

**CITY COUNCIL MEETING  
COUNCIL CHAMBER**

Regular Meeting  
March 28, 2023

The one hundred forty-first meeting of the City Council of Charleston was held this date convening at 5:02 p.m. at City Hall and over video conference call (Zoom).

A notice of this meeting and an agenda were made available on the City's website March 23, 2023 and appeared in the Post and Courier on March 27, 2023.

PRESENT (13)

The Honorable John J. Tecklenburg, Mayor

Councilmember Gregg	District 1	Councilmember Waring	District 7
Councilmember Shealy ( <i>excused 7:12 p.m.</i> )	District 2	Councilmember Seekings	District 8
Councilmember Sakran	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Bowden	District 10
Councilmember Brady	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Parker	District 12

Mayor Tecklenburg called the meeting to order at 5:02 p.m.

The Clerk called the roll.

Mayor Tecklenburg said, "Now, if you all would like to join us, Councilmember Waring will lead us in an [invocation and the Pledge of Allegiance.](#)"

Councilmember Waring said, "Thank you, Mr. Mayor. Piggybacking on what Councilmember Bowden said about the tragedy that took place recently down in Nashville and picking up with what the Mayor said at our last Real Estate and Public Works meetings my heart kind of fell on children and wondered what did the Bible say about children. Let us pray."

Councilmember Waring opened the meeting with an invocation.

Councilmember Waring then led City Council in the Pledge of Allegiance.

Mayor Tecklenburg said, "Well, thank you, all, very much. We're going to start with a few presentations and recognitions. I do see that, Councilmembers, it looks like you've got your t-shirts for your run across the Cooper River Bridge on Saturday. I'll see you out there. I don't know that I'll be running. First up is a [proclamation recognizing Ernestine C. Fellers](#), and this was requested by Councilmembers Shahid and Parker. I'm going to ask Ms. Fellers who is 99 years old, and she recently retired after 45 years of service with the City of Charleston. Ms. Ernestine, would you please come forward? And Councilmembers Shahid and Parker join us along with Jennifer Cook, Meg Moughan who is our Records Management Manager which is where Ms. Ernestine worked for many years, and Susan Welch who also worked in that department. She was a former Records Manager. We have a proclamation for her, but for our proclamations tonight, if you all don't mind, I'm getting a little hoarse. I've got a head cold or

something, so I'm asking our Clerk of Council, Jennifer Cook, to read this proclamation for us this evening."

The Clerk read the proclamation.

There was a standing ovation in the Chamber.

Mayor Tecklenburg said, "Wow. Thank you for your service. Ms. Ernestine, we would love for you to say a few words, but first we have a little presentation for you. Meg, you have a special announcement I understand."

Meg Moughan said, "When I started with the City almost ten years ago, I entered a warehouse space out on Savannah Highway that was full to the brim with boxes, and I had no idea how I was going to make my way. From that day until to this day, Ernestine has been my guide through records management. Her knowledge of the history of Charleston surpasses anything I know. She can recall anything about history from the time that she was born practically. For the time that I've been with the City, Ernestine has been working on something that we call the General Collection which was sort of a vertical files of City records, newspaper clippings, some might call it odds and ends, but it really is sort of our Google or our encyclopedia. It's a guide path to a lot of what we have in Records and to us in Records, the name General Collection just didn't do it justice. So, in December when Ernestine retired, we, in Records, renamed the collection the 'Ernestine Fellers City Reference Collection,' and we're going to frame it and put it on a plaque in Records Management. It just imbues her spirit and her love for the City. Thank you."

There was applause in the Chamber.

Mayor Tecklenburg said, "Jennifer."

The Clerk said, "And we have one more presentation since you have been working for the City for 45 years, we have all of the City pins framed for you with your 45-year pin in the middle. So, congratulations."

There was applause in the Chamber.

Mayor Tecklenburg said, "Ernestine, would you like to make some remarks?"

Ernestine C. Fellers said, "Thank you very much. You shouldn't have given me the mic because I don't know when to shut up, but I first would like to thank Peter and Caroline. I'm old enough to call you all that because I've got my two great-grandsons who just turned 23 and 24 this last week. Anyway, the only thing I want to tell you is I have been blessed. This was my second job. I'd already put in 20 years with Sears when we moved from Calhoun Street to Northwoods Mall, and I was in the credit department for over 20 years. Then, came home and thought I'd really retired, lost my husband, and when the time came to go back to work, I said, 'Never again in credit, and I want to go back into history,' which I dearly loved. I was born in this City, and you all don't even know about it, but on the corner of Bee and Ashley was cousin George S. Legare's home, and he was going to give it and did later, for a home for widowed Episcopal ladies, but in the meantime, they were building Thompson Memorial Hospital Maternity, and they nicknamed it 'Riverside' which was the old Roper, but I had to be born somewhere, and cousin George said that's going to be the maternity hospital until Thompson Memorial is finished. So, I have been here, and I never wanted to leave it because for those of

you, I feel sure most of you in this room know, if you ever smelled pluff mud at low tide, you love Charleston.”

There was laughter and applause in the Chamber.

Ms. Fellers said, “But the one thing I would like to tell you history has always been it. I will tell you one more thing that really I don’t have to, but I am proud of, my Captain Joseph Bailey came in on the Carolina, was later Governor Joseph West, and we think he was a cousin. Children were named for his family, but you don’t claim them if you can’t prove it. But they came in, circled the Edisto, and they landed at what some call Albemarle, but it’s Charles Towne Landing, and he got his first lot there. But he was sent to Florida, I’m trying to remember the name right now because this is off the top of my head in the back of my brain, he was sent there for one of our persons in this City that were in jail there, and he went to jail for them and died there. But Captain Joseph Bailey, we descend from him and directly with the Bailey man, and my mother had the Bailey name, and I had the middle Bailey name but we go right back to that man, and so that makes me feel so much closer with a lot of others for this City, but I was fortunate with this job, and I’m going to hush, that when I came to work we worked for the City for \$6,000 a year. How many of you all think you’re poor? How many of you all don’t think you have enough salary? But we gave it to this City, just went and came to work. I had already left Sears and Marie Herrera later Hollings, she was fresh out of the College of Charleston and was getting her a Master’s in Columbia on weekends, and that woman put this together by the State and that’s how we started it.

But, anyway, I love history, everything I did was for the City, and as Meg said, what I call little social files and all the little stuff that was municipal is what she’s referring to that has made a nice collection. I was allowed to come to the City job, and I did so well they looked for microfilm and they didn’t have one and I said, ‘I can microfilm.’ Oh, Lord, we’d have thought we got three more people, but anyway, it was the history that kept me, and this is why I’m still, I was here, but I still feel like I am, but the thing about it was when you’re working in a place where you were born and you created one of the oldest cities in doing that, you’re just blessed. So, my blessing was that I got to come to work every day to a place that I love dearly and everything I did for the City and thank you for that.”

There was applause in the Chamber.

Councilmember Shahid said, “So, Councilmember Parker and I attended the January Employee Appreciation Breakfast at Joe Riley Park, and I was sitting next to Chief Curia when they were handing out awards and announced Ernestine’s tenure. I had to adjust my hearing aids because I thought I heard that she was going to be 100 years old and 45 years service to the City, and I wanted to meet this incredible woman. Both Caroline Parker and I went up there and talked to her and she, you heard her, her mind is sharp as a tack. So, Ernestine, I just want you to keep this in mind, we just commemorated the 350<sup>th</sup> settlement of Charleston, so you are one-third as old as the City.”

There was laughter in the Chamber.

Councilmember Shahid said, “She is an incredible woman and a true treasure, and I thought that with the help of our wonderful Clerk that we needed to do something to recognize 45 years of public service to the City of Charleston. That’s an incredible feat, and we can only say thank you for your continued loyalty and dedication to public service. Thank you so much.”

There was applause in the Chamber.

Mayor Tecklenburg said, "Well, that was a delight, you all. Next up, we have a [Holocaust Remembrance Proclamation](#), and I would like to invite the members of the Charleston Jewish Federation to please come forward, along with Councilmember Ross Appel who I've asked to read the proclamation today. We have Natanya Miller with the Federation, and I think we also have, is this Carla?"

Carla Cook said, "Yes, it is."

Mayor Tecklenburg said, "Carla Cook is Joe Engel's cousin, and I know if Joe was still with us, he would be with us here this evening on this podium. Councilmember Appel."

Councilmember Appel said, "Thank you, Mr. Mayor, and thank you for everyone from the community for coming out this evening."

Councilmember Appel read the proclamation.

Mayor Tecklenburg said, "Thank you so much for being with us. Natanya, would you like to say a few words?"

Natanya Miller said, "Good evening, Mayor, Councilmembers. Thank you so much for being here. My name is Natanya Miller, and I am the Director of Educational Initiatives at the Charleston Jewish Federation. Tonight, I come to you as the granddaughter of a Holocaust survivor and as one of the professional team members for the Remember Program which consists of Holocaust survivors their descendants, educators, and community members, many of whom are here with us tonight. The Remember Program for Holocaust education and genocide awareness educates and builds community among all races, faiths, and ethnicities in Charleston and inspires citizens to stand against hate, bias, and anti-semitism. As Ross said, we would love to invite all of you to join us on Sunday, April 23<sup>rd</sup> at the Gaillard for this year's Yom HaShoah commemoration at 2:00 p.m. Thank you, all, for committing to Holocaust education and awareness as a community. Fred, who is our Chair, is going to be talking about the candles."

Fred Volkman said, "Good evening. I'm Fred Volkman, and I'm the Chair of the Remembrance Committee. I think most people have the yellow candles at your tableside. The yellow candle was created to keep alive the memory of the six million who perished in HaShoah. The candle is modeled after traditional Jewish Memorial Yahrzeit candle that burns for 24 hours during the periods of mourning and on the Yahrzeit anniversary for a family member. The candle's yellow wax reminds us of the yellow armband that the Jews were forced to wear during the Nazi regime. As we light this yellow candle, we vow never to forget the lives the Jewish men, women, and children symbolized by this flame."

Mayor Tecklenburg said, "We have a special dispensation from Chief Curia to light our candles here this evening."

Mr. Volkman said, "We appreciate it. Thank you, everyone."

Councilmember Appel said, "Thank you, all."

Mayor Tecklenburg said, "Thank you, all, for being with us this evening. We look forward to seeing you on the 23<sup>rd</sup>."

Ms. Miller said, "Yes. Thank you."

Mayor Tecklenburg said, "Thank you, Fred. Thank you, Councilmember."

Councilmember Appel said, "Appreciate it. Thank you, sir."

Mayor Tecklenburg said, "Then, lastly, we have a [proclamation recognizing Americorps Week](#). I'd like to invite Mindy Sturm from our staff and a VISTA leader Louis Boria to join us, and also Councilmember Sakran. We have one other guest, and I'm going to let either Louis or Mindy introduce her in a minute, but Councilmember Sakran will read this proclamation."

Councilmember Sakran said, "Thank you, Mayor."

Councilmember Sakran read the proclamation.

There was applause in the Chamber.

Mayor Tecklenburg said, "Thank you, all, for your service, and we will ask Louis if he would like to come forward and make a few remarks."

Louis Boria said, "Dear Councilmembers—."

Mayor Tecklenburg said, "Would you like to introduce her?"

Mr. Boria said, "She is with Trident United Way."

Christy Boudolf said, "Christy Boudolf."

Mr. Boria said, "This is my first day meeting her actually."

Mayor Tecklenburg said, "Oh, okay."

Mr. Boria said, "Dear Councilmembers, honored guests, Mayor, my name is Louis Boria. I'm the Americorps VISTA leader working with Mindy over at the Mayor's Office for Children, Youth, and Families. Thanks to this body and the many dedicated employees throughout the City of Charleston, we've been able to have an Americorps program here with the City for the past 13 years. Because of this Americorps/City of Charleston partnership, we have strengthened organizations and service to veterans, pediatric cancer patients, schoolteachers, victims of social trafficking, first-time business owners, and low-income families. We could not do this work that is much needed and important in our City without your support. So, on behalf of the partners, beneficiaries, and Americorps members, thank you for the opportunity to serve the Charleston community. Thank you for this honor today, and thank you for the ongoing commitment to fight poverty in our City."

There was applause in the Chamber.

Mayor Tecklenburg said, "Thank you, Louis. Mindy, did you want to add anything?"

Mindy Sturm said, "No, I'm good."

Mayor Tecklenburg said, "You're good. So, I'll add a quick thing. Because this has been going on in the City of Charleston since 2010, and Mindy compiled just a few quick facts since that time, we administered the program in our region, and Mindy does a terrific job doing that, so since that time we've employed in a way 262 Americorps VISTA members right in the Charleston community. That has equated, I guess Mindy's kept track of every hour, 372,320 volunteer hours of service to the Charleston community at a value of \$8.8 million involving 45 different sites. So, every year we advertise who would be interested in receiving a year's service from a VISTA Americorps member, and they get awarded the organization. So, I won't name them all, but there's 40. You were thankful for the Charleston School District being one, but everything from Kids on Point to Metanoia to Our Lady of Mercy Community Outreach, to the Lowcountry Food Bank, to Reading Partners South Carolina, to the City, to many different City of Charleston initiatives, you all have helped us serve this community, and we really thank you for it. It's really a great program. How about another hand for Americorps?"

There was applause in the Chamber.

Mayor Tecklenburg said, "Thank you."

Councilmember Parker was excused from the Chamber at 5:29 p.m.

Councilmember Brady said, "Mr. Mayor, may I just make a couple of comments?"

Mayor Tecklenburg recognized Councilmember Brady.

Councilmember Brady said, "First of all, I want to say hi to Christy. I used to sit in front of her at Trident United Way, but I want to thank all of the Americorps members for their service. I was an Americorps member when I did Teach for America on the west side of Atlanta many moons ago. But I just wanted to, for everyone's edification, that doesn't know what Americorps is, it's, basically, like a domestic Peace Corps. So, we send young people out into communities across the United States, both urban and rural, in order to help work on issues and in areas that otherwise may not get the support that they otherwise would. Americorps members receive a stipend, but they really are sacrificing for a year or two years that they're in the program living at a very low income level, and it kind of reflects the people that they serve as well. So, I would encourage anyone whether they're just coming out of college or in high school and want to do something in between high school and college which is fairly common in Europe, but not as common in the United States to look at Americorps as a way to give back to your community, to give back to the Country, in a manner that's meaningful, and that people really want to see happen in their communities. So, on behalf of myself as Americorps alumni, I want to thank all Americorps alumni and those active in the current group of both VISTAs and all of the other programs for their service, not only to Charleston but to the United States of America. So, thank you, all."

