PLANNING COMMISSION

February 16, 2021
Regular Meeting at 5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/pc

**Video and microphone is currently disabled for all attendees.**
This meeting is being recorded.
Just as in an in-person meeting, all items heard today are part of a **public meeting format**. Following this introduction, staff will explain how public comments will be shared in this virtual setting.

All **zoning, rezoning and ordinance amendment requests** will receive a recommendation from the Planning Commission and will then go to City Council. Public hearings for the zoning, rezoning and ordinance amendment items will be held at the **March 22, 2022 City Council** meeting.

Meeting results will be posted on the City’s website at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

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**Your City of Charleston Planning Commission Members are:**
Charles Karesh – Chair  
Harry Lesesne – Vice-Chair  
Jimmy Bailey, Jr.  
Loquita Bryant-Jenkins  
Erika V. Harrison  
Donna Jacobs  
Angie Johnson  
Sunday Lempesis

**Your City of Charleston Assisting Staff are:**
Christopher Morgan, **Planning Manager**  
Lee Batchelder, **Zoning Administrator**  
Philip Overcash, **Senior Planner**  
Ana Harp, Senior **Zoning Planner**  
Chloe Stuber, **Planner**  
Philip Clapper, **Clerk**

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REZONING 1

265, 275, 277, 279 Huger St, and 581, 583, 585, 587, 589, 591 Meeting St (East Central – Peninsula) TMS # 4631604018, 054 & 055 – approx. 3.16 ac.

Request rezoning of subject properties from Diverse Residential (DR-2) and General Business (GB) to Mixed-Use Workforce Housing (MU-1/WH).

Owners: City of Charleston Housing Authority
Applicant: Bello Garris Architects
265, 275, 277, 279 Huger St, and 581, 583, 585, 587, 589, 591 Meeting St (City Centers)
AERIAL

REZONING 1

265, 275, 277, 279 HUGER ST
AND 581, 583, 585, 587, 589,
591 MEETING ST
(PENINSULA)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
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# ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th></th>
<th>Diverse Residential (DR-2)</th>
<th>General Business (GB)</th>
<th>Mixed-Use/Workforce Housing (MU-1/WH)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></td>
<td>The DR districts allow multi-family residential (3 or more) dwellings and one-family attached dwellings as well as single- and two-family dwellings.</td>
<td>The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, and storage yards (except for vehicles and boats). Mini-warehouse/self-storage uses may be permitted as special exception uses subject to the approval of the Board of Zoning Appeals. Automotive repair shops, communication towers, gas stations, short term lenders, veterinary clinics, and stables may be permitted as conditional uses.</td>
<td>The MU-1/WH district is incentive based and is intended to permit high density residential uses with a mixture of housing opportunities, along with limited neighborhood nonresidential uses and services in urban areas of the city. The MU-1/WH and MU-1/WH districts are only available to property owners who apply for the district designation.</td>
</tr>
</tbody>
</table>
| **Density**   | 26.4 units/acre (multi-family)  
21.8 units/acre (two-family)  
17.4 units/acre (single-family) | 26.4 units/acre (multi-family)  
21.8 units/acre (two-family)  
17.4 units/acre (single-family) | No density cap                                                                                           |
| **Other**     | Every development in the MU-1/WH or MU-2/WH zoning district that has five (5) or more residential units must include owner occupied workforce housing units and/or rental workforce housing units. Every development in the MU-1/WH or MU-2/WH zoning district that has less than five (5) units must include at least one (1) owner occupied or rental workforce housing unit or nonresidential use(s) that face the street on the ground level in accordance with the provisions of subsection b; or pay a fee-in-lieu; or donate land by discretion of City Council. Parking and loading: one (1) space per two units for workforce and one (1) space per unit for market-rate. Frontage not required for new lots. | CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICT. |
REZONING 2

Properties on Meeting St (Eastside - Peninsula)
TMS # 4590503077-079, 4590504216 & 222 – approx. 0.51 ac.

Request rezoning of parcels TMS # 4590503077-079 from Accommodations Overlay District (A-1) to Accommodations Overlay District (A-4), and to include parcels TMS # 4590504216 & 222 within A-4.

