

AN ORDINANCE

ESTABLISHING THE CHURCH CREEK DRAINAGE REDEVELOPMENT PROJECT AREA; MAKING CERTAIN FINDINGS OF BLIGHT WITHIN THE REDEVELOPMENT PROJECT AREA; DESIGNATING AND DEFINING REDEVELOPMENT PROJECTS CONSISTING OF PUBLIC IMPROVEMENTS WITHIN THE REDEVELOPMENT PROJECT AREA; DESIGNATING APPROPRIATE REDEVELOPMENT PROJECT COSTS; APPROVING AN OVERALL REDEVELOPMENT PLAN; PROVIDING FOR NOTICE AND PUBLIC HEARING IN CONNECTION WITH THE FOREGOING; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Chapter 6 of Title 31 of the Code of Laws of South Carolina 1976, as amended (the "Tax Increment Financing Law") is intended, as described at Section 31-6-20(4) to promote and protect the health, safety, morals and welfare of the public by providing a mechanism to allow municipalities to respond to the challenges posed by blighted conditions within its boundaries to encourage private investment and restore the tax base in areas where blight is present; and

WHEREAS, Section 31-6-30 of the Tax Increment Financing Law describes the qualities present in an area which permit establishment of a Redevelopment Project Area; and

WHEREAS, the improved lands located in the area of outer West Ashley, generally known as the Church Creek Drainage Basin within the vicinity of West Ashley Circle and Bees Ferry Road, as hereinafter designated, are predominantly characterized by certain of those qualities set forth at Section 31-6-30(1)(a) of the Tax Increment Financing Law including obsolescence; deterioration; presence of structures below minimum code standards, deleterious land use; depreciation of physical maintenance, lack of storm drainage facilities; and static or declining land values; and

WHEREAS, the sound growth of vacant lands located in the area generally known as the Church Creek Drainage Basin within the vicinity of West Ashley Circle and Bees Ferry Road is impaired by obsolete platting of the vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; presence of or potential environmental hazards; and lack of storm drainage facilities; and

WHEREAS, the City Council of the City of Charleston ("City Council") has acknowledged the need to redevelop this area in a manner that will improve stormwater drainage, reduce flooding, create sound economic development opportunities and improve the quality of life in neighborhoods located in and adjacent to the redevelopment project area hereinafter designated (the "Redevelopment Project Area"), and hereby determines that the revitalization of the Redevelopment Project Area through public investment in infrastructure improvements is necessary to reverse the existing conditions of blight and is in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Charleston (the "City"); and

WHEREAS, pursuant to Section 31-6-80(A)(7)(a) of the Tax Increment Financing Law, City Council finds that the Redevelopment Project Area is a "Blighted Area" as described at Section 31-6-30 of the Tax Increment Financing Law because it contains the characteristics described above and that private initiatives are unlikely to alleviate these conditions without substantial public assistance; and

WHEREAS, City Council specifically finds that the Redevelopment Project Area contains vacant lands that impair sound growth due to obsolete platting of the vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; presence of or potential environmental hazards; and lack of storm drainage facilities; and

WHEREAS, pursuant to Section 31-6-80(A)(7)(b) of the Tax Increment Financing Law, City Council finds that property values in the Redevelopment Project Area would remain static or decline without public intervention; and

WHEREAS, pursuant to Section 31-6-80(C) of the Tax Increment Financing Law, the City gave notice on October 12, 2018 of the public hearing to be held on November 27, 2018 to all taxing districts of which taxable property is included in the Redevelopment Project Area; and

WHEREAS, pursuant to Section 31-6-80(D) of the Tax Increment Financing Law, Charleston County School District filed an objection to the Church Creek Drainage Redevelopment Plan prior to such public hearing; and

WHEREAS, in order to promote the health, safety, morals and welfare of the public, such blighted conditions need to be eradicated and redevelopment of the Redevelopment Project Area be undertaken; to remove and alleviate adverse conditions it is necessary to improve stormwater drainage, reduce flooding, encourage responsible private investment and to restore and enhance the tax base of the overlapping taxing entities, including the City, Charleston County, Charleston County School District, Charleston County Aviation Authority and Charleston County Parks and Recreation District in such areas by the redevelopment of the Redevelopment Project Area; and

WHEREAS, pursuant to Section 31-6-80(A)(7)(c) of the Tax Increment Financing Law, City Council finds the eradication of blight and the improvement of the Redevelopment Project Area by the redevelopment projects herein authorized is declared to be in the interest of the health, safety and general welfare of the citizens of the City; and

WHEREAS, as described at Section 31-6-20(5) of the Tax Increment Financing Law, the use of incremental tax revenues to be derived from the tax rates of the City, Charleston County, Charleston County Aviation Authority and Charleston County Parks and Recreation District in the Redevelopment Project Area for the payment of redevelopment project costs to be incurred by the City solely for public improvements is of benefit to the taxing districts inasmuch as such taxing districts would not derive the benefits of an increased assessment base without the benefits of tax increment financing and all such districts benefit from the removal of blighted conditions; and

