

The Schoolhouse  
720 Magnolia Road  
February 13, 2018  
5:00 p.m.

## CITY COUNCIL

### A. Roll Call

### B. Invocation – Councilmember Waring

### C. Pledge of Allegiance

### D. Presentations and Recognitions

1. Presentation of Keep Charleston Beautiful Awards

### E. Public Hearings

1. An ordinance to amend the City of Charleston Century V 2010 Comprehensive Plan update, adopted by Charleston City Council on February 22, 2011, to incorporate the Plan West Ashley Area Plan into said Century V Plan as hereinafter provided.
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that properties located on Lee Street, Cooper Street and Aiken Street (Peninsula) (approximately 2.07 acres) (TMS #459-05-04-116, 192, 193, 194, 195, 197, 198, 220, and portions of 208 and 209) (Council District 4), be rezoned from Diverse Residential (DR-2F) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification. The property is owned by the City of Charleston.
3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by revising Section 54-220 (B) (1) (E) (15) pertaining to limits on the number of rooms in facilities. **(SECOND READING)**
4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 194 Cannon Street and adjacent zoned right-of-way (Peninsula) (approximately 2.07 acres) (TMS #460-10-04-013) (Council District 6), be rezoned so as to be included in the Accommodations Overlay (A) classification designated as “A-7”: 175 room maximum. **(AS AMENDED) (SECOND READING)**
5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 41 Bogard Street (Peninsula) (0.05 acre) (TMS #460-08-03-144) (Council District 3), be rezoned from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification. The property is owned by 9 Bogard St LLC.

6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 18 Percy Street (Peninsula) (0.05 acre) (TMS #460-08-01-063) (Council District 3), be rezoned from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification. The property is owned by 9 Bogard St LLC.
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 651 Meeting Street (Peninsula) (0.61 acre) (TMS #463-16-02-061) (Council District 4), be rezoned from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification. The property is owned by 651 Meeting Street Partners.
8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property on Folly Road and Grimball Road Extension (James Island) (approximately 10.0 acres) (TMS #427-00-00-020, 039, 106, 110 and 111) (Council District 6), be zoned Limited Business (LB) classification and Folly Road (FR) Overlay Zone classification. The property is owned by Willie B. Moultrie Trustee. **[The Planning Commission recommends Limited Business (LB) and Folly Road Overlay (FR).] (SECOND READING)**
9. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Bees Ferry Road (West Ashley) (approximately 17.13 acres) (a portion of TMS #286-00-00-040) (Council District 5), be zoned Limited Business (LB) classification. The property is owned by Julia E. Bradham et al. **(SECOND READING)**
10. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1 Riverdale Drive (West Ashley) (0.26 acre) (TMS #418-14-00-080) (Council District 11), be zoned Single-Family Residential (SR-1) classification. The property is owned by Maho Holdings LLC. **(SECOND READING)**
11. An ordinance to amend Ordinance No. 2017-083, establishing a Temporary Moratorium on the acceptance or processing of applications pertaining to properties on James Island located in non-residentially zoned districts that exceed 4 units or 25,000 square feet, so as to extend the expiration date of the Temporary Moratorium until December 31, 2017. (deferred for public hearing) **(The Planning Commission recommends disapproval; requires ¾ vote of Council.) (TO BE WITHDRAWN)**
12. An ordinance to amend ordinance no. 2017-060 that established a Temporary Moratorium on the acceptance or processing of applications for new construction on properties located in the 100 year floodplain within the Church Creek Drainage Basin for an additional period of six months. **(SECOND READING)**

#### **F. Act on Public Hearing Matters**

**G. Approval of City Council Minutes:**

1. January 23, 2018

**H. Citizens Participation Period**

**I. Petitions and Communications:**

- a. Update on grant to assist citizens with lifting homes (*Councilmember Waring*)
- b. Update on City assistance for citizens with flood insurance that FEMA has denied (*Councilmember Waring*)

**J. Council Committee Reports:**

**1. Committee on Traffic and Transportation: (Meeting was held Tuesday, February 13, 2018 at 3:30 p.m.)**

- a. Application for Original Certificate of Public Convenience and Necessity:
  - Angel Transportation Services, LLC (Limo)
  - Charleston Signal Taxi, LLC (Taxi)
- b. Director's Update
- c. Charleston Transportation Plan Update

**2. Committee on Ways and Means:**

(Bids and Purchases

(Mayor's Office for Children Youth and Families: Approval to accept the \$20,000 award amount from Youth Volunteer Corps Headquarters to continue success and sustainability through increased youth volunteers, service projects and volunteer hours. No City match is required.

(Parks Department: Approval to submit the Keep America Beautiful 2018 Cigarette Litter Prevention Program Grant for the amount of \$10,000 for use in cigarette litter abatement efforts, education programming, and litter awareness campaigns in the City of Charleston. No City match is required.