Mayor Tecklenburg said, "Thank you. So, next up, we have just a few [public hearings](#) this evening. I think we have four matters. Mr. Morgan from the Planning Department will present them, and then we will call upon members of the public if you would like to make comments on these specific matters."

Councilmember Brady said, "Mr. Mayor, can we take one through four together?"

Mayor Tecklenburg said, "Let's see, we got some. We need to take three separately, because we're not going to vote on number three until the annexation gets approved under second readings."

Councilmember Brady said, "I would amend then that we take one, two, and four together."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "Okay. We can take one, two, and four together. Does that suit everybody? Without objection, we will do that."

No one asked to speak.

Mayor Tecklenburg said, "Alright. Mr. Morgan, you want to go ahead and present one, two, and four?"

Christopher Morgan said, "I think we have the PowerPoint from last month. We need this month's PowerPoint. Perfect. Alright. Thank you, Mr. Mayor and members of Council. [Number one is 39 Riverdale](#). It's a recent annexation into the City from January of this year. The zoning recommended for the site would be SR-1 in the City, and we have an image of the property right here for you. It's in the midst of properties that were in Charleston County that were zoned R-4, and SR-1 is the most compatible City district to bring in properties that were R-4 in the County. We're going to take these together, is that correct?"

Mayor Tecklenburg said, "Yes."

Mr. Morgan said, "Okay. So, I'm going to zip on through. These are just, we always have our Comp Plan recommendations, Suburban in this location, so that's in line with that. Then, we go to the next one which is [480 Magnolia](#). This was also annexed in January of this year, and this is also coming into the City as SR-1, and it's also in the midst of other R-4 from Charleston County current zoning. We just have our Comp Plan. It's in line with the Comp Plan. Just an image of the property, and the Planning Commission did recommend for this, as well. Are we skipping number three for the moment?"

Mayor Tecklenburg said, "Yes."

Mr. Morgan said, "Okay. So, I'll skip over that. This is [155 Meeting Street](#). And, there are several different requests on the site. So, I'll kind of go through these and, I'll have a number of images because a big part of height changes in the City is the surrounding context, and that the zoning ordinance requires an analysis of those surrounding contexts to justify height changes. So, this is the property. It's at the corner of Meeting Street and Horlbeck Alley. It's the former Days Inn site, and then some other parcels to the rear that are currently used as parking areas that would also be part of this rezoning. It's currently zoned General Business, and it would keep its General Business zoning. The requests involve going from our existing Accommodations Overlay (A-1) to our Accommodations Overlay (A-5), which would allow for up to a 150-room hotel on the site, and also changes from our existing 4-Story height limits out front 6-Story height limits in the middle of the site to height limits that would involve three stories on the northeastern corner, five stories on the kind of eastern side all the way down to Horlbeck, and then seven stories for the rear of the property. And this is the dividing line between the 7-

Story and the 5-Story here, and the 3-Story in this location. Then, we also have other imagery that shows the property and gives you a little bit better sense of that.

I'm going to go kind of quickly through some of these slides and an aerial image of the Days Inn and the parking lots associated with this site. It's in our City Center designation in our Comprehensive Plan, so this is the designation that calls for the greatest heights, the greatest intensities of density in the City. It is also, of course, between King and Meeting Street, so that helps justify the extra height request in this location, as well. Here is just what City Center explains. And then, it also is currently in the Accommodations Overlay. It would go from the A-1 area of the Accommodations Overlay which would limit it to 50 rooms. Of course, there were more than 50 rooms. I believe it was about 112 on the site at present as the Days Inn, and it would go up to 150 with this new Accommodations use on the site, but it is clearly within the Accommodations Overlay as shown on this map. Here we have some pictures of the Days Inn site. You see Horlbeck Alley on the left, Days Inn site, Days Inn looking down Horlbeck towards Meeting Street. You see how narrow Horlbeck is at present. Of course, as we analyze changes to the Old City Height District, what this section of the zoning ordinance is talking about is that the request to rezone to higher height districts shall be evaluated in part on the context of the property, the character of the immediate area, street widths, which is very important, around the property, and whether the requested zoning will be compatible with surrounding properties. Then, also whenever you're requesting heights above four stories, you do have to understand, the applicant needs to understand that the property would be subject to this, that there would be a 10 feet deep sidewalk on any side that faces a 4-Story or greater building or a 7-Story building, also.

Here are the current conditions on the street. Some of these are images from the applicant, and the applicants are here tonight, and I assume they will speak, too. We can pull these back up as they're speaking, but I'm just going to zip through these, as well. What you see in the bottom image is, of course, is the Liberty Center, I believe it is, office building that is six stories up on Meeting Street, and then it has a seventh story in a penthouse area that's a mechanical penthouse, almost an 8-Story really back there. Then, what you see is the 5-Story portion of the Meeting Street site. This would be with this zoning change. And, at the corner of Meeting and Horlbeck Alley. Here you see a direct view across Horlbeck Alley that shows that same office building and the five stories here, so slightly lower than that area and, of course, you do have Horlbeck Alley, and they would be required to have a 10-ft. sidewalk back there and, in fact, that was one of the recommendations of the Planning Commission is that it would be a full ten feet back from the existing property line to accommodate that sidewalk because right now there really isn't much of a sidewalk on Horlbeck Alley. Here is just an image that would show you, if you backed up the current buildings, you see that yellow line, that gives you a sense of how much the buildings are right up on the edge of Horlbeck and how much extra sidewalk area we would gain from this just by virtue of basic codes that we operate under for our heights today.

This is just a plat of the property. And then, again, this is the applicant's requested Height Districts. And, then the applicant has provided these slides. I'm going to zip through these, but if the applicant again wants to go back through them, we can. I believe these are giving some of the context. This just gives you a location of the site again at Horlbeck and Meeting, some of the other buildings that are in close proximity. And then, gives you an aerial overview. Again, you can see that large building to the south with the large penthouse on the top, which I think today we would probably call definitely a seventh story on that. Here we have a 3-Story building to the north, and the Days Inn site at present, and the Horlbeck Alley pictures again. And, just the context along Meeting Street here. You've got a range of heights from Charleston Place's



greater heights to heights down at the Mills House, and then smaller buildings in between, and of course, the Liberty Center just to the south of this one. Here is a concept of the layout of the hotel. Again, this is not part of the rezoning at present. It will still have to go through the TRC and the BAR process, and that could change how the hotel is laid out, but the applicants have provided this just to give a sense of how it might operate. That is the existing zoning mass, and it is allowed. They would have had four stories along the front, instead, with this rezoning, they would have five stories on the southern part of the eastern side, and then three stories on the northern end, and then seven stories in the middle, and then be backed up from Horlbeck Alley 10 ft.

Here is just a cross-section through there, and it shows what you would be able to see from Meeting Street. Those little dotted lines give you a sense that you really wouldn't be able to see that 7<sup>th</sup> floor from Meeting Street in most instances, and you definitely would not be able to see it from King Street, either. Again, just the applications. The existing Height Districts here. And then, just some of the images. This is King Street from the north looking south. The two blocky buildings in the middle are what the heights would allow for in that location and there, you see again, the 3-Story and 5-Story segments fronting out Meeting Street. And, again, up a little closer, and then straight on. That's not really a view anybody would be able to have because it's so far away, but it shows the 5-Story and 3-Story segments, and five and three, and then Horlbeck Alley. Here is from the south looking north. And, all the way down Meeting Street. So, the Planning Commission reviewed all of this. They recommended approval of the Accommodations Overlay from A-1 to A-5, and they did recommend approval with a 10-ft. setback from the property line on Horlbeck where the Height District changes from 6 to 7 and from 4 to 5, and then also the segment that goes down to 3. With that, it comes before City Council."

Mayor Tecklenburg said, "Terrific. Alright. Would anyone from the public like to comment on those three items? One being 39 Riverdale Drive, 480 Magnolia Road, or 155 Meeting Street. Any of those three properties. Please come forward, and we will have a two-minute time limit."

The Clerk said, "And, Mr. Mayor, we've had some people who actually signed up to speak on some of the public hearings. Anthony Bryant. The time is two minutes."

Mayor Tecklenburg said, "Alright. Mr. Bryant."

1. Anthony Bryant said he was at the County Council meeting, and a County Councilmember had said that with regard to the Comprehensive Plan they voted on specifically what was in front of them. He served on the board for years, and they didn't. They voted on how the properties fit in the puzzle for the whole City. That was the general purpose for the whole area. He held up an envelope he had received from the IRS in his name. He said the State did not deal with financial hardships. They had Daniel Island and all of those districts with extremely high property values. He said when someone came before a board, the board said they would not consider their financial hardship. They couldn't afford to put things on their property, or paint their house a certain way, or other things. He thought something should come from the floor in terms of the State needing to consider financial hardship. He said they had no choice, because people were affected by those zonings from a value standpoint. The boards didn't consider value. They would say a property would be worth after renovations \$5 million or the Ports Authority would be worth \$38 billion. He asked how that was going to affect the kids on the Eastside, the Housing Authority,

their lives and rent. He wanted Council to understand that they needed to try to get the State to consider financial hardship for people affected by new developments.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Mohammed Idris."

2. Mohammed Idris said when they looked at the development in Charleston, there was a great unbalance. He said it wasn't racism, but rather greed, envy, jealousy, and ignorance. He said the contribution that the poor had made to the City was tremendous, and they all would like to live on the Battery. He said there was great injustice in the City of Charleston, and it didn't just start. It started a long time ago. He said they would be working diligently to show the unbalance. He said it was not racism because there were three City Councilmembers who had been on Council for a long time. He said it was not a gender thing as there was a female on Council. It was an unbalance. He said the Mayor talked about his staff, but they had to remember Moses' staff turned into a snake, and that was how their first father and mother lost the garden.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Sam Spence."

3. Sam Spence, Preservation Society of Charleston, said they opposed the rezoning request for 155 Meeting Street. They believed entitling that development up to seven, potentially eight stories on that sensitive site would further challenge a block of the Historic District downtown that felt that impacts of misguided large-scale development already, just steps from King Street and a number of other significant 18<sup>th</sup> and 19<sup>th</sup> Century sites. He said it was just the latest in a troubling trend of dramatic upzoning requests like it proposed without any compelling public interest. They had a serious concern that the repeated approval of Height District deviations was changing the character and human scale of the City. He said upzoning did have its place as, they often heard about it with increasing affordable housing density, but Charleston was already experiencing dramatic impacts from increasingly intense tourism-related developments. This one in the heart of the Historic District downtown had the potential to amplify existing livability issues. The piecemeal changes to the Zoning Map eroded the predictability of new growth and development and contributed to the perception that a developer could max out their entitlements, ask for more, and potentially get it. He said Council was under no obligation to approve the rezoning request just because of the request. It was a valuable piece of property in Charleston's Historic District, and even the most business minded owners were not simply going to walk away. The project team had been more forthcoming than most, and they sincerely appreciated that, but as public officials, they needed to be diligent in weighing whether the public was best served with existing zoning in place, or exceptions tailored specifically to expand the developable property in their dense urban landscape. No property owner was entitled to upzoning by right, and they urged Council to consider that when considering the proposal.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "James Wilson."

4. James Wilson, Womble, Bond, Dickinson, said he was there on behalf of the applicant for 155 Meeting Street. He said there were two requests, and one was to change from the A-1 to the A-5 Accommodations Zone. Currently, there was a 124-room hotel on the site, and they were asking to be allowed to go to 150 rooms. He said they were adding about 50% additional land to the existing site. That land was already in the A-1 zone which allowed for 50 rooms, so they believed the expansion of the site, going from 124 to 150, was a reasonable approach. With regard to height, they thought it was a reasonable, balanced request, as currently it was zoned for four and six stories, and the front 50 ft. was four stories. They would balance that out so that they had five stories for the first 100 ft. They would be going from six to seven stories at the center of the site, and they were setting that back 100 ft. from Meeting Street and 125 ft. from King Street to make it not visible from most of the streets around them. He said at the northeast corner, they were going to take it down from four to three stories to more appropriately fit with the Meeting Street Inn. He said they were adding pedestrian open space on the ground level, as they were trying to balance height with opening up space. They would add a new sidewalk on Horlbeck, a pedestrian way on the rear of the property along the western part of the property, and an open courtyard, and create more connectivity between Meeting and King, which really didn't exist in the space currently. They believed it was consistent with the Comprehensive Plan. It was designated City Center. It was also consistent with the Zoning Ordinance which said, 'Height should be on the spine of the City tapering down to the water.' They had unanimous approval from the Planning Commission. They had had good meetings with stakeholders, and the two immediate neighborhoods, French Quarter and Harleston Village, were supportive.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Stephen Ramos."

5. Stephen Ramos said he was an architect in Charleston, and he was also speaking on behalf of the applicant for 155 Meeting Street. He had been working with Mr. Wilson and a big group of architects on the project. It was in the heart of the City, and they felt like that was the appropriate place to put density and sometimes height. The response they had developed was crafted to the context. It was not about the existing zoning. Sometimes the existing zoning could be improved, and they thought that was the case for the site. They had studied the immediate context as well as the length of Meeting Street, and they felt like lowering the property on Meeting Street, specifically adjacent to the Meeting Street Inn, which was three stories, was appropriate. At the intersection of Meeting and Horlbeck, the buildings that existed currently were four, five, and six stories, and they were proposing five stories, which they thought was most appropriate. The additional height they were requesting of seven stories in the center of the site was also appropriate for that specific site, as well as the Charleston Peninsula as a whole, as they had seen that the Zoning Map generally reflected that.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "And those were all of the speakers that we had signed up for those matters."

Mayor Tecklenburg said, "Would anyone else like to be heard? Please come forward. State your name and address on these three properties, 39 Riverdale, 480 Magnolia, or 155 Meeting Street. Yes, sir."

Bob O'Brien said, "I came to speak during the public portion that I signed up."

The Clerk said, "Is this for public hearings or Citizens Participation?"

Mr. O'Brien said, "Citizens Participation."

The Clerk said, "That's later in the agenda."

Mayor Tecklenburg said, "That's coming up soon. Yes, ma'am. Please come forward."

