without complying with the requirements of this Chapter and the Code of the City of Charleston; or

(b.) Expand an STR use or bed and breakfast use without obtaining a new permit; or

(c.) Advertise a property as being available for an STR use, bed and breakfast use or other accommodations use without first complying with the requirements of this Chapter; or

(d.) Represent or submit for advertising or marketing, or to otherwise hold out an STR unit, bed and breakfast unit or other accommodations unit as being available for use or occupancy unless the STR or bed and breakfast has been permitted pursuant to this Chapter and the permit number is displayed in the materials used to represent, advertise, market or otherwise hold out the property as available for STR or bed and breakfast use or occupancy; or

(e.) Represent or submit for advertising or marketing, or otherwise to hold out the availability of a STR or bed and breakfast for use or occupancy by more than the number of occupants that are permitted pursuant to this Chapter; or

(f.) Represent or submit for advertising, or marketing, or to otherwise hold out more STR or bed and breakfast units or other accommodations type units on a property than are permitted pursuant to this Chapter.

(g) Represent or submit for advertising or marketing, or to otherwise hold out an STR unit, bed and breakfast unit or other accommodations unit as being available for use or occupancy on an advertising platform not previously disclosed to the City of Charleston.



2. Penalties. A violation of this Chapter is a misdemeanor punishable by a fine and/or incarceration. Each day the unlawful erection, construction, reconstruction, alteration, conversion, maintenance, use, or other violation under this Chapter continues is considered a separate offense. Any violation of this Chapter entitles the zoning administrator to revoke the STR or bed and breakfast permit. No more than three (3) convictions of the city's zoning, livability, fire or building ordinance in a previous 12 month period. Upon a 4<sup>th</sup> conviction within a calendar year following three (3) convictions entered on separate dates, the City may revoke any STR permits held by such defendant.

(Ord. No. 2009-204, § 1, 10-13-09; Ord. No. 2011-11, § 2, 2-8-11; Ord. No. 2018-043, § 9, 4-10-18)

• **Sec. 54-208.1. - Requirements for a Category 1 short term rental, STR permit for properties within the Old and Historic District.**

a. An STR use may be established in a dwelling unit as an accessory to the principal residential use, on any property located within the Old and Historic District, where the zoning administrator, after reviewing an STR Permit application, finds that the following requirements are met:

1. The property shall not contain more than one (1) STR unit. Each unit shall consist of one or more rooms arranged for the purpose of providing sleeping accommodations for occupancy for one (1) to twenty-nine (29) consecutive days by up to four (4) adults. For the purposes of this Section, an adult shall include any person eighteen (18) years of age or older; and
2. The subject property shall be located entirely within the Old and Historic District; and
3. The STR shall be operated by the record owner of the subject property who is a Resident of the subject property; and
4. The STR shall be ~~subordinate and incidental~~ an accessory use to the principal residential use of the property; and
5. The STR shall provide one (1) off street parking space on the subject property, in addition to providing, on the subject property, required off street parking for existing uses on the property. The parking space provided for the STR may be situated in tandem with the required spaces for other uses; and
6. The STR unit shall be located within an existing structure or accessory building that is individually listed on the National Register of Historic Places; and
7. The STR unit shall not displace an existing dwelling unit which has been occupied within one (1) year prior to the filing date of the application; and
8. The STR use shall not create the need for exterior alterations to any building for the purpose of maintaining such accessory use; and
9. The STR use shall be located on property which is in compliance with allowed uses for the zone district in which the property is located; and
10. The STR use shall be located on a lot which complies with the required minimum lot area for existing uses as specified under Table 3.1: Height, Area and Setback Regulations (applicable to SR and STR residential districts only); and
11. The applicant for the STR use shall not be someone who has had an STR Permit revoked within the previous twenty-four (24) months.



(Ord. No. 2011-11, § 3, 2-8-11; Ord. No. 2018-043, § 9, 4-10-18)

- Sec. 54-208.2. - Requirements for a Category 2 short term rental, STR permit for properties located on the peninsula outside of the Old and Historic District and the Short Term Rental, ST Overlay Zone.

a. An STR use may be established in a dwelling unit as an accessory use to the principal residential use, on any property not located in the Old and Historic District and located entirely within the Old City District, where the zoning administrator, after reviewing an STR application, finds that the following requirements are met:

1. The property shall not contain more than one (1) STR unit. Each unit shall consist of one or more rooms arranged for the purpose of providing sleeping accommodations for occupancy for one (1) to twenty-nine (29) consecutive days by up to four (4) adults. For the purposes of this Section, an adult shall include any person eighteen (18) years of age or older; and
2. The subject property shall be located entirely on the peninsula and not within the ST Overlay Zone or the Old and Historic District; and
3. The STR use shall be operated by the record owner of the subject property who shall also be qualified as a resident of the subject property; and
4. The STR unit shall be located within a building constructed fifty (50) or more years ago; and
5. The STR shall be an accessory use to the principal residential use of the property; and
6. The STR shall provide one (1) off street parking space on the subject property, in addition to providing, on the subject property, required off street parking for existing uses on the property. The parking space provided for the STR may be situated in tandem with the required spaces for other uses; and
7. The STR shall be located on property which is in compliance with allowed uses for the zone district in which the property is located; and
8. The STR use shall not create the need for exterior alterations to any building for the purpose of maintaining such accessory use; and
9. The applicant for the STR use shall not be someone who has had an STR permit revoked within the previous twenty-four (24) months.

(Ord. No. 2018-043, § 9, 4-10-18)

- Sec. 54-208.3. - Requirements for a Category 3 short term rental, STR permit for properties in all other areas of the City off of the peninsula.

a. A Category 3 STR use may be established in a dwelling unit as an accessory to the principal residential use where the zoning administrator, after reviewing an STR application, finds that the following requirements are met:

1. The subject property shall be located entirely off of the peninsula; and
2. The number of STR guests on the property shall not exceed four (4) adults. For the purposes of this section, an adult shall include any person eighteen (18) years of age or older; and
3. The size and character of the STR use must be ~~subordinate and incidental~~ an accessory use to the



principal residential use of the property; and

4. The STR shall be operated by the record owner of the subject property who shall also be qualified as a resident of the subject property; and

5. The STR shall provide one (1) off street parking space on the subject property, in addition to providing, on the subject property, required off street parking for existing uses on the property. The parking space provided for the STR may be situated in tandem with the required spaces for other uses; and

6. The STR use shall not create the need for exterior alterations to any building for the purpose of maintaining such accessory use; and

7. The applicant for the STR use shall not be someone who has had an STR permit revoked within the previous twenty-four (24) months.

