

**CITY COUNCIL MEETING  
COUNCIL CHAMBER**

Regular Meeting  
June 21, 2022

The one hundred twenty-fifth meeting of the City Council of Charleston was held this date convening at 5:00 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 June 16, 2022 and appeared in the Post and Courier on June 20, 2022.

PRESENT (12)

The Honorable John J. Tecklenburg, Mayor

|                                      |            |  |             |
|--------------------------------------|------------|--|-------------|
| Councilmember Gregg                  | District 1 | Councilmember Waring                               | District 7  |
| Councilmember Shealy                 | District 2 | Councilmember Seekings<br><i>(absent)</i>          | District 8  |
| Councilmember Sakran                 | District 3 | Councilmember Shahid                               | District 9  |
| Councilmember Mitchell               | District 4 | Councilmember Bowden                               | District 10 |
| Councilmember Brady <i>(virtual)</i> | District 5 | Councilmember Appel                                | District 11 |
| Councilmember Gregorie               | District 6 | Councilmember Parker<br><i>(arrived 6:18 p.m.)</i> | District 12 |

Mayor Tecklenburg called the meeting to order at 5:00 p.m.

The Clerk called the roll.

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

Councilmember Sakran said, "Thank you, Mayor. This is a prayer first introduced by the Office of Black Catholics in Baltimore to remember Juneteenth."

Councilmember Sakran opened the meeting with an invocation.

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

Mayor Tecklenburg said, "Alright. Thank you, Councilmember, and before we start our proclamations, I know many of you have been here before, but just in case someone is new, in the unlikely event we need to evacuate the building, there are the two exits out of this main room and one door to my right out of that room are the three doors out of this Chamber. In that event, we would ask not to use the elevator, but to take the two stairs down, and then the one stair out the front just so everybody knows. Our first order of business tonight is to recognize [Jim Newsome](#). He is the outgoing CEO of the South Carolina State Ports Authority and also with him I'm going to ask Jim to join me up here along with incoming President Barbara Melvin and Chairman of the South Carolina Ports Authority Bill Stern. Would you all please join me up here

on the podium? Jim, we have a proclamation that I would like to read and proclaim to our City. If you would come to the other side, that way your colleagues can join us.”

Mayor Tecklenburg read the proclamation.

---INSERT PROCLAMATION---

There was a standing ovation in the Chamber.

Mayor Tecklenburg said, “You may think that I just said it all in the proclamation, but I also wanted to share that I just stepped Jim, and Barbara, and Bill upstairs to a marble plaque that’s on the third floor of City Hall that recognizes the role that a former Mayor, John P. Grace, who the bridge was named after really brought together the properties that became the South Carolina Ports Authority. All of the terminals were done just a little over a hundred years, and I share that because, Jim, this City and this Council has such a vested interest in the Port of Charleston, and we are so proud of the work that you’ve done, all of the things that I cited in the proclamation to continue that legacy and to create excellence here in Charleston with Port operations. I bet Mayor John P. Grace would be awfully damn proud to see what you have done with the Ports Authority, so congratulations.”

Jim Newsome said, “Thank you, Mayor. Thank you.”

There was applause in the Chamber.

Mr. Newsome said, “Thank you very much. What a great honor, Mayor Tecklenburg and members of City Council. It’s something that I will never forget in my life. I was actually four when I got my MBA, by the way. I’m just saying.”

There was laughter in the Chamber.

Mr. Newsome said, “No, not really the case, and certainly Mayor Tecklenburg has a big tie to the Port by virtue of the fact that his father was the Chairman of our Board in one of the heydays in the 1980s, so I really wished I had known him. Charleston has been a port City since 1670. It was one of the founding pillars of this City, basically, and the modern sort of incarnation of this Port as a State entity was in 1942 after Mr. Grace had sort of pulled everything together in 1923. Certainly, in my time here and both with Mayor Riley and the Council then and you, Mayor Tecklenburg, we have really felt it very, very important to be good partners with the City of Charleston. It’s our namesake, it’s our global brand together. We have a global brand which is Charleston. It’s known all around the world, so it’s something we’re very, very proud of. We co-exist happily together, and what I would like to really say and ask your help is I think the best potential for cooperation is still to come as we embark on the exciting project which is the redevelopment of most of Union Pier for non-maritime use which will really reunite the great people of Charleston with their beautiful waterfront. Taking a few fences and buildings down here and there that are probably unsightly as we know that today. So, it’s a marvelous opportunity, it’s a win-win. I say that very rarely. In business, win-wins aren’t always win-wins, but this is truly a win for everyone, and we look so much forward to working with you to being very transparent in that process. We’ve got a great team, and I will equally assure you the Port is in great hands going forward. Barbara Melvin will be the sixth CEO of the Port, and she is a more than a worthy, capable successor in the Port and will do better going forward than it’s ever done. So, this is an honor that I will treasure all of my life, and I’m really very grateful to all of you. Thank you very much for having me here tonight.”

There was applause in the Chamber.

Mayor Tecklenburg said, "Alright. Next up we have a proclamation recognizing [Alzheimer's Disease and Brain Awareness Month](#). I'd like to ask the incredible Jamie Roper who is with the Mayor's Office on Aging and Dr. Jacobo Mintzer to join me up here. They both serve on the Board of Directors for the Alzheimer's Association from South Carolina."

Mayor Tecklenburg read the proclamation.

---INSERT PROCLAMATION---

Mayor Tecklenburg said, "So, I would like to call on Dr. Mintzer to come forward and accept this and share some remarks with us."

Dr. Jacobo Mintzer said, "Thank you. I'm honored. I would like to thank Mayor for this proclamation and the City Council. I'm honored to be here on behalf of the families and the people suffering from Alzheimer's Disease, especially those veterans whose memories we need to preserve and those that I serve, but more importantly, I would like to thank the City of Charleston for making the point in the next month to promote behaviors that lead to brain health so nobody, none of our parents, grandparents, the people we love will forget the name of their children, the grandchildren, and the memories, the precious memories that make them who they are. So, for our elders, for our veterans, and for the people in the City of Charleston whose memories will be preserved thanks to our initiatives, these new initiatives that Jamie and their office is taking, I'm honored to receive this proclamation. Thank you, Mayor."

Mayor Tecklenburg said, "Thank you, Doc."

There was applause in the Chamber.

Mayor Tecklenburg said, "Jamie, could I ask you to briefly share with Council our plans for the event at the Lewis Waring Senior Center coming up."

Jamie Roper said, "Good afternoon, everyone. On next week Monday which is June 27<sup>th</sup>, the Mayor is going to hold a Mayor's Round Table on brain health. We have invited several members of the faith community and some other key member leaders of our community to come together with the Mayor and with the Office on Aging and Alzheimer's Association to learn about brain health, learn how to preserve your brain, your health, and your memory. Not only that, but to learn about the resources that the Alzheimer's Association and other organizations offer to help those families who are suffering and those caregivers who are taking care of them. This is a major initiative and Charleston, South Carolina is the first city in this State to do a municipality initiative on brain health and Alzheimer's."

Dr. Mintzer said, "Actually, it's the first city in the Country."

Ms. Roper said, "First city in the Country, so we are leading the way."

There was applause in the Chamber.

Mayor Tecklenburg said, "Thank, you all, and I think our older Councilmembers know this, but just to let the newer ones know, Jamie Roper is an incredible resource and be it

Alzheimer's or any other special needs that you think a citizen, older citizen, may have in our City, you call Jamie, and she will connect them to the resource that will bring some help, so Jamie thank you for the incredible work you do serving our citizens. We appreciate it."

There was applause in the Chamber.

Mayor Tecklenburg said, "So, next up I would like to invite [Kelvin Blufton](#) and his wife to join me up here, along with Hannah Brunson who is a representative of Congresswoman Mace who sent this lovely thing to us in the mail, and I was so impressed with it that I wanted to share this story with Council. If you didn't hear about the amazing art of our own Kelvin Blufton that was on display at the Julian Devine Center and now is at another location on St. Philip Street, well, I'm going to read this to you and thank you, Hannah, for being with us and representing Congresswoman Mace. She is back up in Washington, and she presented this to the Congressional Record, and it's a part of the National Congressional Record, and I just thought it was so nice. She included my name. I'm going to leave it out because the guy who really deserves all of the credit here is Kelvin Blufton.

Madam Speaker, this is in the words of Congresswoman Mace, I rise today to recognize a tribute to first responders in Charleston during National Police Week. The City of Charleston and the Mayor partnered with visual artist Kelvin Blufton and numerous current and former law enforcement officials from across the Lowcountry for an unveiling of ESCAPE. ESCAPE is an exhibit of original paintings of first responders by Mr. Blufton that is meant to educate young people in the principles of civil service and the subsequent responsibility of serving in our community. So, it was beautiful art, but it also served a specific purpose that Kelvin had in mind to inspire young people to public service particularly as first responders. ESCAPE stands for Eastside Civic Art Public Engagement and is tailored to encourage young people to aspire to be first responders in order to better serve the Lowcountry. The Mayor and Mr. Blufton are helping to raise the next generation of public servants and we couldn't be more thrilled with the progress they are making. Congratulations to them both, but particularly to this gentleman over here for the amazing unveiling because he did all of the artwork. So, Hannah, thank you, thank your boss for recognizing Kelvin, and Kelvin is a remarkable artist. He's also an officer in our Livability Department, and he does artistry on the side. He is really an amazing artist. Kelvin, will you come forward and share any remarks you would like."

Kelvin Blufton said, "Thank you, Mr. Mayor. Thank you, Council. I want to recognize three people. One Dan Riccio, Dan and I worked, between us, we've got about over 70 years of, almost a century of service in law enforcement. Chief Greenberg said to me one day 'Any fool can take a report after something happens. Our job is to prevent it from happening,' and so in our effort to harvest a new generation, we have to influence the youth, guide them away from crime, guide them away from violence. They don't want to march about it. They are actually going to be guided into a new strategy. So, I also want to recognize Darlene Roberson over here. She is a candidate for County Council, but she is a consultant, and she works with the youth. She is a proven leader, and we have to approach this thing differently. We can't march about something after somebody gets shot and falls on the ground. If that was going to win something, we would be ruling the world right now, so we've got to approach it differently. We've got to guide our children into becoming the next level of first responders. That's why I have painted this series showing law enforcement. I've still got one to do because I've got to do one for the firemen doing their thing. I've got police, Livability, EMS, and all of that, so I've still got to do my piece on the firemen. I promised the guys that I will do it. I've also got to recognize my wife right here for putting up with me getting paint on the carpet and doing all kinds of stuff like that and staying up late painting."