6. Cashion Drolet, Historic Charleston Foundation, spoke in regard to 155 Meeting Street and said there were a couple of requests within the application. Their position was a hybrid one. They were supportive of the Height District change from 4 and 6 on the Meeting Street facing portions of the site to go to 5 as they thought that made great sense architecturally and would produce a better building. They were also supportive of the change from A-1 to A-5. They were typically reticent of increasing the Accommodations presence on the Peninsula, but they were supportive of increasing from 125 to 150 sleeping rooms. She said they were in opposition to the Height District change from 6 to 7, with the potential to go to 8 with architectural merit. They felt it was too much height south of Calhoun Street particularly at that location south of Market Street, and they thought that would establish a bad precedent.

Mayor Tecklenburg said, "Thank you. Would anyone else like to be heard on those three properties? 39 Riverdale, 480 Magnolia, or 155 Meeting Street."

No one else asked to speak.

Mayor Tecklenburg said, "Seeing none, it comes to Council."

Councilmember Shealy said, "Move for approval."

Mayor Tecklenburg said, "Alright. We've got a motion to approve all three. We got a second?"

Councilmember Bowden said, "Second."

Mayor Tecklenburg said, "We've got a second. Any discussion?"

Councilmember Mitchell said, "Let me ask a question."

Mayor Tecklenburg recognized Councilmember Seekings.

Councilmember Seekings said, "Well, just briefly, Mr. Mayor, and I think it bears commenting on number three, 155 Meeting Street, you know, if you've been here for a long time, and you've walked down Meeting Street and you close your eyes and you walk past that site, it is naturally and in your mind's eye it's a hotel. It has been forever, and 124 rooms were

there. I think what's proposed here is consistent with what goes on. Christopher, can you show the overhead view, the sort of sky view that was put in there by the applicant? If you look down that corridor, and you look at Charleston Place coming backwards, it really fits into the skyline pretty well. I would like to point out this corridor is a really good example of where the BAR can give us a lot of help. 151 Meeting which is that building to the south to the left on this picture is really, with all due respect, that one's pretty rough architecturally, and I think what we're going to see here is something that's much more sensitive to the look of what the core of Charleston should be. I would also point out, I hadn't picked up on this in the presentations that the development team has given to us over the course of this process, but there are 124 rooms there now, and then you've added another piece of property on this development which is already entitled to 50, so actually it's pretty much for rooms a 1 for 1 exchange. The last thing I'll point out is it's very obvious Mondays are now no different than Fridays if you're in downtown today, which you all work, to come to Council yesterday, Charleston is full. I mean there are people all over the place and they're going to continue to come and it's what we do with them as they come onto the Peninsula. Last night, actually, Mr. Hastie came and spoke to my class, and he talked about the Tourism Heat Map. If you put a Heat Map on tourism in Charleston, where would you see the reddest portions? It's right in this corridor all the way down through East Bay Street to White Point Gardens, the Market, and a little bit of East Bay Street. Putting people in beds in that heat area is a very good idea. They're not going to get in their car most likely and go anywhere. They're going to be calling Ubers to go to White Point Gardens. They're going to be in their place for the now average four days that they stay here. So, if this was a site that was anything other than a hotel from its inception, maybe it's a different conversation, but this one has been thought about. It just fits the mind's eye as a hotel, and I would just say this, particularly if Mr. Ramos is here, this is your opportunity, man, for a career and for generations to make a huge difference in this corridor and to show the world what sort of a hospitality feel/look on a large scale is in Charleston, South Carolina. So, I'm going to vote in favor of this and keep a really close eye on what happens as you conceive it going forward. I'd be really careful on looking at more height in there if you really need it, but seven is pretty tall, so keeping an eye on that, too. So, I would encourage a favorable vote on this. I agree with the Planning Commission. This straddles Councilmember Gregg's and mine district, but it is home of the future District #8 very shortly, so here we go. Thanks."

Mayor Tecklenburg recognized Councilmember Mitchell.

Councilmember Mitchell said, "I was going to ask a question, but Councilmember Seekings kind of explained it a little bit to me, but I just wondered why did it have to add so many other rooms through that particular area? That's what I wanted to ask the--"

Mayor Tecklenburg said, "Mr. Wilson. What was the question again Councilmember?"

Councilmember Mitchell said, "Why there is a need for so many other rooms? Since they have so many rooms there already, why do they have to add the additional rooms there? I'm looking at the traffic. I'm looking at what's happening, and my thing is that we are adding all of these rooms. We are adding a lot of hotels, we are adding all of this, but if something should happen, what's going to happen to these hotels? I'm looking at a vision down the road. I don't have a problem with a hotel being built, but I'm looking down the road, and we think that there's not going to be another recession coming here. If you're thinking that's not going to happen, you're spinning your wheels because it's going to happen, so what's going to happen to these hotels around? So, I'm just looking at a vision far ahead and why we need additional rooms when you have these rooms already, 100 and some odd rooms already, and you have to add

more to make it. So, I don't know if it's all about economics and just putting it there. I'm just trying to grasp that."

Mr. Wilson said, "Yes, sir, Mr. Mitchell, thank you. I think really the way that we've approached it is taking the existing 124-room hotel and then adding about 50% more land area that we're acquiring and leasing on the back of the property that is already zoned for at least one 50-room hotel. We actually feel like we're pretty much kind of in the middle of the road on that. In other words, you could have this 124-room hotel plus another 50 or a couple 30-room hotels back there or something like that, so we think we're kind of in the middle ground on that. Fortunately, Charleston has, obviously, survived well through recessions. I don't quite know how hotels would be repurposed, knock on wood. For the meantime, obviously, we've got lots of folks who want to come here, but we do think that this is sort of a reasonable middle ground approach going up just about 25 rooms considering the additional land that we're adding. Hopefully, that means ultimately that maybe we don't end up with 180 or 200 rooms in that same space."

Councilmember Mitchell said, "One more question."

Mayor Tecklenburg recognized Councilmember Mitchell.

Councilmember Mitchell said, "Do you all actually need the height that you're going up? We're talking about going up to six or seven. Do we have to go up that high in the area?"

Mr. Wilson said, "We do believe that it yields a better design. Part of what we're trying to do is, part of it's required, but part of it is voluntary that we're trying to add more ground level pedestrian open space and connections. So, not only will there be the 10-ft. setback along Horlbeck and create a new sidewalk where there isn't one today, but we're also creating a pedestrian thoroughfare at the rear of the property between the new hotel, the existing King Street buildings, that we're optimistic is going to create a great new, it's, obviously, not the LowLine, but it's something like that a central block north/south corridor back there that has connections over the King Street and then people can come through the hotel property to Meeting Street. Ultimately, the hope is that we could even have a pedestrian connection all the way up to Market Street. So, what we're trying to do is we're trying to open up more ground level space and put a little more height on top and then balance things out on the front on Meeting Street. We think that creates an overall better design with some public benefits there, too."

Councilmember Mitchell said, "Thank you."

Mr. Wilson said, "Thank you."

Mayor Tecklenburg recognized Councilmember Sakran followed by Councilmember Gregg.

Councilmember Sakran said, "Thank you, Mayor. A very quick question very similar to the height. So, right now, it is zoned for five or six stories?"

Mr. Morgan said, "Yes, sir. It has six stories on the bulk of the site to the rear, and then there is an allowance at present for four stories at the front. I can go to the current zoning. Essentially, this is what the height is currently with the sixth story on the bulk of the site and then

the four story up front. What they would be doing is having five in this area and three up here and then seven in the rear of the site.”

Councilmember Sakran said, “And, then, one follow up to that. So, seven is the max, but is eight possible with architectural merit?”

Mr. Morgan said, “They could go through the architectural merit process, yes, sir, to go to eight.”

Councilmember Sakran said, “Okay, and who makes that decision that it goes to eight?”

Mr. Morgan said, “The BAR would determine that.”

Councilmember Sakran said, “Okay. Thank you.”

Mayor Tecklenburg recognized Councilmember Gregg followed by Councilmember Brady.

Councilmember Gregg said, “Yes, two things, I guess, one, we should all sort of be happy, I think, that a hotel of this nature is coming to Charleston. I mean, that speaks well for our City. Two, I would say that with regards to the height, I mean, if we look over two blocks to the north at Charleston Place, they have eight and nine stories there. So, whether this is six, or seven, or eight, I mean, there is context for that being eight or nine stories, and they’re maxed out at eight, so that doesn’t concern me at all. Again, this is straddling Councilmember Seekings and my district right now, but it will be in District #8 here shortly. I support this, and I thank the applicant for being proactive and reaching out to Councilmembers and keeping us informed. This has been a very good process. Thank you.”

Mayor Tecklenburg recognized Councilmember Brady.

Councilmember Brady said, “Thank you. I just wanted to follow up on Councilmember Sakran’s question to Mr. Morgan. So, with the existing Height District, is there an additional for architectural merit on the existing Height District?”

Mr. Morgan said, “Yes, sir. So, they could go to seven with architectural merit now. Yes, sir.”

Councilmember Brady said, “Okay. Thank you.”

Mayor Tecklenburg recognized Councilmember Shahid followed by Councilmember Seekings.

Councilmember Shahid said, “Thank you, Mr. Mayor. Mr. Morgan, can you go back to that slide that you had with Councilmember Seekings. A couple of questions for clarification. So, what is the setback off of Meeting Street? What will be the setback requirements of this building on the Meeting Street side?”

Mr. Morgan said, “So, they can build to the property line, but they are required to have at least a 10-ft. wide sidewalk which can be within the right-of-way if the room is there. If not, they have to provide it on their own property if they’re going over four stories in height.”

Councilmember Shahid said, "So, will that setback be consistent with what is existing there now?"

Mr. Morgan said, "Yes. They have a slide that shows the survey plat that shows that they are 10 ft. out in front at present. There it is, and this shows right here they've actually got 11 ft. from the existing buildings to the curb line, 11 ft. 4 in., so they're definitely getting the 10 ft. there, but there is virtually no sidewalk on Horlbeck. It might be a foot or two, so there will be a substantial increase."

Councilmember Shahid said, "Yes, the improvement on Horlbeck is going to be tremendous. I'm just concerned about what is on the Meeting Street side as far as the sidewalk will not shrink."

Mr. Morgan said, "No."

Councilmember Shahid said, "Okay. The second question I have is the Meeting Street Inn is three stories, as I understand, so what is the setback between the Meeting Street Inn and the buildings on that property? What would be the distance between the two?"

Mr. Morgan said, "Well, some of that could come from the BAR process. On the surface, there isn't a required setback from that, but they have proposed in their height changes to go to three stories up in that northeastern corner against the Meeting Street Inn. I know that they've got some hypothetical site plan layouts that show more of a setback. Here we go. This is what they're showing as a hypothetical site plan at present. So, you see that there is a small setback from the northeastern corner there, but that is not required by Codes, but the BAR has the ability to get them to kind of modulate the building a little bit based on design and aesthetics."

Councilmember Shahid said, "And that's one of my concerns because that building has a porch, a portico, on its south side, and if that building comes close enough to it, it's going to hide that beautiful building which is the main character of that existing structure, and I'm sure it must have some historic significance to it. So, is there any way to require them that there is a setback off of that so that we don't lose the character of that building, the Meeting Street Inn?"

Mr. Morgan said, "So, yes, here you see how there is the piazza that you were talking about here, there is a good bit of distance on their own property, not the 155 Meeting's property, but the Inn's property that I don't know the exact number of feet and the design team may know the exact number of feet, so there's a good bit of room there. Then, again, they are setting it back a little bit, but that is one of the things that I know that the BAR looks at very, very carefully is relationships of new buildings to existing buildings."

Councilmember Shahid said, "Yes. Can I ask, Mayor, the applicant if they could shed any more light on that part of it?"

Mr. Wilson said, "Yes, sir, Mr. Shahid. We do intend to set back from the property line. As Mr. Morgan said, there already is open space on the south side of the Meeting Street Inn on their property. We're going to set back further from that. We don't have an exact number, but what we intend is something like 5-plus ft. to set back from that property line."

Councilmember Shahid said, "And that portion of the building, as I'm looking at these slides, is 3 ft., so it's going to be consistent with the height of the Meeting Street Inn."



Mr. Wilson said, "Yes, sir. That northeast corner, what we're doing is, we're actually reducing our height zone on that corner. Right now it's four, and we're going to take it down to three stories for the very purpose that you're saying to respect and be appropriate relative to the Meeting Street Inn historic building."

Councilmember Shahid said, "And I would just hope that because that is a significant building and it's a magnificent looking building and you see it very clearly as it exists right now, but the further south you can go away from it will add to the character and maintain that. Mr. Mayor, I'll just say that if you go back to that aerial view again, Mr. Morgan, that the building directly across the street, that office building, I worked there when I was at the U.S. Attorney's Office. It is a hideous looking building and, of course, my view was always looking down at the Days Inn. So, whatever improvement we're going to have, is going to be a massive improvement of what's existing there right now. I mean, it's just going to be a whole lot better. It looks like something built in the '50s or the '60s or a motor lodge. It's very popular. It had been very popular. Anyhow, so as we're taking and picking up the 10 ft. Horlbeck Alley, I can't tell you that photograph you had, Mr. Morgan, of the horse carriage that when those carriages start to go down that Horlbeck Alley with that existing area, there is no safe place for any pedestrians to walk down Horlbeck Alley. Those townhouses are right up on that sidewalk, and there's so much you can do because of the current existence of those buildings that are on Horlbeck Alley now, but whatever improvement we make on that sidewalk is going to be a safety issue for a lot of folks, and it will add probably a lot to the overall eye appeal there looking at it on Horlbeck Alley. So, thanks for answering my questions. Those are my concerns I had with that, and I appreciate the detail though and, of course, the fight's going to come later on down the road with the BAR I guess.

Mayor Tecklenburg recognized Councilmember Seekings.

Councilmember Seekings said, "Just very briefly, Mr. Mayor, I just looked at my notes. I want to give a shout-out to the Planning Commission on this one because they did something I think is very important, and I hope they will look at this with other infill developments that are large in scale like this and that is that Horlbeck Alley setback. That's a big deal. You're reclaiming 10 ft. of public space on a street that literally if you walk down that street today, at some point you have to walk in the road. There is no direct way across Horlbeck Alley which is the connection between Meeting and King Street in a very heavily traveled area that you can't walk down except in the middle of the street. You've got carriages, you've got cars, and you've got a parking garage there. So, good for the Planning Commission for having that vision and working within their parameters for and having those kinds of setbacks and reclaiming some public space for things other than just sleeping for getting around. I think it's a nice precedent to have. There's going to be lots of, well, not lots, but a good number of other pretty large-scale projects that are going to want to go right up to that zero lot line, and this is a huge public improvement, huge."

Mayor Tecklenburg recognized Councilmember Appel.