(Ord. No. 2018-043, § 9, 4-10-18)

**Section 2.** Sec. 54-227 of Chapter 54 in the Code of the City of Charleston Zoning Ordinance are hereby amended by deleting the following stricken phrases and adding thereto the following double underlined words, to state as follows:

**Sec. 54-227. - Short Term Rental, ST Overlay Zone.**

a. Intent. The Short Term Rental, ST Overlay Zone is intended to identify those areas within the City limits where Commercial short term rental uses and bed and breakfast uses, as herein defined, are allowed as a conditional use. Commercial short term rentals are prohibited except on commercially zoned properties within the ST Overlay Zone. Bed and breakfast uses are prohibited except on properties within the ST Overlay Zone. The City places a high value on the preservation of the character of its residential neighborhoods. Potential negative impacts affecting residential neighborhoods shall be avoided or minimized to the greatest extent possible. For the purposes of this section the following shall mean: Short Term Rental or STR. A conditional use to provide sleeping accommodations for a period of between one (1) and twenty-nine (29) consecutive days. This use is further defined as either a commercial short term rental use or a residential short term rental use with different

permitting and operational requirements for each type of short term rental use.

Bed and Breakfast. A conditional use whereby the record owner of a property, who is also the resident of the property, uses one (1) or more rooms per unit for one (1) to ten (10) bed and breakfast units for the purpose of providing sleeping accommodations for one family per unit for a period of between one (1) and twenty-nine (29) consecutive days. A bed and breakfast use shall only be permitted in compliance with the procedures and conditions in Section 54-227 of the Zoning Ordinance and after a bed and breakfast permit is issued by the City.

Short Term Rental, Commercial. A commercial short term rental is a conditional use whereby a conforming or legal nonconforming dwelling unit is converted into a fully-functioning, private accommodations use, which includes cooking, living, sanitary and sleeping facilities within one dwelling unit, to be rented to one (1) family for a period of between one (1) and twenty-nine (29) consecutive days. Distinguishing characteristics of a short term rental are: 1) it has all the attributes of a typical dwelling unit including cooking, living, sanitary and sleeping facilities, 2) is occupied by not more than four (4) unrelated people pursuant to the definition for family, and 3) is located on a commercially zoned property with a limited number of short term rental units, if more than one such unit is provided. A commercial short term rental shall only be permitted as a conditional use when a conforming or legal nonconforming dwelling unit is converted to such use in compliance with the procedures and conditions in Section 54-227 of the Zoning Ordinance and after a commercial STR permit is issued by the City.



b. Commercial Short Term Rental Use.

1. Accommodations Use. Subject to the conditions in [Section 54-227](#), b. 2, a dwelling unit converted into a commercial short term rental may be rented to not more than four (4) unrelated people pursuant to the definition for family for a period of between one (1) and twenty-nine (29) days; provided, however, only one (1) family at a time may occupy and use a dwelling unit converted into a commercial short term rental.

2. Conditions. A conforming or legal nonconforming dwelling unit may be converted into a commercial short term rental only when all of the following conditions are satisfied, as evidenced by an application, a site plan, and floor plans:

(a) The lot is located entirely within one or more of the following base zoning districts: CT, LB, GB, UC, MU-1, MU-1/WH, MU-2, or MU-2/WH; and

(b) The lot is commercially zoned and located entirely within the Short Term, ST Overlay Zone, as shown on the Zoning Map; and

(c) The dwelling unit being converted to a commercial short term rental is not designated as an affordable housing unit or a workforce housing unit; and

(d) The owner of the dwelling unit being converted into a commercial short term rental complies with all business license and revenue collections laws of the City of Charleston, Charleston County and the State of South Carolina; and

(e) Any commercial uses on the lot must be completely separate and independent operations, unrelated to the Commercial Short Term Rental; and

(f) There are no common areas or other areas serving more than one dwelling unit and/or commercial short term rental on the lot, except driveways; and

(g) There are no exterior signs for the commercial short term Rental use of the lot; and

(h) Existing parking spaces on the lot, if any, that satisfy the off-street parking requirements of this Chapter for the existing dwelling units being converted to short term rentals and all other uses on the lot shall be shown on the site plan submitted with the application. No additional parking spaces shall be required for the dwelling units being converted to short term rentals; and

(i) No more than nine (9) dwelling units may be converted to short term rentals on any one (1) lot. Ten (10) or more short term rental units on one (1) lot shall require approval as an accommodations use pursuant to [Section 54-220](#) of the Zoning Ordinance. This provision shall not be interpreted to permit an increase in the maximum density permitted under the base zoning district for dwelling units on the lot; and

(j) The number of STR overnight guests in the STR unit shall not exceed two adults per bedroom with a maximum of 4 unrelated adults per unit, and this maximum shall be posted visibly in the STR and included in advertising.

3. Except as expressly stated otherwise in this [Section 54-227](#), a dwelling unit converted into a commercial short term rental shall continue to be subject to the regulations for such a dwelling unit in the base zoning district, including without limitation the site regulations in Article 3 of the Zoning Ordinance.

4. Impact on Nonconforming Uses. For the purposes of applying [Section 54-110](#) concerning nonconforming uses, a commercial short term rental is considered a continuation of the nonconforming use of a legal nonconforming dwelling unit.

5. Prohibition on Construction of Commercial Short Term Rentals. Nothing in this [Section 54- 227](#) shall be construed to permit a property owner to construct a commercial short term rental. A property owner seeking a conditional use for a commercial short term rental must construct a dwelling unit in accordance with applicable standards for the dwelling unit under the base zoning district for the subject property and then apply for the conversion of the conforming dwelling unit to a commercial short term rental use.

6. Approved Short Term Rentals Within the ST Overlay Zone. All STR uses within the ST Overlay Zone that have City approval to operate on the effective date of this ordinance shall be issued a commercial STR permit, which shall be valid for one (1) year from the date of issuance and shall be renewable annually unless revoked. Permit holders shall adhere to the requirements of this Chapter.