(Parks-Construction: Approval of a grant application for 2018 Parks and Recreation Development (PARD) funding. This funding would be used to construct a new playground at Mall Playground at Hampstead Square. The scope of work includes the removal of existing play equipment and site preparation, purchase and installation of new playground equipment, purchase and installation of safety surfacing, and related site improvements. This grant provides 80% of the cost of a project, with the remaining 20% to be provided as matching funds. The grant funding available is \$26,187.15 (per capita distribution administered by Charleston County Park & Recreation Commission), requiring a \$5,237.43 match. Total project funding is \$31,424.58. Funding will be available by June, 2018. Applicants were

notified on January 2, 2018 that the applications were due to CCPRC by January 11, 2018 in order to meet the Legislative Delegation agenda deadline. This is an after-the-fact request. There is no fiscal impact for this action. An approval of the grant application will only allow the Parks Department to submit the document to SCPRT. However, the fiscal impact will occur if the grant application is approved for award. Anticipated funding source for match is the 2018 Playground Equipment Maintenance funds in the Construction Division (523000-52435.)

- (Parks-Capital Projects: Approval of a Professional Services Contract with Johnson, Mirmiran and Thompson in the amount of \$49,500 for engineering and preparation of construction documents for Phase I of the Ashley River Walk project. Phase I of this project consists of a pedestrian walkway connecting Brittlebank Park to Lockwood Drive utilizing the existing fixed pier at Brittlebank Park and the existing floating dock and The Bristol Marina. The Professional Services Contract will obligate \$49,500 of the \$300,000 project budget. The funding sources for this project is 2018 Hospitality Funds (\$300,000.)
- (Parks-Facilities Maintenance: Approval of a Construction Contract with Wolff & Son Electric, Inc. in the amount of \$50,268 for the replacement of 14 wood poles at various recreation locations around the City due to pole top decay, bird hole or ground line decay. The Construction Contract will obligate \$50,268 of the \$85,000 allotted for the work from the Specialized Department Supplies line item in the Electrical Division and allow for the approval of PR176750.
- (Public Service: Approval of Spring/Fishburne US17 Drainage & Transportation Improvements: Division III Federal Match (Phase 2) Change Order #9 in the amount of \$42,146 from Crowder Construction Co. on subject project for revisions to Vortex Box C, repairing SCDOT roadway lighting, removal of concrete and wood obstructions in the project site, removal/replacement of existing roadway trees. Funding for this change order will be covered by the project contingency.
- (Public Service: Approval of Spring/Fishburne US17 Drainage & Transportation Improvements: Division III Federal Match (Phase 2) Change Order #10 in the amount of \$20,272 from Crowder Construction Co. on subject project for construction of concrete curb along Lockwood Drive overpasses to prevent erosion on newly-landscaped areas. Funding for this change order will be covered by the project contingency.
- (Public Service: Approval of Spring/Fishburne US17 Drainage & Transportation Improvements: Division III Federal Match (Phase 2) Change Order #11 in the amount of \$12,650 from Crowder Construction Co. on subject project for relocation/replacement of trees in close proximity to roadway. Funding for this change order will be covered by the project contingency.
- (Public Service: Approval of Spring/Fishburne US17 Drainage & Transportation Improvements: Division III Federal Match (Phase 2) Change Order #12 in the amount of \$11,995.17 from Crowder Construction Co. on subject project for fabrication and installation of signage and application of thermoplastic markings not in original contract. The project budget will increase by \$7,071.05. The approval of CO#12 will result in an increase of \$7,071.05 to the project budget from \$25,518,511.36 to \$25,525,582.41. Additional funds will come from the King Street TIF.
- (Public Service: Approval for Thomas & Hutton to conduct a preliminary drainage study of the Ashley Hall Manor drainage basin in the amount of \$10,500.

