

## Community Development Committee

September 18, 2025

A meeting of the Community Development Committee was held on this date beginning at 3:09 p.m. at 80 Broad St. and over video conference call.

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

**Committee Members:** Councilmember Mitchell, Chairman, Councilmember Appel, Councilmember McBride, Councilmember Parker (joined at 3:14 p.m.), and Mayor Cogswell **Also Present:** Councilmember Bowden, Robert Summerfield, Geona Shaw Johnson, Adrian Swinton, Rebecca Dail, Julia Copeland, Melissa Cruthirds, Hampton Logan, Magalie Creech, Christopher Morgan, Elizabeth Dieck, Katie Dahlheim, 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 McBride, the committee unanimously approved of the August 21, 2025, minutes.

### Public Participation

Anthony Bryant spoke against parking deals with MUSC.

### Old Business

None

### New Business

1. Presentation, review, and approval of proposed changes to HARCC enabling legislation

Mayor Cogswell said there was a recommendation for reauthorization of HARCC from City staff and members of HARCC based on a series of written reports and comments. He recommended that the committee take the time to review the comments and produce final modifications for recommendation to City Council.

On a motion of Mayor Cogswell, seconded by Councilmember McBride, the committee unanimously approved of deferring consideration of the proposed changes to HARCC to a later date.

2. Presentation regarding proposed changes to the Zoning Ordinance, including minor wording and definition changes to the Short-Term Rental provisions, clarification regarding the GIS Map Scale as the official method of measuring district boundaries, and adjustments to the Tree Protection Requirements to add language to the Exemptions section regarding Capital Projects funded by the City – Planning & Preservation Staff

Robert Summerfield gave a presentation about several changes concerning some of the proposed updates to the Zoning Ordinance. These changes included the addition of several terms to provide clarity and improved definitions for determination methods and operational requirements. By making this new language consistent throughout the updated sections it would make it easier to communicate the necessary application requirements, applicant responsibilities, and potential penalties. The sections to be updated helped manage rules for short-term rental provisions, determining zoning district boundaries, tree protection exceptions, and a Board of Architectural Review (BAR) demo purview proposal as requested by uptown neighborhood associations.

Councilmember Parker asked Mr. Summerfield if the tree protection exceptions were enough to support the City's Capital Projects.

Mr. Summerfield said that it created opportunities for internal processes to help support development on City-owned land.

Mayor Cogswell asked why the committee could not approve what the neighborhood associations were recommending.

Mr. Summerfield said that they could ultimately move forward with the amendment as written, however the consultant legal team of White Smith Cousino was concerned that the proposed approach would create different outcomes.

On a motion of Mayor Cogswell, seconded by Chairman Mitchell, the committee unanimously approved of expediting the development of the proposed changes and asking for a final option to vote on soon.

3. Resolution certifying One (1) Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 179 and 181 Fishburne Street, Charleston, South Carolina, and having Charleston County Tax Map No. 460-07-02-175.

On a motion of Mayor Cogswell, seconded by Councilmember McBride, the committee unanimously approved of certifying the property at 179 and 181 Fishburne Street as an abandoned building.

### **Adjourn**

Having no further business, the Committee adjourned at 3:41 p.m.

Patrick Carlson  
Clerk of Council's Office