7. New Short Term Rentals Within the ST Overlay Zone, Permit. New STR uses within the ST Overlay Zone that receive City approval to operate shall be issued a commercial STR permit, which shall be valid for one (1) year from the date of issuance, and shall be renewable annually unless revoked. Permit holders shall adhere to the requirements of this Chapter.

8. Annual Renewal. For renewal of a commercial STR permit, a property owner shall be required to recertify compliance with this section with the zoning administrator. An application for annual recertification of the commercial STR permit must include the application fee, an affirmation by the applicant that the nature of the STR use at the property has not changed, and must be notarized, filed with, and approved by the zoning administrator to continue the STR use. Applications that have had no applicant required activity for 90 days may be voided.

9. New Applications. Applications for new Commercial Short Term Rental Permits shall be notarized and include the following:

(a) The location of the property; and

(b) An application fee; and

(c) Floor plans drawn to scale of the habitable structures on the property that clearly designate all rooms to be used by STR guests, and the specific room or rooms to be used by guests for sleeping; and

(d) A site plan of the lot showing the location of the proposed STR unit(s), any existing STR units, driveways, parking, and any other buildings or improvements; and

(e) A photograph or photographs of the current principal view or views of the structure where the STR unit is to be located; and

(f) A valid Drivers license showing the current address for the owner- if the property is owned by an LLC the lead partner that is authorized to receive notifications.



(g) An affidavit which the owner and agent (if applicable) must sign acknowledging that he or she has reviewed, understands and will abide by the requirements of this section and the applicable section for the category of permit requested.

(h) The owner and/or the owner's agent shall document with the City all platforms, services or other methods of advertisements used in listing the rental.

c. Bed and Breakfast Use.

1. Accessory Use. Subject to the conditions in [Section 54-227](#), c., 2, a bed and breakfast use may be established in a dwelling unit as an accessory to the principal residential use, on any property located within the ST Overlay Zone, and each approved bed and breakfast unit may be rented to one (1) family for a period of between one (1) and twenty-nine (29) consecutive days.

2. Conditions: A bed and breakfast may be approved only when all of the following conditions are satisfied, as evidenced by an application, a site plan, and floor plans:

(a) The number of bed and breakfast units shall not exceed four (4) units; except that a lot may have between four (4) and ten (10) bed and breakfast units if the total square footage of conditioned floor area in the building or buildings containing the bed and breakfast units is equal to or greater than the sum of the number of bed and breakfast units multiplied by 560, and all other requirements of this section are met. Each unit shall consist of one (1) or more rooms arranged for the purpose of providing sleeping accommodations for one (1) family for a period of between one (1) and twenty-nine (29) consecutive days; and

(b) The subject property is located entirely within the ST Overlay Zone; and

(c) The bed and breakfast shall be operated by the record owner of the subject property who also resides at the subject property at least 183 days each year; and

(d) The principal building on the property on which the bed and breakfast use will be located shall have been constructed 50 or more years ago although the bed and breakfast unit(s) may be located in a building that was not constructed 50 or more years ago; and

(e) Bed and breakfast unit(s) located in buildings constructed 50 or more years ago shall provide one (1) off street, maneuverable parking space on the subject property for each two (2) bed and breakfast units, or fraction thereof. Bed and breakfast unit(s) located in buildings not constructed 50 or more years ago shall provide one (1) off street, maneuverable parking space on the subject property for each bed and breakfast unit. Spaces required for the bed and breakfast unit(s) shall be in addition to providing, on the subject property, required off street parking for existing uses on the property; and

(f) The property shall be permitted to have one sign advertising the Bed and Breakfast. The permitted sign may have a maximum of two sides and no side shall exceed four (4) square feet in total sign face area; and

(g) The bed and breakfast shall be located on property which is in compliance with allowed uses for the zone district in which the property is located; and

(h) The bed and breakfast shall be operated by someone who has not had a bed and breakfast permit revoked within the previous twelve (12) months.

3. Operational Requirements. In all cases, bed and breakfast use shall meet the following operational requirements:

- (a) No meals other than breakfast may be served by the resident owner to the paying guests.
- (b) The resident owner shall keep a guest register including names, addresses, telephone numbers and dates of occupancy of all guests for three (3) years and shall make this available to the City upon request.
- (c) The resident owner shall comply with all business license and revenue collection laws of the City of Charleston, Charleston County and State of South Carolina.

4. Application Process.

(a) New applications for bed and breakfast uses shall be notarized and include the following:

- 1) Location of the property and resident owner of record of the property,
- 2) An application fee,
- 3) Floor plans drawn to scale of the habitable structures on the property,
- 4) A site plan of the lot showing the location of the proposed bed and breakfast units, the location of any existing bed and breakfast units, and the location of the required off-street parking spaces and driveways, and
- 5) Photographs of the current principal views of the structure where the proposed bed and breakfast units are to be located.

The floor plans shall clearly note all rooms to be used by bed and breakfast guests, with the room or rooms to be used by bed and breakfast guests for sleeping designated. The application shall also include a statement which the resident-owner must sign acknowledging that he or she has reviewed and understands the requirements of this section.

Upon receiving a complete application and prior to the issuance of a zoning permit, the lot upon which the proposed use is to be located shall be posted for fifteen (15) consecutive days, advising that the resident-owner of the property has applied for a zoning permit to establish a bed and breakfast use at the location and supplying a phone number to call for further information. During this fifteen (15) calendar day period, the zoning administrator shall determine if the application meets the requirements as set forth above. If, at the end of the fifteen (15) day posting period, the zoning administrator determines that the application meets the requirements, the zoning administrator shall notify the applicant that the application is approved and shall, after waiting an additional five business days to allow for appeals, issue the zoning permit, which shall be valid for one (1) year from the date of issuance and shall be renewable annually unless revoked. Any appeals filed within the five-day period shall cause the issuance of the zoning permit to be stayed pending resolution of the appeal.

Applications that have had no applicant required activity for 90 days may be voided.

(c) Renewal application.