Councilmember Appel said, "Thank you, Mr. Mayor, and James and Steve, you all did a great job with the presentation. This all looks wonderful, and I think it's a great opportunity to sort of breathe some light and life into this area of Meeting Street. My question has to do with what Councilmember Seekings just talked about, and I couldn't agree more. I think this 10 ft. area on Horlbeck is a wonderful idea. It will really add to the streetscape and, frankly, the safety and pedestrian walkability in that area. My question is more of a technical one. I don't know how we can place conditions on zoning changes, and so I don't think we really can do this. I would

suggest that maybe the BZA, let's not forget, not only does this have to go before the BAR for architectural review, it has to go before the BZA for Special Exception review. I would like to, and I mean, I know that the developer and this team, they're word is their bond, but just to make sure that this is legally, you know, we're pulling it up by our belt and suspenders, we don't commit to a condition at the BZA for Special Exception to make this 10 ft. addition on Horlbeck."

Mr. Morgan said, "Councilmember Appel, if I could just real quickly."

Councilmember Appel said, "Sure."

Mr. Morgan said, "So, it was not really a condition. It was asking and it was stating that they were not approving a height change for that first 10 ft. in. In other words, they were backing it up. They backed the line up which has been very common with the Planning Commission to back some lines up on height changes. So, that is what they did is that they recommended that on Horlbeck it be at least 10 ft. back before you got to extra height."

Mr. Wilson said, "So, Mr. Appel, so the first 10 ft. right there at Horlbeck and Meeting will remain its current four stories, and then it will go up to five, so the effect of it is that the 5-Story building will be set back 10 ft., but you're right, it's not a condition on the rezoning which we lawyers couldn't do. But, in short, yes. We are happy to commit when we go to BZA to include that. That can be a condition at BZA which, of course, can lawfully oppose conditions. We will be setting back 10 ft. from the property line for our building on Horlbeck."

Councilmember Seekings said, "I made that a condition of the motion that that does go to the BZA and gets approved."

Councilmember Appel said, "Okay. We're all here. We all remember what we're talking about. We're keeping the minutes. We're all talking about it. Okay. Great."

Mayor Tecklenburg said, "If I may just add to that. You mentioned very well how you would increase the pedestrian connectivity, and someone mentioned there's not much public benefit here, but there is some in addition to the sidewalk along Horlbeck Alley. This possibility or reality of creating a pedestrian walkway through the middle of the block that would connect Charleston Place through City property right here behind the back of the hotel. This is a maybe, but we're going to try to work it out to come behind this parking garage and connect with the new urban park here that Beemok Hospitality is going to purchase and develop for us. Then, right at the southern end of that park is where you get into that pedestrian walkway that goes east/west from the church that is over on Archdale over to the churches over on Church Street. So, it could create this most interesting pedestrian walkway and maze right in this central part of the City which I think would be a great public benefit. Alright. Any other comments or questions?"

No one else asked to speak.

Mayor Tecklenburg said, "This is just first reading. It will have to come back. We can think a little more about the BZA."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "I just want to give a shout-out to our Clerk and Mr. Morgan. We got the slides that were presented at the Planning Commission and let me tell you, that makes all the difference in the world for us to look at the visual, at least for me anyhow, and

I see other heads nodding. So, thank you for doing that, and it's just a big benefit when you go through what the Planning Commission saw, so please continue to provide us with those slides."

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "Just a point of order. Is the motion going to include a condition about BZA or not?"

Mayor Tecklenburg said, "I don't think so because that would put a condition on zoning."

Councilmember Waring said, "We just had some discussion. I just wondered."

Councilmember Seekings said, "Well, I think that we can condition approval of--Alright. Well, never mind, then. That's fine. Motion to approve and we will keep an eye on it at BZA."

Mayor Tecklenburg said, "We're going to keep a close eye on that."

On a motion of Councilmember Shealy, seconded by Councilmember Bowden, City Council voted to give first reading the following bills:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 39 Riverdale Drive (West Ashley) (approximately 0.3 acre) (TMS #4181400061) (Council District 9), annexed into the City of Charleston January 24, 2023 (#2023-033), be zoned Single-Family Residential (SR-1) classification. The property is owned by Andrew Steen.*

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 480 Magnolia Road (West Ashley) (approximately 0.17 acre) (TMS #4181300151) (Council District 9), annexed into the City of Charleston January 24, 2023 (#2023-034), be zoned Single-Family Residential (SR-1) classification. The property is owned by Tricia Sandusky.*

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 155 Meeting St. (Peninsula) (approximately 1.91 acres) (TMS #457-08-02-011, 012, 111, and 112) (Council District 1), be rezoned from Accomodations Overlay (A-1) and 4, 6 story Old City Height District classification to Accomodations Overlay (A-5) classification and 3, 5, and 7 Story Old City Height District. The properties are owned by Pinnacle Mountain Holdings LLC, King Street Holdco LLC, Pastime Amusement Company, The Beach Company.*

The vote was not unanimous. Councilmembers Brady and Parker voted nay on Item E.4.

The Clerk said, "So, just for the record, Councilmember Brady is a nay on number four and Councilmember Parker, you're a nay on--"

Councilmember Parker said, "Number four."

The Clerk said, "Number four, as well, and did that include the 10 ft. setback recommendation?"

Councilmember Seekings said, "Yes."

The Clerk said, "Alright. Thank you."

Councilmember Brady said, "And, Mr. Mayor, under the rules, I just wanted to explain similar to the question that I had based on Councilmember Sakran's. Given the architectural merit that would let them already go up to seven, I just was opposed to the height change to allow them to go up to eight."

Mayor Tecklenburg said, "Alright. There may be another way to skin that cat. We will come back to that. Alright. So, next is [number three](#) that we hadn't covered yet, if you would back up, Mr. Morgan, and do number three for us."

Mayor Tecklenburg said, "This is 1776 and 1766 Ashley River Road. It is a property that has been pending for annexation. They have had first read for annexation, and they went through our whole review process for building a new Parker's Convenience Store on this site that's currently the old Wachovia site branch. They have gotten the approvals that they were interested in. They also went to the DRB, and now they are bringing it back for second and final reads and, of course, this is the public hearing for the zoning on the property. The zoning that is recommended for the property would be General Business. The Planning Commission has reviewed that. It's also a site that in our Comprehensive Plan is Neighborhood Edge, so that is more compatible based on the current zoning with having General Business on the site. It was CC in Charleston County and, again, that points to General Business. The current site is this older bank that is not occupied at present, and it will be torn down and a new Parker's Convenience Store built there. It has been going through our site plan review, our technical review process and DRB and the Planning Commission did recommend approval 7 to 0 for the General Business on the site."

Mayor Tecklenburg said, "Alright. Would anyone like to be heard on this matter?"

The Clerk said, "I believe Daniel Ben-Yisrael signed up to speak."

Mayor Tecklenburg said, "Daniel."

1. Daniel Ben-Yisrael, Real Development Manager for the Drayton Parker Companies and Parker's Kitchen, said they were delighted to have the property annexed into the City and were looking forward to beginning construction on their second location in the City of Charleston. He said April 6<sup>th</sup> would, hopefully, be their final TRC meeting, but they were getting close to getting all of their approvals. They looked forward to getting the site off to bid and under construction, hopefully, in June.

Mayor Tecklenburg said, "Alright. Thank you, sir. Would anyone else like to be heard on this matter?"

No one else asked to speak.

Mayor Tecklenburg said, "I would note to Council we're going to vote on this after we get to second readings because we have to approve the annexation officially first before the zoning, but any questions or comments from Council?"

Councilmember Gregorie was excused from the Chamber at 6:21 p.m.

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Thank you, Mr. Mayor. There is a little bit of history with this property, this application. It goes back to when Councilmember Shealy brought it to my attention that Parker's had intended to build this facility on Playground Road and St. Andrews Boulevard, and part of the requirement included the demolition of a building. So, it went before DRB and DRB denied that application, and we were working with the applicant. Somehow, I'm not sure how, it eventually got to that point, but we were looking at this parcel, the Wells Fargo building, which had been abandoned, so this is a better location. We're glad that they're coming into the City, and we were working with some other components on this particular project. So, I'm glad we're moving it over here, and I kind of challenged Councilmember Waring because his district has a Burger King across the street. We're taking care of this particular abandoned site and, hopefully, this will have a positive impact on making the improvements on Sam Rittenberg diagonally across the site of that old Burger King, so I just wanted to thank the applicant for the work. This has been a collaborative effort. Thank Councilmember Shealy who indirectly got the ball rolling on this I guess when we were addressing the Playground Road property instead. So, very good improvement on this overall which shows what we can do when you have a collaborative effort with the private industry and all of the stakeholders."

Councilmember Shealy said, "Move for approval."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "We're going to vote on this after we have the annexation at second reading. We will come back. Any other questions or comments?"

Mayor Tecklenburg recognized Councilmember Brady.

Councilmember Brady said, "I just had a point of order as a procedural question. Could we not move to approve this pending annexation and go ahead and vote now?"

Mayor Tecklenburg said, "It's been our custom to come back. It's not a big deal."

The Clerk said, "Yes, the property needs to be annexed into the City first."

Councilmember Brady said, "Okay."

Mayor Tecklenburg said, "Alright. Hearing no further questions on that, next up is to approve our City Council minutes from February 28<sup>th</sup>."

Councilmember Shealy said, "Move for approval."

Councilmember Parker said, "Second."

Mayor Tecklenburg said, "We've got a motion to approve. Any changes, deletions, or additions?"

No one asked to speak.

On a motion of Councilmember Shealy, seconded by Councilmember Parker, City Council voted unanimously to approve the minutes of the February 28, 2023 City Council meeting.

Mayor Tecklenburg said, "Next is our [Citizens Participation Period](#) and so glad we have many guests here. You're welcome to share any comments with us. We've got a few people signed up."

The Clerk said, "Yes, sir, and would you like a time limit? We have four people signed up in-person, and three people who signed up online."

Mayor Tecklenburg said, "Two minutes."

The Clerk said, "Okay, the time limit is two minutes. Anthony Bryant."

1. Anthony Bryant said he made contact with the Real Estate Commission about the reactivation of his Broker-in-Charge license. He had made a faith-based public comment for popular faith-based organizations, and he served on the Board of Zoning Appeals. He was concerned about Overlay Districts and military districts, and he heard that the Berkeley County Sheriff was working with the City of Charleston Police Department, and others had defined him as unpopular in his points of view which he liked. He went to the State Ports Authority Board Meeting and after that meeting, he found out there was reversionary clause that Mayor Riley removed to revert the property back to the City of Charleston. He said the impact it would have on African Americans would be great if they got the property back in their possession, but they didn't. He asked what happened to remove that reversionary clause and what would the impact be then. He was also told that Jim Clyburn, Tim Scott, Marlon Kimpson were not from the Charleston Peninsula, so they had no business on his speech at all. He also didn't support the pyramid the City was building for \$200 million. The International African American Museum was a metaphor to a pyramid. That was his point of view to the brothers and sisters who didn't grow up on the Peninsula like he did.

The Clerk said, "Bob O'Brien."

2. Bob O'Brien, 10 Stutz Court, said he lived in Shadowmoss, and part of his street abutted part of Church Creek. He said the City recently decided they would clean the creek in that area which was a noble effort. They brought in a huge caterpillar shovel and found they couldn't use the shovel because there was foliage, rose bushes, and small trees blocking it from the bank. They brought in another piece of equipment to take out all of the trees and bushes to get the shovel to the bank. They got the shovel to the bank then they realized that it was chewing up the bank. He asked them if they were going to re-seed the bank and they said they weren't going to do that. He asked them what happened when the spring rains come and the sediment went into the creek. They gave him no answer. He asked them what they were going to do with all the foliage that had been taken out. They said they piled it up and he told them that was good habitat for the water moccasins. He said they left the place a disgrace and he lived 200 ft. from it. He thought it was a disrespectful way to treat the environment, creek, and the citizens that liveD in that area. He brought photographs for Council. He asked Council to consider appointing some concerned citizens like himself to have input in that area as it was vital to them. He said his street was one of the streets that

flooded and the end of the area. He said it was a concern they had with the way they were treated, and he asked Council to consider doing that.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you."

Councilmember Gregorie returned to the Chamber at 6:26 p.m.

The Clerk said, "Marcus McDonald."

3. Marcus McDonald, Lead Organizer for Charleston Black Lives Matter, said he was there to support the proclamation for the passage of the Reverend Clemente Pinckney Hate Crime Bill. He said too often many on Council used the massacre at Mother Emanuel to gain political points even against those fighting for racial justice which was disrespectful to the families and those fighting for justice currently. His great grandmother who lived and died in the City passed away at 102 and was a survivor of the Red Summer of 1919. He said even in Charleston there was a race riot led by white soldiers that went through Morris Street and throughout the Peninsula. It wasn't 400 years ago. Having a kumbaya moment was nice, but they couldn't kumbaya race and disparities away. Action and policy were the only meaningful way to progress in the City. He also spoke up for Coach Edward Jones who had been doing amazing work on the Eastside and all over Charleston for years. Anything from bad grades at schools, building preservations, and a shooting at the park, Coach Jones was always there. By removing him from his position, they were robbing the people of an irreplaceable asset and an advocate. He said they did food giveaways every third Thursday at 3:00 p.m. in Martin Park if they wanted to see a glimpse of the work he did, or they could just ask anybody about him. He urged Council and the City to further reinstate and promote Edward Jones to the level he needed to be and supported him as he supports their community. He said Black lives still mattered.

Mayor Tecklenburg said, "Thank you."

The Clerk said, "Edward Jones."

4. Edward Jones said he was asked by members of the community to bring some envelopes and pass out to Council.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "And, Mr. Idris, did we miss you?"

5. Mohammed Idris said he had been coming to Council close to 40 years, and he liked the setup of 12 Councilmembers sitting in a horseshoe. There were four on each side, and the Mayor made 13, and he compared that to the 13 stripes in the American Flag. He said the red represented social life, the blue represented the deceptive life, and the white represented the purists. He said they were told in Council that a hotel would not go any more than three stories high by the former Mayor and that was not the case as they were going ten stories and maybe higher. As Jesus said, 'This world endowments and he was in the world but not of the world. We all open up in the name of God.' He said they were not doing the work of God.

The Clerk said, "Tony Daniell."