WHEREAS, City Council is now minded to avail itself of the authorization contained in the Tax Increment Financing Law in order to accomplish redevelopment of the Redevelopment Project Area and adjoining areas which threaten to become blighted; and

WHEREAS, City Council is now minded to defray the cost of the redevelopment project herein authorized and/or fund the debt service of indebtedness to be incurred for such purposes from the added increment of tax revenue to result from such redevelopment as authorized in Subsection 10 of Section 14 of Article X of the Constitution of this State as implemented by the Tax Increment Financing Law; and

WHEREAS, the Church Creek Drainage Redevelopment Plan hereinafter described will afford maximum opportunity for the redevelopment of the Redevelopment Project Area by private enterprise in a manner consistent with the needs of the City; and

WHEREAS, action must be taken immediately to prevent further blight and deterioration in the Redevelopment Project Area; and

WHEREAS, all prerequisites having been accomplished, it is now appropriate and necessary in order to proceed further that (i) a redevelopment project area be designated and (ii) a redevelopment plan be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA:

SECTION 1. City Council confirms all the findings of fact contained in the recitals of this Ordinance.

SECTION 2. City Council, based upon evidence presented to it and in the public record, does hereby expressly find that "blighted areas" as defined in Section 31-6-30 of the Code of Laws of South Carolina 1976, as amended, exist within the redevelopment project area designated below.

SECTION 3. For the purpose of this ordinance and any "redevelopment project" to be undertaken pursuant hereto, the "redevelopment project area" shall be that area described as follows which shall be known as the "Church Creek Drainage Redevelopment Project Area":

The general boundaries of the Church Creek Drainage Redevelopment Project Area may be described as beginning at Bees Ferry Road extending along Bees Ferry Road from Sanders Road to West Ashley Circle; continuing West Ashley Circle to Floyd Drive; continuing West Ashley Circle to Glenn McConnell Parkway; extending down Glenn McConnell Parkway to include William E Murray Boulevard to Wildcat Boulevard; continuing down Glenn McConnell Parkway to Lochaven Drive; crossing Glenn McConnell back towards West Ashley Circle to include Mary Ader Avenue; up Shelby Ray Court to Access Road; down Goodwill Way to Glenn McConnell Parkway; extending along Glenn McConnell Parkway to West Ashley Circle; extending along West Ashley Circle to Bees Ferry Road; extending Bees Ferry Road to Wolffs Lair Road; extending down Wolffs Lair Road; continuing along Bees Ferry Road to unnamed roadway; continuing along Bees Ferry Road to Mercedes Drive; continuing along Bees Ferry Road to Shadow Pointe Drive; continuing along Bees Ferry Road to Ashley River Road; continuing along Bees Ferry Road to West Ashley Circle; extending along future Glenn McConnell Parkway over Ashley Garden Boulevard into proposed Long Savannah; extending down Grand Oaks Boulevard back to Bees Ferry Road.

SECTION 4. Pursuant to Section 31-6-80(A)(1) of the Tax Increment Financing Law, City Council does hereby expressly approve the Church Creek Drainage Redevelopment Plan attached hereto and incorporated herein as Exhibit A, which plan contains a statement of the objectives of the City with regard to the plan. City Council acknowledges the provisions contained in the motion by Charleston County Council (the "County Council Motion") on November 13, 2018, and hereby incorporates the conditions of the County Council Motion by reference. The City will cause an excerpt of the Charleston County Council minutes, which sets forth the conditions that are required to be satisfied for the incremental tax revenues derived from the tax rate of Charleston County to be used for the payment of redevelopment project costs, to be filed with the minutes of this meeting and with the County Auditor. Additionally, as stated herein, pursuant to Section 31-6-80(D) of the Tax Increment Financing Law, Charleston County School District filed an objection with the City to the Church Creek Drainage Redevelopment Plan, and as such, the tax increment for Charleston County School District will not be included in the special tax allocation fund for the Church Creek Drainage Redevelopment Project Area.

SECTION 5. Pursuant to Section 31-6-80(A)(2) of the Tax Increment Financing Law, City Council finds that tax increment financing is needed to help reverse the existing conditions of abandoned and blighted property in the Church Creek Drainage Redevelopment Project Area through the funding sources described herein which will be used for the redevelopment projects consisting of public improvements as more particularly described in the Church Creek Drainage Redevelopment Plan attached hereto as Exhibit A.

SECTION 6. Pursuant to Section 31-6-80(A)(3) of the Tax Increment Financing Law, City Council does hereby approve the cost estimates of the redevelopment plan and redevelopment projects and the projected sources

of revenue to be used to meet the cost including estimates of tax increments and estimates of the total amount of indebtedness to be incurred all as set forth in the Church Creek Drainage Redevelopment Plan attached hereto as Exhibit A.