- (1) For renewal of a bed and breakfast permit, a property owner shall be required to recertify compliance with this section with the zoning administrator. An application for annual recertification of the bed and breakfast permit must include the application fee, an affirmation by the applicant that the



nature of the bed and breakfast use at the property has not changed, and must be notarized, filed with, and approved by the zoning administrator to continue the bed and breakfast use.

(2) Upon a change in ownership of a property, and prior to the issuance of a new business license to allow continuation of an existing, permitted bed and breakfast use upon said property, the new property owner shall be required to recertify compliance of the bed and breakfast use with the zoning administrator by having an application for recertification of the bed and breakfast use notarized, filed with, and approved by the zoning administrator.

5. The bed and breakfast use shall not be expanded in any respect throughout the structure or structures, or elsewhere on the property nor shall the use be changed to any other use not permitted by the Zoning Ordinance without reapplication to and approval by the zoning administrator.

6. All operators of bed and breakfast uses permitted under this section shall cooperate fully with the zoning administrator and his designees, including, but not limited to, providing pertinent information upon request and affording access to that portion of the premises which is used for the bed and breakfast use for reasonable site inspections.

7. Existing Approved and Bed and Breakfast Uses. All approved, legal bed and breakfast uses that are operating on the effective date of the ordinance from which this section derives or that are entitled to be in operation on the effective date of this ordinance shall be issued a bed and breakfast permit which shall be valid for one (1) year of issuance and shall be renewable annually unless revoked and shall adhere to the requirements of this Chapter.

b. Violations and Penalties.

1. Violations. It shall be a violation of this Chapter for an owner, his agent or manager to:

(a) Operate an STR use, a bed and breakfast use or other accommodations use without complying with the requirements of this Chapter and the Code of the City of Charleston; or

(b) Expand an STR use or bed and breakfast use without obtaining a new permit; or

(c) Advertise a property as being available for an STR use, bed and breakfast use or other accommodations use without first complying with the requirements of this Chapter; or

(d) Represent or submit for advertising or marketing, or to otherwise hold out an STR unit, bed and breakfast unit or other accommodations unit as being available for use or occupancy unless the STR or bed and breakfast has been permitted pursuant to this Chapter and the permit number is displayed in the materials used to represent, advertise, market or otherwise hold out the property as available for STR or bed and breakfast use or occupancy; or

(e) Represent or submit for advertising or marketing, or otherwise to hold out the availability of an STR or bed and breakfast for use or occupancy by more than the number of occupants that are permitted pursuant to this Chapter; or

(f) Represent or submit for advertising, or marketing, or to otherwise hold out more STR or bed and breakfast units or other accommodations type units on a property than are permitted pursuant to this Chapter.

(g) Represent or submit for advertising or marketing, or otherwise to hold out the availability of an STR or bed and breakfast for use or occupancy on a platform or other media that has not been disclosed to the City of Charleston.

2. Penalties. A violation of this Chapter is a misdemeanor punishable by a fine and/or incarceration. Each day the unlawful erection, construction, reconstruction, alteration, conversion, maintenance, use, or other violation under this Chapter continues is considered a separate offense.

Should the STR or bed and breakfast use fail to continue to meet the requirements under which it was authorized or be discontinued for a period of twelve (12) months or more, the operating permit issued pursuant to this Chapter shall be revoked. A short-term rental permit shall be automatically revoked upon a 4<sup>th</sup> conviction of violation(s) of the city's zoning, livability, fire or building ordinances entered on separate dates within a twelve-month period against the permit holder.

(Ord. No. 2012-41, § 4, 1-24-12; Ord. No. 2018-043, § 13, 4-10-18)

**Section 3.** This ordinance shall become effective immediately upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_ in  
the Year of Our Lord, 2025 in the \_\_\_\_ Year  
of the Independence of the United States of  
America.

By: \_\_\_\_\_  
William S. Cogswell, Jr.  
Mayor, City of Charleston

ATTEST: \_\_\_\_\_  
Jennifer Cook  
Clerk of Council





Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO DECLARE THE SCALE SHOWN ON THE CITY GIS THE OFFICIAL METHOD OF MEASUREMENT FOR ZONING DISTRICT BOUNDARIES.

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

**Section 1.** Article 1, Part 1, Section 54-103 of Chapter 54 in the Code of the City of Charleston Zoning Ordinance is hereby amended by deleting the following stricken phrases and adding thereto the following underlined words, to state as follows:

**“Sec. 54-103. - ~~Rules for determining~~ Zoning district boundaries.**

~~Where uncertainty exists with respect to t~~The boundaries of any of the aforesaid districts as shown on the zoning map, shall be measured using the scale shown on the City of Charleston Geographic Information System (GIS). The zoning administrator shall determine any dispute involving the interpretation and/or measurement of zoning district boundaries, with such decision being appealable to the Board of Zoning Appeals-Zoning,~~the following rules shall apply:~~

a. ~~Unless otherwise indicated, the district boundaries follow land lot lines; center lines of streets, highways, alleys or railroads; center lines of water courses or impoundments of streams, reservoirs, or other bodies of water.~~

b. ~~Where so indicated, district boundaries are parallel to the center lines of streets, highways or railroads, or rights of way of same, or the center lines of streams, reservoirs, or other bodies of water, or said lines extended at such distance there from as indicated on the zoning map. If no distance is given, such distance shall be determined by the use of the scale shown on said zoning map.~~

c. ~~Where a district boundary line on the zoning map divides a lot of record, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof; provided that such extensions shall not include any part of such a lot more than 50 feet beyond the district boundary line.~~

d. ~~In all disputes involving the interpretation of zone district boundaries, the Board of Zoning Appeals shall be the final judge.”~~

**Section 2.**

This ordinance shall become effective immediately upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_ in  
the Year of Our Lord, 2025 in the \_\_\_\_ Year of  
the Independence of the United States of America.

By: \_\_\_\_\_  
William S. Cogswell, Jr.  
Mayor, City of Charleston

ATTEST: \_\_\_\_\_  
Jennifer Cook  
Clerk of Council



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND SECTION 54-240 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO ALLOW BOARD OF ARCHITECTURAL REVIEW PURVIEW BY CONSENT IN THE HISTORIC MATERIALS DEMOLITION DISTRICT.

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

**Section 1.** Article 2, Part 6, Section 54-240(k) of Chapter 54 in the Code of the City of Charleston Zoning Ordinance is hereby amended by adding thereto the following underlined words, to state as follows:

**“Sec. 54-240. Board of Architectural Review; powers and duties.**

...

