

Community Development Committee

August 21, 2025

A meeting of the Community Development Committee was held on this date beginning at 3:02 p.m. at 80 Broad St. and over video conference call.

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

Committee Members: Councilmember Mitchell, Chairman, Councilmember Gregorie, Councilmember Appel, Councilmember McBride, Councilmember Parker, and Mayor Cogswell **Also Present:** Councilmember Waring, Robert Summerfield, Geona Shaw Johnson, Rebecca Dail, Julia Copeland, Melissa Cruthirds, Hampton Logan, Josh Martin, Magalie Creech, Amy Wharton, Elizabeth Dieck, Katie Dahlheim, Deja McMillan, Grace Riley, Tiffany Pressley, and Patrick Carlson, recording.

The meeting opened with an invocation led by Chairman Mitchell.

Approval of Minutes

On a motion of Mayor Cogswell, seconded by Councilmember Gregorie, the committee unanimously approved of the July 17, 2025, minutes.

Public Participation

None

Old Business

1. Approval of a request for Subordination and Modification of Loan Agreements – Charleston Redevelopment Corporation (CRC)

On a motion of Mayor Cogswell, seconded by Councilmember Gregorie, the committee unanimously approved of the request for subordination and modification of loan agreements with the CRC.

New Business

1. Peninsula Medical University District Overlay Zone

Josh Martin gave a presentation about the proposed strategy for the Medical University of South Carolina (MUSC) zoning and innovation districts. The intention was to allow for the MUSC campus to grow itself and the neighboring communities and systems in accordance with a larger innovation and cohesive strategy. By using a flexible zoning framework to define the area, MUSC would be able to support a series of goals and enable an overarching vision for their campus development projects.

Councilmember Waring asked for clarification about the proposed height requirements along the main corridor.

Mr. Martin said that in the proposed height district map, they were adding the height limits outside of the stepback zone, so it was ultimately inside of the block itself but along the street.

Councilmember Waring asked if they would be diversifying the proposed tree types beyond local oak species.

Mr. Martin said they would consult with Eric Schultz and the Parks Department to determine the best landscape plan for any development areas.

Dr. Cole, MUSC President, spoke about the previous historic renovations they had completed and were committed to remaining excellent stewards of their district and existing neighbors.

Councilmember Appel said it was important to help facilitate the evolution of MUSC so it could continue to grow and contribute to the greater community. The difficulty of dealing with the variety of existing regulations and restrictions could be met by adopting something such as the proposed overlay. That way the community concerns, preservation expectations, and overall growth of MUSC could be properly addressed.

Councilmember Gregorie said MUSC had historically been good stewards of the development within their district and recommended they approve of moving the proposal to full council for consideration.

On a motion of Councilmember Gregorie, seconded by Councilmember Appel, the committee unanimously approved of moving the Peninsula Medical University District Overlay Zone proposal to full council for consideration.

2. City of Charleston Housing Strategy

Mayor Cogswell said the lack of affordable housing was the biggest social, cultural, and economic issue facing the community. He said City staff had completed a study of all City-owned properties and assigned each one a score to determine the best ones for affordable housing development. He gave a presentation showing how most of the existing and projected housing stock was situated throughout the downtown peninsula and represented a significant opportunity to reach certain affordable housing goals by 2032. By quadrupling the density of housing units on City-owned sites, they hoped to create a larger number of units across a range of affordable rates.

Councilmember Gregorie asked Mayor Cogswell how they were going to provide opportunities for wealth creation among people who were on Section 8 and could use their voucher towards purchasing a property.

Mayor Cogswell said the initial goal would be to increase the amount of available housing inventory and continue the trend of attracting people to live on the peninsula and decrease pressure on the outer boroughs' transportation infrastructure.

On a motion of Councilmember Gregorie, seconded by Mayor Cogswell, the committee unanimously approved of moving the City of Charleston housing strategy proposal to full council for consideration.

3. Approval of 1000 King Street former Textile Mill Site Tax Credit

On a motion of Mayor Cogswell, seconded by Councilmember Gregorie, the committee unanimously approved of the 1000 King Street former Textile Mill site tax credit.

4. Certification of Abandoned Building Site – 35 Prioleau Street
5. Certification of Abandoned Building Site – 1091 King Street
6. Certification of Abandoned Building Site – 331 King Street

On a motion of Mayor Cogswell, seconded by Chairman Mitchell, the committee unanimously approved of taking Items 4, 5, and 6 together and approving their certifications as abandoned buildings.

Adjourn

Having no further business, the Committee adjourned at 4:19 p.m.

Patrick Carlson
Clerk of Council's Office