Owners: Grace Hotel Inc. and City of Charleston
Applicant: Richard Gowe, LS3P
CHARLESTON CITY PLAN FUTURE LAND USE

Properties on Meeting St (City Centers)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary
AERIAL
REZONING 2
PROPERTIES ON MEETING ST (PENINSULA)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
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Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Accommodations Overlay Zones

Sec. 54-220. (b) (i):
within areas of the accommodations overlay zone designated as "A-1", "A-2", "A-3", "A-4", "A-5", "A-6", or "A-7" on the zoning map, the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located shall not exceed 50 in areas designated "A-1"; 180 in areas designated "A-2"; 225 in areas designated "A-3"; 100 in areas designated "A-4"; 150 in areas designated "A-5"; 69 in areas designated "A-6"; and 175 in areas designated "A-7"; provided, however, that within the portion of the area designated "A-1" bounded by King Street on the west, Meeting Street on the east, Mary Street on the south and Line Street on the north (the "Full-Service Corridor"), the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located may exceed 50, but shall not exceed 250, if the accommodations use qualifies as a Full-Service Hotel, meaning that the accommodations use provides 20,000 or more square feet of meeting, conference and banquet space of which 15,000 square feet thereof is contiguous, an on-site restaurant that serves breakfast, lunch and dinner seven days a week and other services such as a concierge, a spa/health club, laundry, turndown service, newspaper delivery, security personnel and airport shuttle; and in no event shall any accommodations use on the peninsula exceed 250 sleeping units;

CLICK HERE TO LEARN MORE ABOUT THE ACCOMMODATIONS OVERLAY ZONE
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
REZONING 3

590 Meeting St (East Central – Peninsula) TMS # 4590103047 – approx. 0.23 ac.

Request rezoning of subject property from General Business (GB) to Upper Peninsula (UP), from 5 Story Old City Height District to 4-12 Story Old City Height District, and to include the subject property within the Accommodations Overlay District (A).

Owner: Meeting Street Properties
Applicant: Richard Gowe, LS3P and Sunju Patel, Montford Group

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
590 Meeting St
(City Centers)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
STREET VIEW: SUBJECT PROPERTY ON LEFT

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
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# ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th>General Business (GB)</th>
<th>Upper Peninsula (UP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></td>
<td>The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, and storage yards (except for vehicles and boats). Mini-warehouse/self-storage uses may be permitted as special exception uses subject to the approval of the Board of Zoning Appeals. Automotive repair shops, communication towers, gas stations, short term lenders, veterinary clinics, and stables may be permitted as conditional uses.</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>The UP District is intended to accommodate a mixture of dense residential and commercial and uses and taller buildings in the upper portion of the peninsula through the use of incentives designed to promote ecology, mobility, energy efficiency, diverse housing and privately maintained outdoor spaces accessible to the public.</td>
</tr>
<tr>
<td>26.4 units/acre (multi-family)</td>
<td>26.4 units/acre if 4 stories or less</td>
</tr>
<tr>
<td>21.8 units/acre (two-family)</td>
<td>No density cap if 5 stories or higher (points required to earn additional stories)</td>
</tr>
<tr>
<td>17.4 units/acre (single-family)</td>
<td></td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>CLICK HERE FOR MORE INFORMATION ABOUT THE UPPER PENINSULA DISTRICT</td>
</tr>
<tr>
<td>CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICT.</td>
<td></td>
</tr>
</tbody>
</table>
REZONING 4

1224 Wappoo Rd (Pinecrest Gardens – West Ashley) TMS # 3511200192 & 028 – approx. 0.33 ac.

Request rezoning of subject property from General Office (GO) to Commercial Transitional (CT).

Owner: John Peters
Applicant: same as owner
1224 Wappoo Rd (Suburban)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
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## ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th></th>
<th>General Office (GO)</th>
<th>Commercial Transitional (CT)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></td>
<td>The GO district is intended to provide for professional, administrative, executive and government offices including, but not limited to, medical, insurance, real estate, attorney, engineering, and financial offices. Accessory uses intended to complement office uses are permitted pursuant to Section 54-212.</td>
<td>The CT District is intended to protect, preserve and enhance residential areas while allowing commercial uses which are compatible with the adjacent residential areas. In addition to allowing a limited number of commercial uses, the size and hours of operation of certain uses are restricted.</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>2 units/acre (single-family only)</td>
<td>19.4 units/acre (multi-family)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14.5 units/acre (two-family)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10.9 units/acre (single-family)</td>
</tr>
<tr>
<td><strong>Hours</strong></td>
<td></td>
<td>In the CT district, normal business hours are deemed to be hours of operation beginning no earlier than 7 a.m. and ending no later than 8 p.m.</td>
</tr>
</tbody>
</table>
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
REZONING 5

1144 and 1150 Folly Rd (James Island) TMS # 4251300030 & 031 – approx. 0.88 ac.