6. Tony Daniell told the Mayor he was starting to think he wasn't going to open the roads up, but maybe in two-and-a-half years. Their lawyer told them the only thing that was authorized was a temporary barricade. The letters he gave the Mayor from Drake Rogers said their only interest was keeping traffic away from their homes. He said that was the Mayor's friend, and those were the people he worked for. They said they represented the whole neighborhood, but they only represented a third. He said the law was clear in that they could not close a road if it didn't benefit everyone, and they couldn't close it without the vote of City Council, and they didn't have any of those. He couldn't imagine what rationale there was for having the roads still closed. He said it had to be that the Mayor was thinking it was going to be votes because nobody had ever given him a logical reason, a legal reason, or anything of why the road should remain closed. He said he saw the welcoming slogans that the City put out unless if they were a veteran, or elderly like his father, a stroke victim, then the City wasn't so concerned about them. He said maybe that was only two votes, but he said people were coming up to him on the street asking him what was going on, what the problem was, and he didn't know what to tell him. He asked for someone to send him a legal definition of why he was wrong or open up the roads as those were the two choices.

The Clerk said, "Eric Holstrom, and if you're online, you can press \*6 to unmute yourself."

No one asked to speak.

The Clerk said, "Corrie Gladstein."

No one asked to speak.

The Clerk said, "Alright. We will move on to our comments that were submitted online. This is just a summary of comments received by citizens who have not already spoken. All comments were sent to City Council in full for their review prior to the Council meeting. Jerome Harris urged Council to vote in favor of the resolution to advocate for the enactment of Hate Crime Legislation for South Carolina. This was a recommendation of the Human Affairs and Racial Conciliation Commission and had been advanced by Councilmembers Sakran and Waring. He also urged approval of the three appointments to CPAC.

We also received a joint comment from the Coastal Conservation League, Historic Charleston Foundation, and Southern Environmental Law Center requesting approval of the bill to prohibit the use of certain foundation types in the City's 100-year regulatory floodplain. As Charleston continued to grow, it was critical that it did so in a resilient manner without overdeveloping vulnerable locations susceptible to flooding. They supported the effort to prohibit the use of fill material to meet the City's freeboard requirement and prohibit the use of slab-on-grade foundations for single-family homes in a 100-year floodplain, and those were all of the comments we received."

Mayor Tecklenburg said, "Thank you. Did we miss anyone? Anybody who would like to be heard? The floor is open."

No one else asked to speak.



Mayor Tecklenburg said, "Thank you for being with us tonight, and we appreciate those who made comments. So, next up on our agenda is [Petitions and Communications](#). We have some [appointments](#), but staff, respectfully, would like to defer Item I(iv) until our next meeting, so we have (i)., (ii)., and (iii). being the Citizen Police Advisory Councilmembers, the Commission on Disability Issues, and the Resilience and Sustainability Advisory Committee members."

Councilmember Waring said, "Move for approval."

Councilmember Gregorie said, "Second."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Item (iv)., can we get a breakdown as to the composition of that Tourism Commission?"

Mayor Tecklenburg said, "We can provide that to you right now. On the floor are Items (i) through (iii)."

Councilmember Shahid said, "I know that. I know we're deferring (iv)., but between now and the next meeting when we bring up number (iv), I'd like to have a breakdown on who is on the Commission."

Mayor Tecklenburg said, "We would be happy to do that. Absolutely."

Councilmember Shahid said, "Yes. Who's on the Commission, and I know that that Commission requires certain specified slots."

Mayor Tecklenburg said, "It does."

Councilmember Shahid said, "So I would like to have that reflected and as to the terms on some of the members on that Commission, as well, if they're expired, if they're being renewed, give us a status of the whole thing."

Mayor Tecklenburg said, "That's easy. We will get that to you tomorrow."

Councilmember Shahid said, "Thank you."

Mayor Tecklenburg said, "Alright. Any other comments on (i)., (ii)., and (ii)."

No one else asked to speak.

On a motion of Councilmember Waring, seconded by Councilmember Gregorie, City Council voted unanimously to approve the following appointments and reappointments to the Citizen Police Advisory Council, Commission on Disability Issues, and Resiliency and Sustainability Advisory Council:

1. Appointments:

- (i). Citizen Police Advisory Council:

- Imogene Thomas – New appointment (District 9 Representative)
- Arian B. Fernandez – New appointment (Mayor’s selection)
- Harold “Harry” Mullin – New appointment (High School Representative)

(ii). Commission on Disability Issues:

- Carl Bordeaux – New appointment (Represents hearing impaired)
- Ron Fareta – New appointment (Represents mobility disability)
- Daisy Francis – New appointment (Represents hearing impaired)
- Amy Hatten – New appointment (Represents vision impaired)
- Trey Hemphill – New appointment (Represents mobility disability)
- Michelle Scott – New appointment (Represents vision impaired)
- Brad Sullivan – New appointment (Represents mobility disability)
- Alex Jackson – Reappointment (Represents mobility disability)
- Annette Nielsen – Reappointment (Represents mobility disability)
- Barbara Delia – Reappointment (Represents mobility disability)
- Maria Saxon – Reappointment (Represents mobility disability)
- Marka Rodgers – Reappointment (Represents mobility disability)
- Vonnie Gilreath – Reappointment (Represent advocates for transportation for people with disabilities) one-year term

(iii). Resiliency and Sustainability Advisory Committee:

- Boyd Gregg – New appointment – Councilmember
- Diamond Curry – New appointment – Committee Member/Metro Chamber
- Danny Kassis – Reappointment – Committee Member/Dominion Energy
- Rick DeVoe – Reappointment – Committee Member/Tech Resiliency
- Kendra Stewart – Reappointment – Committee Member/Higher Education Institution
- Ron Mitchum – Reappointment – Committee Member/BCDCOG
- Doug James – New appointment – Committee Member/Home Builders

-- Mark Messersmith – Reappointment – Committee Member/SCPA

-- Christine von Kolnitz – Reappointment – Committee Member/Tech. Sustain.

Mayor Tecklenburg said, “Next up, boy, are we pleased and honored to have a report from the new [President and CEO of the Charleston Gaillard Center](#). She is a remarkable leader. She has been on the job, I think, about a year now. Has it been that long?”

Lissa Frenkel said, “Yes, a year ago.”

Mayor Tecklenburg said, “And, you all, there has been a renaissance at the Gaillard. She is doing a fabulous job. I see she brought most of the board with her tonight. It’s so delightful to see you all here, and maybe Lissa will introduce everyone in just a moment. Thank you for coming and giving us a report, and let me just, I know you’re probably going to introduce Charlton as part of the team, but everyone knows, I think, that Charlton Singleton is the new Artistic Director of the MOJA Festival. Congratulations, and we welcome you in that role, as well.”

Ms. Frenkel said, “Yes. Thank you for inviting us here today, Mayor, and we’re so appreciative of all of the support from the City. For those of you I haven’t met personally, I hope I’ll have the opportunity to do that soon. I also want to recognize all of our board members here. Thank you so much for joining us. Please, maybe, stand up and be recognized, all of you. We’re so delighted to have so many board members joining us here today, and also grateful to have the Mayor and Councilmember Waring on our board, as well. So, thank you so much.

I think most of you know that the GMC was established as a non-profit in 2015 to run the Gaillard Center on behalf of the City and our community. One of the cornerstones of our model has been providing a community asset that supports businesses, other non-profits in the City with important celebrations, conferences, and events. Just last week we hosted 500 executives from Volvo at the Gaillard Center from around the world for a major product launch and on the same day we had 600 people for the Citadel Foundation in the building celebrating the Scholarship Program for the important institution. We’re delighted to be part of the infrastructure in the City that allows this stuff to happen, and it’s part of the model of the Gaillard that we use those events and the income they produce to support the arts and the arts education programming.

So, we’re in the second stage of the Gaillard, 2.0, and in this phase, we’re recommitting to the artistic principles for which the Gaillard was initially founded. This is sort of the heart of the institution I like to call it. So, in addition to the beloved programming that started in Phase 1, we pledge in this next phase to be a cultural leader who presents, produces, and commissions ambitious cultural programming and focuses on five core commitments.

So, the first is a commitment to inspiring and educating through the arts, and we do this in a lot of ways, and I have an entire core commitment associated with the Education Program that Charlton’s going to help me describe in a little bit. But, for this one, one of the things that I’m most passionate about is producing and presenting work that features untold stories, and whenever we can, Charleston or southern stories and allows us to spark conversation in the community through the arts. So, we did this last summer with the Denmark Vesey Bicentenary where we with the International African American Museum and Mother Emanuel Church shed a spotlight on this important figure, a historic figure in our community, and I hoped sparked conversation in a way that only the arts can do. We stood on the shoulders of a number of

Councilmembers here and people in our community who created a wonderful foundation for that conversation, but I was proud of how the conversation at the Gaillard was even different from that.

We also, in a very different way, we sparked conversation through our partnership with the South Carolina Aquarium bringing National Geographic speakers to our stage to discuss issues of climate change and the effects on our oceans, and we shed the spotlight on some of the many extraordinary artists in our community through Charlton Singleton's Tent Show Homegrown Nationally Known which focused on many of the talented artists in South Carolina.

And, you all, are some of the first to know that we are producing our first theatrical work on Robert Smalls in October of 2023. We're very, very proud of this exciting project. It includes a creative team of all southern-based artists, and it's a pilot program at the Gaillard in developing and distributing new family theatrical productions that highlight southern minority stories that are often missing from the history books. The world premier will be in October of 2023. In addition to two public performances, we will be offering four student-only matinees reaching 6,000 Tri-county students 70% of which come from Title I schools, so we're extraordinarily excited about that one."

Mayor Tecklenburg said, "I've seen this photo a number of times, of course, in black and white. This is the first time I've actually seen it in color of Robert Smalls. That's a very interesting coat he has on."

Ms. Frenkel said, "Yes, our fearless Director JaMeeka Holloway uncovered this. It's an interpretation by a French artist actually, but she thinks that it represents the type of Robert that we want to showcase for our kids and for our community. I have to say about this project it doesn't end there with the 6,000 from the Lowcountry. We are planning on touring the work both within the south and across the nation so that we can bring this Charleston hero into the lives and minds of more than just the south, but our entire nation.

So, our second commitment is to quality and creativity. This is a world-class facility. It was built to show off the best artists could offer from the local to the international, and we intend to bring Charleston the best artists in the world, but it also means committing to the artist. In my mind, our currency is the creative expression of these artistic minds, and we feel strongly that cultural centers should invest in the artists that we present. So, we did this last year when we committed to commissioning a new work with the Dance Theatre of Harlem with the International African American Museum. One of the benefits of doing this is that you get closer with the artists, and so there is an opportunity to engage even deeper with the community. For this program alone, we had four master classes with members of the Charleston dance community. We had a community dance class on the lawn. You can see some of our community members raising their arms. We had a panel discussion, we had pre- and post-show events with donors who help support the work, and we had a sold-out 1,500 students in attendance student-only matinee of the production. So, it's programs like these that allow us to get closer with the artists and while we can't commission all of our work, we intend to do that with the touring artists, as well, so that we create an even deeper engagement for our community.

Alright. I'm going to speed through this, but I want to get to all five commitments. So, Commitment 3 is our engaging with the community, and I talked about that a little bit, but one of the main things that we're interested in doing is really creating partnerships. This, obviously, happens on an individual basis, but, I think, meaningfully through the partnerships that were created last year with the International African American Museum, Mother Emanuel Church, as I

mentioned, we worked very extensively with the Charleston Symphony, and next year we intend to increase the range of those partnerships starting with the Nashville Ballet, expanding to partner with SEWE, the Lowcountry Jazz Festival, and most recently with a number of cultural institutions in the City and the Anson African Burial Memorial Project. These are some pictures that are hot off the press from Steven Hayes casting the hands of community members for this fountain that will appear on the Gaillard grounds in the next year. We're so excited about this, and we're really delighted that the Gaillard is going to be the stewards of the Education Program that goes along with this piece of art.

Our fourth commitment is a commitment to diversity, equity, and inclusion, and we are doing that through our approach to all things, developing new audiences, the art we put on the stage, and how we interact with our community on a staff and a board level. In our case, this also means activating our campus and making sure the arts feel accessible to the whole community. So, we sold 95,000 tickets last year, 70% to Tri-county patrons. This is all of your constituents, and we want to make sure everyone feels welcome. So, last year we started a partnership with a number of local organizations, just a couple of them are mentioned on the side of the slide, that have access to free or deeply discounted tickets through our community access and student access funds. It also creates a network of community organizations that come together to the Gaillard to make sure that everyone feels as if they're welcome in our institution. We're distributing thousands of tickets through this program and through the Vetix program, and we would love to know if there are other community groups or others in your community that would be interested in participating in this program. We would love to welcome them to the Gaillard.

And, finally, we have a commitment to lead through our commitment to arts education. This just shows some of the statistics that we have about that program. We've serviced 120,000 students since we opened our doors, 25,000 students in this season alone. 85% of Charleston elementary schools attend programs at the Gaillard, and these are not just field trips. We offer in-school workshops for every single school that decides to come to the Gaillard for a fieldtrip to put a curriculum context on the work and we also offer completely barrier-free programs. So, these are free for anybody who wants to come. We provide the buses and the tickets.

So, I thought who would be better to talk about this program than Charlton Singleton who has been involved in our education program. He doesn't need an introduction here, but you may not know that he was our first Artist in Residence at the Gaillard Center. He's been involved in so many programs, and he can kind of embroider the ways that our Education Program reaches all of our students through the stuff he does with us. So, Charlton."

Charlton Singleton said, "Thank you, and hello everyone, again, Mr. Mayor. Yes. When I was offered the position to be the Artist in Residence, it seemed like a natural fit. As much as I've grown up with my parents being in education and a lot of other friends and family in education that were very close into my circle, it seemed like a natural fit for me to go out to schools and talk with students about the importance of how many famous and important entertainers and things that have come from the Lowcountry and South Carolina in general. The work that the Gaillard Center has done in education has been tremendous, and there are a number of programs, events, and performances that happen. There are at least 24 performances that come through every season that we've had so far, and there a few of them that are near and dear to me. For example, like Jazz Day for Kids. Jazz Day for Kids, we fill the auditorium up, we have a live performing band on stage so the kids are actually there to hear and see it all happen right in front of them as we give some commentary about what they're listening to and explaining how things work which is something that goes also into how we got

out into the classrooms and speak to the students to make sure that they are getting a better understanding, as well as the teachers because the teachers learn a lot about what's going on, as well. Jazz Day for Kids is always a big seller I should say. There's usually a long list of schools that want to come and so we look forward to that every year. We also offer summer camps. In our summer camps, we have two theater camps, and we have the Dance Camp, and, of course, we have a Jazz Camp. The Youth Jazz Orchestra Camp takes place for a week. We have middle school and high school students that sign up and they come, and they have instruction from various local professionals and educators from our area. The camp culminates with a public concert. On a few occasions, we've actually had the students to come back during the year and perform with some of the artists that have come and performed on the main stage at the Gaillard, so that's been a treat for them to be able to perform with some of these legendary folks. A side note about the camp this year, I'm extremely proud to say that we have an instructor that is going to be new to our camp as an instructor, but this young man was one of our campers at our first camp, so it's come kind of full circle which is a very good feel good moment.