SECTION 7. Pursuant to Section 31-6-80(A)(4) of the Tax Increment Financing Law, City Council does hereby approve the list of all real property in the Redevelopment Project Area to be included in the Church Creek Drainage Redevelopment Plan and more fully set forth as Exhibit B attached hereto and incorporated herein, which Exhibit includes for illustration purposes only a map of the area affected.

SECTION 8. Pursuant to Section 31-6-80(A)(5) of the Tax Increment Financing Law, City Council hereby determines the duration of the Church Creek Drainage Redevelopment Plan to be 25 years.

SECTION 9. Pursuant to Section 31-6-80(A)(6) of the Tax Increment Financing Law, City Council hereby specifically finds and determines that, inasmuch as the taxing districts in which this Redevelopment Project Area is located will continue to receive tax revenues resulting from the parcels in the Redevelopment Project Area as currently assessed, there will be no adverse impact caused by the tax increment financing plan upon the revenues of Charleston County, Charleston County Aviation Authority, Charleston County Parks and Recreation District and the City and all other taxing districts which have taxable property included in the Redevelopment Project Area and that the long term impact will be beneficial following the inducement by the City of substantial private investment.

SECTION 10. Pursuant to Section 31-6-80(A)(7) of the Tax Increment Financing Law, City Council specifically finds that (i) the redevelopment project area above defined is a "blighted area" and that private initiatives are unlikely to alleviate the blighted conditions without substantial public assistance, (ii) property values in the area would remain static or decline without public intervention, and (iii) redevelopment is in the interest of the health, safety and general welfare of the citizens of the City.

SECTION 11. Pursuant to Section 31-6-90(1)(a) of the Tax Increment Financing Law, there will be no displacement of persons by the redevelopment projects set forth in the Church Creek Drainage Redevelopment Plan .

SECTION 12. Pursuant to Section 31-6-80 of the Tax Increment Financing Law, at its meeting on November 27, 2018, City Council conducted a public hearing related to the Redevelopment Project Area after publishing notice thereof in *The Post and Courier* on November 12, 2018 in the form substantially as set forth at Exhibit C. Pursuant to Section 31-6-80, such notice was published in the publication above not less than 15 nor more than 30 days prior to the date fixed for the hearing. Such public hearing and the readings of this ordinance were held at regularly scheduled meetings of City Council.

SECTION 13. Further pursuant to Section 31-6-80 of the Tax Increment Financing Law, on October 12, 2018 notice of the November 27, 2018 public hearing and a copy of this ordinance and its exhibits were given by the City to representatives of Charleston County, Charleston County Aviation Authority, Charleston County Parks and Recreation District and all other taxing districts which have taxable property included in the Redevelopment Project Area. Pursuant to Section 31-6-80 of the Tax Increment Financing Law, such notice was given by the City to such taxing districts not less than 45 days prior to the date set for the public hearing,

DONE IN MEETING DULY ASSEMBLED on December 4, 2018.

CITY OF CHARLESTON, SOUTH CAROLINA

By: _____
Mayor

Attest:

Clerk

First Reading and Public Hearing Conducted: November 27, 2018
Second Reading: December 4, 2018

**CHURCH CREEK DRAINAGE REDEVELOPMENT PLAN
SETTING FORTH INFORMATION REQUIRED BY
SECTION 31-6-80 OF THE TAX INCREMENT FINANCING LAW**

The Church Creek Drainage Redevelopment Plan, set forth herein (the “Redevelopment Plan”) and established pursuant to the State’s Tax Increment Financing Law (the “Tax Increment Financing Law”), is a drainage improvement plan focused on the Church Creek Drainage Basin in the vicinity of the West Ashley Circle and Bees Ferry Road area (the “Redevelopment Project Area”), one of the new commercial districts in West Ashley. The redevelopment plan will focus on creating a sustainable and resilient outcome for the area. This will allow for responsible development to be enacted within the basin area. In order to fix the existing and ongoing issues, the anticipated development can aid in the funding of public improvements and investments within the TIF district. Funding public investments within the Redevelopment Project Area through tax increment financing will enable the City of Charleston to make the necessary infrastructure and public realm improvements that will, in turn, catalyze private reinvestment in the area. Certain capitalized terms used herein and not otherwise defined shall have the meaning ascribed thereto in the Tax Increment Financing Law.

As noted in the 2015 Church Creek Watershed Report by consulting firm Woolpert, the Church Creek Watershed (drainage basin) in Charleston, South Carolina is an approximately 8.5 square mile watershed that drains to Church Creek and ultimately the Ashley River. Historically, the watershed has had numerous flooding issues and multiple initiatives have been explored and implemented to help reduce the existing flooding and prevent additional flooding from new development. These initiatives have included projects such as a new drainage canal to re-route stormwater, culvert upgrades, and establishing a Special Stormwater Management Area ordinance.