Request rezoning of subject properties from Residential Office (RO) to Limited Business (LB).

Owner: Bennett Construction & Realty LLC
Applicant: Zachary Bennett
1144 and 1150 Folly Rd (Neighborhood Edge)
AERIAL

REZONING 5

1144 & 1150 FOLLY RD (JAMES ISLAND)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
STREET VIEW: NEIGHBORING PROPERTIES TO THE NORTH

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
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# ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th></th>
<th>Residential Office (RO)</th>
<th>Limited Business (LB)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></td>
<td>The RO District is intended to allow limited office uses within converted residential</td>
<td>The LB district is intended to provide for a limited variety of commercial uses and</td>
</tr>
<tr>
<td></td>
<td>structures along major roadways. This district shall provide for the daily convenience</td>
<td>services associated with neighborhood retail, financial and office activities which</td>
</tr>
<tr>
<td></td>
<td>and personal service needs of the surrounding community and shall be designed to mix</td>
<td>are compatible with residential areas. The hours of operation for most permitted</td>
</tr>
<tr>
<td></td>
<td>compatibly and aid in the preservation and stabilization of the local neighborhood.</td>
<td>commercial uses are restricted to between 7 a.m. and 11 p.m. Gasoline service stations</td>
</tr>
<tr>
<td></td>
<td>The RO zoning district is not intended to permit the loss of viable housing stock.</td>
<td>are permitted as a conditional use. Prohibited uses include, but are not limited to</td>
</tr>
<tr>
<td></td>
<td></td>
<td>bars, liquor stores, car washes as a principal use, bowling alleys, billiard parlors,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>dance halls, restaurants with drive-thru service windows, and automobile sales.</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>7.3 units/acre (single-family only)</td>
<td>19.4 units/acre (multi-family)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14.5 units/acre (two-family)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10.9 units/acre (single-family)</td>
</tr>
<tr>
<td><strong>Hours</strong></td>
<td></td>
<td>Within LB. In the limited business, LB district, certain uses, as specified herein,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>are restricted to operating only between 7 a.m. and 11 p.m., except that theaters</td>
</tr>
<tr>
<td></td>
<td></td>
<td>may operate beyond 11 p.m. although theater box offices may not sell tickets after</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11 p.m.</td>
</tr>
</tbody>
</table>

[CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICT.]
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Ordinance Amendment 1

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) ARTICLE 2- LAND USE REGULATIONS, PART 15-WORKFORCE HOUSING DISTRICTS AND OPPORTUNITY ZONES; AND ARTICLE 3- SITE REGULATIONS, PART 4-OFF-STREET PARKING REQUIREMENTS
TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING
ORDINANCE) ARTICLE 2-LAND USE REGULATIONS, PART 15-WORKFORCE HOUSING
DISTRICTS AND OPPORTUNITY ZONES; AND ARTICLE 3- SITE REGULATIONS, PART
4-OFF-STREET PARKING REQUIREMENTS

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS IN
CITYCOUNCIL ASSEMBLED:

Section 1. That Article 2-Land Use Regulations, Part 15-Workforce Housing Districts and
Opportunity Zones, Section 54-299.1-Definitions; be amended by inserting the following:

“v. Small Efficiency Dwelling Unit (Micro-Unit): A Dwelling Unit no smaller than 250 square
feet and no larger than 375 square feet but still containing cooking, living, sanitary and sleeping
facilities that are not shared with any other Dwelling Unit. Any unit larger than 375 square feet
do not qualify as a Small Efficiency Dwelling Unit.

w. Full-service Supermarket/Grocery Store; A licensed retail establishment with a minimum
contiguous size of 10,000 square feet that carries a variety of food and grocery items for sale
including, but not limited to, fresh produce and meats, prepared meals, canned and boxed food,
bread and dairy, and household items. A Full-service Supermarket/Grocery shall also provide
parking within 600 feet, measured from the closest point of the grocery store space to the closest
point of the parking lot or structure.”

Section 2. That Article 2-Land Use Regulations, Part 15-Workforce Housing Districts and
Opportunity Zones; be amended by inserting the following:

“Sec. 54-299.8. – Small efficiency dwelling units.