**k. The Board of Architectural Review shall have the power to delay for a period of 180 days or deny outright the demolition, partial demolition or removal of a structure over 50 years old in the area referred to as “the Historic Materials Demolition District,” such area being bounded to the north by Mount Pleasant Street or the extensions thereof into the waters of the Ashley and Cooper Rivers, to the east by the waters of the Cooper River to the south by the Old City District and to the west by the waters of the Ashley River. Applicants may submit plans for proposed construction to be considered by the Board of Architectural Review as part of the demolition request in the Historic Materials Demolition District only, with such plans meeting the Board of Architectural Review conceptual approval submittal requirements. If the Board of Architectural Review grants conceptual approval of the proposed plans submitted as part of the demolition request, the Board of Architectural Review retains jurisdiction to review, modify, and enforce said plans pursuant to section 54-240(c)-(e) herein. No certificate of occupancy shall be issued until completion of such plans has been certified by the City building inspector.”**



**Section 2.** This ordinance shall become effective immediately upon ratification.

Ratified in City Council this \_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 2025 in the  
\_\_\_\_\_ Year of the Independence of the  
United States of America.

By: \_\_\_\_\_  
William S. Cogswell, Jr.  
Mayor, City of Charleston

ATTEST: \_\_\_\_\_  
Jennifer Cook  
Clerk of Council

E(6.)



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1049 JENKINS ROAD (WEST ASHLEY) (APPROX. 0.26 AC.) (TMS #3511400077) (COUNCIL DISTRICT 7), BE ZONED DUWAP OVERLAY ZONE, JOB CENTER DISTRICT (OD\_DUWAP, JC) CLASSIFICATION. THE PROPERTY IS OWNED BY JAP 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:

1049 Jenkins Road (West Ashley) (Approx. 0.26 ac.) (TMS #3511400077)

Section 2. That the said parcel of land described above shall be zoned Duwap Overlay Zone, Job Center District (OD\_DUWAP, JC) 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:

\_\_\_\_\_  
William S. Cogswell, Jr.  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Jennifer Cook  
Clerk of Council



# City of Charleston Zoning Map

Zoning 3

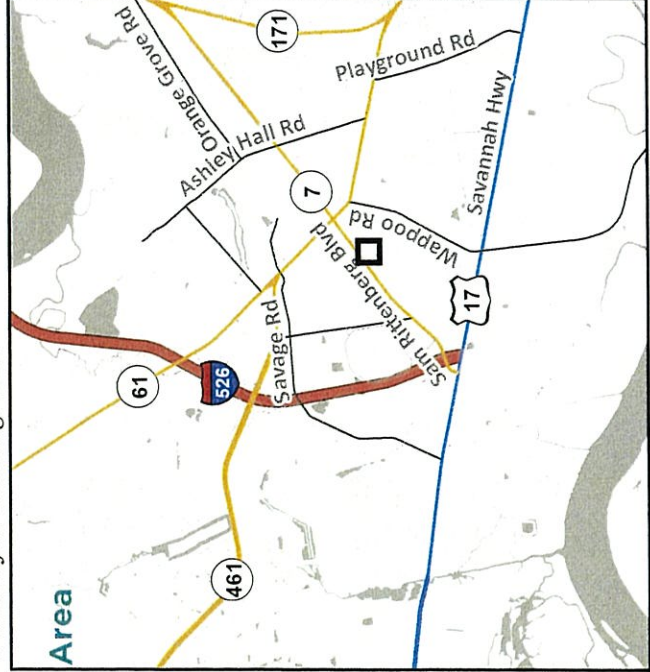
1049 Jenkins Road

West Ashley | TMS# 3511400077 | Council District 7 |

Approximately 0.26 ac.

Request zoning Duwap Overlay Zone, Job Center District(OD\_DUWAP,JC) Zoned Duwap Overlay Zone,Community Commercial (OD\_DUWAP,CC) in Charleston County.

Owner: JAP Holdings LLC



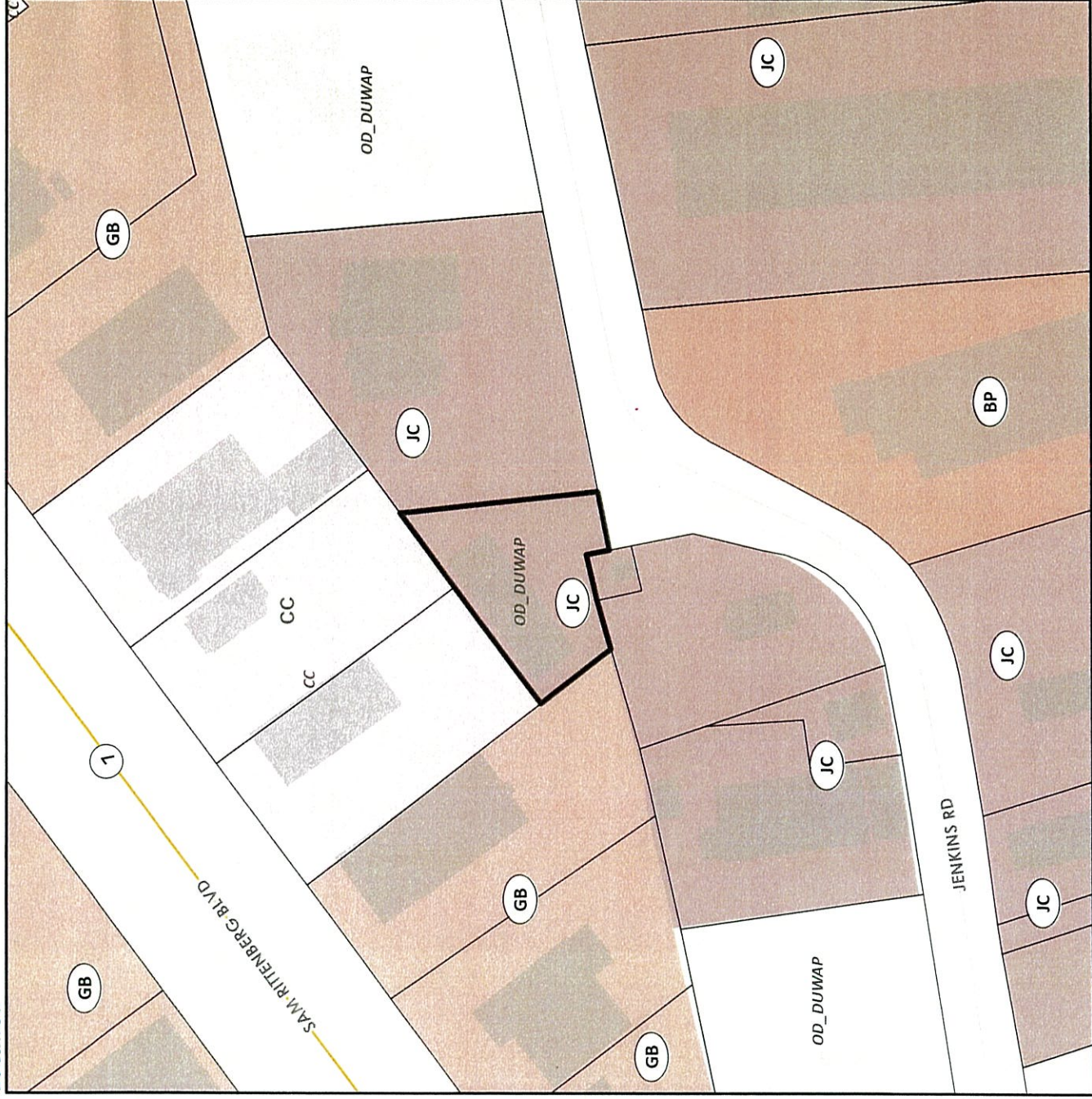
Department of Planning, Preservation & Sustainability