There was laughter in the Chamber.

Mr. Blufton said, "So, again, and thank you, Councilmember Mitchell, that's the other one too, Councilmember Mitchell, for your guidance and your assistance. We're going to be calling on you and leaning on you some more for the Eastside effort. Reverend Edmondson has donated land at 76 Columbus Street for the public art exhibit, so it will be coming within a month. Okay, appreciate it."

Mayor Tecklenburg said, "Let's give Kelvin a hand you all."

There was applause in the Chamber.

Mayor Tecklenburg said, "Hannah, did you want to make some remarks? You good?"

Hannah Brunson said, "No, I'm good."

Mayor Tecklenburg said, "Alright. I think we've got one more recognition, and that's a proclamation recognizing [National Homeownership Month](#). Is Phil here with TD Bank? Please come forward. It's Dumouchel?"

Phil Dumouchel said, "Dumouchel."

Mayor Tecklenburg said, "I got it and Geona Shaw Johnson. Geona will you join us up here, as well, and Phil is with TD Bank. He is a Community Mortgage Loan Officer and, listen to this you all, he has financed 17 loans under our First Time Homeownership Initiative. We were so thankful for your partnership that on Homeownership Month, Phil, we wanted to have you as part of this and recognize you and the work that TD Bank is doing with us. We're very thankful to you."

Mayor Tecklenburg read the proclamation.

---INSERT PROCLAMATION---

Mayor Tecklenburg said, "I'm so proud to present this to Phil and have him make a few remarks about the partnership that we have with TD Bank. Phil."

There was applause in the Chamber.

Mr. Dumouchel said, "Thank you, Mayor, and on behalf of those, some of the City execs would have liked to have been here, but they wear multiple hats and cover multiple markets. Some of them had to be in Myrtle Beach, and I think another was on PTO this week, but we value and appreciate our partnership with the City. It's particularly rewarding for me because those of you who remember me with a little bit less gray might remember that I ran a local non-profit housing agency here 20-plus years ago, and I was involved in one of the initial study committees that the former Mayor had put together that ended up with the City's Homeownership Initiative, so it's particularly rewarding. Thank you very much."

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

There was applause in the Chamber.

Mayor Tecklenburg said, "Awesome."

Mr. Dumouchel said, "Thank you, sir."

Mayor Tecklenburg said, "Keep up the good work."

Mr. Dumouchel said, "Appreciate it."

Mayor Tecklenburg said, "Alright. So, next up is our [public hearings](#). I think we have about five or six of those this evening, and Robert Summerfield is going to present those to us. First up is an ordinance regarding [810 Meeting Street](#). Robert."

Robert Summerfield said, "Good evening, Mayor and members of Council. So, while they're bringing the presentation up, I will tell everyone about this one. This is a Height 3 zoning. This is in the UP Zoning District. This property, as you can see here, is right at the corner of Morrison Drive and Meeting Street where they meet. It's the site of the Flatiron-esque building that's been proposed for this location. This is in our City Center General Plan designation. Again, in our City Center is where we would expect to see our taller, more dense buildings, predominantly Mixed-Use buildings, such as the building that is currently proposed for this site. This is a clean-up item, if you would. There was an error in reading the map, and since its UP Zoning it was, I believe, understood that it was in the 4-12 Height District as most of the UP Zoning District is. This process actually made it all of the way through all of our review processes with the understanding and the belief that it was already in the 4-12, however, during the final round of TRC, it was found that it actually still has an older Height District associated with it, so this is intended as a clean-up item. Here are just some pictures of the area, and here is the conceptual rendering that's been approved, and this has gone through BAR at this point and has been approved by the Board of Architectural Review and has made it most of the way through our TRC process. With that, the Planning Commission has recommended approval of this item 6 to 0, and I can take any questions."

No one asked to speak.

Mayor Tecklenburg said, "Hearing none, it goes to Council."

The Clerk said, "Mr. Mayor, I think we did have some citizens sign up to speak. Anthony Bryant."

Mayor Tecklenburg said, "Okay. Mr. Bryant do you want to be heard on this matter?"

The Clerk said, "And, Mr. Mayor, what is the time limit?"

Mayor Tecklenburg said, "Ninety seconds."

The Clerk said, "The time is 90 seconds."

Mayor Tecklenburg said, "Yes, sir."

1. Anthony Bryant said Hakeem Oluseyi was a good book to read with all of his poems and writings for young Black people in the community. All of the public comments he made in Planning could be referred based upon SLED through the Solicitor, the

jurisdiction of the Police Department, or the Attorney General from 2011 to present. He made a public comment in 2013 at The Citadel regarding low to moderate income communities and Hurricane Katrina. Council was adding to the map more density, and they had a question of paying folks to support those densities, but he wasn't addressing the constitutional rights of the property. In terms of the Administrative Procedures Act, they had an Administrator, too, that was in Federal Court and was found guilty, so how did they know about the Administrators the City had now and if that cost supported fire and police.

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

No one else asked to speak.

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

Councilmember Shahid said, "Move for approval."

Mayor Tecklenburg said, "We have a motion to approve. Anybody want to second it?"

Councilmember Appel said, "Second."

Mayor Tecklenburg said, "Second. Any discussion?"

No one asked to speak.

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

**2022-077 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 810 MEETING STREET (UPPER PENINSULA) (APPROXIMATELY 0.46 ACRE) (TMS #461-09-01-010) (COUNCIL DISTRICT 4), BE REZONED FROM THE 6 OLD CITY HEIGHT DISTRICT CLASSIFICATION TO THE 4-12 OLD CITY HEIGHT DISTRICT CLASSIFICATION. THE PROPERTY IS OWNED BY TMG 810 MEETING STREET LLC.

Mayor Tecklenburg said, "Thank you. Mr. Summerfield."

Mr. Summerfield said, "Thank you, sir. So, the second item we have is a PUD amendment. This is for [2310 Henry Tecklenburg Drive](#). This is in the Essex Farms West Ashley neighborhood, the Essex Farms Village Center Planned Unit Development. This is an adjustment to their land use plan for this TMS number. It would change it from a Business District identifier under that plan to a Light Industrial identifier. This is property owned by Dominion Energy. They want to be able to utilize the site for some utility laydown, as well as some offices which currently would not be allowed under the Business District designation. It would be allowed under the Limited Industrial. The Limited Industrial would be limited on this site to just the Business District uses, as well as these utility-type uses. With that, this is, again, it's a PUD. This is over in West Ashley. It is in a Job Center Zone which, again, is intended for Light Industrial or warehousing or other Business District-

type activities with limited opportunity for any kind of Residential District. Here are some pictures of the site, and then here is the actual text amendment if anyone has any questions specific to that and some additional imagery of the site. With that, the Planning Commission had recommended 7 to 0 approval of this request.”

Mayor Tecklenburg said, “Go back to the aerial photo if you don’t mind. So, this is their site, as well?”

Mr. Summerfield said, “Yes, sir, and that one has already had a similar amendment to allow for Light Industrial specifically for the utility usage or aspect of the site.”

Mayor Tecklenburg said, “It just adds to their existing property.”

Mr. Summerfield said, “Yes, sir.”

Mayor Tecklenburg said, “Right. Thank you. Would anyone like to be heard on this matter? Yes, sir. Please come forward.”

1. Austin Doyle thanked everyone for being there and what they provided for their wonderful City and the amazing quality of life they had. He wanted to put a face and a name to one of the neighbors who owned a townhome with Carolina Bay, Marshside Towns on Henry Tecklenburg. It would be directly affecting some of them that lived there. They had a hospital, a few other businesses, and they were also going to have some development with Glenn McConnell construction. They just wanted to make sure they were being safe and practical for the homeowners so that they could continue to have no noise, no smell, and different things to keep it Light Industrial if the change was made. He asked Council to look out for them as Council went to bat for them every day.

Mayor Tecklenburg said, “Thank you, sir.”

The Clerk said, “Sir, can we get your name for the record?”

Mr. Doyle said, “Yes, ma’am. Excuse me. Austin Doyle.”

The Clerk said, “Alright. Thank you.”

Mr. Doyle said, “You’re welcome.”

Mayor Tecklenburg said, “Thank you, sir.”

Mr. Doyle said, “My pleasure.”

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

No one else asked to speak.

Mayor Tecklenburg said, “Hearing none, it comes to Council.”

Councilmember Shealy said, “Move for approval.”

Councilmember Appel said, “Second.”

Mayor Tecklenburg said, "Yes, sir."

2. Anthony Bryant said with the Administrative Procedures Act they had notice, procedure he was there, an effective date was the third reading, and any citizen that had an issue with any ruling of Council had a Judicial Review or could make a complaint to a State Agency or anything regarding Council or any body in the State.

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard on this matter? Yes, sir. Please come forward. Please state your name and address."

3. Mohammed Idris said Charleston claimed to be the Holy City, and they swore on the Bible that they would tell the truth and nothing but the truth. They took an oath before them to become elected, but Council was not following the scriptures. The hospitality they did in Charleston led them to the hospital. He guessed that was why they were spelled almost the same. When the people came up to talk about transportation, the Port Authority, and God did things in a great way, he brought another group up with the Alzheimer's Disease because Council were the crooks of the City and robbed the poor slaves of their mind. If they were caught reading, they would get nailed to a tree, so they did have a brain problem. The leadership of the City had a brain problem.

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard on this item? This had to do with Essex Farms Village Center PUD."

No one else asked to speak.

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

Councilmember Shealy said, "Move for approval."

Councilmember Appel said, "Second."

Mayor Tecklenburg said, "We have a motion to approve. Any discussion?"

No one else asked to speak.

On a motion of Councilmember Shealy, seconded by Councilmember Appel, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending a portion of the Essex Farms Village Center Planned Unit Development Master Plan and Development Guidelines to amend sections related to land use and permitted uses and to change the property bearing TMS # 309-00-00-483 (approx. 2.39 acres) so as to be included in the area on the PUD plan map designated as PUD-EFVC-LI (Essex Farms Village Center PUD – West Ashley).*

Mayor Tecklenburg said, "[Number 3.](#)"

Mr. Summerfield said, "Number 3 this evening is a text amendment. This is a text amendment to clarify the intent behind the Height Districts in the Medical District. There was some conversation during the City Plan about understanding what the intent with those Heights Districts

are. The Medical District is the only area where we left Height Districts in feet instead of stories. Everywhere else in the City it's stories, and the reason that was done was because institutional uses, particularly medical uses, require higher floor to ceiling ratios than you would normally have in a residential project or a normal office, in large part, because you have to have additional venting and wiring systems and what have you in either floors or ceilings for lab facilities and other things. So, this amendment here just clarifies that the heights that are in the Medical District are intended for those institutional uses. Any other use would use the predominant height of five stories within that area. To be very clear, this amendment does not affect any existing MU/Workforce Housing zones as those are kind of a separate Zoning District kind of apart from the other standard districts in our Medical District and elsewhere in the City. So, with that, any questions? Real quick, just to orient us, the Medical District is here. We do have two areas of MU, WestEdge and a smaller property on the south side of, east side of Calhoun. I'm still getting my directions, and then you can see those Height Districts in the various colors there. Planning Commission had recommended approval of this 7 to 0."