Small Efficiency Dwelling Units shall be permitted in MU-1/WH and MU-2/WH districts
if the plans satisfy the following requirements.

a. Buildings with Small Efficiency Dwelling Units shall not contain any other
Dwelling Unit Type unless specifically allowed by this section.
b. Buildings with Small Efficiency Dwelling Units must conform to the provisions of Sec.
54-299.2
c. Developments utilizing the reduced parking requirement for Small Efficiency
Dwelling Units shall satisfy all requirements of this Section and contain a minimum of
fifteen (15) Small Efficiency Dwelling Units.
d. Small Efficiency Dwelling Units shall be located within the following distances,
measured in a straight line from the closest point of the small efficiency dwelling
property to the grocery store space or transit stop:
I. ¼ mile of a full-service, supermarket/grocery store, as defined herein; and
II. ¼ mile or less from a public transit stop (bus, BRT).

e. Buildings with Small Efficiency Dwelling Units shall provide an onsite enclosed
and covered bicycle parking room that is secure and ventilated and which can
accommodate one (1) bicycle parking space per three small efficiency dwelling
unit, rounded up to the next whole number. The building shall include a bicycle
work stand, a basic set of bicycle repair tools and an air pump in close proximity to
the bicycle parking room. The use of security cameras and/or security personnel is
encouraged. Spaces within dwelling units do not count toward the bicycle parking
General requirements for all bicycle parking rooms:

i. Bicycle rack selection criteria.

(a) Provide at least two (2) points of contact for a standard bicycle frame (racks that are designed to support a bicycle primarily by a wheel are not allowed).

(b) Have rounded surfaces and corners.

(c) Be coated in a material that will not damage the bicycle.

(d) Be securely anchored or fastened to a hardscape surface.

ii. Bicycle parking space dimensions:

(a) Parking spaces shall accommodate a wide range of bicycle frame types and provide adequate space between bikes, especially those with wider handlebar stems. Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two (2) feet wide.

(b) An aisle or other space shall be provided for bicycles to enter and leave the facility.

iii. Lighting and site materials:

(a) Lighting shall be provided such that all bicycle parking facilities are thoroughly illuminated and visible from adjacent sidewalks, parking lots or buildings during hours of use.

(b) Bicycle parking shall be located on a hard surface material such as concrete, asphalt, brick or other stable surface the rack can be securely fastened to.

(c) Signage shall demarcate the bicycle parking and be placed in a visible and highly used location to inform users of the system in place.

iv. Proximity to building entrances.

(a) Bicycle parking shall be located within close proximity to, or inside, the main building. Bicycle parking shall be located no further from the building's main or secondary entrance than the closest automobile parking space to that entrance or no more than fifty (50) feet away, whichever is closer.
(b) If required bicycle parking is not clearly visible from the main entrance of the building, wayfinding signs shall be posted at the primary entrances indicating the location of the parking.

f. Any resident of a Small Efficiency Dwelling Unit shall not be eligible for a “neighborhood parking decal” (if located in such a District where they would ordinarily be eligible) and acknowledge that exclusion within the lease documentation or a separate rider.”

**Section 3.** That Article 3-Site Regulations, Part 4-Off-Street Parking Requirements, Section 54-317-Required Number of Off-Street Parking Spaces By Land Use, Table 3.3: Off-Street Parking Requirements; be amended by inserting the following requirement under the “Residential” subcategory of the table:

<table>
<thead>
<tr>
<th>Residential:</th>
<th>Number of Spaces Required:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small efficiency dwelling unit (Micro-unit)</td>
<td>1 per 3 dwelling units, or fraction thereof</td>
</tr>
</tbody>
</table>

**Section 4.** That these amendments adopted hereby shall take effect and be in full force and effect immediately upon ratification.

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

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

ATTEST: ____________________________
Jennifer Cook
Clerk of Council
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
ZONING 1

2309 Lazy River Dr (Parkdale - West Ashley) TMS # 3101400017– approx. 0.46 ac.

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

Owner: Seel Living Trust
CHARLESTON CITY PLAN FUTURE LAND USE

2309 Lazy River Dr
(Low Impact/Conserved)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary
ZONING 2

1517 & 1521 Wappoo Dr (Fairfield Pines - West Ashley) TMS # 3511200115 & 207 – approx. 0.54 ac.


Owner: Little Dudes LLC and The Dude Invests LLC
CHARLESTON CITY PLAN FUTURE LAND USE

1517 & 1521 Wappoo Dr
(Suburban)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary
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ZONING 3

2131 Clayton Dr (Oakland - West Ashley) TMS # 3101200018 – approx. 0.25 ac.

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

Owner: David William Ogden and Erin Hope Leach-Ogden

www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
2131 Clayton Dr
(Suburban Edge)
END OF SLIDES