In 2018 the City of Charleston amended its comprehensive plan to reflect the needs of West Ashley. Through Plan West Ashley the community was able to provide input on areas of concern and their ideas for how the City can address their issues. At the end of the process several implementation focuses were suggested. One of the areas of study and implementation was improving the resiliency of West Ashley, including areas such as the Church Creek Watershed. This watershed is located at the furthest portion of West Ashley in the City of Charleston. The area has seen steady growth in the past decades with additional commercial development pressure expected in the coming years. The growth in the area has been coupled with an increase in rain events over the past five years. With these expected to rise throughout the coming decades it is important for the City to establish goals to deal with the influx of water. There are several options that will be suggested in the Redevelopment Plan. These should not be viewed as the only options, as with more data there could be better alternatives that may also be funded in partially or fully by the district. The parcels that are noted to be within the TIF are intended to generate revenue, while being outside of the floodplain area and designed to be built to the new codes that are more stringent for flood proofing.

BACKGROUND INFORMATION & DESCRIPTION OF CHURCH CREEK DRAINAGE REDEVELOPMENT PROJECT AREA

The Church Creek drainage basin drains an area of nearly 5,000 acres located along the western side of the Ashley River. Historically the area was composed mainly of old phosphate mines and marsh areas which were traversed by rail lines. Today the overall basin is approximately 80% developed with mainly residential and some commercial development. The Church Creek drainage facilities consist of a natural drainage channel and marsh area located between the outlet under U.S. Highway 61 and the Seaboard Systems Railroad. Upstream of the Seaboard Systems Railroad portions of the existing channel have been improved between Bees Ferry Road and the railroad.

Significant development of the Church Creek drainage basin began in the early to mid-1970s. In the 1990s, new homes were constructed and throughout the 1990s these new homes were flooded during several rain events. In 2001 the City, through its consultant, developed an interconnected pond routing (ICPR) model of the basin which was calibrated through comparison of known flood events. The study resulted in new design standards for new development in the basin and recommendations for system improvements that could lower flood levels. In 2005, capacity was added to provide additional stormwater storage in conjunction with construction of the Middleboro section of Shadowmoss.

In 2007, the City completed a diversion project that intercepted a significant portion of stormwater runoff from the eastern side of Shadowmoss Plantation. The new system included a new canal and dual 4x8 ft. box culverts which created a second outfall to Church Creek. In 2010 the City constructed a 4x12 ft. box culvert to add additional capacity from the Bridge Pointe pond to the main channel.

The Redevelopment Project Area is illustrated on the attached map “Proposed Church Creek Drainage Redevelopment TIF map” (Exhibit B). The Redevelopment Project Area is comprised of 64 parcels and approximately 928 acres. Approximately 70% of the Redevelopment Project Area is currently considered agricultural and vacant, 13% percent is vacant commercial area and 1% developed commercial area with the remaining 16% comprised of residential, institutional or other uses. The Redevelopment Project Area includes the Bees Ferry Circle commercial area, multiple large undeveloped parcels, and potential subdividable areas.

The backbone of the Redevelopment Project Area is the Bees Ferry Road Corridor which includes several large scale commercial, residential, and mixed use development parcels. In addition to these there is the existing commercial that is permitted at this time, a drainage study to ascertain the best way to alleviate the current flooding on existing residential stock, and smaller commercial properties that have already been developed. Several issues impacting West Ashley’s commercial landscape led residents, business owners, public officials and other stakeholders to voice public concern regarding the future of West Ashley. Key issues included drainage issues and concerns that further development will exacerbate the drainage issues. The 2018 Plan West Ashley identified the following:

- Low lying areas are challenged by tidal influence, and flows through conveyance systems vary depending on outfall elevation compared to sea level. According to a tidal gauge located in Charleston at the mouth of the Cooper River, the average tidal fluctuation is 6-7 feet between low and high tides.
- Obstacles prevent efficient overland flow, and trash and debris clog inlets

- Some infrastructure is undersized, i.e. culverts
- The frequency and severity of storm events is increasing

Responding to community concerns and realizing the importance of West Ashley to the City of Charleston’s future growth and development, the City initiated the 2017 Church Creek Basin study. The document identified the previous efforts to alleviate the flooding prone area, along with the following potential improvements

- Church Creek Channel Tidal Surge Protection
- Church Creek Stormwater Pump Station
- North Basin Storage Improvements
- Hickory Farms Overland Flow Diversion
- Southwest Basin Conveyance & Outfall Improvements
- Large Channel Conveyance System Improvements
- Forest Lakes Flow Restoration

The above list contains only some of the possible outcomes or projects. None of the projects above have been studied for feasibility or the required environmental impact studies. When this happens further project or alterations may occur.

The Redevelopment Plan herein embodies and further expands upon the strategies identified by the Plan West Ashley. However, in order to implement the Redevelopment Plan and inspire private investment within the Redevelopment Project Area, significant public investment must be made in the form of infrastructure and drainage improvements. A multitude of examples across the nation have demonstrated that public investment in strategic projects can successfully result in the revitalization of distressed areas, additional jobs, an improved quality of life, the creation of new vibrant places to live, work and play and increased tax revenues.

