

Community Development Committee

June 18, 2025

A meeting of the Community Development Committee was held on this date beginning at 3:03 p.m. at 80 Broad St. and over video conference call.

Notice of this meeting was sent out to the news media.

Committee Members: Councilmember Mitchell, Chairman, Councilmember Appel, Councilmember McBride, Councilmember Parker, and Mayor Cogswell **Also Present:** Robert Summerfield, Geona Shaw Johnson, Melissa Cruthirds, Katie Dahlheim, Christopher Morgan, Hampton Logan, Elizabeth Dieck, and Patrick Carlson, recording.

The meeting opened with an invocation led by Chairman Mitchell.

Approval of Minutes

On a motion of Councilmember McBride, seconded by Mayor Cogswell, the committee unanimously approved of the May 15, 2025, and June 12, 2025, minutes.

Public Participation

Anthony Bryant spoke about the curfew and Department of Justice preventative programming activity.

Old Business

None

New Business

1. Certifying One (1) Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67- 100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 1 Rosemont Street, Charleston, South Carolina, and having Charleston County Tax Map No. 460-11-02-127

On a motion of Mayor Cogswell, seconded by Councilmember Parker, the committee unanimously approved of certifying 1 Rosemont Street, Charleston, South Carolina, as an Abandoned Building.

2. Presentation and potential action regarding proposed changes to the conditional use affordable housing lot dimensional standards for the SR-6 (Single-family Residential) zoning district – Planning & Preservation staff

Robert Summerfield gave a presentation regarding an update to the zoning code to help facilitate affordable housing. He said it was an amendment to the affordable housing conditional use standards- specifically regarding the single-family residential zoning district 6 (SR-6). The change would make a slight reduction in the minimum side yard setbacks and allow for an increased lot occupancy up to 65%. He said it was a minor fix that would provide more opportunities for affordable housing throughout the SR-6 zone.

Councilmember Parker asked if the change could apply to an affected individual lot to a large development tract.

Mr. Summerfield said it worked like any of the zoning designations and could apply to an individual sized lot all the way up to a multi-acre piece of land slated for subdivision.

Councilmember Parker said if a lot in SR-6 had to develop the entire property into affordable housing to get the additional setback growth areas and if allowing the additional setbacks would help with stormwater requirements.

Mr. Summerfield said the intent was to promote ownership or occupancy of qualified affordable housing across a variety of single-family zones and basic standard expectations. If you chose to develop affordable housing in SR-6 you could apply for those lots to have lesser development standards than the default ones that normally applied.

On a motion of Mayor Cogswell, seconded by Councilmember Appel, the committee unanimously approved to send the proposed update to Planning Commission for approval.

Adjourn

Having no further business, the Committee adjourned at 3:15 p.m.

Patrick Carlson
Clerk of Council's Office