Mayor Tecklenburg said, "Great. Would anyone like to be heard on this matter? Please come forward. Mr. Bryant."

1. Anthony Bryant said HUD was in town, the Governor was in town, and the Mayor was there regarding flooding in the Medical District. They were abutting other neighborhoods in that area and because of hurricane season, beginning June 1<sup>st</sup>, the question became what was the mitigation for the other communities throughout the whole City, in terms of how the height increase dealt with runoff now and not when they got the money to do what they needed to do. He asked what mitigations would be put in place to assist folks who may not have any insurance and who may have issues in the community. He asked how they would be able to deal with the text, map, and the Planning Commission's initiatives to mitigate those problems.

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

2. Arthur Lawrence said he lived close to the Medical District, and they had a problem with developers coming in, building three-story houses in their community, and changing the zones. They went before Zoning to get an increase on height in their community. The three-story buildings overshadowed the Freedman Cottages and changed the quality of life for the citizens on the Westside. There were three that came up before the Zoning Board, but they were deferred. They needed to stop it and take care of the citizens that lived in the community and not please the individual who came in just for gold in the community. He told Council to keep the Height District in the Medical District, and not let it in the rest of the community.

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

3. Mohammed Idris said he had been coming to Council since 1991, and people fought to stop three stories from being built because it killed the scenery, and they couldn't see the natural environment God gave them. They saw the artificial life being put on them. It would have been one thing if it was three stories, but they lied and said three-story. Some of the buildings were 12 stories, and it looked like New York City every day. They knew what kind of agony that caused the people of New York City. He believed that

people pushed them here, but the former Mayor told the people that they weren't going any higher than three stories.

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

No one else asked to speak.

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

Councilmember Waring said, "Move for approval."

Councilmember Gregorie said, "Second."

Mayor Tecklenburg said, "Any comments or questions?"

No one asked to speak.

Mayor Tecklenburg said, "I would just like to make a comment that, speaking of Mayor Riley and a former Council, I believe these Height Districts were set up primarily to retain the Medical University and our Hospital District. So, the real underlying purpose here is really to make sure that extra entitlement is reserved for those kinds of uses and not for other residential uses and so it maintains the integrity and purpose of our Hospital District which is our highest employment per acre, not just in the City of Charleston, in the State of South Carolina. More people work in that dense little spot of the Hospital District of Charleston than anywhere else. So, anyway, that's really the underlying purpose I thought I would share."

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "Mr. Mayor, you're spot on. Some of us may remember there was a movement decades ago for the Medical University to leave the Peninsula because they needed the growth, and that's why the Height District was approved just as the Mayor said to keep those jobs on the Peninsula. The Medical University is the largest employer in the City of Charleston, so we didn't want those jobs to leave the Peninsula, and we accommodated that growth. Thanks."

Mayor Tecklenburg said, "That's right. Any other questions or comments?"

No one else asked to speak.

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

**2022-078 -** AN ORDINANCE TO AMEND ARTICLE 3 (SITE REGULATIONS), PART 2 (OLD CITY HEIGHT DISTRICTS AND VIEW CORRIDOR PROTECTION) OF CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO AMEND SEC. 54-306.L. - HEIGHT DISTRICT 85/200, SEC. 54-306.M. - HEIGHT DISTRICT 85/125, AND SEC. 54-306.N. - HEIGHT DISTRICT 85/30.

Mayor Tecklenburg said, [“Number 4.”](#)

Mr. Summerfield said, “Yes, Mr. Mayor. So, this next one is to establish zoning for a property that had previously been annexed. This is at 1804 Able Street. This would be to zone it as SR-1 which is the comparable district to the R-4 County designation that it was previously. This is in our Neighborhood Edge which is appropriate for an SR-1 designation. The Neighborhood Edge is our periphery existing neighborhood, future neighborhood designation. Here are some pictures of the property, and the Planning Commission had recommended 7 to 0 for approval.”

Mayor Tecklenburg said, “Alright. Would anyone like to be heard on this matter? You’re good?”

Mr. Bryant said, “Yes.”

Mayor Tecklenburg said, “Alright. Anyone else?”

No one asked to speak.

Mayor Tecklenburg said, “Alright. It comes to Council.”

Councilmember Waring said, “Move for approval.”

Councilmember Shahid said, “Second.”

Mayor Tecklenburg said, “Alright. Any discussion?”

No one asked to speak.

On a motion of Councilmember Waring, seconded by Councilmember Shahid, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1804 Able Street (Trotty Woods- West Ashley) (approximately 0.25 acre) (TMS #351-02-00-035) (Council District 7), annexed into the City of Charleston May 10, 2022 (#2022-070), be zoned Single Family Residential (SR-1) classification. The property is owned by Lanita Brown.*

Mayor Tecklenburg said, [“Number 5.”](#)

Mr. Summerfield said, “So, this is another action to establish zoning on a recently annexed property. This is also in an R-4 County area, and the proposal here is to the SR-1, as well. As you can see, we have SR-1 just further south on Canary Street and so, again, this is the appropriate zoning. Here we are in our Suburban Edge versus our Neighborhood Edge in the previous designation, but, again, this is a general suburban character which again is appropriate for the SR-1 lower density development. Here is a picture of the property again. This is an existing residence that’s now recently been annexed into the City. The Planning Commission had recommended 7 to 0 for the SR-1 designation.”

Mayor Tecklenburg said, “Okay. Would anyone like to be heard on this matter?”

No one asked to speak.

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

Councilmember Shealy said, "Move for approval."

Councilmember Waring said, "Second."

Mayor Tecklenburg said, "We have a motion to approve and a second. I think this is in Councilmember Shealy's district. Any discussion?"

No one asked to speak.

On a motion of Councilmember Shealy, seconded by Councilmember Waring, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2506 Birkenhead Drive (Shaftesbury- West Ashley) (approximately 0.34 acre) (TMS # 309-13-00-051) (Council District 2), annexed into the City of Charleston May 10, 2022 (#2022-071), be zoned Single Family Residential (SR-1) classification. The property is owned by Christopher R. Jefferies.*

Mayor Tecklenburg said, "[Number 6.](#)"

Mr. Summerfield said, "So, number 6 is at 1940 Capri Drive. This is a Single-Family Residential zone request for a SR-1. Again, neighboring properties in the County prior to annexation were the R-4 designation. This property is in our Low Impact and Conserved Zone. The SR-1 in this case is appropriate as it would be the most closely conforming zoning district that we have to the existing development on the property. So, while new development on a Low Impact or Conserved, we wouldn't necessarily look to see the current development pattern. We believe this is the appropriate zoning to establish for this property given its existing nature. Again, Low Impact and Conserved is our lowest lying area with potential development. Here is a picture of the property, and the Planning Commission had recommended 7 to 0 for approval."

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

No one asked to speak.

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

Councilmember Waring said, "Move for approval."

Councilmember Shahid said, "Second."

Mayor Tecklenburg said, "We've got a motion to approve. Any discussion?"

Councilmember Waring said, "I'm moving for approval for 1940 Capri Drive."

There was laughter in the Chamber.

Mayor Tecklenburg said, "1940 Capri Drive. There you go."

On a motion of Councilmember Waring, seconded by Councilmember Shahid, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1940 Capri Drive (Capri Isles- West Ashley) (approximately 0.69 acre) (TMS #350-14-00-039) (Council District 5), annexed into the City of Charleston May 10, 2022 (#2022-072), be zoned Single Family Residential (SR-1) classification. The property is owned by Jeffery and Meredith Fox.*

Mayor Tecklenburg said, "Next is to approve our [City Council minutes from May 24<sup>th</sup>](#) only."

Councilmember Gregorie said, "Move for approval."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "Any deletions, additions, corrections?"

No one asked to speak.

On a motion of Councilmember Gregorie, seconded by Councilmember Mitchell, City Council voted unanimously to approve the minutes for the May 24, 2022 City Council meeting.

Mayor Tecklenburg said, "Next up is our [Citizens Participation Period.](#)"

The Clerk said, "Mr. Mayor, we have 24 people signed up to speak. That includes the speakers who have signed up online."

Mayor Tecklenburg said, "We can cut it close, but a minute please."

The Clerk said, "Alright. The time is one minute. John Baker."

1. John Baker said he was there on behalf of Charleston Firefighters Local 61. He said the backbone of the City were the employees who kept operations in place, 24 hours a day, 365 days a year. It was the employee who worked ungodly amounts of overtime, yet they couldn't think about affording a home in the City or surrounding areas. The City faced a major crisis when it came to morale, retention, livability, and pay. The Fire Department's revolving door should rattle any politician and taxpayer whose dollars were being thrown away as firefighters left the City. With massive expansion planned now and for the coming years, the number of vacancies would increase as retirements and others left for better paying and benefit driven departments. The quickest way to get out of the hole was to stop digging. Council had an opportunity to lay a concrete foundation.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you, sir."

2. Michael Campbell said after 15 years and three Fire Department administrations, they were still fighting for a livable wage while serving the City. He said shame on the guy

from the City who said in the last meeting that they slept for eight hours while working a 24-hour shift. How convenient he can rest well because of their oath to protect and serve. He asked how a firefighter could sleep for eight hours when the incidents they responded to became greater and greater and also their community risk reduction obligations increased. He asked how could they sleep for eight hours when they faced the possibility of being forced to work because staffing was short and having to juggle part-time jobs to take care of their families financially while being physically absent and not to forget that they could become injured or worse and lose their lives. The stress of the job was insurmountable. He said shame on Charleston for not paying the firefighters what they were worth. Charleston slept easy at night because of their oath to the City. He said that should be acknowledged, and they should be paid what they're worth. They shouldn't say they were paid what they were paid because they slept at work. The City paid them for what they may have to do.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you, sir."