The City of Charleston sees incredible revitalization opportunities within the Redevelopment Project Area and has established a strong vision for the future of West Ashley. Recently, the City and Charleston County have worked in partnership on several initiatives for West Ashley including the Dupont|Wappoo Community Plan, the Dupont|Wappoo Drainage Basin Study, the Louis P. Waring Senior Center (West Ashley Senior Center), and the Half Cent Sales Tax Program. The City would like to continue and expand upon these efforts and, as such, further enhance West Ashley’s future by making critical public realm improvements identified in the Church Creek Drainage Redevelopment Plan herein as a means to bolster private investment in the area. However, successful implementation of the Church Creek Drainage Redevelopment Plan is dependent upon the City’s ability to secure adequate funding through Tax Increment Financing.

CONDITIONS OF BLIGHT WITHIN THE REDEVELOPMENT PROJECT AREA

Within the Redevelopment Project Area certain conditions of blight currently exist. Examples include poorly maintained, vacant and obsolete properties, and lack of necessary infrastructure. In its current state, the Redevelopment Project Area will not attract the investment anticipated to occur if the Redevelopment Plan is not implemented. The following specific conditions of blight threaten within the Project Area:

LACK OF STORM DRAINAGE FACILITIES

The existing drainage infrastructure within the Redevelopment Project Area cannot adequately accommodate significant storm events and properties within the vicinity of the area are subject to flooding. Existing drainage infrastructure is insufficient to convey stormwater runoff from the vast reaches of the Church Creek drainage basin. The drainage needs for this are complex as they involve mechanical and static infrastructure improvements.

DETERIORATION OF WETLANDS

The existing wetlands within the Redevelopment Project Area cannot adequately handle average storm events. They are a system that has been closed off from being allowed to operate. The existing wetlands are currently overwhelmed during normal rain events to the point of ponding on adjacent roadways and properties. With additional development potential to the area, the situation will only be exacerbated without aide to the water conveyance that exists in the wetlands area and repairing the damage that has been done in the past.

OBSOLETE LAND USES AND STRUCTURES

Many buildings and land uses throughout the Redevelopment Project Area are aging and obsolete and in need of substantial investment. Some of the structures that exist are built below base flood elevation and this has led to repetitive loss for multiple properties. Any new structures that are built will have to be in alignment with current floodplain regulations. Any existing properties with substantial damage or those that may be substantially improved will also need to be modified to be alignment with current floodplain regulations.

DETERIORATION OF STRUCTURES AND SITE IMPROVEMENTS

A potential characteristic of this area will be the presence of deficient and deteriorating structures and deficient and deteriorating site improvements. Deficient structures exhibit damaged exterior materials and need for maintenance; deteriorating structures exhibit defects such as missing elements, rotten exterior components, and roofs or windows in need of replacement. Deficient site improvements exhibit damaged parking areas, driveways, landscaping or site elements not meeting City of Charleston standards; deteriorated site improvements exhibit the aforementioned site elements that are missing or in need of complete replacement.

POTENTIAL ENVIRONMENTAL HAZARDS

With each flooding event the risk of environmental hazards increase. The area has inadequate drainage facilities both natural and man-made. This has led to a conflict of how flood waters can be handled within the redevelopment area. With each flooding event more properties become at risk with chemicals and other sanitary systems

The designation of this area as the Church Creek Redevelopment Project Area pursuant to the Tax Increment Financing Law is needed to help reverse blighted conditions. Investment in public infrastructure is a key initiative in this effort. Without public investment improvements to spur private redevelopment, area properties will likely decline or remain as they are at best. Public investment to alleviate blight conditions will serve as a catalyst for renewed private interest and investment.

REDEVELOPMENT PLAN PRINCIPLES

The following principles of resilient infrastructure and sustainability, which were indicated in Plan West Ashley, are intended to serve as a guide for innovative revitalization and inspired development within the

Redevelopment Project Area. These principles should also serve as guidance for public infrastructure improvements to be made within the Redevelopment Project Area.

PROTECTING AND RESTORING WETLANDS

Streams in urban and suburban environments often suffer significant impacts during and after construction. As part of the development process, meandering streams with considerable flood plain areas are often straightened with steep embankments designed to channel stormwater away from newly developed areas. This speeds the flow of water, increases erosion, eliminates habitat, and can cause significant downstream flooding. Stream restoration practices return these waters to a more meandering pattern and return flood plain areas for holding back large rain events. Some of these flood plain areas can be designed as habitat, or as useable open space.

Restoration of wetlands can come in many forms depending on the different opportunities presented by each site. In some cases, the overall footprint of the wetland will remain the same but the quality of flow through the system, the inventory and species of plants, and overall “clean up” will dramatically improve its function. In other cases, adjacent filled lands or impervious cover can be reclaimed or graded to connect to an adjacent wetland. This type of restoration expands a wetland system and provides additional habitat and flood mitigation benefits. Restoration could be performed as part of public space improvements, particularly in parkland adjacent to streams. Restoration could also be performed as part of larger stormwater management strategies where appropriate.