- (Public Service: Approval for Palmetto Gunitite to make miscellaneous repairs in the amount of \$57,528 of the posts and sea wall due to damage from Hurricane Irma.
- (Planning Preservation and Sustainability: Approval of a Strategic Alliance Memorandum between the City of Charleston and the United States Small Business Administration ("SBA") to work together to help start, maintain, and expand small businesses in the City of Charleston. The parties agree to develop and foster a mutual understanding and a working relationship to strengthen and expand small business development in the City. The City and SBA will negotiate and sign a separate agreement that defines the training and outreach activities contemplated by this Memorandum.
- (Budget, Finance and Revenue Collections: An ordinance providing for the issuance of \$7,500,000 Accommodations Tax Revenue Bonds of the City of Charleston, South Carolina, and other matters relating thereto.
- (An ordinance authorizing the Mayor to execute on behalf of the City a Quit-Claim Deed to Timothy D. Weber and Tara-Lehua Weber pertaining to 56 South Street so as to release any reversionary interest of the City in 56 South Street.
- (An ordinance authorizing the Mayor to execute on behalf of the City a Quit-Claim Deed to the Gathering at Morris Square, individually and as assignee of Smith-Morris Company, LLC, or its assigns (the "Grantee"), pertaining to City owned properties on Cannon Street bearing Charleston County Tax Map Nos. 460-11-04-150 and 460-11-04-151 (the "Property"), with the delivery of the Deed being conditioned on Grantee simultaneously granting the City a Temporary Construction Easement and an Exclusive Permanent Easement on, over and under the property.
- (Consider the following annexation:
  - 1430 Agatha Street (TMS# 351-07-00-071) 0.13 acre, West Ashley (District 7). The property is owned by Victoria Johnson Life Estate.
- (Executive Session: Discussion regarding potential contractual arrangements pertaining to properties located in the Cooper River Bridge Redevelopment District. Action may or may not be taken.
- (Consider a Purchase and Sale Agreement for 101 Broad Street (***To be sent under separate cover by the Real Estate Department***))

*Give first reading to the following bill coming from Ways and Means:*

An ordinance authorizing the Mayor to execute on behalf of the City a Quit-Claim Deed to Timothy D. Weber and Tara-Lehua Weber pertaining to 56 South Street so as to release any reversionary interest of the City in 56 South Street.

An ordinance authorizing the Mayor to execute on behalf of the City a Quit-Claim Deed to the Gathering at Morris Square, individually and as assignee of Smith-Morris Company, LLC, or its assigns (the "Grantee"), pertaining to City owned properties on Cannon Street bearing Charleston County Tax Map Nos. 460-11-04-150 and 460-11-04-151 (the "Property"), with the delivery of the Deed being conditioned on Grantee simultaneously granting the City a Temporary Construction Easement and an Exclusive Permanent Easement on, over and under the property.

An ordinance to provide for the annexation of property known as 1430 Agatha Street (0.13 acre) (TMS# 351-07-00-071), 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 Victoria Johnson Life Estate.

**K. Bills up for Third Reading:**

1. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 10 Society Street and two vacant parcels on Society Street (Peninsula) (0.62 acre) (TMS #458-01-04-002, 458-01-04-004 and 458-01-04-021) (Council District 1), be rezoned from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by Leonard Storage Co, Inc and John T. Leonard, Inc. (DEFERRED)*
2. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 32 Laurens Street and a vacant parcel on Laurens Street (Peninsula) (1.32 acres) (TMS #458-01-04-003 and 458-01-02-017) (Council District 1), be rezoned from General Business (GB) and Light Industrial (LI) classifications to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by Roy F. Cole, Jr. et al. (DEFERRED)*

**L. Bills up for Second Reading:**

1. *An ordinance to provide for the annexation of property known as 209 Hickory Street (0.12 acre) (TMS# 418-13-00-103), 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 9. The property is owned by Lucious Morris and Bridget Morris.*
2. *An ordinance to provide for the annexation of property known as property on Folly Road and Grimball Road Extension (approximately 10.0 acres) (TMS# 427-00-00-020, 039, 106, 110, 111), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 6. The property is owned by the Estate of Willie Moultrie et al.*
3. *An ordinance to provide for the annexation of property known as property on Bees Ferry Road (approximately 17.13 acres) (a portion of TMS# 286-00-00-040), 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 5. The property is owned by Julia E Bradham, Margaret Bradham Thornton and John M. Bradham.*
4. *An ordinance to annex to the City of Charleston properties located West of the Ashley River on or near Highway 61 bearing Charleston County Tax Map Nos. 361-00-00-006, 361-00-00-007, 364-00-00-001 and 364-00-00-002 as shown on the map attached to this ordinance labeled "annexation exhibit" and to make said properties a part of District 10. (DEFERRED)*

5. *An ordinance to annex to the City of Charleston properties located West of the Ashley River on or near Highway 61 bearing Charleston County Tax Map Nos. 301-00-00-002, 301-00-00-003, 301-00-00-005, 301-00-00-023 (a portion), 359-00-00-006 as shown on the map attached to this ordinance labeled "annexation exhibit" and to make said properties a part of District 10. (DEFERRED)*
6. *An ordinance to provide for the annexation of property known as Oakville Plantation Road (approximately 18.61 acres) (TMS# 317-00-00-007), 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 Keith W. Lackey et al. (DEFERRED)*
7. *An ordinance to provide for the annexation of property known as 251 Louise P. Gardner Street (0.10 acre) (TMS# 343-03-00-246), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Christopher DiMattia. (TO BE WITHDRAWN)*
8. *An ordinance to amend Section 54- 943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to council to a simple majority of a quorum of the City Council (AS AMENDED). (DEFERRED)*