Councilmember Gregorie was excused from the Chamber at 6:51 p.m.

We also have our Raising the Volume Series that is curated by myself and Marcus Amaker. I was very thankful to the Gaillard for allowing us to curate this series where Marcus and I have had the opportunity to interview some of the, I call them 'older hierarchy' in town as well as some of the new movers and shakers. We discuss stories and things that are, as Lissa said, some of them untold in our community, new initiatives that may be happening that people don't know, but it's actually given us this platform where we can actually have open discussions. These are recorded. They are uploaded, and we have other members of our educational team that offer these videos out to schools, to teachers, and students so that they can have lesson plans and things to examine all of the content of that. Once again, it's just really an honor to curate that, and speaking of the curation of it, being a part of the Denmark Vesey Project was a very big honor for me to help in the ways that I did. Also, I'm looking forward to this particular project on Robert Smalls to write some music and, JaMeeka, is just a breath of fresh air, so there's a lot of fantastic educational things going on at the Gaillard. We thank you."

Councilmember Gregorie returned to the Chamber at 6:51 p.m.

Ms. Frenkel said, "Thank you. I just want to close. I want to reiterate how grateful we are to the City for the support that you give us, and it's extraordinarily important to us now, and it's also going to be extraordinarily important as we grow, and we are growing. With our board, we have developed a four-year plan for the growth of the institution which will increase our operating budget by 50%, and it will allow us to continue to invest in all of the programs that we were just talking about. In order to do that with the Gaillard Foundation, we're growing our support network and our endowment so that this community asset continues to be sustainable.

I'm delighted to announce that we have identified an anonymous donor who has put forth \$6 million in a 2 to 1 match for artistic programming and education endowment. When we raise \$3 million, we will receive another \$6 million that will be invested for the institution. We've already raised nearly 50% to our goals, so we're very excited about this."

Councilmember Gregorie said, "Awesome."

Ms. Frenkel said, "Yes. Thank you."

Mayor Tecklenburg said, "That's terrific."

Ms. Frenkel said, "And I want to say that I'm extremely proud and optimistic about where the Gaillard is now, and I've spoken a lot about how important partnerships are, but the partnership with the City is the most important one. When we look around at other cities with successful arts programs, they only happen in cities where the city is contributing and excited about the culture and the community and values that, and I feel humbled and honored to be leading an institution in the City that does that for Charleston. So, thank you so much."

Mayor Tecklenburg said, "Thank you. Any comments or questions from Councilmembers?"

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "I had the pleasure of serving on the search committee with Ted Legasey. Could you stand up Ted? He chaired a wonderful process, and I've got to tell you, previously we had silos between the Gaillard, the Foundation, Spoleto, Symphony, and what I call the next best CEO who came to town, Lissa Frenkel, knocked down those silos, knocked down those Chinese walls. We have a board, and I know you all stood, but please stand again, we have a board at the Gaillard that has Fortune 500 talent. When they come to board meetings, you've been there, Mr. Mayor, Rick Jerue's been there, certainly, I've had the pleasure of serving, as Tiger Woods says, 'They come with their A-game.' It's a race to the top with better ideas to keep the Gaillard in the black, to raise the quality of life in this area. I wrote down 95,000 tickets sold last year. Councilmember Seekings, Councilmember Gregorie, myself, Councilmember Mitchell remember when the Gaillard was dark. We were losing almost a million dollars a year. The parking garage was empty after 5:00 p.m. because there were no performances. We now have world-class performances that we used to have to get on a plane, fly to New York, Boston, Chicago, some of the finest cities in the world, stay in New York hotels, eat New York food, or Chicago food, and fly back home. Now, we can get that world-class talent, eat Charleston food, and sleep in our own beds at night."

Mayor Tecklenburg said, "That's a pretty good deal."

Councilmember Waring said, "That's a pretty good deal. Has any Councilmember or any staff member happened to be in the Gaillard when students exit a performance with their teachers? Who doesn't love that scene? Sometimes I feel a little sorry for the teachers. How are they going to calm them back down when they get them back to school? And, it's these stakeholders right here that make it happen. But for them, the Gaillard may be dark and look at the quality that we all would lose. So, I hope you will join me in giving every last one of these board members here, and not here, a hand."

There was applause in the Chamber.

Councilmember Mitchell returned to the Chamber at 6:52 p.m.

Councilmember Waring said, "So, it is not a contribution to the Gaillard. It is an investment that we put into the Gaillard. So, thank you, all, for what you do. Thank you, Dr. Legasey. Thank you."

Mayor Tecklenburg said, "Thank you for that."

Mayor Tecklenburg recognized Councilmember Parker.

Councilmember Parker said, "Thank you, Mr. Mayor, and Councilmember Waring you took the words out of my mouth. I have been there already three or four times this year. I'm always the first one to jump up at a chaperoning opportunity at the Gaillard, and those kids just love it. I mean, it's just an incredible experience for everyone. You even have home school classes that we took part in or performances, and I just thank you for all of that because it is really such a wonderful experience for the kids and the parents."

Ms. Frenkel said, "Thank you for coming and being a part of that."

Mayor Tecklenburg recognized Councilmember Sakran.

Councilmember Sakran said, "Thank you, Mayor. I will be brief. So, I've been on Council for three years, and we get all sorts of presentations to come to the Chamber, and I have to say that you all put your money where your mouth is. It's remarkable, and it's rare that I feel this sense of mission from an organization particularly around your serving youth. It's near and dear to my heart. The stats that you shared about the kids that you all work with, you all should be applauded because it's that enrichment camp that students don't necessarily get to see, and it's remarkable to see an organization lean into that. It's rare. So, I just want to say thank you for everything you all are doing. You're under great leadership with Councilmember Waring on your board, but I can tell just by the looks and faces of the current board members that you all have a top notch set of executives that lead that. I'll put a final plug in. If anyone steps off, I'd be happy to step on and help because you guys, it's remarkable."

Ms. Frenkel said, "We're going to write that down."

Councilmember Sakran said, "Yes. So, thank you, all."

Mayor Tecklenburg said, "Alright. Well, thank you, again, for being with us. Lissa, I meant that so sincerely. Thank you for coming to Charleston and for your leadership. Thank you for the service of all of the board members here, and not here, and I'm just going to read your byline here, as good as this report is, 'The best is yet to come,' right?"

Ms. Frenkel said, "Yes."

Mayor Tecklenburg said, "Thank you for being with us this evening. Alright. Next up, we have a [Commission on History Quarterly Update](#). It's a written report. It's in your agenda package. It's very short. You can read it in a minute. I'll ask Councilmember Shahid if he wants to add anything to it as our Councilmember who serves on the Commission."

Councilmember Shahid said, "Thank you, Mr. Mayor, and I think Councilmember Parker is also, aren't you a member of this of this Commission with me?"

Councilmember Parker said, "Yes, I am."

Councilmember Shahid said, "I thought so."

Mayor Tecklenburg said, "Thank you."



Councilmember Shahid said, "So, the work of the Commission is so vitally important. They are very meticulous on the work that they do and the review, particularly on things that are coming with the wording on plaques such as where a comma should go and an 'i' should be dotted. My involvement has been with them on a limited basis, but when we came up with the wording on the plaque in honor of Judge Fields, and recently on this plaque with the Rise of 1919, their work goes unnoticed. It was very educational from my standpoint. I had no idea about this Red Scare Riot of 1919 until it was brought out to our attention. So, I just made the recommendation to our chair that City Council should be made aware of the work that they are doing and how important this work is. We're one of the oldest and most historic cities in America and having this Commission to make sure that they serve as the guardrails of what is written and what is reported. So, critically, critically important that we don't lose this history and that we're as inclusive as we possibly can on some of these items that take place. So, quarterly we will get a report, hopefully, about this link as to what the Commission is doing, and I would encourage you from time to time to come to some of those Commission meetings. You can log into them. I think they're still virtual. Thank you, Mr. Mayor."

Mayor Tecklenburg said, "Thank you, sir. Alright. Next up is our Council Communications. We have two items that are related. One is a Resolution encouraging the South Carolina Governor and South Carolina Senate to adopt the Hate Crime Bill requested by Councilmembers Sakran and Waring and then a thank you letter from Council to Representative Wendell Gilliard for his work on this matter also requested by Councilmember Waring. If it's without objection, we can take the two items together since they're together."

Councilmember Gregorie said, "Move for approval."

Councilmember Seekings said, "Second."

Mayor Tecklenburg said, "We've got a motion to approve the two items, and I think it's pretty self-evident this Council has made a similar resolution two or three times in the past, and we hope it gets over the top this time. Would anyone like to make any remarks? Councilmember Waring and Councilmember Sakran?"

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "I'm going to yield to Councilmember Sakran first, and then I'll speak after that. Thank you."

Councilmember Sakran said, "I'm actually going to yield back to you. I'm good."

Councilmember Waring said, "Listen, you're right. This Council has had a resolution before. It's passed the House before. Councilmember, I still want to refer to him as Councilmember Gilliard, but I guess he got his start here, but now he's Representative Gilliard. I remember when he was alone championing this. I mean, South Carolina is but one of two states, 48 states in the Union have already passed hate crimes legislation. South Carolina remains with I guess 49<sup>th</sup> and 50<sup>th</sup> who haven't. Again, today, I prayed, and we prayed for those students, the students in Nashville. There's a picture in today's paper with this little girl on the school bus crying with the fear in her eyes. Anyway, hate, hopefully, has to stop, and that needs to be led by our, hopefully, leadership in Columbia. I know we all are on the same page on this one, but I don't want to forget to say thank you for what has already been done. It has been marshaled through the House. It is an incentive right now virtually about to be debated. So, I wanted to thank those who have helped marshal it this far and ask those who will yet to debate

it to put their most serious consideration and actions towards passage and certainly wanted to do that in unison with you, Mr. Mayor, and all of our colleagues on Council. So, thank you.”

Mayor Tecklenburg said, “Absolutely. Would anyone else like to be heard?”

Councilmember Shahid said, “Mr. Mayor.”

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, “Just as a reminder, this Council passed our own Hate Crime Ordinance, and part of that was in support of this proposed statute and not having this passed by the General Assembly is a crime in and of itself. It’s just a crime. We’ve got to get this thing done. Anything we can do to promote it, to spread pressure on our members of our General Assembly. It’s in the Senate now where it has died several times. It’s got to get passed.”

Mayor Tecklenburg said, “Alright. We have a motion to approve the resolution and to send a thank you to Representative Gilliard.”

On a motion of Councilmember Gregorie, seconded by Councilmember Sakran, City Council voted unanimously to approve a Resolution encouraging the South Carolina Governor and the South Carolina Sentate to adopt a Hate Crime Bill and to send a letter thanking Representative Wendell Gilliard and the South Carolina House of Representatives for the passage of the Hate Crime Bill.

Mayor Tecklenburg said, “Thank you much for bringing that forward. Next is our Council Committee Reports. First up is our Committee on Community Development, Councilmember Mitchell.”

Councilmember Mitchell said, “Community Development met on March 17<sup>th</sup> at 3:00 p.m. I only had one item to deal with which was number 1.a.(i) review and approval for 2023-2024 Community Development Block Grant and that was approved. 1.a.(ii) was just a presentation by the Planning, Preservation & Sustainability staff, and they will be coming back to us with some other information dealing with residential uses for density for commercially zoned property. So, I’d like to ask approval for the Committee report.”

Councilmember Brady said, “Second.”

Mayor Tecklenburg said, “Great. Alright. Any discussion or questions?”

No one asked to speak.

On a motion of Councilmember Mitchell, seconded by Councilmember Brady, City Council voted unanimously to adopt the Committee on Community Development Report as presented:

---INSERT COMMITTEE ON COMMUNITY DEVELOPMENT REPORT---

**a. New Business:**

- i. Review and approval of the 2023-2024, Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Housing Opportunities

for Persons with AIDS (HOPWA) awards from the Development of Housing and Urban Development.

- ii. Presentation by Planning, Preservation, & Sustainability staff regarding allowable residential uses and densities for commercially zoned property. **(For Information Only.)**

Mayor Tecklenburg said, "Alright. Next up is our Committee on Recreation, Councilmember Shealy."

Councilmember Shealy said, "Thank you, Mr. Mayor. The Committee on Recreation met last week, Monday, March 20<sup>th</sup>. We discussed the next steps for the Parks and Recreation Master Plan. We had a formal letter drafted that's now gone out to Pegeen Hanrahan to get the Trust for Public Land engaged to help us with the survey and communicating with the community. We will need input from each one of our Councilmembers on the needs in and around each district so that we make sure every district receives attention. We have a large list of projects. Some are on a large project list, and some are on a small project list. Jason Kronsberg has that list, and so I ask the Councilmembers to be on the lookout for an e-mail from Jason with more information in the next few days to look over those projects and be prepared to have a workshop discussing and getting down a little bit more in the nitty-gritty than we did in the last Council workshop meeting.

We had a discussion on Carr-Richardson Park. As you all know, it's a beautiful, picturesque park being used as a neighborhood park right now. Recreation is also accepting permit applications to use the facility. There is no designated staff out there, so someone using the facility would have to pay a fee for staffing, for rental, and also for cleanup. There's still a question of whether we will allow alcohol at events and exactly how that will be used. There is a question of whether it should be under Recreation or maybe BFRC. For now, we're going to lean toward keeping it under Recreation, I think, is what we had discussed. Neighborhood events and kids' birthday parties. Laurie Yarbrough is going to reach out to Julia Copeland and come up with some guidance there, some guidelines, on how we should use that.

Our Charleston County Greenbelt Subcommittee met a couple of weeks ago. They unanimously approved the Bradham Tract and Woodmere. The Woodmere Tract, that application has been updated. Some good news, The Beach Company who owns the island, and a body of water adjacent to the Woodmere Tract, has donated that property to us which is valued at over \$400,000. That's helped our Greenbelt application by showing that we have an almost 100% match which is going to help our score for getting that Greenbelt money.

Fort Pemberton, we have received LCWF funds, and we've accepted those. They did require some deed restrictions to be placed on the property. We've presented the concept plans to the Greenbelt Advisory Board, and they've recommended for approval to the Charleston County Council Finance Committee.