[www.charleston-sc.gov](http://www.charleston-sc.gov)

2 George St, Charleston, SC 29401

843.724.3765

Location







Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 412 ARLINGTON DRIVE (WEST ASHLEY) (APPROX. 0.21 AC.) (TMS #3101200057) (COUNCIL DISTRICT 5), BE ZONED SINGLE FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY FLORENCE CRITTENTON PROGRAMS OF SOUTH CAROLINA.

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:

412 Arlington Drive (West Ashley) (Approx. 0.21 ac.) (TMS #3101200057)

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:

\_\_\_\_\_  
William S. Cogswell, Jr.  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Jennifer Cook  
Clerk of Council

# City of Charleston Zoning Map

Zoning 4

412 Arlington Drive

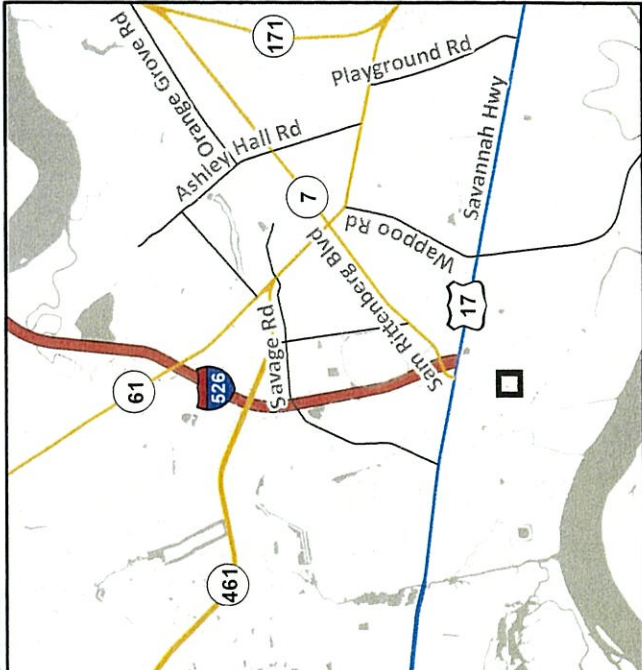
West Ashley | TMS# 3101200057| Council District 5 |

Approximately 0.21 ac.

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

Owner: Florence Crittenton Programs of South Carolina

Area



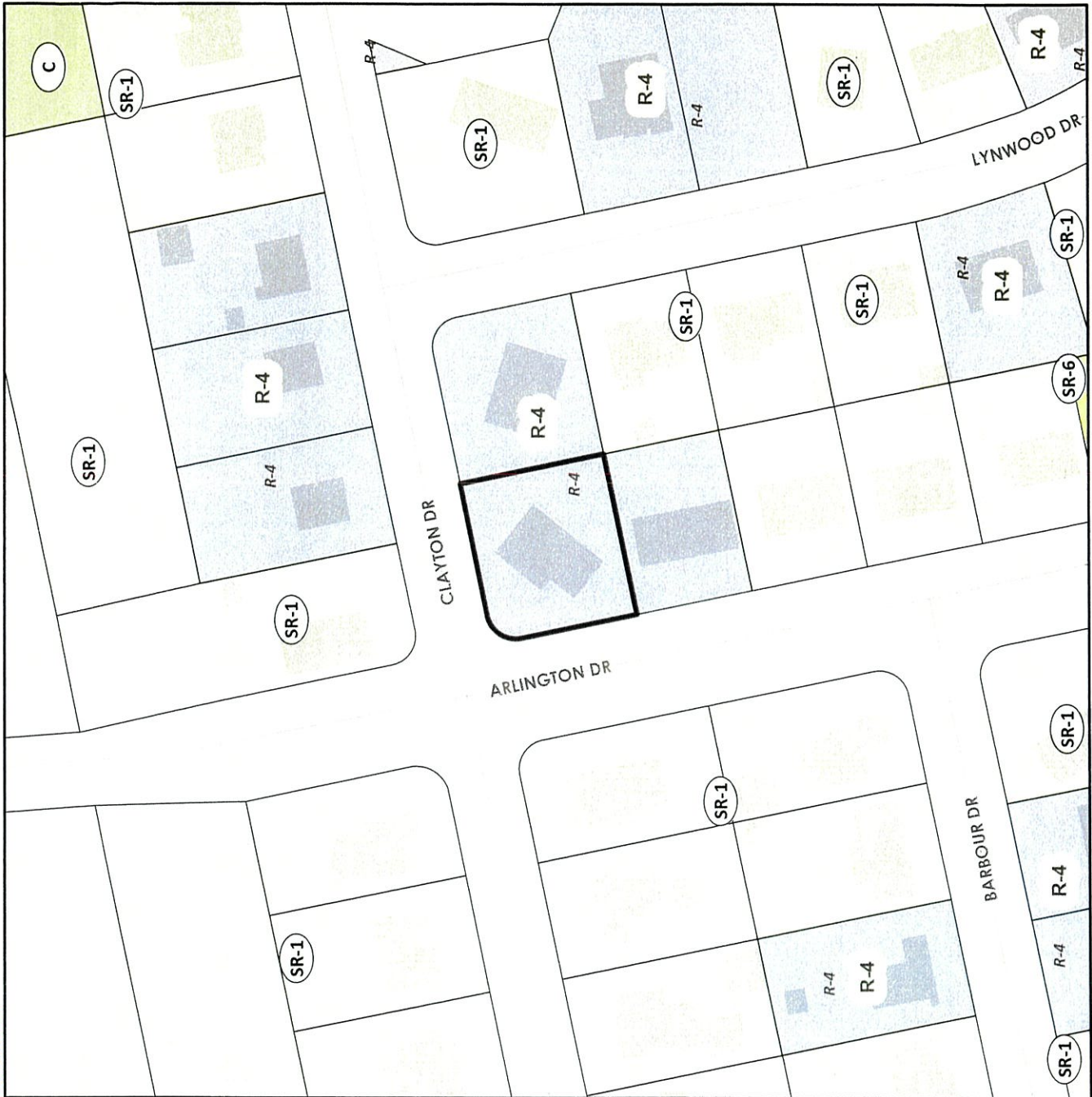
Department of Planning, Preservation & Sustainability