**M. Bills up for First Reading**

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Article 9 thereof a new part 8 providing for a Temporary Moratorium on the issuance of development permits for Residential (Single Family and Multi-Family) Development on John's Island.
2. An ordinance authorizing the Mayor to execute on behalf of the City a Lease between the City, as Landlord, and Emanuel African American M.E. Church of Charleston, as tenant, pertaining to property owned by the City located at 113 Calhoun Street (DEFERRED)
3. An ordinance authorizing the Mayor to execute on behalf of the City Quit-Claim Deeds, approved as to form by the Office of Corporation Counsel, to the owners of those properties abutting each side of Hayne Street, running from Church Street to Anson Street, conveying to such owners one-half of the width of Hayne Street as said street abuts the respective owner's property, subject to any and all easements or other matters of record. (DEFERRED)

4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Oakville Plantation Road (Johns Island) (approximately 89.0 acres) (portions of TMS# 317-00-00-089 and 317-00-00-011) (Council District 5), be rezoned from Light Industrial (LI) classification to Rural Residential (RR-1) classification. The property is owned by Keith W. Lackey et al. (*DEFERRED*)
5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Oakville Plantation Road (Johns Island) (approximately 18.61 acres) (TMS #317-00-00-007) (Council District 5), be zoned Rural Residential and Conservation (RR-1 and C) classifications. The property is owned by Keith W. Lackey et al. (*DEFERRED*)
6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 3265 Maybank Highway (Johns Island) (1.40 acres) (TMS #279-00-00-205) (Council District 5), be rezoned from Commercial Transitional (CT) classification to General Office (GO) classification. The property is owned by George Gratzick. (*DEFERRED*)
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that West Ashley Circle at Glenn McConnell Parkway (West Ashley) (approximately 21.76 acres) (a portion of TMS# 301-00-00-027) (Council District 5), be rezoned from Gathering Place (GP) classification to General Business (GB) classification. The property is owned by Whitfield Construction Company. (*DEFERRED*)
8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Clements Ferry Road at I-526 (Cainhoy) (approximately 67.98 acres) (TMS #271-00-02-024, 271-00-02-025, 271-00-02-026 and 271-00-02-069) (Council District 1), be rezoned from Gathering Place (GP) classification to General Business (GB) classification. The property is owned by Hotel Holdings LLC, SCT Properties LLC and Joka III LLC. (*DEFERRED*)

**N. Miscellaneous Business:**

1. The next regular meeting of City Council will be Monday, February 26, 2018 at 5:00 p.m. at City Hall, 80 Broad Street.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.



# PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, February 13, 2018 beginning at 5:00 p.m. at The Schoolhouse, 720 Magnolia Road on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

## Rezoning

1. To rezone properties located on Lee Street, Cooper Street and Aiken Street (*Peninsula*) (Approximately 2.64 acres) (TMS# 459-05-04-116, 192, 193, 194, 195, 197, 198, 220, and portions of TMS# 459-05-04-208 & 209) from Diverse Residential (DR-2F) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification.
2. To rezone 194 Cannon Street (*Peninsula*) (Approximately 2.07 acres) (TMS# 460-10-04-013) to include property and adjacent zoned right-of-way in the Accommodations Overlay (A) classification designated as "A-7": 175 room maximum (**As Amended**)
3. To rezone 41 Bogard Street (*Peninsula*) (0.05 acre) (TMS# 460-08-03-144) from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification.
4. To rezone 18 Percy Street (*Peninsula*) (0.05 acre) (TMS# 460-08-01-063) from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification.
5. To rezone 651 Meeting Street (*Peninsula*) (0.61 acre) (TMS# 463-16-02-061) from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification.

## Zonings

To zone the following properties annexed into the City of Charleston:

1. Properties located on Folly Road and Grimball Road Extension (*James Island*) (Approximately 10.0 acres) (TMS# 427-00-00-020, 039, 106, 110 & 111) Limited Business (LB). (**The Planning Commission recommends Limited Business (LB) and Folly Road Overlay (FR)**)
2. Property located on Bees Ferry Road (*West Ashley*) (Approximately 17.13 acres) (A portion of TMS# 286-00-00-040) Limited Business (LB).
3. 1 Riverdale Drive (*West Ashley*) (0.26 acre) (TMS# 418-14-00-080) Single-Family Residential (SR-1).

## Ordinance Amendments

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities.
2. To amend Ordinance No. 2017-083, establishing a Temporary Moratorium on the acceptance or processing of applications pertaining to properties on James Island located in non-residentially zoned districts that exceed 4 units or 25,000 square feet, so as to extend the expiration date of the Temporary Moratorium until December 31, 2017. (**The Planning Commission recommends disapproval**)
3. To amend Ordinance No. 2017-060 that established a Temporary Moratorium on the acceptance or processing of applications for new construction on properties located in the 100-year floodplain within the Church Creek Drainage Basin for an additional period of six months.