INVEST IN IMPROVED STORMWATER DRAINAGE SYSTEMS

Stormwater drainage issues exist in several locations within the Redevelopment Project Area and have consistently resulted in flooding during storm events. An active approach to addressing this issue, including coordination with other governing entities, will be a significant component of the Redevelopment Plan. Creative and innovative stormwater drainage solutions for water quantity and water quality will be integrated into the Redevelopment Project Area. An improved system of canals, piped infrastructure, new and/or increased retention areas, improved outfalls, low impact development techniques and inventive water quality methods will be employed. Drainage standards will be revised as necessary.

WATER SMART PARKS

Water Smart Parks, including land slated for future open space, or retrofit of existing spaces, provide for community enjoyment and recreation in addition to stormwater control. These spaces can be designed to filter, absorb, and store on-site and off-site runoff to help address neighborhood-scale flooding. Park spaces can transform the community perception of rainwater and stormwater runoff, viewing it as a resource rather than a waste product.

SPECIFIC PUBLIC INVESTMENTS

To help steer the evolution of West Ashley’s future, the City of Charleston outlined the need to make the following public investments to help improve stormwater drainage, reduce flooding impacts, improve quality of life, and facilitate the transformation of obsolete land uses into sound development opportunities. These public investments in West Ashley will serve all citizens of all jurisdictions.

IMPROVEMENTS TO STORMWATER MANAGEMENT INFRASTRUCTURE

Improvements to the stormwater drainage system within and adjacent to the Redevelopment Project Area are needed, particularly within the western portion of the area, to address drainage and flooding issues. This will

include the need for a implementation of studies and environmental impact recommendations. Additionally, new investments to address stormwater management and water quality improvements will be necessary for redevelopment to occur. In addition to more traditional stormwater management practices, the redevelopment will advance forward-thinking technologies that demonstrate more sustainable approaches to collecting, transporting and filtering stormwater runoff. Funding derived in part from sources permitted under the Tax Increment Financing Law, including the proceeds of obligations as well as the direct payment of Redevelopment Project costs from the Special Tax Allocation Fund, may be necessary for drainage studies, design, land and/or easement acquisition and construction.

PURCHASE OF HAZARDOUS LAND

One strategy that can be used would involve the purchasing of repetitive loss properties. By purchasing the properties within the Redevelopment Area the City can create usable water amenities that are designed to allow for flooding. These properties would represent the worst effects of flooding and would benefit from being removed from the flooding area. Approaches such as this have been implemented in other cities with great success in the creation of linear parks and trails. The notion of Smart Water Parks is briefly described in Plan West Ashley as an option to allow for storm event flooding while providing a public amenity.

WETLAND RESTORATION

Improvements to wetlands, including reconnecting historic wetland streams and channels, would improve the overall ability of the land to aide in the evacuation of water from housing properties. These would be in conjunction with stormwater improvements such as tidal surge valves to ensure the wetlands were not inundated with tidal rise prior to being able to absorb the stormwater. The wetlands can also service as property value enhancements as natural amenities.

DURATION OF PLAN

From the date of the adoption of the Ordinance approving this plan, the duration of the Church Creek Drainage Redevelopment Plan is 25 years.