WPAL Park is moving along. We've got a proposal underway, consultants are working, and the environmental survey is complete. We should have all survey work back within the next month. We will schedule some additional community engagement that's going to drive the development of the Conceptual Plan. So, we think late third quarter or early fourth quarter, we should have a fully-vetted plan with construction documents ready, and we could be able to start that bidding process, hopefully, by the end of the year.

We got a staffing update. Parks has 116 filled positions of 160 budgeted, so it's about a 27% vacancy. There have been some promotions within. They're fairly steady from a net standpoint both with Parks and with Recreation. Recreation is still kind of struggling with the part-time positions, but they've combined some part-time positions into full-time. Laurie had mentioned that the new pay plan has helped attract some new candidates, and we've got some applications in, so we're working on it. I think Laurie Yarbrough and Jason Kronsberg are doing a great job, and I appreciate their work. So, thank you, Mr. Mayor. Nothing to vote on though. Thank you."

Mayor Tecklenburg said, "Thank you. I think those were all updates, correct?"

Councilmember Shealy said, "Yes, sir. For information only."

Mayor Tecklenburg said, "Any questions or comments?"

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "A couple of questions regarding the Carr-Richardson Park. Anybody who has not yet been out there, please go out. It is absolutely beautiful, magnificent point of view from the Ashley River over to the Peninsula part. It's just, what a gift we have to the community. A couple of questions though, Mr. Chairman. That hideous abandoned blue building, are there any plans for the City to purchase that, or demolish that building, or do we know what the status is of that building? It's right across, and it's a terrible eyesore. I don't know. Do we have any plans with that property?"

Councilmember Waring said, "On the left hand side."

Mayor Tecklenburg said, "Oh, yes, we looked into that actually quite recently. It's in the County. It's not in the City, believe it or not, and Dan Riccio has reached out to County Code Enforcement to try to help us in that regard. I can maybe report back to you a little more on it, but we did look into it."

Councilmember Shahid said, "Even exploring the idea of purchasing that property, tearing it down, and adding some parking spots to it would be a huge help to that area. I mean, it's a wonderful investment, and then you see that building, it's just, it's terrible."

Mayor Tecklenburg said, "If I owned it, I would want to live there and look at that beautiful park."

Councilmember Shahid said, "Yes, I mean, it's, goodness. The other question is are we proceeding with the markers? Help me with this Councilmember Waring? There was a doctor who lived, came out of the Ashleyville-Maryville area, and we had been out there to put some markers and commemoration of his accomplishments."

Councilmember Waring said, "I think the History Commission is working on that. I know Meg is still working on that."

Councilmember Shahid said, "Yes. I know it came before the History Commission, but I don't know if there was any progress with those markers. Okay. I just want to know the status of that, and if we have made any progress. Thank you, Mr. Mayor."

Mayor Tecklenburg said, "Thank you for those questions. We'll try to follow up on those. I seen Mr. Kronsberg over here. You want to respond?"

Jason Kronsberg said, "Good evening. So, the historical interpretation and the recognized neighborhood individuals is in the works. It wasn't part of the original contract, so it's kind of coming in behind. So, we're working on it, we're working with the consultant, the design, the display boards, and then get the History Commission paperwork pulled together so we can kind of keep moving that along."

Councilmember Shahid said, "One more question before you leave, I just thought about it. Are we putting up any signs directing people to this? You've got to know where to find this park, by the way, are we putting up any directional signs to the park?"

Mr. Kronsberg said, "That's the first that's come up. I don't know of any that are in progress, but it certainly could be a request."

Councilmember Shealy was excused from the meeting at 7:12 p.m.

Councilmember Shahid said, "I would just recommend, Mr. Mayor, that when you go down through Maryville-Ashleyville, unless you are familiar with the terrain, and I've been out there so many times I've got it down pretty good, but it may be worthwhile if we start putting out some signs directing people how to get to the park. Same with Higgins Pier. Unless you live there and understand around it, it may be worthwhile to explore some ideas about some directional signs out there. Just a suggestion."

Mayor Tecklenburg said, "It's a good suggestion. We make signs ourselves. We can do that. We'll put in a request for that. Yes, sir."

Councilmember Waring said, "Thank you, Mr. Mayor."

Mayor Tecklenburg said, "Is Robbie here? We'll let him know."

Councilmember Waring said, "Were there benches around the little play area for mothers and grandparents to sit on?"

Mr. Kronsberg said, "There's a couple of benches there."

Councilmember Waring said, "Yes. I went by yesterday, and I didn't see anything there."

Mr. Kronsberg said, "I'll look into it."

Councilmember Waring said, "Thank you."

Mayor Tecklenburg said, "Alright. Thanks for those follow-ups and the questions. Next up is our [License Committee](#), Councilmember Gregorie."

Councilmember Gregorie said, "Mr. Mayor and Council, the License Committee met on Monday, March 20<sup>th</sup>, and we had one item as New Business, and it's, basically, rebranding and standardizing our provisions as it relates to the local revenue services. Our Committee voted unanimously to move it forward, and I so move."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "Any discussion or questions?"

No one asked to speak.

On a motion of Councilmember Gregorie, seconded by Councilmember Mitchell, City Council voted unanimously to adopt the License Committee Report as presented:

---INSERT LICENSE COMMITTEE REPORT---

**a. New Business:**

- (i). An ordinance authorizing and directing the City of Charleston to enter into an Intergovernmental Agreement relating to South Carolina Local Revenue Services; to participate in one or more local revenue service programs; to execute and deliver one or more participant program supplements; and other matters relating thereto.

First reading was given to the following bill:

*An ordinance authorizing and directing the City of Charleston to enter into an Intergovernmental Agreement relating to South Carolina Local Revenue Services; to participate in one or more local revenue service programs; to execute and deliver one or more participant program supplements; and other matters relating thereto.*

Mayor Tecklenburg said, "Next up is our [Committee on Public Works](#), Councilmember Waring.

Councilmember Mitchell said, "So moved."

Councilmember Waring said, "Mr. Mayor, we did meet on Monday. It will be quick. All actionable items passed unanimously. One of the things that this room would have been packed on with the tremendous amount of work that's been done is the ordinance c.(i). basically slab-on-grade. It's been a tremendous amount of work done with a lot of entities, and I just wanted to thank everybody who came together on this one. They know who they are, but it didn't come easy. How long has it been in the works? Four years? Three or four years. Now it's come to the point for the first reading of approval, and we have an echo in the room, so that tells you people were heard, changes were made, and great compromises are about to take place. So, I want to thank everybody. Instead of calling all of the names, I would never call all of the names because I'm going to leave somebody out. So, on that, that was approved. Mr. Fountain is going to send out c.(ii). small projects for 2023. The list is extensive. Every Council district has been touched with these small projects and improvements. If you're in an area that needed those small improvements, you thank your stars that they're being done. I thank Mr. Fountain and his staff, and all involved with that because it's making a difference. With that, I request a motion to adopt the report."

Councilmember Shahid said, "So moved."

Councilmember Sakran said, "Second."

Mayor Tecklenburg said, "Please note that Item b(ii). was deferred, however, the consideration for permanent encroachment along Third Avenue."

Councilmember Waring said, "And one last thing. On Environmental Services, all trash is being picked up on time and nobody is actually having to work weekends to accomplish it, so that is a big victory for us. So, thank Mr. O'Brien and Mr. Alltop and team when you run into them. Thank you, Mr. Mayor."

Mayor Tecklenburg said, "Great."

Mayor Tecklenburg recognized Councilmember Brady.

Councilmember Brady said, "Yes. Thank you, Mr. Mayor. I just wanted to say thank you to Councilmember Waring and the Public Works and Utilities Committee. I know my folks on Johns Island this, the slab-on-grade and 100-year floodplain, has been something that they've been pushing for a while and our mutual constituents with Councilmember Shealy, Councilmember Bowden, and myself in the Church Creek area, as well. So, I greatly appreciate your leadership on this, and this should make a remarkable impact going forward as it kind of gets phased in for flood resiliency in the City, especially in vulnerable areas. I should note that Johns Island has many special protection areas under our new Stormwater Management Plan, so this is going to be a great step forward. So, thank you."

Mayor Tecklenburg said, "Thank you. Any further comments or questions?"

Mayor Tecklenburg recognized Councilmember Appel.

Councilmember Appel said, "I'm just going to be real quick. If you're just tuning in on YouTube or maybe following at home and you hear slab-on-grade, that might not immediately jump to your mind as something that you've heard about, so let me give a little bit of context to this ordinance. We've heard people say, 'Ban fill-and-build,' right, we've heard that. It's on bumper stickers. It's on social media. It's around. Banning fill-and-build is a slogan, it's not a policy, it's not an ordinance, it's not something that's well thought out. This ordinance, that we are giving first reading to that's a culmination of four years of hard work, is what banning fill-and-build looks like as a pragmatic, realistic, sound, balanced policy. Councilmember Waring's not going to name the names, but I'm going to give it a shot. When you have the Charleston Chamber of Commerce, the Home Builders Association, the Preservation Society, the Historic Charleston Foundation, the Coastal Conservation League, and the Southern Environmental Law Center all in the same room together, working together, singing kumbaya, that is a wonderful, wonderful achievement for this City, and I don't think we should let that go unnoticed. Hopefully, this can be a model for future policy and future collaborative stakeholder work. I want to thank Dale Morris. Dale is back there. Dale has done a great job keeping this ball rolling and making sure that we get over to the finish line. I had some folks from some of these groups reach out to me today, 'Do you think this ordinance is going to pass? Do you think we've got the support on Council?' Like they can't believe we're here, but here we are, and it's a great result, and I'm happy to be here. This is the most significant step, that I'm aware of, next to our Stormwater Manual that we've overhauled to address the worst excesses of fill and make Charleston a leader in development and redevelopment in a manner that's consistent and harmonious with all that we know now about flooding, and water, and Dutch Dialogues, and things of that nature. So, I just think this is a really great achievement we could all be proud of."

Mayor Tecklenburg said, "Well, thank you, all, for those comments."

Mayor Tecklenburg recognized Councilmember Gregg.

Councilmember Gregg said, "I hate to spoil a mood here, but as you all know, I represent an area in the City that's a little bit different. My neighbors all live in slab-on-grade houses in the floodplain, two doors down from me, three doors from me, they all live in slab-on-grade construction. I understand a lot of work has gone into this. I'm going to let you know I'm going to vote against it because I've seen my neighbors' houses. They don't flood. We have a really good stormwater system on Daniel Island and on the Cainhoy Peninsula, it works. Additionally, if you live in Berkeley County, and there are plenty of donut holes as you move up Clements Ferry Road on the Cainhoy Peninsula. They are going to continue to be able to build slab-on-grade houses. I view this as another reason why those folks in those donut holes are not going to annex into the City. So, I'm going to vote against it. I appreciate all of the work that's been done, and I understand that I don't have the context of the work that's been done here for the last four years, but I did want to let you know why. Thank you."

Mayor Tecklenburg said, "Understood. Thank you. To note, I would thank Dale Morris, but also ask isn't this like the only place, city, in America that has now passed an ordinance of this type, or one of the few, speaking of being a leader in this concept, as far as you know?"

Dale Morris said, "Thank you for the question. As far as I know, again, we did some research on this. As far as you know, so the City of Houston and Harris County in Texas, they adopted similar regulations, but they approached it in a different way. Matt Fountain deserves a lot of credit. There was a lot of work that went into this, and as Councilmember Appel said, this is a practical way to get at the problem. So, I think other cities are watching what we're doing, and I think other cities may take inspiration for what you're about to do, but thank you."

Mayor Tecklenburg said, "Great. Thank you. Alright."

Mayor Tecklenburg recognized Councilmember Sakran.

Councilmember Sakran said, "I wasn't going to say anything, but I think Councilmember Appel, these are the things like when you come to Council, we just pass it, it gets done, we don't think about it, but I mean you articulated this so well. So, like people that are sitting at home, that are complaining about all of the issues with flooding, and all of a sudden, it's this stuff that gets passed. I appreciate you mentioning the process, thanking Councilmember Waring, and, hopefully, folks in our media report on these things, because this is the stuff that just flies by and then has a tremendous impact on people's lives. So, I just wanted to chime in with that. Thank you."

Mayor Tecklenburg said, "Thank you. Alright."

On a motion of Councilmember Shahid, seconded by Councilmember Sakran, City Council voted to adopt the Committee on Public Works and Utilities Report as presented:

---INSERT COMMITTEE ON PUBLIC WORKS AND UTILITIES REPORT---

**a. Acceptance and Dedication of Rights-of-Way and Easements:**

- (i). Request for Abandon a portion of an Ingress/Egress Easement (TMS# 346-00-00-260). In conjunction with the Northern Pitchfork Road.



- (ii). Oak Bluff, Phase 1C- Bluff House Circle (20' R/W), Burkets Bend Lane (R/W Varies), a portion of Crooked Oak Road ( 50' R/W), Knotty Oak Lane ( 30' R/W), a portion of Oak Bluff Lane (30' R/W) , Tangles Trail ( 30' R/W).
  - Title To Real Estate
  - Exclusive Stormwater Drainage Easement Agreement
  - Affidavit for Taxable or Exempt Transfers
  - Plat

**b. Public Service Department Update:**

- (i). Environmental Services Update
- (ii). Consideration of request for permanent encroachment along Third Avenue  
**(DEFERRED)**

**c. Stormwater Management Department Update:**

- (i). Approve an Ordinance Amendment to Chapter 27 to Prohibit the Use of Certain Foundation Types in the City's 100-yr Regulatory Floodplain.
- (ii). 2023 Small Project Allocation Discussion

First reading was given to the following bill:

*An ordinance to amend definitions within Chapter 27 of the Code of the City of Charleston, South Carolina and to prohibit the use of certain foundation types in the City's 100-year regulatory floodplain.*

The vote was not unanimous. Councilmember Gregg voted nay on Item 4.c.(i).

Mayor Tecklenburg said, "One nay. Councilmember Waring, did you have anything else to report? I know you all spoke about the small project allocation. Okay. Great. Thank you. Alright. Next, our [Committee on Ways and Means.](#)"

Councilmember Brady said, "Move for approval."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "I think, as amended."

Councilmember Mitchell said, "As amended."

The Clerk said, "And that includes the amendment to the Transfer Agreement."

Councilmember Mitchell said, "Yes. Second."