VANESSA TURNER MAYBANK  
Clerk of Council

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# CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

## MEETING OF DECEMBER 20, 2017

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, December 20, 2017** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications were considered:

### REZONINGS

1. **Properties on Lee St, Cooper St & Aiken St (Peninsula) TMS# 4590504116, 192, 193, 194, 195, 197, 198, 220, & portions of 4590504208 & 209** – approx. 2.64 ac. Request rezoning from Diverse Residential (DR-2F) to Mixed-Use/Workforce Housing (MU-1/WH).

**RECOMMENDED APPROVAL**

2. **194 Cannon St (Peninsula) TMS# 4601004013** – approx. 2.07 ac. Request rezoning to include property and adjacent zoned right-of-way in the Accommodations Overlay (A) classification designated as "A-7": 175 room maximum.

**RECOMMENDED APPROVAL**

3. **217 Ashley Ave (Peninsula) TMS# 4601104080** – 0.33 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).

**DEFERRED BY THE APPLICANT**

4. **Bees Ferry Rd (West Ashley) TMS# 3050800058 & 060** – approx. 50.07 ac. Request rezoning from Gathering Place (GP) to General Business (GB).

**DEFERRED BY THE APPLICANT**

5. **116 Queen St (Peninsula) a portion of TMS# 4570804074** – 0.045 ac. Request rezoning to include the rear portion of the property in the School (S) Overlay Zone.

**DEFERRED BY PLANNING COMMISSION**

6. **41 Bogard St (Peninsula) TMS# 4600803144** – 0.05 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).

**RECOMMENDED APPROVAL**

7. **18 Percy St (Peninsula) TMS# 4600801063** – 0.05 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).

**RECOMMENDED APPROVAL**

8. **651 Meeting St (Peninsula) TMS# 4631602061** – 0.61 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH).

**RECOMMENDED APPROVAL**

### SUBDIVISIONS

1. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

**APPROVED WITH THE CONDITIONS THAT THE BUILDINGS REMAIN SITUATED AS SHOWN ON THE PLAN PRESENTED AND THE ROAD BE FURTHER AWAY FROM BUILDING SIX**

2. **Woodbury Park, Phases 3A & 3B (Hollydale Court – Johns Island) TMS# 313000023 & 048** – 43.97 ac. 34 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

**WITHDRAWN BY THE APPLICANT**

3. **Produce Lane (Johns Island) TMS# 3130000152, 153, 154, 157, 158** – 7.36 ac. 34 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-2) and General Business (GB).

**APPROVED**

4. **Bermuda Pointe (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).

**DEFERRED BY THE APPLICANT**

## ZONINGS

1. **1419 Adele St (West Ashley) TMS# 3510700046** – 0.10 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

**WITHDRAWN BY THE APPLICANT**

2. **251 Louise P. Gardner St (James Island) TMS# 3430300246** – 0.49 ac. Request zoning of Single and Two-Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED SINGLE-FAMILY RESIDENTIAL (SR-2)**

3. **Folly Rd and Grimball Road Ext (James Island) TMS# 427-00-00-020, 039, 106, 110 & 111** – approx. 10.0 ac. Request zoning of Limited Business (LB). Zoned Folly Road Corridor Overlay District (OD-FRC) in Charleston County.

**RECOMMENDED APPROVAL OF LIMITED BUSINESS (LB) AND FOLLY ROAD OVERLAY (FR)**

4. **Bees Ferry Rd (West Ashley) a portion of TMS# 2860000040** – approx. 17.13 ac. Request zoning of Limited Business (LB). Zoned Industrial (I) in Charleston County.

**RECOMMENDED APPROVAL**

## ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities.**

**RECOMMENDED APPROVAL**

2. Request approval to amend Ordinance No. 2017-083, establishing a Temporary Moratorium on the acceptance or processing of applications pertaining to properties on James Island located in non-residentially zoned districts that exceed 4 units or 25,000 square feet, so as to extend the expiration date of the Temporary Moratorium until December 31, 2017.

**RECOMMENDED DISAPPROVAL**

3. Request approval to amend Ordinance No. 2017-060 that established a Temporary Moratorium on the acceptance or processing of applications for new construction on properties located in the 100 year floodplain within the Church Creek Drainage Basin for an additional period of six months.

**RECOMMENDED APPROVAL**

4. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to implement new regulations for Short Term Rental uses and Bed and Breakfast uses in the City of Charleston.