[www.charleston-sc.gov](http://www.charleston-sc.gov)

2 George St, Charleston, SC 29401

843.724.3765

Location





E8.)



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1251 WISTERIA ROAD (WEST ASHLEY) (APPROX. 0.14 AC.) (TMS #3511200110) (COUNCIL DISTRICT 7, BE ZONED SINGLE FAMILY RESIDENTIAL (SR-2) CLASSIFICATION. THE PROPERTY IS OWNED BY MEAGHAN MCINTYRE.

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:

1251 Wisteria Road (West Ashley) (Approx. 0.14 ac.) (TMS #3511200110)

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

\_\_\_\_\_  
William S. Cogswell, Jr.  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Jennifer Cook  
Clerk of Council

# City of Charleston Zoning Map

ZONING 2

1251 Wisteria Road

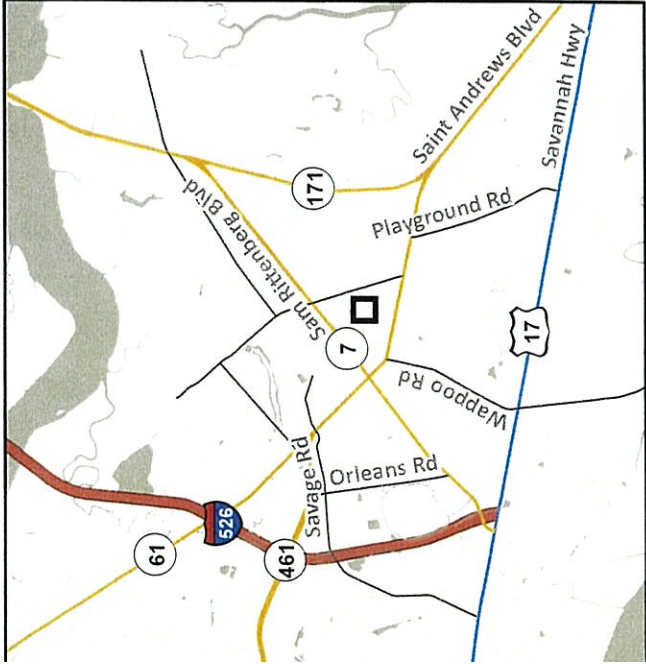
West Ashley | TMS# 3511200110 | Council District 7 |

Approx. 0.14 ac.

Request zoning Single Family Residential (SR-2). Zoned Residential (R-4) in Charleston County.

Owner: Meaghan McIntyre

Area



Department of Planning & Preservation

[www.charleston-sc.gov](http://www.charleston-sc.gov)

George St, Charleston, SC 29401

43.724.3765



Location







Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1003 TERACOTTA DRIVE, 1007 TERACOTTA DRIVE, 1011 TERACOTTA DRIVE, 1015 TERACOTTA DRIVE, 1020 TERACOTTA DRIVE, 1023 TERACOTTA DRIVE, 1024 TERACOTTA DRIVE, 1027 TERACOTTA DRIVE, 1035 TERACOTTA DRIVE, 1043 TERACOTTA DRIVE, 2012 IRONSTONE ALLEY, 2024 IRONSTONE ALLEY, 2042 IRONSTONE ALLEY, 3004 AMETHYST ALLEY, 3008 AMETHYST ALLEY, 3012 AMETHYST ALLEY, 3016 AMETHYST ALLEY, 4009 KAOLIN STREET, 4013 KAOLIN STREET, 4049 KAOLIN STREET, & 4050 KAOLIN STREET (WEST ASHLEY) (APPROX. 6.77 AC.) (TMS # 3531200060, 3531200058, 3531200057, 3531200056, 3531200066, 3531200054, 3531200065, 3531200053, 3531200051, 3531200049, 3531200072, 3531200069, 3531200043, 3531200041, 3531200040, 3531200039, 3531200038, 3531200037, 3531200036, 3531200028, & 3531200059) (COUNCIL DISTRICT 2, BE ZONED SINGLE FAMILY RESIDENTIAL (SR-2) CLASSIFICATION. THE PROPERTY IS OWNED BY ELIZABETH ANN PRICE, TIMOTHY & SUZANNE FREISEN, EDELTRAUD & PAUL COLE, GARY & JENNIFER NIZZI, BERNARD & BETTY MCFADDEN, BARTHOLOMEW GUTIERREZ & LAUREN, MOWERY, LORIE & RICHARD SUAREZ, DANIEL & LESLIE ALLEN, RANDI & RICHARD SERRINS, CHRIS & MARY BARNES, APRIL BENNETT, MELISSA PARKER, ALICIA & KENNETH HALLER, ANDREW & MARIE POWELL, SUSAN STEVENS, DUSTIN & KATHY MCKIE, FRED & KRISTY TACCOLINI, KEMPER & TRAVIS DOUGAN, BRITT & STACY WILLINGHAM, ASHLEY & SAMUEL MCADAMS, & JENNIFER & MARK MCDERMOTT