PROJECT COSTS AND FUNDING SOURCES

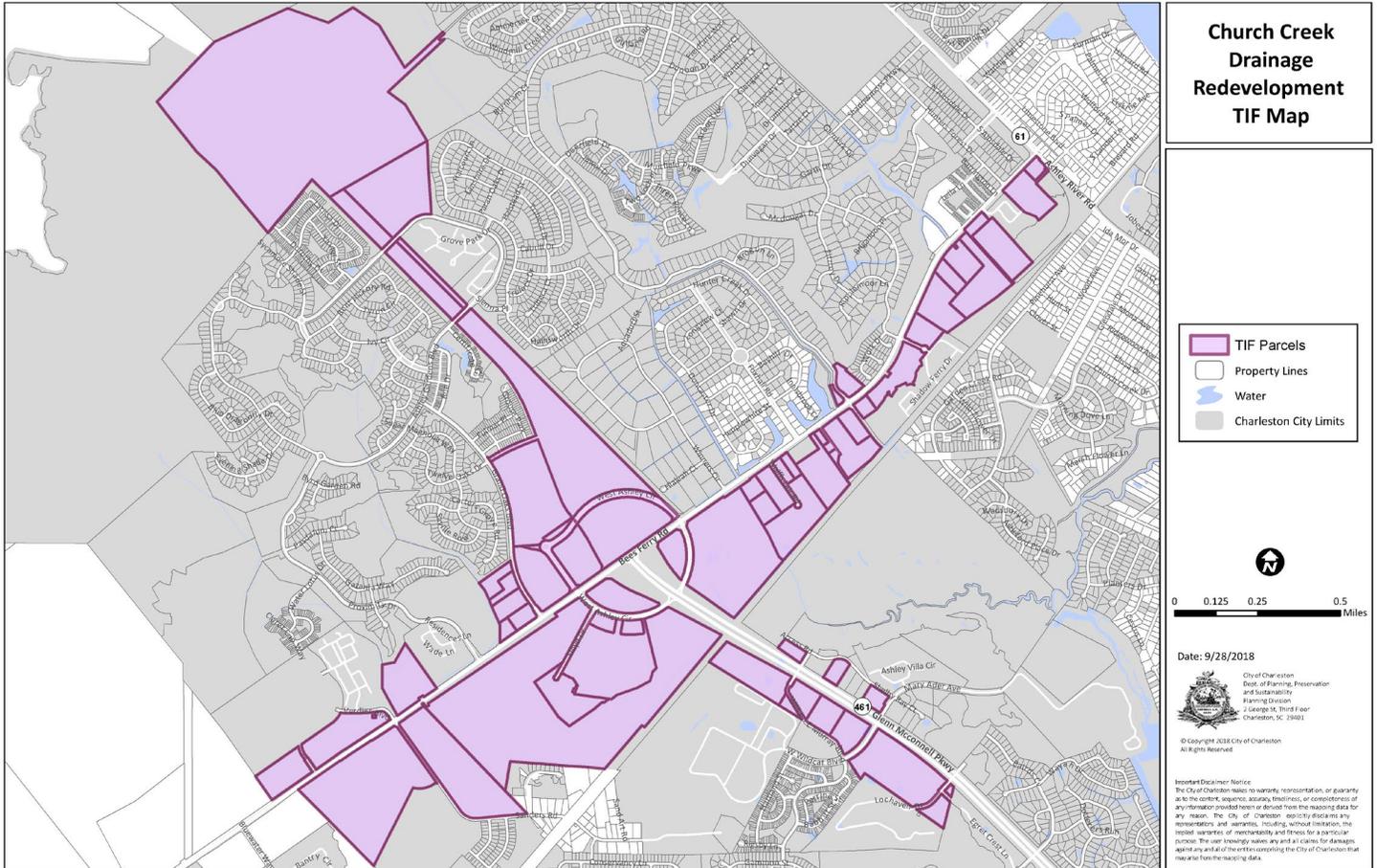
The large scale projects suggested for the area are hard to estimate without additional studies into feasibility and environmental impacts; however, the estimated redevelopment project costs are not less than approximately \$45 million. These costs would be funded from a variety of sources, including but not limited to Community Development Block Grants; economic development grants; local, state and federal transportation funds and other appropriations; incremental tax revenues; as well as from the proceeds of borrowings by the City of Charleston including several series of tax increment bonds, the first of which may be issued at a date no later than ten years from the date of establishment of the Church Creek Drainage Redevelopment Project Area. The total amount of tax increment indebtedness that will be incurred to implement this plan is dependent upon such variables as interest rates, millage rates, and the pace of private sector investment. It is anticipated that such indebtedness will be in a principal amount of approximately \$30,000,000.

The most recent equalized assessed valuation of all property within the Church Creek Drainage Redevelopment Project Area is approximately \$3,420,000. The estimated equalized assessed valuation of the Project Area after redevelopment is \$24,000,000, which would be expected to increase by approximately 3% each year thereafter.

CONCLUSION

The Tax Increment Financing District is one of several available mechanisms for enabling the City of Charleston to make necessary infrastructure and public realm investments that will serve all citizens regardless of jurisdiction, substantially improve the overall drainage and stormwater conditions the Church Creek Drainage Redevelopment Project Area. The proposed Church Creek Drainage Tax Increment Financing District also provides opportunity for the City of Charleston and Charleston County to continue their partnership in the revitalization of West Ashley.

TAX PARCELS IN THE CHURCH CREEK DRAINAGE REDEVELOPMENT PROJECT AREA
TO BE INCLUDED IN THE CHURCH CREEK DRAINAGE REDEVELOPMENT PLAN



TMS	Full Address
3060000017	3510 GLENN MCCONNELL PKWY
3560000010	2875 ASHLEY RIVER RD
3560000044	0 BEES FERRY RD
3560000045	0 BEES FERRY RD
3560000039	0 BEES FERRY RD
3560000042	2501 BEES FERRY RD
3010000467	0 ASHLEY GARDENS BLVD
3010000671	0
3010000688	0 GRANDE OAKS BLVD
3010000334	0 ASHLEY GARDENS BLVD
3560000126	1941 BEES FERRY RD
3560000029	1955 BEES FERRY RD
3560000041	1965 BEES FERRY RD
3560000033	1965 BEES FERRY RD
3560000032	0 BEES FERRY RD
3060000973	0 WILLIAM E MURRAY BLVD
3010000541	0 BEES FERRY RD
3010000043	0 WEST BRIDGE RD
3060000090	0 HWY 61 EXPRESSWAY
3560000016	0 BEES FERRY RD
3560000023	2011 BEES FERRY RD
3560000036	2013 BEES FERRY RD
3560000048	0 BEES FERRY RD
3580000099	2060 BEES FERRY RD
3060000136	3496 SHELBY RAY COURT
3050800060	0 BEES FERRY RD
3010000470	0 WEST ASHLEY CIR
3010000469	0 WEST ASHLEY CIR
3010000362	3951 WEST ASHLEY CIR
3050800058	0 BEES FERRY RD
3010000048	0 BEES FERRY RD
3010000253	0 GRANDE OAKS BLVD
3560000026	2014 BEES FERRY RD
2860000001	0 SANDERS RD
3060000025	3460 SHELBY RAY CT
3060000002	0 WEST WILDCAT BLVD
3560000030	1945 BEES FERRY RD
3560000037	2037 BEES FERRY RD
3560000128	0 BEES FERRY RD
3560000038	2055 BEES FERRY RD
3580000100	2036 BEES FERRY RD
3010000674	0 BEES FERRY RD
3010000678	0 BEES FERRY RD
3010000681	0 BEES FERRY RD
3010000680	0 BEES FERRY RD