**DEFERRED BY PLANNING COMMISSION**

## REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### Preliminary & Final Plats

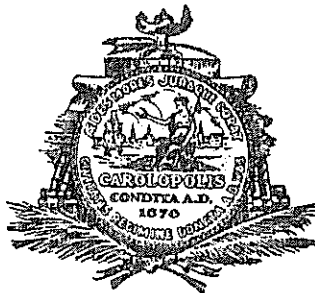
1. **Cainhoy South, Phase 1B (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 39.8 ac. 53 lots. PUD. Preliminary subdivision plat pending approval.
2. **Hatchet Bay Drive Extension (West Ashley) TMS# 3070000007** – 0.5 ac. R/W. PUD. Final subdivision plat pending approval.
3. **Stonoview, Phase 2 (River Road – Johns Island) TMS# 3150000012** – 27.2 ac. 53 lots. PUD. Final subdivision plat pending approval.
4. **Magnolia, Phase 2 (Braswell Street – Peninsula) TMS# 4640000025, 026, 029, 035, 039, 040** – 35.6 ac. R/W. PUD. Preliminary subdivision plat under review.
5. **F Street (Peninsula)** – 0.7 ac. 1 lot. Preliminary subdivision plat pending approval.
6. **River Glen (Brownswood Road – Johns Island) TMS# 3120000056, 166, 193, 194** – 31.1 ac. 70 lots. SR-2. Preliminary subdivision plat under review.
7. **CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.2 ac. 3 lots. DR-6, SR-1, GO. Preliminary subdivision plat pending approval.
8. **Marshview Commons (McLernon Trace – West Ashley) TMS# 2850700003** – 29.0 ac. 165 lots. PUD. Final subdivision plat pending approval.
9. **Sea Aire Cluster Development (Cooper Judge Lane – James Island) TMS# 4270900069** – 5.9 ac. 24 lots. SR-1. Final subdivision plat recorded.
10. **61 Watroo Point (Daniel Island) TMS# 2711101111** – 0.6 ac. 2 lots. DI-R. Final subdivision plat recorded.
11. **The Pointe at Rhodes Crossing, Phase 2 (Sanders Road – West Ashley) TMS# 2860000444** – 41.8 ac. 76 lots. SR-6. Preliminary subdivision plat pending approval.
12. **9 F Street (Peninsula) TMS# 4631603025** – 0.5 ac. 2 lots. DR-2F. Preliminary subdivision plat under review.
13. **8 ½ State Street (Peninsula) TMS# 4580903026** – 0.4 ac. 1 lot. LB. Final subdivision plat pending approval.
14. **Essex Farms Single Family (Essex Farms drive – West Ashley) TMS# 3090000472** – 2.6 ac. 9 lots. LB. Final subdivision plat recorded.
15. **The Village at Stiles Point, Phase 2 (Harbor View Road – James Island) TMS# 4260000003** – 12.2 ac. 40 lots. SR-1. Final subdivision plat recorded.
16. **Woodbury Park, Phase 1 (Killifish Road – Johns Island) TMS# 3130000050** – 20.4 ac. 47 lots. SR-1. Final subdivision plat recorded.
17. **Parcel M, Phase 3 (Dunham Street – Daniel Island) TMS# 2750000156** – 12.0 ac. 20 lots. DI-R. Preliminary subdivision plat under review.

### Road Construction Plans

1. **Greenway Preserve (Mutual Drive – West Ashley) TMS# 3100600106** – 5.2 ac. 18 lots. SR-6. Road construction plans under review.
2. **Magnolia, Phase 2 (Braswell Street – Peninsula) TMS# 4640000025, 026, 029, 035, 039, 040** – 35.6 ac. R/W. PUD. Road construction plans under review.
3. **River Glen (Brownswood Road – Johns Island) TMS# 3120000056, 166, 193, 194** – 31.1 ac. 70 lots. SR-2. Road construction plans under review.
4. **CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.2 ac. 3 lots. DR-6, SR-1, GO. Road construction plans under review.

5. **Riverview Estates (River Road – Johns Island) TMS# 3120000065, 066** – 24.3 ac. 48 lots. SR-1. Road construction plans under review.
6. **Harmony (Pinehurst Avenue – West Ashley) TMS# 3060000003** – 166.4 ac. 215 lots. PUD. Road construction plans under review.
7. **Huguenin Avenue Extension (Peninsula) TMS# 4640000003, 017** – 1.9 ac. R/W. MU-2/WH. Road construction plans pending approval.
8. **Parkline Avenue Extension (Daniel Island) TMS# 2750000181** – 5.5 ac. R/W. DI-BP. Road construction plans pending approval.
9. **Parcel M, Phase 3 (Dunham Street – Daniel Island) TMS# 2750000156** – 12.0 ac. 20 lots. DI-R. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE CITY OF CHARLESTON CENTURY V 2010 COMPREHENSIVE PLAN UPDATE, ADOPTED BY CHARLESTON CITY COUNCIL ON FEBRUARY 22, 2011, TO INCORPORATE THE PLAN WEST ASHLEY AREA PLAN INTO SAID CENTURY V PLAN AS HEREINAFTER PROVIDED.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That Ordinance Number 2011-016, which provided for the adoption of the Century V Comprehensive Plan, be amended to incorporate the Plan West Ashley area plan, being marked as Exhibit A and attached hereto and incorporated by reference herein.