3. Nick Boyer with the Charleston Fire Department said he had been with the City for 11 years. He didn't want to have to come to Council, but after watching one of the presentations the HR Committee gave, he felt obligated to come and say how aggravating it was that the issues being conveyed about their hours worked and how they were paid were misconstrued. He hoped Council didn't devalue their hours and understood that when people left the Fire Department, the number one reason was the pay. Two weekends ago he got that phone call Saturday morning at 8:00 a.m. and got forced overtime. He missed his kids sing the National Anthem at the RiverDogs game. Two years ago he got a phone call on Easter Sunday and missed church with his kids, missed seeing them play and do the Easter egg hunts. He hoped Council understood they were worth more than what was being conveyed to them.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Travis Randall."

4. Travis Randall with the Charleston Fire Department said he wondered if the number one tourist destination, multiple times, throughout the world was embarrassed about how they had to come to Council and asked about this. He was. He felt he shouldn't have to be there to do and say this, but they had to stand up and say that something needed to be done better for them. They enjoyed their job, they loved their job, and they loved taking care of the people. They asked Council to take care of them. He said Councilmember Gregorie said he had their back, and they needed him to prove it.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Patrick Moyer."

5. Patrick Moyer said he had been with the Fire Department for seven years and at the ripe age of 31, he was tired. He was tired of seeing good people leave, he was tired of hearing don't worry about it, you'll be able to afford a house a couple of more years down the road. He was tired of empty promises by appointed and elected officials, and he was afraid. He was afraid they were losing good, experienced firefighters, more than

ten years on the job, and those were the guys who taught the younger guys how to do the job, how to save money, or enforcing a door, or things that eventually could save their lives or his.

The Clerk said, "Zac Viscidi."

6. Zac Viscidi said, about a year ago, the City indicated they would expand their Pedicab Program. Based on that promise, he and his associates acquired bikes, insurance, and obtained a lease on a downtown warehouse. They secured the support of their neighborhood association, knocked on doors to gain consent and heard input from residents. They successfully were granted a variance at a BAR meeting. His co-owners and him also met and spoke with several on Council. They made public comments at numerous Council meetings. Based on their comments, laws regarding the procurement issue were changed by that deliberative body. He asked what else was required to start his business. In e-mails, he had asked about the timing of the bid as well as getting an opportunity to talk, but he heard mixed answers. Council told him it was up to Procurement and Transportation, and Transportation told him it was up to Council. He said please support small business and make common sense timelines available and accessible to entrepreneurs as those people drove the City.

The Clerk said, "Anthony Bryant."

7. Anthony Bryant said he was actually the first person that signed up, so he didn't know what that was all about. He was not happy about it. He said the U.S. Attorney in South Carolina made a statement, in terms of a blanket assertion, of all African Americans and low to moderate income communities that on Federal charges, he could hold them in jail like cattle. The City of Charleston's Police Chief made a statement that ATF hadn't had a director in seven years. The DEA just got a director so they didn't even control Federal programs and activities. He and other African Americans asked why he was going around asking for the Black vote for Biden, and now they were going to lock them up and just get the Black woman vote and the white woman vote and throw them in jail. That was what it sounded like. He gave this information for Council to give back to the U.S. Marshals, U.S. Attorney, everybody else, as well as in Charleston. He was born and raised in Charleston, and he wasn't going anywhere.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Brian Axelrod."

8. Brian Axelrod, President of Local 61 Charleston Firefighters Association, asked Council to consider a fair pay increase and an adjustment for future pay plans for firefighters for the City. He said they believed the City could generate more income for that matter by creating a special firefighter tax or adjusting the millage rate to help account the City for first responder services. The City could also stop giving back lost funds and use that to supplement the revenue. The proposed 22% for non-sworn and 5% for sworn may on paper seem fair, but if passed it would be 38.7% for non-sworn and 9.8% for sworn in the past four years. Every employee in the City deserved more, but why were the sworn members of the City left behind? Three years ago, the City gave non-sworn employees a 6.3% to 8.7% cost of living allowance while sworn members received 2%. Since the

suggestion was to give a 27% increase to all employees, why not divide it 13.5% for non-worn and 13.5% for sworn.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Tom Bertou."

9. Tom Bertou said he was there to speak about the problems and effects of health caused by light pollution. He met with the Mayor, and Councilmember Brady asked him to come speak. It was an issue they had, and he knew the City was working on it. He said they needed to get more shielded lights to have the lights go down. It was atrocious when they came across the Ashley River Bridge and saw those lights shooting up in the air as they should be pointed down. It also could save the City up to 75% on energy costs if they did the right thing. He said to look at the AMA June 14, 2016 report on the health issues that light pollution caused everybody, especially women with breast cancer, and it needed to be addressed. He asked Council to look at setting up a committee to address the issues.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Thomas Clarke."

10. Marshall Clarke said he was ten years old and since he was five, he and his family had been cleaning up litter at Gadsden Creek. In 2020, the Dutch Dialogues said that Gadsden Creek needed to be saved and restored. Council voted to approve the Dutch Dialogues, and he was relieved, but now Council had done a 180 and voted to put buildings and parking lots on top of Gadsden Creek. Retention ponds like the one Council wanted to put in were breeding pools for dangerous disease-causing bacteria. He had seen it firsthand at Colonial Lake with various bio-indicators. He respectfully begged Council to listen to the scientist and the kids, too. In a matter of days, he and his brother had collected hundreds of signatures from Charleston County residents that were strongly against it. Council's job as elected officials was to listen to their constituents and vote accordingly. He and his brother had learned from their teachers and their parents that protecting their environment mattered and that when they harmed nature, they harmed themselves, too.

There was applause in the Chamber.

Mayor Tecklenburg said, "Thank you. Thank you, young man. You're very well spoken. Your future is bright."

The Clerk said, "Michelle Brandt."

11. Michelle Brandt said they were there to remind Council of the law, South Carolina DHEC Regulation 3012 Special Project Standards for Tidal Lands and Coastal Water which said, 'The creation of a commercial and residential lot strictly for private gain was not a legitimate justification for filling of wetlands.' WestEdge proposed to fill Gadsden Creek and replace it with three hotels, high-end condos, an office space, and more parking on that Federally protected and fully functioning tidal wetland. In addition, the

regulatory law stated dredging and filling the wetlands areas should only be undertaken if the activity was water dependent or there were no feasible alternatives. An example of a water dependent activity was a port, marina, or pier which was clearly not being proposed. There had been clear and feasible alternatives to filling the creek that had been proposed as solutions that would both fix flooding and issues to repair the few places along the bank where the landfill cap had eroded. They simply asked Council to follow the law.

The Clerk said, "Diane Hamilton."

12. Diane Hamilton said she was a lifelong resident of the Maryville/Ashleyville community. She thanked Council for their support of the construction of the Carr-Richardson Park located on Bender Street. It was not just a passive park, but a unique vehicle connecting their past to the present and to the future. As the project fast approached completion, she asked Council, while working on the new budget for the City, to include funding for the appropriate signage and interpretation of the park. She thanked Council for their continued support of the residents of Maryville/Ashleyville.

Mayor Tecklenburg said, "Yes, ma'am. Thank you."

The Clerk said, "Carlton Swift."

13. Carlton Swift, President of the Dupont Station Neighborhood Coalition, said he wanted to say a few words in support of a proposed park on Wappoo Road in West Ashley. Tourism had bounced back, and they were grateful. They encouraged the City to invest some of the surplus Tourism revenue this year in West Ashley, specifically toward the proposed passive park at the WPAL radio transmitter on Wappoo Road. Plans for the park included a boardwalk over the marsh, a quarter-mile hiking trail, as well as a much needed place to launch kayaks. They all deserved equitable access to the water. WPAL would be a perfect location for West Ashley to experience and enjoy the Stono River.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Arthur Lawrence."

14. Arthur Lawrence said the people on Sumter Street called the Help Desk a number of times, and there was no help. They finally called a young lady named Simone. She got on the phone, and she took care of the emergency and problem on Sumter Street which was a wide drain open that kids and dogs could fall in. There was no help from the Help Desk. He thanked Councilmember Gregorie for making sure that the situation got taken care of immediately. That was what a good Councilmember did, take care of the people in their district. Also when an incident happened the other day in the City of Charleston, people came from North Charleston criticizing the City's Police Department about how they were supposed to step up. He said they didn't have a clue when they came down here. He said the City had a fantastic Police Department.

The Clerk said, "Mohammed Idris."

15. Mohammed Idris said he should be given more time because he was the second one who signed up. He didn't know how he got to be so far behind, but he understood the leadership. Rusty Thomas was an excellent Fire Chief. He lost his job because of the

Sofa SuperStore Fire. Mayor Riley should have gotten put out of office for that situation and not Rusty Thomas. Rusty Thomas did a wonderful job, and Chief Reuben Greenberg did a wonderful job as the Police Chief. The two terrible people the City had for the last 50 years were the present Mayor and the former one who went back to The Citadel.

The Clerk said, "Todd Bukeima."

16. Todd Bukeima said he attended St. Stephens Episcopal Church, and he supported environmental justice. He attended other Council meetings, and he had been struck by repeated statements by citizens of Charleston who had been forced to move from their established communities due to contaminated soil only to see their properties used by others for financial gain. He reminded Council it was not only the displaced residents who were frustrated and irate, but there were many other Charlestonians who felt strongly that those past practices should be redressed and not repeated. He spoke specifically of the intention of WestEdge Foundation, Inc. to fill in what remained of Gadsden Creek and its associated wetlands. For Gadsden Creek and the nearby Gadsden communities, they asked for revitalization and reparations, not actions to take, fill, and flip. That community had a long history of racially motivated disenfranchisement dating back to the 1870s. Council had the opportunity in 2022 to make amends and bend the arc of the moral universe back towards justice.

The Clerk said, "Lin Jay."

17. Lin Jay said she was with CAJM, and represented thousands of citizens who were opposed to the City's reckless plans to destroy Gadsden Creek and fill in the wetlands. It would be detrimental to the existing flooding mitigation, and also to the folks who lived in the area. The City understood how it worked. She was at the May 24<sup>th</sup> meeting when Council voted to cede half an acre of land off of Third Avenue. It had been said that giving up any perimeter just did not make sense as part of the City's Comprehensive Plan. This was four acres, including a creek. They needed to apply the same thing. She knew it had happened in the past. They could change their minds. They had everyday flooding there now. Profits should not hold Council's gaze, people should. They needed to re-evaluate, and let them repair the harm that the City brought to that area for over a century.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you, ma'am."

The Clerk said, "Donna Daniell."