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:

1003 Teracotta Drive, 1007 Teracotta Drive, 1011 Teracotta Drive, 1015 Teracotta Drive, 1020 Teracotta Drive, 1023 Teracotta Drive, 1024 Teracotta Drive, 1027 Teracotta Drive, 1035 Teracotta Drive, 1043 Teracotta Drive, 2012 Ironstone Alley, 2024 Ironstone Alley, 2042 Ironstone Alley, 3004 Amethyst Alley, 3008 Amethyst Alley, 3012 Amethyst Alley, 3016 Amethyst Alley, 4009 Kaolin Street, 4013 Kaolin Street, 4049 Kaolin Street, & 4050 Kaolin Street (West Ashley) (Approx. 6.77 ac.) (TMS # 3531200060, 3531200058, 3531200057, 3531200056, 3531200066, 3531200054, 3531200065, 3531200053, 3531200051, 3531200049, 3531200072, 3531200069, 3531200043, 3531200041, 3531200040, 3531200039, 3531200038, 3531200037, 3531200036, 3531200028, & 3531200059)

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

\_\_\_\_\_  
William S. Cogswell, Jr.  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Jennifer Cook  
Clerk of Council



# City of Charleston Zoning Map

## ZONING 4

1003 Teracotta Dr, 1007 Teracotta Dr, 1011 Teracotta Dr, 1015 Teracotta Dr, 1020 Teracotta Dr, 1023 Teracotta Dr, 1024 Teracotta Dr, 1027 Teracotta Dr, 1035 Teracotta Dr, 1043 Teracotta Dr, 1012 Ironstone Aly, 2024 Ironstone Aly, 2042 Ironstone Aly, 3004 Amethyst Aly, 3008 Amethyst Aly, 3012 Amethyst Aly, 3016 Amethyst Aly, 4009 Kaolin St, 4013 Kaolin St, 4049 Kaolin St, & 4050 Kaolin St

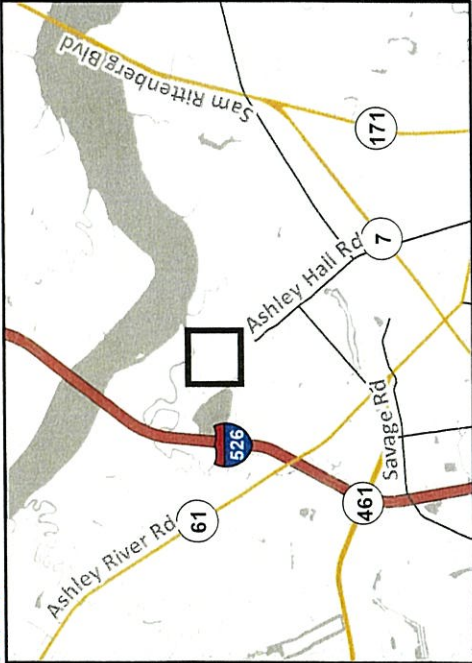
West Ashley | TMS# 3531200060, -58, -57, -56, -66, -54, -65, -53, -51, -49, -72, -69, -68, -43, -41, -40, -39, -38, -37, -36, -28, & -59 | Council District 2

Approx. 6.77 ac.

Request zoning Single Family Residential (SR-2). Zoned Residential (R-4) in Charleston County.

Owners: Elizabeth Ann Price, Timothy & Suzanne Freisen, Edeltraud & Paul Cole, Gary & Jennifer Nizzi, Bernard & Betty McFadden, Bartholomew Gutierrez & Lauren, Mowery, Lorie & Richard Suarez, Daniel & Leslie Allen, Randi & Richard Serrins, Chris & Mary Barnes, April Bennett, Melissa Parker, Elisa & William Lawson, Alicia & Kenneth Haller, Andrew & Marie Powell, Susan Stevens, Dustin & Kathy McKie, Fred & Kristy Taccolini, Kemper & Travis Dougan, Britt & Stacy Willingham, Ashley & Samuel McAdams, & Jennifer & Mark McDermott

## Area



Department of Planning & Preservation  
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765

## Location







Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

AN ORDINANCE TO AMEND CHAPTER 5 OF THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA TO PERMIT MICROCHIPPING BY ANIMAL SHELTER PERSONNEL. (AS AMENDED)

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

Section 1. Chapter 5, Section 9 of the Code of the City of Charleston, is amended by deleting the following stricken phrases and adding thereto the following underlined phrases, which shall read as follows.

“Sec. 5-9. - Animal Owner Identification Requirements.

1. All dogs and cats over the age of four (4) months that live within the City of Charleston must either (a) be implanted with an identifying microchip ~~under the direct supervision of a licensed veterinarian~~ with the owner's most accurate and current contact information by a person authorized to perform microchipping pursuant to state law, or (b) wear a durable tag or other form of durable identification with the owner's name, address, and phone number on a collar or harness at all times.

2. This requirement shall not apply to dogs or cats whose owner has resided within the City of Charleston for fewer than thirty (30) days, or to a non-resident to the City of Charleston keeping a dog or cat in the city for fewer than sixty (60) days.

3. Transfer, sale of dogs and cats.

(a) An owner who offers any dog or cat over the age of four (4) months for sale, trade, or adoption must provide, if applicable, the microchip identification number with the offer of sale, trade or adoption. The microchip number, if applicable, must appear on a document transferring the dog to the new owner.

(b) A person purchasing, adopting, or acquiring a dog or cat from a previous owner must then register their current information with the appropriate microchip company, if applicable, within thirty (30) days of purchasing, adopting, or acquiring the dog or cat from a previous owner.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the  
year of Our Lord, 2025, in the \_\_\_\_ Year of the  
Independence of the United States of America.

By: \_\_\_\_\_  
William S. Cogswell, Jr., Mayor

ATTEST: By: \_\_\_\_\_  
Jennifer Cook  
Clerk of Council