Section 2. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord 2018, in the \_\_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTIES LOCATED ON LEE STREET, COOPER STREET AND AIKEN STREET (PENINSULA) (APPROXIMATELY 2.07 ACRES) (TMS #459-05-04-116, 192, 193, 194, 195, 197, 198, 220, AND PORTIONS OF 208 AND 209) (COUNCIL DISTRICT 4), BE REZONED FROM DIVERSE RESIDENTIAL (DR-2F) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-1/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY THE CITY OF CHARLESTON.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-2F) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification.

Section 2. The property to be rezoned is described as follows:  
properties located on Lee Street, Cooper Street and Aiken Street (Peninsula) (approximately 2.07 acres) (TMS #459-05-04-116, 192, 193, 194, 195, 197, 198, 220, and portions of 208 and 209)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord \_\_\_\_\_, in the \_\_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Rezoning 1

Properties on Lee St, Cooper St & Aiken St (Peninsula)

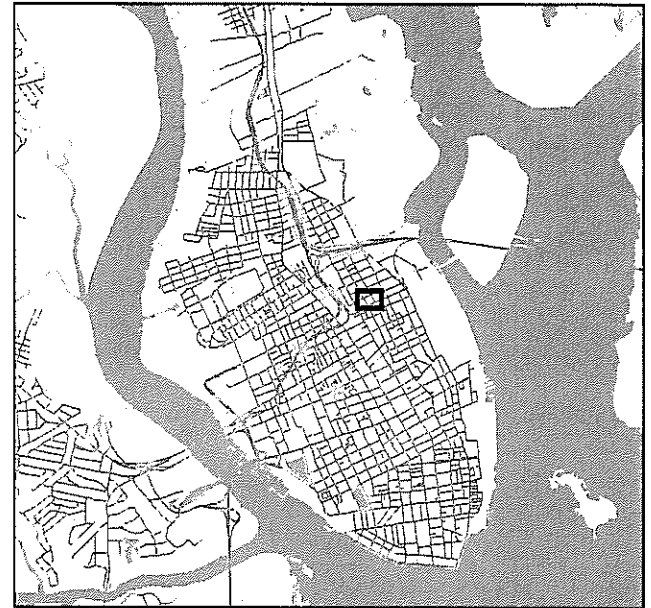
TMS# 4590504116, 192, 193, 194, 195, 197, 198, 220,  
& portions of 4590504208 & 209

approx. 2.64 ac.