18. Donna Daniell said she couldn't believe she and her husband were still having to come and ask for help about reducing the traffic and the closed roads situation. It had been almost two years. She thanked Council for the traffic study, as it proved their concerns. However, nothing had happened to control the amount of traffic on the corner of Burningtrees and Frampton. The other two entrance and exit points were still illegally closed. Opening those would give their family some relief from the 24/7 traffic they had to endure. She said the Mayor had talked to the community and said that they should not be comfortably silent when bad things happened. The Mayor

and Councilmembers had been comfortably silent when it came to their situation. She asked why they were staying comfortably silent.

The Clerk said, "Time. Tony Daniell."

19. Tony Daniell said Christianity taught that among other things, to get into heaven, they had to have grace. Grace was the opposite of karma. It was the forgiveness, the pardoning of those had done one wrong, things one didn't agree with. He was working on forgiving the Mayor. He wasn't there yet. He was working on forgiving Councilmember Appel for lying to him, but he wasn't there yet. He was trying his best.

The Clerk said, "Jerome Harris."

20. Jerome Harris said at a recent Council meeting, there was discussion about swimming lessons with the Recreation Department not occurring during the summer. He hadn't heard anything reported publicly that that had been resolved. He hoped that Council and the Mayor would address it. On the agenda that evening was a report on the Municipal Court. He wanted to point out that two of the recommendations coming out of that report were that the court was now independent and realigned, and had data collection capacity that would allow them to assess racial impact and disparities, should there be any. Those were two recommendations included in the Special Commission Report. He urged members of Council who served on other committees to examine those reports for other recommendations they could act on and not wait for the four or five months it would take the HAARC, which had met, to get back to them. It should have been a two-way street.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Marcus McDonald."

No one asked to speak.

The Clerk said, "Michelle Brandt."

Mayor Tecklenburg said, "She already spoke."

The Clerk said, "I think you're right. Hector Qirko."

No one asked to speak.

The Clerk said, "Kyle Kelly."

21. Kyle Kelly said a lot of them knew him as Uncle Kyle with the Ugly Christmas Sweater Store on King Street. He had, had it for nine years and had been a part of the community. He was there that evening as manager and creator of Charleston's own E-Carriage. The problem was they had to get it on the street, and he needed some help to do it. He was asking for an amendment to be placed to make it happen. It wasn't a carriage, it was a slow moving vehicle. He had talked to the DMV in Columbia, as well as the Department of Regulatory Staff. Jurisdiction fell on Charleston's City Council and the Mayor's Office to make it happen. He had spoken

with them. It was not to compete with the current tourism industry. It was only an alternative means. When people came to Charleston, they had a choice. They could go on a carriage tour. Not everyone wanted to do that for their own personal beliefs. The other choice was to go for a walking tour, but it was 95 degrees, and that was no fun either. The E-Carriage got the people in the middle that everyone was missing.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "And those were all of the speakers that we had signed up. We did receive two comments. One citizen asked to change the course over filling Gadsden Creek and said the City was not listening to citizen opposition or the science regarding destroying the creek. The trajectory could be reversed by thoughtful discourse and a new vote, but the members were threatening the ecological system of the Peninsula and the future of the Gadsden Green community. Marsha Higgins, lifelong resident of the Maryville/Ashleyville community thanked the City for their support of the construction of the Carr-Richardson Park located on Bender Street. She said it would be a unique vehicle connecting their past to the present and the future. As the project approached completion, she asked the City include in the new budget funding for appropriate signage and interpretation of the park. And, those were all of the comments we received."

Mayor Tecklenburg said, "Great. Thank you. So, that wraps up our Citizens Participation. We want to thank you all for being with us and for you sharing your comments with us tonight. Thank you. Alright. Next up is our [Petitions and Communications](#). We've got appointments to the Army Corps 3x3 Advisory Committee."

Councilmember Waring said, "Move for approval."

Councilmember Gregorie said, "Second."

Councilmember Waring said, "I'd like to move for approval for 1a and b, Mr. Mayor."

Mayor Tecklenburg said, "Alright. Any discussion on those two items?"

No one asked to speak.

On a motion of Councilmember Waring, seconded by Councilmember Gregorie, City Council voted unanimously to approve the following appointments to the Army Corps 3x3 Advisory Committee and Charleston County Aviation Authority:

1. Appointments:

a. Army Corps 3x3 Advisory Committee:

- Andrew Wunderley (New appointment)
- Jack H. Cleland (New appointment)

b. Charleston County Aviation Authority:

(i) City of Charleston Representative – Joan Robinson-Berry

(ii) Announcement of Councilmember Michael Seekings as Mayor John J. Tecklenburg's permanent proxy

Mayor Tecklenburg said, "Next, we have a [presentation from Eli Poliakoff](#) on the Charleston Redevelopment Corporation. I think this was also part of our recent Community Development Committee, but we ask that a quick update be given to the Council at large, with all of the fine work and partnership that Eli and the CRC have been doing with us. Eli."

Eli Poliakoff said, "Thank you, Mayor and members of Council."

Mayor Tecklenburg said, "Thank you for your service, by the way."

Mr. Poliakoff said, "Well, thank you, and thank City Council for your all's strong support of this. I'm Eli Poliakoff, I'm Chairman of the Charleston Redevelopment Corporation. This is F.A. Johnson, who is our CEO. The CRC is a non-profit that was formed by the City, Historic Charleston, and the Housing Authority, and the CRC focuses on the development and preservation of affordable housing in Charleston. We have an all-volunteer board. Geona Shaw Johnson is the Vice-Chair, Diane Hamilton, who is here, is our Secretary, Cheryl Ferraro is our Treasurer. And, as I mentioned, F.A. is our CEO. I'm very proud that we're an active organization. Since 2019 we've acquired Sea Islands on Johns Island, we just acquired North Central Apartments downtown, we've constructed single-family homes in Rosemont and Maryville/Ashleyville, and we currently have multiple projects that are in development across the City. These efforts have helped to add or preserve over 200 units in the City, and the City has been a strong supporter of these efforts. In 2019, City staff recommended a \$400,000 allocation to the CRC for administrative and operational costs. City Council allocated one-third in 2019, so the request today is to authorize the remaining two-thirds, which is about \$268,000, and this comes from the larger City LDC settlement. We believe we have a proven track record, and with your help, we can continue to build on that record. Thank you, Mayor."

Mayor Tecklenburg said, "Great. Any questions for Mr. Poliakoff?"

No one asked to speak.

Mayor Tecklenburg said, "F.A. and Eli, thank you for your service, and Ms. Hamilton on the board, as well. Over a couple of hundred units saved and produced just in a couple of years' time I think is a great track record, and we thank you for your efforts."

Mr. Poliakoff said, "Thank you."

Mayor Tecklenburg said, "Alright. So, next up is [Council Communications](#). We have a discussion on the status of the HARCC composition and the Mayor's authority of appointing a Commission member in the absence of a Councilmember not recommending an appointment. Councilmember Shahid."

Councilmember Shahid said, "Yes. Thank you, Mr. Mayor, and I'll try to keep this real brief. I just know that some of our colleagues had problems finding a person to nominate for the

HARCC, and I posed this question to Ms. Copeland about whether or not this would revert to the Mayor's authority in the event that someone could not find an appointment. So, I just think, for future references, when we create these commissions, and we have the opportunity as a member of Council to make an appointment that we put ourselves on a timeline if we're unable to fulfill that appointment, and it automatically reverts to the Mayor's authority to find that replacement. I think that's happened a couple of times. This is I think the, Jerry, one of you all, just mentioned that we had finally a meeting of the Commission, and it got delayed. Jerry is still here, it got delayed, and I think that some of the delay was just getting it together. So, for future reference, I just recommend that we put either a time limit on our appointments or, if not, it goes right back to you, Mayor, to make that appointment yourself."

Mayor Tecklenburg said, "Alright. Any further discussion?"

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "Do you have a feel for the timeframe? I mean, I think it's a great idea, but I mean, what would be the timeframe before it converts back?"

Councilmember Shahid said, "Well, it's probably 15 to 30 days I would suspect. I mean, we go through these commissions, it takes, we saw the process and how long it took to get it together. And then, we know this is coming down the pike. And, I admittedly, had an appointment at nine. But, it goes through first reading, second, and third reading, so I would think that after it's enacted 15 days would be sufficient."

Councilmember Parker arrived at 6:18 p.m.

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

Mayor Tecklenburg recognized Councilmember Gregorie.

Councilmember Gregorie said, "How many Councilmembers did not appoint?"

Councilmember Shahid said, "I know it was one or two. Am I right about that?"

Councilmember Gregorie said, "Is it one or two?"

Mayor Tecklenburg said, "We're down to two, but one of those Councilmembers is going to, I understand, he's going to agree to serve on the Commission himself, in which case, he doesn't get an appointment, so really, we're down to one. Alright. Any further comments or discussion?"

No one asked to speak.

Mayor Tecklenburg said, "Hearing none, we'll go on to our Council Committee Reports."

The Clerk said, "Mr. Mayor."

Mayor Tecklenburg said, "Oh, I'm sorry. First we have a [discussion regarding a proposed light pollution ordinance](#). Councilmember Brady."

Councilmember Brady said, "Yes. Thank you, Mr. Mayor, and thank you members of Council. As you heard from Mr. Bertou, he is a constituent of mine, and I had the pleasure of getting to sit down and chat with him about the concept of light pollution in the City, and he brought up some interesting requests as part of that. One of them had to do with taking a look at, as we go through streetlight replacements, having lights that actually point downwards to the ground which, if you go to the Harris Teeter on Bees Ferry Road, you can see those lights in action. They're much more efficient and don't spill light up into the air, and I thought it was something that Council should consider especially, because there is energy savings in it for the City, which is people who mind the public purse strings, anything we can do to reduce our monetary output, I thought was worthy of consideration. But also, just from a livability perspective, just like we have a noise ordinance where a residence can't produce noise at a decibel level that would disturb a neighbor, or a business can't do that, as we see some commercial development occurring in and near residential areas, it struck me that we control the amount of noise that they would output, and also the noise that the construction outputs, but we don't have any type of regulation on the books looking at the amount of visible light that these businesses and other residences could put off that could disturb their neighbors. So, I would like to ask my colleagues on Council if this is something that we could refer to the Committee on Public Works and Utilities to have staff begin, both the Sustainability staff and Livability, looking at best practices, what other cities might be doing, what other coastal cities might be doing. Because I know also, in talking to some folks on Johns Island about this, especially as we, I have Urban Growth Boundary both on Johns Island and on Bees Ferry Road. Light can also impact the wildlife as we get close to the Urban Growth Boundary. So, I'd like to ask that this get referred to Public Works and Utilities for consideration and have staff begin to look into that."