301000040	0 BEES FERRY RD
301000052	0 BEES FERRY RD
356000014	0 BEES FERRY RD
3010000691	0 GRANDE OAKS BLVD
356000012	2863 ASHLEY RIVER RD
301000031	0 BEES FERRY RD
301000027	0 BEES FERRY RD
3010000673	0 BEES FERRY RD
3010000693	0 BEES FERRY RD
3010000596	1740 BEES FERRY RD
301000049	0 GRANDE OAKS BLVD
356000040	0 BEES FERRY RD
3010000796	0 FLOYD DR
3010000795	0 FLOYD DR
306000012	0 WILLIAM E MURRAY BLVD
3060000933	0 WILLIAM E MURRAY BLVD
3060000934	0 GLENN MCCONNELL PKWY
3010000798	0 GRAND OAKS BLVD
3060000975	0 WILLIAM E MURRAY BLVD

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, November 27, 2018, at 5:00 p.m. in the City Council Chambers at 80 Broad Street, Charleston, South Carolina, the City Council of the City of Charleston will conduct a public hearing on the approval of the Tax Increment Financing Plan for the Redevelopment of the Church Creek Drainage Redevelopment Project Area under the provisions of Chapter 6 of Title 31 of the Code of Laws of South Carolina 1976, as amended.

The proposed Church Creek Drainage Redevelopment Project Area shall be that area more particularly described as follows:

The general boundaries of the Church Creek Drainage Redevelopment Project Area may be described as beginning at Bees Ferry Road extending along Bees Ferry Road from Sanders Road to West Ashley Circle; continuing West Ashley Circle to Floyd Drive; continuing West Ashley Circle to Glenn McConnell Parkway; extending down Glenn McConnell Parkway to include William E Murray Boulevard to Wildcat Boulevard; continuing down Glenn McConnell Parkway to Lochaven Drive; crossing Glenn McConnell back towards West Ashley Circle to include Mary Ader Avenue; up Shelby Ray Court to Access Road; down Goodwill Way to Glenn McConnell Parkway; extending along Glenn McConnell Parkway to West Ashley Circle; extending along West Ashley Circle to Bees Ferry Road; extending Bees Ferry Road to Wolffs Lair Road; extending down Wolffs Lair Road; continuing along Bees Ferry Road to unnamed roadway; continuing along Bees Ferry Road to Mercedes Drive; continuing along Bees Ferry Road to Shadow Pointe Drive; continuing along Bees Ferry Road to Ashley River Road; continuing along Bees Ferry Road to West Ashley Circle; extending along future Glenn McConnell Parkway over Ashley Garden Boulevard into proposed Long Savannah; extending down Grand Oaks Boulevard back to Bees Ferry Road.

The Church Creek Drainage Redevelopment Plan is intended to reverse conditions of blight existing within the Church Creek Drainage Redevelopment Project Area by guiding redevelopment in a manner that will improve the quality of life in the Church Creek neighborhoods through investment in public drainage infrastructure improvements. Such drainage improvements will also bring long-term benefits to all the local governments within the Redevelopment Project Area.

It is anticipated that the investment of public money to provide these facilities will make the area attractive for private investment and it is further anticipated that as a result of the public investment in the redevelopment area, blight, deterioration and other problems will be ameliorated. Underutilized and vacant buildings and properties will be rehabilitated and new buildings will be built.

The maximum estimated term of obligations to be issued under the redevelopment plan shall not exceed the duration of the Redevelopment Plan of 25 years. All interested persons will be given an opportunity to be heard at the public hearing.

/s/ Vanessa Turner-Maybank
Clerk, Charleston City Council

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned, Clerk of City Council of Charleston, South Carolina, DO HEREBY CERTIFY:

That the foregoing is a true, correct and verbatim copy of an Ordinance unanimously adopted by the said City Council, having been read at two duly called and regularly held meetings at which a quorum attended and remained throughout on each of November 27 and December 4, 2018.

That the said Ordinance is now in full force and effect and has not been modified, amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of December, 2018.

Clerk of City Council of the City of Charleston,
South Carolina