On a motion of Councilmember Brady, seconded by Councilmember Mitchell, City Council voted to adopt the Committee on Ways and Means Report, as amended:

---INSERT COMMITTEE ON WAYS AND MEANS REPORT---

(Bids and Purchases

- (Budget, Finance, and Revenue Collections: Approval of Workers Compensation Excess Insurance with Safety National in the amount of \$403,765.00. This is a renewal of the excess insurance, and the 23/24 policy runs April 1, 2023, to April 1, 2024.
- (Budget, Finance, and Revenue Collections: Approval of a License Agreement with Tour Management Services, Inc. for their vessel, Carolina Belle, to operate out of the Charleston Maritime Center.
- (Police Department: Approval to submit an application for the FY23 Ernest E. Kennedy Center AET Grant. Funds will help combat underage drinking and drug use with ID software and field intelligence training. There is no match required for this grant.  
Police Department: Approval to accept an award for the FY22 Ernest E. Kennedy Center AET Grant for \$3,000.00. Funds will be used to combat underage drinking and drug use with ID software and field intelligence training. There is no match required for this grant.
- (Police Department: Approval of a Memorandum of Agreement between CPD and the United States Coast Guard outlining response abilities to the USCG Base Charleston. There is no cost for this agreement.
- Parks-Capital Projects: Approval to submit an application for the 2023 Parks and Recreation Development (PARD) Grant to replace the current playground equipment safety surfacing and site work required for installation at Willie Gaines Park. The requested funding is \$28,823.82 with a 20% City match of \$7,205.96. This is an after-the-fact approval. The deadline for this grant application is March 20, 2023. City match of \$7,205.96 will come from the 2023 General Fund Budget, 523000-52435 Maintenance, Playground Equipment.
- (Office of Cultural Affairs: Approval to apply for \$6,000.00 from South Carolina PRT's Tourism Advertising Grant Program, to support the 2023 MOJA Arts Festival. A 2:1 City match is required. Matching funds will come from corporate sponsorship and private donation.
- (Mayor's Office for Children, Youth, and Families: Approval to accept the continuation grant for AmeriCorps VISTA, which will allow the City to provide up to 21 VISTA member slots to Charleston non-profits, and to receive up to 16 VISTA summer associate positions. There is no match required for the City – per the terms of the grant, the City provides the cost share funding amount through site fees received from participating organizations.
- (Office of Resilience and Sustainability: Approval to submit the 2024 SC DHEC Solid Waste Reduction and Recycling Grant application (\$20,000.00) to support recycling efforts in City parks, including educational labels and recycling cans, and for marketing and signage for the City's composting program. The grant application is due on April 7, 2023. There is no match required.
- (Fire Department: Approval to submit the 2023 State Homeland Security Grant in the amount of \$67,350.00 for the Lowcountry Incident Management Team. There is no financial impact with this grant in the FY23 or 24 Budget. There is no match required.
- (Fire Department: Approval to apply for a HMEP Grant in the amount of \$11,000.00 for the Charleston FD Haz-Mat Team to attend specialized training. There's a 20% in-kind match required for this grant. Salaries of personnel attending classes will be used as the match.
- (Housing and Community Development: Mayor and City Council approval is requested for the submission of the application for Federal Assistance (SF 424 Forms) and the corresponding documents to the Department of Housing and Urban Development (HUD) for the 2023-2024 program years. Attached are the 424 Forms, HUD certification forms and the budget. This request has been coordinated with the Community Development Advisory Committee and the Community Development (CD) Committee of City Council. The CD Committee of City Council recommended approval to the Ways and Means

Committee of City Council, Thursday, March 16, 2023. Approval is also requested for the execution of contracts for each organization based on the approved budgets/awards. The contracts will be reviewed and vetted by City of Charleston Corporation Counsel prior to the dissemination of the contracts to the nonprofit agencies. Contract templates are also attached for your information.

(Authorization for the Mayor to execute on behalf of the City of Charleston, a permanent utility easement and any other documents necessary to grant such an easement to the Commissioners of Public Works of the City of Charleston, South Carolina over a portion of the right-of-way for Hanover Street. The property is owned by the City of Charleston. [Ordinance]

(Request permission to use the U.S. Custom House Property for Piccolo Spoleto Festival 2023. There is no cost associated with the use. (200 East Bay Street)

(Authorization for the Mayor to execute a Purchase and Sale Agreement between the City, as seller, and JJR Development, LLC, as buyer, for a portion of real property located at 212 Spring Street, Charleston, SC 29403, TMS# 460-11-01-015, for a purchase price of \$170,000.00, and any documents necessary to consummate the transaction in such form as approved by Corporation Counsel of the City of Charleston. The property is owned by the City of Charleston. [Ordinance]

(Request approval of First Amendment to the Lease Agreement with Guy P. McSweeney for 1155 Cainhoy Road (Fire Station #21). (TMS# 263-10-01-002)

(Authorization for the Mayor to execute a Transfer Agreement conveying the property located at 1345 Rutledge Avenue to Charleston Habitat for Humanity for the construction of affordable, for-sale housing for a person/family earning up to eighty (80%) percent of the Area Median Income. (TMS# 464-13-00-023) [Ordinance] **(AS AMENDED)**

(Please consider the following annexations:

- 2919 Doncaster Drive (.40 acre) (TMS# 358-10-00-080), West Ashley, (District 10). The property is owned by Caroline Watford and Justin Clack.
- 818 Saint Denis Drive (.25 acre) (TMS# 421-03-00-093), West Ashley, (District 9). The property is owned by Karen Jean Byrd.
- 360 Lynwood Drive (.29 acre) (TMS# 310-12-00-076), West Ashley, (District 5). The property is owned by Karan S. Hawkins.

First reading was given to the following bills:

*An ordinance authorizing the Mayor to execute, on behalf of the City of Charleston, a permanent utility easement and any other documents necessary to grant such an easement to the Commissioners of Public Works of the City of Charleston, South Carolina over a portion of the right-of-way for Hanover Street.*

*An ordinance authorizing the Mayor to execute on behalf of the City a Purchase and Sale Agreement between the City, as Seller, and JJR Development, LLC, as Buyer, for a portion of the real property located at 212 Spring Street, Charleston, SC 29403, TMS No: 460-11-01-015 for a purchase price of \$170,000.*

*An ordinance to authorize the Mayor to execute the necessary documents for the City of Charleston to convey to Charleston Habitat for Humanity the property known as 1345 Rutledge Avenue, bearing TMS# 464-13-00-023, said property located in the City of Charleston, County of Charleston, South Carolina in consideration of six hundred eighty-five thousand and 00/100 (\$1.00) dollars; provided however, that if no construction has begun on the site within eighteen months of transfer, the property shall revert to the City; and provided however, that if the Grantee complies with the terms of the Transfer Agreement, the City shall forgive the loan.*

*An ordinance to provide for the annexation of property known as 2919 Doncaster Drive (.40 acre) (TMS# 358-10-00-080), 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 10. The property is owned by Caroline Watford and Justin Clack.*

*An ordinance to provide for the annexation of property known as 818 Saint Denis Drive (.25 acre) (TMS# 421-03-00-093), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Karen Jean Byrd.*

*An ordinance to provide for the annexation of property known as 360 Lynwood Drive (.29 acre) (TMS# 310-12-00-076), 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 5. The property is owned by Karan S. Hawkins.*

Mayor Tecklenburg said, "Next, [bills for second reading](#). We have 13 items."

Councilmember Gregorie said, "Move for approval."

Councilmember Seekings said, "Second."

Mayor Tecklenburg said, "Does anybody need to take any separately?"

Councilmember Mitchell said, "No."

Mayor Tecklenburg said, "Any discussion or questions on any of 1 through 13?"

No one asked to speak.

On a motion of Councilmember Gregorie, thirteen (13) bills (Items L-1 through L-13) received second reading. They passed second reading on motion by Councilmember Seekings and third reading on motion of Councilmember Seekings. On further motion of Councilmember Mitchell, the rules were suspended, and the bills were immediately ratified as:

**2023-053 -** AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1766 ASHLEY RIVER ROAD (.49 ACRE) (TMS# 351-11-00-003), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9. THE PROPERTY IS OWNED BY IRMGARD S. TITUS.

**2023-054 -** AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1776 ASHLEY RIVER ROAD (.56 ACRE) (TMS# 351-11-00-004), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9. THE PROPERTY IS OWNED BY MORRIS N. AND NANCY B. HARPER REVOCABLE TRUST.

**2023-055 -** AN ORDINANCE TO AUTHORIZE THE EXECUTION AND DELIVERY OF LEASE/PURCHASE AGREEMENTS WITH BANC OF AMERICA PUBLIC CAPITAL CORP. IN ORDER TO PROVIDE FOR THE ACQUISITION OF CERTAIN POLICE, FIRE, PUBLIC SERVICE, FLEET, STORMWATER AND VARIOUS OTHER VEHICLES AND EQUIPMENT; TO

PROVIDE THE TERMS AND CONDITIONS OF SUCH LEASE/PURCHASE AGREEMENTS; TO PROVIDE FOR THE GRANTING OF A SECURITY INTEREST TO SECURE ALL OBLIGATIONS OF LESSEE UNDER THE LEASE/PURCHASE AGREEMENTS; TO AUTHORIZE THE EXECUTION AND DELIVERY OF ALL DOCUMENTS NECESSARY OR APPROPRIATE TO THE CONSUMMATION OF SUCH LEASE/PURCHASE AGREEMENTS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

**2023-056** - AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN MOU WITH LOWCOUNTRY LAND TRUST, INC. AND ANGEL OAK PARK, LLC FOR THE DEVELOPMENT, OPERATION, AND MAINTENANCE OF THE ANGEL OAK PARK AND ANGEL OAK PRESERVE ON JOHNS ISLAND.

**2023-057** - AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 226 NORRIS AVENUE (.58 ACRE) (TMS# 349-09-00-019), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11. THE PROPERTY IS OWNED BY THOMAS AND PATRICIA MOORE.

**2023-058** - AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1408 ORANGE GROVE ROAD (.23 ACRE) (TMS# 352-10-00-949), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9. THE PROPERTY IS OWNED BY SHARON HARTNETT.

**2023-059** - AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1349 ASHLEY HALL ROAD (.21 ACRE) (TMS# 351-11-00-056), 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 MADISON PFEIFER AND CARTER BRAKEFIELD.

**2023-060** - AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1648 SECESSIONVILLE ROAD (.54 ACRE) (TMS# 431-06-00-072), 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 JOHN AND KATHLEEN SIMPSON.

**2023-061** - AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1708 JESSAMINE ROAD (.20 ACRE) (TMS# 351-12-00-023), 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 10-4 PROPS, LLC.

**2023-062** - AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1721 ASHLEY RIVER ROAD (.23 ACRE) (TMS# 351-16-00-030), 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 CONTI INVESTMENT LLC.

**2023-063** - AN ORDINANCE TO AMEND CHAPTER 29 OF THE CITY OF CHARLESTON CODE OF ORDINANCES BY REMOVING REFERENCES TO TOUR GUIDE LICENSING AND

REGISTERED TOUR GUIDES AND ESTABLISHING A VOLUNTARY TOUR GUIDE CERTIFICATION PROGRAM.

**2023-064 -** AN ORDINANCE TO AMEND CHAPTER 29 OF THE CODE OF THE CITY OF CHARLESTON BY REMOVING REFERENCES TO THE MANAGER OF ARTS AND HISTORY/TOURISM COMMISSIONS AND REFERENCES TO TOURISM DIRECTOR AND REPLACING THEM WITH DIRECTOR OF LIVABILITY AND TOURISM.

**2023-065 -** AN ORDINANCE TO AMEND ARTICLE II (CITY COUNCIL), DIVISION 2 (RULES OF ORDER) OF CHAPTER 2 OF THE CODE OF THE CITY OF CHARLESTON (ADMINISTRATION) (AS AMENDED)

Mayor Tecklenburg said, "Now, we go back to our [public hearings, number 3](#) for the rezoning of 1776 and 1766 Ashley River Road."

Councilmember Gregorie said, "Move for approval."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "We have a motion and a second. Any discussion? This is for second reading."

No one asked to speak.

On a motion of Councilmember Gregorie, one (1) bill (Item E-3) received second reading. It passed second reading on motion by Councilmember Mitchell and third reading on motion of Councilmember Seekings. On further motion of Councilmember Brady, the rules were suspended, and the bill was immediately ratified as:

**2023-066 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1776 AND 1766 ASHLEY RIVER ROAD (WEST ASHLEY) (APPROXIMATELY 1.05 ACRES) (TMS #351-11-00-003 AND 351-11-00-004) (COUNCIL DISTRICT 9), BE ZONED GENERAL BUSINESS (GB) CLASSIFICATION. THE PROPERTY IS OWNED BY MORRIS N. AND NANCY B. HARPER REVOCABLE TRUST AND IRMGARD S. TITUS.

Mayor Tecklenburg said, "So, you all, hang tight for just a minute. I've got to sign these and while I'm doing so, Madam Clerk has a little announcement she would like to share with everyone."

The Clerk said, "So, I just wanted to let everyone know that this Friday, March 31<sup>st</sup> at 11:00 a.m. in the Council Chamber, we will be having a press conference announcing the artist for Vanessa Turner Maybank's portrait. For the Councilmembers who were here around the end of 2020, you might remember that when Vanessa retired, Councilmember Waring and the Mayor announced that we would be having a portrait made of Vanessa. We will be having a press conference announcing the artist this Friday. Councilmember Waring will be here, and the Mayor will be here, and we might have some other guests here, as well, so I just wanted to invite everyone."

Mayor Tecklenburg recognized Councilmember Sakran.

Councilmember Sakran said, "Do we have a location for the portrait?"

Mayor Tecklenburg said, "We haven't discussed it that I'm aware of."

The Clerk said, "I have an idea. We need to get it painted first."

Mayor Tecklenburg said, "Anyone else who would like to be recognized for about 30 seconds? Councilmember Waring?"

Councilmember Waring said, "Mr. Mayor, on this rare occasion, I'm speechless."

There was laughter in the Chamber.

Mayor Tecklenburg said, "That I find hard to believe now."

Councilmember Brady said, "I can go ahead and announce that the next regular meeting of City Council will be Tuesday, April 11, 2023 at 5:00 p.m."

Mayor Tecklenburg said, "Exactly, and we're all done. Any further business to come before us this evening."

Councilmember Brady said, "Move to adjourn."

Mayor Tecklenburg said, "Hearing none, we stand adjourned. Thank you, all."

There being no further business, the meeting was adjourned at 7:22 p.m.

Jennifer B. Cook  
Clerk of Council