Mayor Tecklenburg said, "Alright. Any discussion on the matter?"

No one asked to speak.

Mayor Tecklenburg said, "I'll share with Council that Tom, Mr. Bertou, he came to Mayor's Night-In and shared the same information with me, and I shared it with Jason Kronsberg and with our Sustainability Director, Katie McKain, and they did start looking at other cities, what they've done in regards to light pollution, and I got a little education myself. Tom pointed out that our streetlights, if you leave City Hall, you know, there is glass not just on the sides, but even on the upper side of the fixture, and so if just you had a little different design, and those upper panels were opaque and didn't allow light to go up, you disallow some of that light from going up, and it would all be pointed down. So, I do think, when we do our franchise agreement again with SCANA, which we're starting to negotiate that, by the way, we could certainly have this as an item with them to talk about what kind of design we get on future streetlights, and help deter the amount of light pollution that we're--"

Councilmember Shahid said, "Dominion."

Mayor Tecklenburg said, "What's that? Dominion. I called them SCE&G? Okay, I'll take that to my grave. So, anyway, we are starting to look at this matter anyway, for what it's worth. Any other discussion or thoughts on it?"

No one asked to speak.

Mayor Tecklenburg said, "Alright. Thank you, Councilmember Brady for bringing that to us."

Councilmember Brady said, "Yes."

Mayor Tecklenburg said, "Next up is our [Committee on Traffic and Transportation](#). Back to you, Councilmember Brady."

Councilmember Brady said, "And, as I was away from Charleston, Councilmember Seekings actually chaired the meeting, so I'd like to turn it over to him."

Councilmember Gregg said, "Councilmember Seekings is also out, and he asked me to report on the minutes from the Traffic and Transportation Committee meeting. We met on June 15, 2022. We approved a modification to the Signal Maintenance Contract with the SCDOT and increased that by \$2,500. We also approved two speed humps on Mt. Pleasant Street in the Wagener Terrace neighborhood. Lastly, we approved a request to have a public hearing for speed reduction on Wayfarer Lane. That concludes our report."

Mayor Tecklenburg said, "Did any of those items need approval by Council?"

The Clerk said, "Yes."

Councilmember Waring said, "Move for approval."

Councilmember Gregorie said, "Second."

Mayor Tecklenburg said, "We have a motion to approve the Committee report. Any other discussion?"

No one asked to speak.

On a motion of Councilmember Waring, seconded by Councilmember Gregorie, City Council voted unanimously to adopt the Committee on Traffic and Transportation Report as presented:

- a. Signal Maintenance Contract Modification
- b. Mount Pleasant Street Speed Hump - Wagner Terrace Neighborhood
- c. Wayfarer Lane - Request Public Hearing for speed reduction

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

Councilmember Shahid said, "Thank you, Mr. Mayor. The Committee on Public Safety met on June 16<sup>th</sup> at 1:00 p.m. We received a Municipal Court update from our wonderful Judge Susan Herdina. You should have gotten a copy of this very multi-page document. I'm not going to read it to you. One of the concerns I had is that the Court Administrator had retired in December, and, as just mentioned to you earlier, Susan has sort of taken over the position in the Court Administrator's slot until we hire a new Executive Director of that. That was one of my concerns with how the Court was administrating in her absence. I think we're in the process of getting that addressed, and we have created, more as an independent body, the Municipal Court System, to sort of be in line with what we're accustomed to in our system of government, three branches of government.

So, there are a lot of things that have happened with the Court System. That's been one of them. It's in line with what the Special Commission had recommended, as well, just to maintain that. Just as a side comment, we think about our Municipal Court System. I made this comment at our Committee meeting, it really is one of the most important cogs in our government. It is not something we should need to be overlooking because folks who appear in front of our Municipal Court, this may be their only opportunity, or their only exposure to how the Judiciary works, and we want for folks to have a positive impact, a positive experience doing that. It may be a traffic ticket, it may be something with a criminal offense. But, also, what's really important, is that what happens in Municipal Court on a charge of such, driving under suspension, or driving under the influence, or simple possession of marijuana, or even property related crimes, it serves as what we call in the legal community as a predicate offense. Councilmember Bowden understands this all too well in his role as a defense lawyer, that that offense, if they're convicted, can lead to an enhanced punishment if they are convicted of a similar drug offense, or DUI, or DUS, offense that it exasperates their penalty, and sometimes gets into a minimum mandatory. So, we want to make sure that those folks who come into Municipal Court, all of their rights are protected, and also to address the issues and make sure our victims have an opportunity to be heard, as well.

It was a wonderful report from Judge Herdina. In spite of the challenges with losing the Court Administrator and COVID, they have really made a dent on the number of cases that we were concerned about on trials that were being delayed. Those numbers have come down significantly, so it was a very good report. We're trying to do this on a more persistent basis to take the temperature of what's going on with the Municipal Court. So, nothing to vote on what was reported, but just to give you all an update as to what we had, Judge McFarland was present at that meeting. We gave him the opportunity to address a couple of concerns, as well, and appreciate their input on this and their persistence with me on making sure we address these two issues.

We also got an update on the Emergency Management Department. Shannon had retired. The Mayor addressed that concern for us that we've got something in place. The timing was a little off, because it's the start of hurricane season, so we wanted to make sure that the community was made aware that we're advertising for Shannon's replacement, but we've got a temporary fix in place while we're looking for a new manager.

We also got an update on our Rental Registry Pilot Program. Robert is still here. He gave us an update on where we stand with that. We're looking at it from a pilot standpoint on a certain neighborhood on the Peninsula. Some of the comments were also to require people who rent property in the community to get a business license. So, I think we'll hopefully, Robert, have something before Council--"

Mayor Tecklenburg said, "By the next meeting."

Councilmember Shahid said, "By the next meeting in July."

Mayor Tecklenburg said, "We'll bring it to the next Public Safety Committee first."

Mr. Summerfield said, "Yes, CD."

Mayor Tecklenburg said, "Excuse me?"

The Clerk said, "Community Development."

Mayor Tecklenburg said, "Community Development. Oaky. Sorry about that."

Councilmember Shahid said, "But, a very good update on that. And finally, the last thing that we have to vote on to approve is that we approved an ordinance to amend a Fire Prevention and Protection Article III-Codes. This was just to make sure that we're up-to-date with the changes in the Fire Code. That was approved unanimously, and I move that we approve Item #6."

Councilmember Waring said, "Second."

Mayor Tecklenburg said, "Alright. Any discussion on that? That's mostly a correction updating our Code for Fire Marshals."

Councilmember Shahid said, "Right."

No one else asked to speak.

On a motion of Councilmember Shahid, seconded by Councilmember Waring, City Council voted unanimously to adopt the Committee on Public Safety Report as presented:

- a. Municipal Court Update
- b. Emergency Management Update
- c. Update on Rental Registry Pilot Program
- d. An ordinance to amend Chapter 13-Fire Prevention and Protection; Article III-Codes; Section 13-76-adopted to reference the latest edition of the South Carolina Fire Code, as adopted by the State of South Carolina and published by the International Code Council, Inc.

*First reading was given to the following bill:*

*An ordinance to amend Chapter 13-Fire Prevention and Protection; Article III-Codes; Section 13-76-adopted to reference the latest edition of the South Carolina Fire Code, as adopted by the State of South Carolina and published by the International Code Council, Inc.*

Mayor Tecklenburg said, "Thank you, Councilmember Shahid. Next is our [Committee on Community Development](#). Councilmember Mitchell."

Councilmember Mitchell said, "Community Development had three items. We met on June 16, at 3:00 p.m., and we had three items, and all of them were approved, so I'm asking for approval of that."

Councilmember Gregorie said, "Second."

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

No one asked to speak.

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

**a. New Business:**

- (i) Presentation of the 2022-2023, Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME) and Housing Opportunities for Persons with Aids (HOPWA) funding recommendations.
- (ii) To Amend Article 3 (Site Regulations), Part 2 (Old City Height Districts and View Corridor Protection) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to Amend Sec. 54-306.L. - Height District 85/200, Sec. 54-306.M. - Height District 85/125, and Sec. 54-306.N. - Height District 85/30.
- (iii) Presentation from the Charleston Redevelopment Corporation - Request for financial support

Mayor Tecklenburg said, "Next is our [Committee on Public Works and Utilities.](#)"

Councilmember Waring said, "All actionable items in the report were voted on unanimously, and I so move."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "Alright. Any discussion?"

No one asked to speak.

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

**a. Acceptances and Dedications:**

- (i) Grace Plantation- consisting of Parish House Road (50' r/w), Emerald Wharf Lane (50' r/w), consisting of 76 lots.
  - Title to Real Estate
  - Affidavit for Taxable or Exempt Transfers
  - Exclusive Stormwater Drainage Agreement
  - Plat
- (ii) Authorization to notify SCDOT that the City will accept maintenance of approximately 1,100 LF of five foot concrete sidewalk and seven ADA compliant handicap curbs on Morrison Drive (US-52) and Jackson Street (S-1777) in conjunction with the Morrison Yard Apartment project.
- (iii) Authorization to notify SCDOT that the City intends to accept maintenance of approximately 115 LF of 15" French drain pipe and 3 12" yard inlets on Savannah Highway (US-17) in conjunction with the Savannah Highway Roadside Drainage Improvements.
- (iv) Authorization to accept a portion of South Carolina Department of Transportation right of way adjacent to SC Route 461 by quitclaim deed for inclusion in the City's Church Creek Flood Storage Project.

**b. Public Service Department Updates:**

- (i) Proposed Changes to Trash Collection Methods (Information only)

**c. Stormwater Management Department Updates:**

- (i). Forest Acres – Recommend Approval of a construction contract for the Forest Acres Drainage Project Phase 2 A/B with Gulf Stream Construction in the amount of \$10,967,819.66. Funding for the project is available in the 2012 Stormwater Bond, Local Option Permit Funds, and the Drainage Fund. With the approval of the project budget staff is authorized to award and/or amend contracts less than \$40,000 to the extent contingency funds exist in the Council Approved Budget.
- (ii). Spring/Fishburne Phase 4 – Recommend Approval of Fee Amendment #23 with Davis & Floyd in the amount of \$1,281,084.00 for extending the duration of construction engineering and inspection services, preparation of an Operations and Maintenance System for the Installed Equipment, equipment commissioning/startup, and support in procuring O&M contract services for the station. Funding is available in the approved Phase 4 project budget.
- (iii). Report on Budget Ad Hoc Committee Recommendations for Stormwater Capital Projects

**d. Miscellaneous Business:**

- (i). An ordinance to designate 91 Hanover Street as a Non-Standard Service District in accordance with Sec. 30-171 through 30-178 of the Code of the City of Charleston, said district being located in the City and County of Charleston, State of South Carolina, and being more particularly described in Exhibit a, attached hereto and incorporated herein by reference.

First reading was given to the following bill:

*An ordinance to designate 91 Hanover Street as a Non-Standard Service District in accordance with Sec. 30-171 through 30-178 of the Code of the City of Charleston, said district being located in the City and County of Charleston, State of South Carolina, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference.*

Mayor Tecklenburg said, “We’re setting a precedent here. Next up is [Committee on Ways and Means.](#)”

Councilmember Gregorie said, “So moved.”

Councilmember Mitchell said, “So moved, as amended.”

Mayor Tecklenburg said, “As amended. Any discussion on any of that?”

Councilmember Waring said, “I do have one item. The piece about the discussion Councilmember Appel was trying to help out with kids and swimming. Can you touch on that?”

Councilmember Appel said, "Sure. Well, we had a very robust conversation this afternoon at our Joint Recreation and Real Estate Committee meeting about swimming lessons and access. The City of Charleston's been having a difficult time hiring lifeguards and swim instructors, and it's not just us. Charleston County is struggling with hiring lifeguards at their facilities at the beach, and the water parks, and things of that nature, so it's a real problem. So, the City has reserved lanes in our aquatic facilities for rental by private folks so that they could then turn around and retain their own private swim instructors and, you know, there's some equity issues associated with that if the folks can't afford it, and we had a good discussion today about ways we can come up with some creative solutions. I know Councilmember Gregorie had some good ideas, and so did several of my colleagues. My understanding is that we're going to be--"

A Councilmember said, "And the Mayor."

Councilmember Appel said, "And the Mayor, absolutely. The Mayor found \$33,000 this afternoon out of nowhere. I mean, that was the fastest \$33,000 I think I've ever seen made, but it's that kind of smart thinking and creative solutions that are going to be needed in the 21<sup>st</sup> Century, because I just think the days of us being able to hire an army of municipal swim instructors, it's just maybe not foreseeable for the near term. So, we've got facilities, we've got great community partners out there, and we've got to find ways to put these pieces together to provide services, at the end of the day, that our constituents need. Safety around the water is just about as important as it gets. I mean, it goes without saying that we're the Lowcountry, we've got water all around us, and it's very important, you know, Black or white, rich or poor, everything in between, that folks are comfortable around the water. It's very important, and we've got to find ways to deliver those services, even if it's not the traditional way we've been doing it for so many years, and so, we had a really good conversation about that this afternoon, and I look forward to continued discussions and ways we can find solutions to that problem."

Mayor Tecklenburg said, "Thank you. Alright. Any other discussion?"

No one else asked to speak.

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

(Bids and Purchases

(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 2022-2023 program years. Attached is 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. 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.

(Housing and Community Development: Mayor and City Council approval is requested for an amendment to the City's Agreement with S&ME, Inc. The amendment extends the agreement for an additional six months and provides an additional \$32,382 in funding to facilitate the removal of contaminated soil at the City of Charleston's Lowline Affordable

Housing site. Additional requirements from the City of Charleston Storm Water Division and sub-contractor staffing requirements caused unanticipated delays in the delivery of services.

- (Parks-Capital Projects: Approval of West Ashley Greenway Improvements-Stinson to Parkdale Construction Contract with Truluck Construction in the amount of \$396,304 for the replacement of the Long Creek Bridge along the West Ashley Greenway. With the approval of the project budget, Staff is authorized to award and/or amend contracts less than \$40,000, to the extent contingency funds exist in the Council approved budget. Approval of the construction contract will institute a project budget of \$734,047.70 of which the contract will obligate \$396,304. Funding sources for this project are: 2013 General Fund Reserves (\$214,016.57), 2016 General Fund Reserves (\$100,000), 2018 General Fund Reserves (\$235,000), 2020 General Fund Reserves (\$125,031.13) and a CWS Contribution (\$60,000).
- (Traffic and Transportation Department: Approval of modification to The Signal Maintenance Agreement between the South Carolina Department of Transportation and the City. Contract is being amended to add additional funding to allow the City to maintain additional SCDOT signal locations.
- (BFRC: Approval to allocate an additional \$2,950,000 in ARPA funds to specific projects/services as recommended by the AD Hoc Budget Advisory Committee at their meeting on 5/26/22. See detail attached. Formal appropriation of these funds will come in a future budget amendment. **(AS AMENDED)**
- (Recreation Department: Authorization for approval to submit a grant application to offer the USDA Summer Food Service Program. The effective date will be June 6, 2022. Funding is provided through the SC Department of Education to the City of Charleston as the local sponsoring agency. This is an after-the-fact approval. Due to time constraints, the grant was submitted on May 25, 2022.
- (Recreation Department: Approval of the contract between City of Charleston and the Charleston County School District in the amount of \$48,400 to purchase meals to be served during the summer for children who participate in the school free/reduced lunch program. Funding is provided through the SC Department of Education to the City of Charleston as the local sponsoring agency. This is an after-the-fact approval. Due to time constraints, this was submitted as part of the Summer Feeding application process. This program commenced on June 6<sup>th</sup> and ends on August 5<sup>th</sup> 2022.
- (Fire and Police Department: Approval of the 2022 Port Security Grant in the amount of \$796,926, for retrofit of the SAFE boat vessel, equipment for underwater response team, quick reaction kits, bomb suit and training. The Fire Department is requesting a Haz-Mat Response Mobile training and an upgrade to electronics on Marine 101. A cash match of \$199,232 is requested for 2023. This is an after-the-fact approval. Due to time constraints, the grant was submitted May 27, 2022.
- (Police Department: Approval to accept the 2022 Duke Energy Grant in the amount of \$9,000 for publication of Hurricane Preparation Guides and promotional pens. There is no match required for this grant.
- (Police Department: Approval to apply for the 2022 quarter 4 Firehouse Subs Grant in the amount of \$16,000 for specialized tactical medical training aids and tools. There is no match required for this grant. Grant applications open July 7, 2022 and close August 17, 2022.
- (Police Department: Approval to accept the FFY22 SCDPS SRO Grant for funding for two School Resource Officers in connection with Charleston County School District, an annual renewal. There is no match required for this grant.
- (Office of Cultural Affairs: Approval to accept a grant award of \$17,000 from South Arts, to support dance programming for the 2022 MOJA Arts Festival. The project period is from

1/15/22-6/30/22 and 9/29/22-10/2/22. A 1:1 City match is required. Funding will come from private donations.

- (Stormwater Management: Approval to increase Low Battery Seawall Restoration-Phase III P172438 with Insight Group in the amount of \$16,250.00 for additional vibration monitoring through January 2023 due to the project scheduling proposed by Gulf Stream Construction to account for the length of this phase of the seawall restoration (~1,800'). This increase is to have 2 monitors for 25 weeks. Approval P172438 will increase the PO amount by \$16,250 (from \$31,150.00 to \$47,400.00). The funding sources for this project are: Hospitality Funds (\$17,077,901.53), Municipal Accommodations Tax Funds (\$15,651,479.68), Charleston County Accommodations Tax Fees (\$400,000.00), CWS Contributions (\$4,874,746.00) and a future Hospitality Revenue Bond to cover the rest of the project.
- (Stormwater Management: Approval of Spring-Fishburne Drainage Improvement Phase 4 Fee Amendment #23 with Davis & Floyd in the amount of \$1,281,084.00 for extended construction engineering and inspection services for increased construction duration due to weather delays and other construction related delays, including supply chain issues. Approval of Fee Amendment #23 will increase the Phase 4 portion of the professional services contract by \$1,281,084.00 (from \$8,064,460.00 to \$9,315,544.00). The funding sources for this project are: King Street Gateway TIF (\$9,006,421.80) and SC Transportation Infrastructure Bank (\$56,312,650.90).
- (Stormwater Management: Approval of Forest Acres Drainage Project Phase 2A/B Construction Contract with Gulf Stream Construction in the amount of \$10,967,819.66 for the final phase of the Forest Acres project which includes increasing the drainage capacity of the existing system by enlarging existing ditches and box culverts from the completion of Phase 1, across Playground Road near Ashley River Road and adjacent to Rice Court. With the approval of the project budget, Staff is authorized to award and/or amend contracts less than \$40,000.00 to the extent project contingency funds exist in the Council Approved Budget. Approval of the construction will institute a project budget of \$25,458,872.29 of which \$10,967,819.66 will be obligated for the contract. Funding sources for this project are: 2012 Stormwater Bond (\$15,513,805.76), Drainage Fund (\$4,943,566.65), Local Option Permit Income (\$5,000,000.00) and Refunds (\$1,499.88).
- (Discussion of Pool Waiver for rental of pool space for private swimming lessons at the WL Stephens Aquatic Center.
- (Consider Rental Agreement to rent portions of the Daniel Island Recreation Center in the amount of \$33,000.00 a year to Point Hope Presbyterian Church for Sunday services and other special events. (160 Fairbanks Drive, Daniel Island, SC 29492) (Berkeley County TMS# 271-00-00-006)
- (An ordinance to authorize the Mayor to execute a deed and any other necessary documents, approved as to form by the Office of Corporation Counsel, Quit-claiming to Children's Museum of Charleston the City of Charleston's right, title, interest, if any, to that certain portion of property bearing Tax Map Number: 460-16-02-010, and subject to certain exceptions and other matters to be approved by the Office of Corporation Counsel. **(DEFERRED)**
- (Consider approval of Joint Use Agreement between the City and CCSD for the southeastern quadrant of Hampstead Square to be used as community park during non-school hours, with City to quitclaim its interest in same to CCSD in exchange for CCSD to quitclaim to the City its interests in the southwestern and northwestern quadrants of Hampstead Square. (TMS# 459-09-02-151, TMS #459-05-04-026, TMS# 459-09-02-125)

(Consider ordinance to devise and accept property rights, by quitclaim deed from the City to CCSD in the southeastern quadrant of Hampstead Square and by quitclaim deed from CCSD to the City in the northwestern and southwestern quadrants of Hampstead Square. (TMS# 459-09-02-151, TMS #459-05-04-026, TMS# 459-09-02-125) [Ordinance]

(An ordinance authorizing the Mayor to execute on behalf of the City an Amended and Restated Lease between the City of Charleston and Charleston Water System regarding the use of the recreational greenway.

(Update on Sumar Street MOU.

(Please consider the following annexation:

-- 820 East Estates Blvd. (0.26 acres) (TMS# 310-02-00-152), West Ashley, (District 7). The property is owned by Leroy E. Waring, Sr. and Shelia W. Waring.

(Executive Session in accordance with S.C. Code Section 30-4-7(a)(2) to discuss proposed purchase of property associated with the Barberry Woods Project.

First reading was given to the following bills and resolution:

*Resolution approving a Joint Use Agreement between the City and CCSD for the southeastern quadrant of Hampstead Square to be used as a community park during non-school hours*

*An ordinance authorizing the Mayor to execute, on behalf of the City of Charleston, as Grantor, a Quit Claim Deed conveying the City's interest in a square within the Hampstead Mall located in the City of Charleston to the Charleston County School District, as Grantee, pursuant to that certain Joint Use Agreement adopted by the City and the Charleston County School District.*

*An ordinance authorizing the Mayor to execute on behalf of the City an Amended and Restated Lease between the City of Charleston and Charleston Water System regarding the use of the recreational greenway.*

*An ordinance to provide for the annexation of property known as 820 East Estates Boulevard (0.26 acre) (TMS# 310-02-00-152), 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 Leroy E. Waring, Sr. and Shelia W. Waring.*

Mayor Tecklenburg said, "Next we have our [bills for second reading](#). I think we have 11 items."

Councilmember Mitchell said, "Move for approval 1 through 11."

Councilmember Gregorie said, "Second."

Mayor Tecklenburg said, "We have a motion to approve all 1 through 11. Any discussion on any of those?"

Councilmember Appel said, "Sorry, just real quickly, I've got to recuse myself from number 11, but I'm good with everything else."

Mayor Tecklenburg said, "Councilmember Appel recuses himself from number 11. Any discussion on any of those items?"

No one else asked to speak.

On a motion of Councilmember Mitchell, eleven (11) bills (Items L-1 through L-11) received second reading. They passed second reading on motion by Councilmember Gregorie and third reading on motion of Councilmember Mitchell. On further motion of Councilmember Sakran, the rules were suspended, and the bills were immediately ratified as:

- 2022-079 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 3, 5, 7 AND 9 CUNNINGTON AVENUE (MAGNOLIA CEMETERY-PENINSULA) (APPROXIMATELY 1.16 ACRES) (TMS #464-14-00-119 AND 139) (COUNCIL DISTRICT 4), BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO UPPER PENINSULA (UP) CLASSIFICATION AND FROM THE 2.5 STORY OLD CITY HEIGHT DISTRICT CLASSIFICATION TO THE 4-12 STORY OLD CITY HEIGHT DISTRICT CLASSIFICATION. THE PROPERTY IS OWNED BY CITY OF CHARLESTON.
- 2022-080 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 77 AND 75 WASHINGTON STREET (PORTS AREA - PENINSULA) (APPROXIMATELY 0.35 ACRES) (TMS #459-13-02-004 AND 005) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-2/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY WASHINGTON PARTNERS LLC.
- 2022-081 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 8 CHARLOTTE STREET (PORTS AREA - PENINSULA) (APPROXIMATELY 0.22 ACRE) (TMS #459-13-02-009) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-2/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY HISTORIC CHARLESTON DEVELOPMENTS LLC.
- 2022-082 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2003 HERBERT STREET (FOUR MILE/HIBERNIAN HEIGHTS - PENINSULA) (APPROXIMATELY 0.26 ACRE) (TMS #464-02-00-046) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO BUSINESS PARK (BP) CLASSIFICATION. THE PROPERTY IS OWNED BY HERBERT STREET LLC.
- 2022-083 -** AN ORDINANCE TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING ARTICLE 2 (LAND USE REGULATIONS), PART 3 (TABLE OF PERMITTED USES) TO CORRECT A SCRIVENER'S ERROR BY DELETING MULTI-FAMILY DWELLING AS A SPECIAL EXCEPTION USE FOR RESIDENTIAL OFFICE – RO DISTRICT.
- 2022-084 -** AN ORDINANCE TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING ARTICLE 2 (LAND USE

REGULATIONS, PART 1 (BASE ZONING DISTRICTS) TO CORRECT A SCRIVENER'S ERROR BY INSERTING MISSING INFORMATION.

- 2022-085 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1890 AND 1886 ASHLEY RIVER ROAD AND 1407 ADELE STREET (ANCRUM HILL – WEST ASHLEY) (APPROXIMATELY 0.35 ACRE) (TMS #351-07-00-027, 028 AND 048) (COUNCIL DISTRICT 7), ANNEXED INTO THE CITY OF CHARLESTON APRIL 26, 2022 (#2022-061), BE ZONED COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY CHARLESTON REDEVELOPMENT CORPORATION.
- 2022-086 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2931 MAYBANK HIGHWAY (JOHNS ISLAND) (APPROXIMATELY 0.61 ACRE) (TMS #313-00-00-092) (COUNCIL DISTRICT 5), ANNEXED INTO THE CITY OF CHARLESTON APRIL 26, 2022 (#2022-064), BE ZONED COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY HCC HOLDINGS, LLC.
- 2022-087 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2153 WESTRIVERS ROAD (RIVERLAND TERRACE- JAMES ISLAND) (APPROXIMATELY 0.24 ACRE) (TMS #343-06-00-209) (COUNCIL DISTRICT 11), ANNEXED INTO THE CITY OF CHARLESTON APRIL 26, 2022 (#2022-063), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY NICHOLAS AND MARTHA KLISSIS.
- 2022-088 -** AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2158 AND 2154 WESTRIVERS ROAD (RIVERLAND TERRACE- JAMES ISLAND) (APPROXIMATELY 0.48 ACRE) (TMS #343-01-00-115 AND 136) (COUNCIL DISTRICT 11), ANNEXED INTO THE CITY OF CHARLESTON APRIL 26, 2022 (#2022-062), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY RYAN AND LAUREN FOGELGREN.
- 2022-089 -** AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2863 MAYBANK HIGHWAY (APPROXIMATELY 1.83 ACRE) (TMS# 313-00-00-135 AND 138), JOHNS ISLAND, 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 MAYBANK GROUP LLC.

Councilmember Appel recused himself from voting on item #11 and completed a Conflict of Interest Form which is on file in the Office of the Clerk of Council.

Mayor Tecklenburg said, "Next we have one [bill up for first reading.](#)"

Councilmember Mitchell said, "Move for approval."

Mayor Tecklenburg said, "We have a motion to approve."

Councilmember Appel said, "Second."

Mayor Tecklenburg said, "And we have a second. Any discussion?"

Mayor Tecklenburg recognized Councilmember Gregg.

Councilmember Gregg said, "Yes, we deferred this last meeting. This is a rezoning from Light Industrial to SR-2 on Clements Ferry Road in District #1. I am going to vote to approve this first reading noting that I'm not comfortable with the development as it stands. We have a lot of concerns about traffic in the area, as well as the conditions of the roads for this particular development, so will vote to approve it and hopefully get some work done between now and the second reading."

Mayor Tecklenburg said, "Thank you. Any further discussion?"

No one else asked to speak.

On a motion of Councilmember Mitchell, seconded by Councilmember Appel, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Clements Ferry Road (Jack Primus - Cainhoy Peninsula) (approximately 105.11 acres) (a portion of TMS# 268-00-00-133) (Council District 1), be rezoned from Light Industrial (LI) classification to Single-Family Residential (SR-2) classification. The property is owned by McAlister Togrants Clements LLC et al.*

Mayor Tecklenburg said, "Does anybody have an announcement or something they want to take up about 45 seconds while I sign these other bills?"

Councilmember Shahid said, "Mr. Mayor."

Councilmember Gregorie asked about the meeting date on the agenda.

Councilmember Sakran said, "Yes, that's what I was going to say."

The Clerk said, "Yes, that is our meeting date for tonight, so we don't have to worry about that one anymore. We do need to hear back though from Councilmembers regarding the workshop on the King Street BID. I've only heard from about half, and we are looking at Tuesday, June 28<sup>th</sup> which is a week from now. So, if you could please let me know as soon as possible so we can schedule that and let the staff know."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Thank you, Mayor. I just did not want this meeting to pass without recognizing that we commemorated and marked the 7<sup>th</sup> anniversary of the Mother Emanuel massacre. I know we have very good programs to commemorate and mark that date. Councilmember Shealy and I attended Saturday, the 15<sup>th</sup> anniversary of the Charleston 9 Sofa SuperStore fire. Kudos to Chief Curia and the entire Fire Department. The ceremony is very simple, it's very direct, but in its simplicity, it just really carries the message that we should not

forget what happened out there, and thank you for your comments, Mayor. You were out there as well on Saturday, so thank you all, and just remember we keep these men, the survivors in our prayers always for the work that they have done.”

Mayor Tecklenburg said, “Thank you, sir.”

Mayor Tecklenburg recognized Councilmember Parker.

Councilmember Parker said, “Yes. Thank you, Mr. Mayor. I just also wanted to point out that thank you for the, I think we teamed up with Trident Waste to kind of help. I just wanted to touch on that. I know it’s not on the agenda, but I know a lot of our constituents have been having trouble, so I don’t know if that one came out of Public Works or if that was just something that you decided to implement, but hopefully that will help our Environmental Services team. I don’t see Mr. Alltop here, but I think it’s a great thing to do for our citizens since this is something I know in my district we battle with a lot.”

Mayor Tecklenburg said, “Well, thank you. It gives us a little flexibility. And, tonight at Ways and Means, we did approve an adjustment to our contract with them that enables us to do this on an as needed basis within the limits of some budgetary amount. But, we have now the flexibility so that if Matt sees he’s getting behind on Monday or Tuesday, he can go ahead and make a call and normally, next day, they can send in some of the cavalry to help us.”

Councilmember Parker said, “Great, and I’m sure Environmental Services appreciate it.”

Mayor Tecklenburg said, “Yes. Great. Absolutely. Councilmember Sakran did you have something a minute ago?”

Councilmember Sakran said, “Councilmember Gregorie already answered it.”

Mayor Tecklenburg said, “Okay. Anything else for the good of the order?”

No one else asked to speak.

Mayor Tecklenburg said, “If not, we’re meeting next month. I don’t see the right date here, and please reply to Madam Clerk about the Special Meeting. We stand adjourned.”

There being no further business, the meeting was adjourned at 6:37 p.m.

Jennifer B. Cook  
Clerk of Council