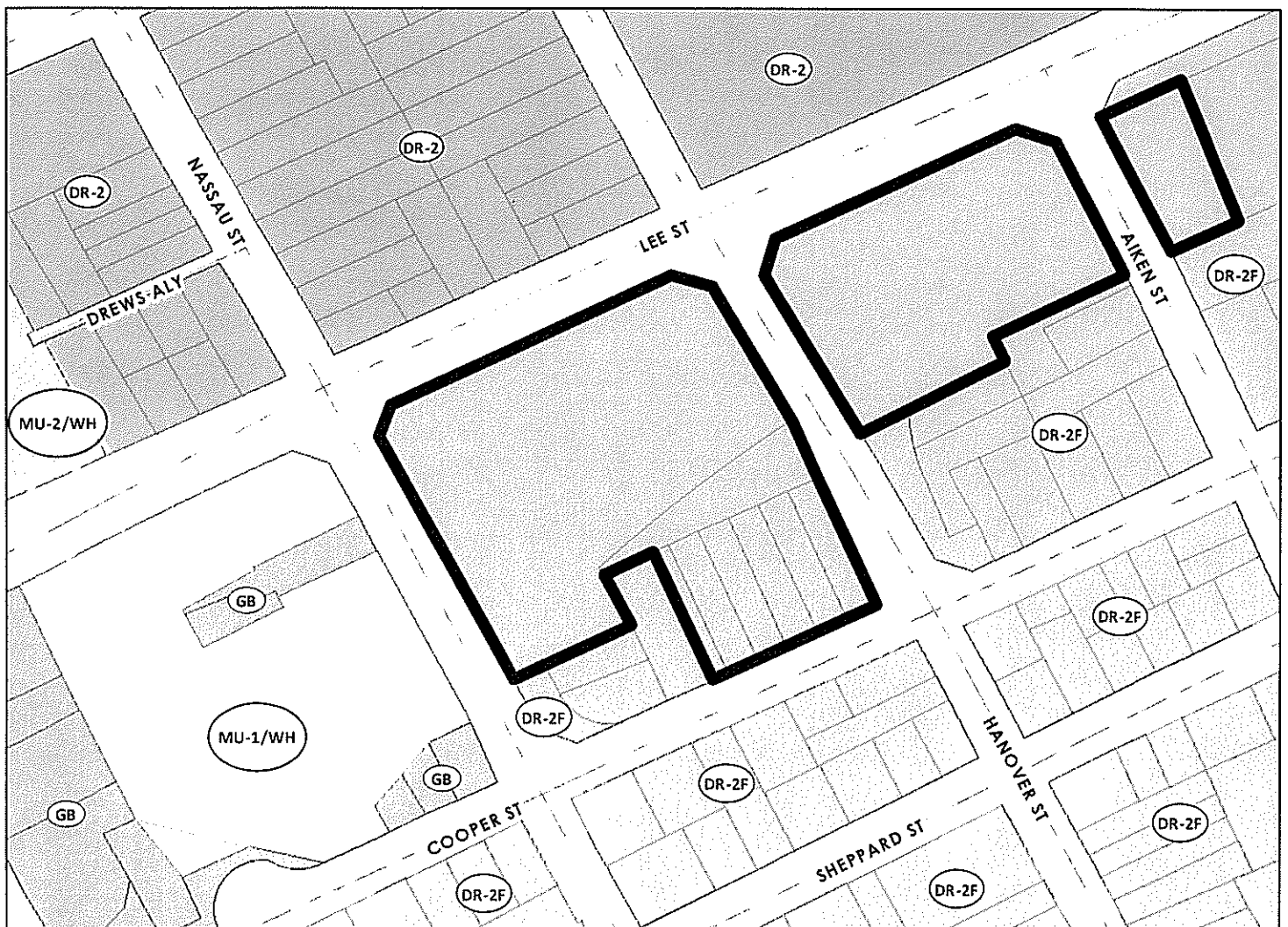
Request rezoning from Diverse Residential (DR-2F)  
to Mixed-Use/Workforce Housing (MU-1/WH).

Owner/Applicant: City of Charleston

Area



Location





E3.)



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY REVISING SECTION 54-220 (B) (1) (E) (15) PERTAINING TO LIMITS ON THE NUMBER OF ROOMS IN FACILITIES.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That Section 54-220 (b) (1) (e) (15) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding text shown below with a double-underline:

- (15) the number of rooms in the facility; provided however that the number of rooms in a facility shall not exceed 50 in areas designated "A-1" on the zoning map; 180 in areas designated "A-2" on the zoning map; 225 in areas designated "A-3" on the zoning map; 100 in areas designated "A-4" on the zoning map; 150 in areas designated "A-5" on the zoning map; and ~~69~~ in areas designated "A-6" on the zoning map; and 175 in areas designated "A-7" on the zoning map; and further provided that within the portion of the area designated "A-1" bounded by King Street on the west, Meeting Street on the east, Mary Street on the south and Line Street on the north, the number of rooms in a facility may exceed 50 if the facility is a full-service hotel that provides 20,000 or more square feet of meeting and conference space, and an on-site restaurant that serves breakfast, lunch and dinner seven days a week;

Section 2. This Ordinance shall become effective upon ratification.

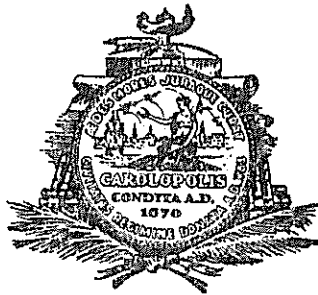
Ratified in City Council this \_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 2017,  
and in the \_\_\_\_ Year of the Independence of  
the United States of America

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

E4.)



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 194 CANNON STREET AND ADJACENT ZONED RIGHT-OF-WAY (PENINSULA) (APPROXIMATELY 2.07 ACRES) (TMS #460-10-04-013) (COUNCIL DISTRICT 6), BE REZONED SO AS TO BE INCLUDED IN THE ACCOMMODATIONS OVERLAY (A) CLASSIFICATION DESIGNATED AS "A-7": 175 ROOM MAXIMUM. **(AS AMENDED)**

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation so as to be included in the Accommodations Overlay (A) classification designated as "A-7": 175 room maximum.

Section 2. The property to be rezoned is described as follows:  
194 Cannon Street and adjacent zoned right-of-way (Peninsula) (approximately 2.07 acres) (TMS #460-10-04-013)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord \_\_\_\_\_, in the \_\_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Rezoning 2

194 Cannon St (Peninsula)

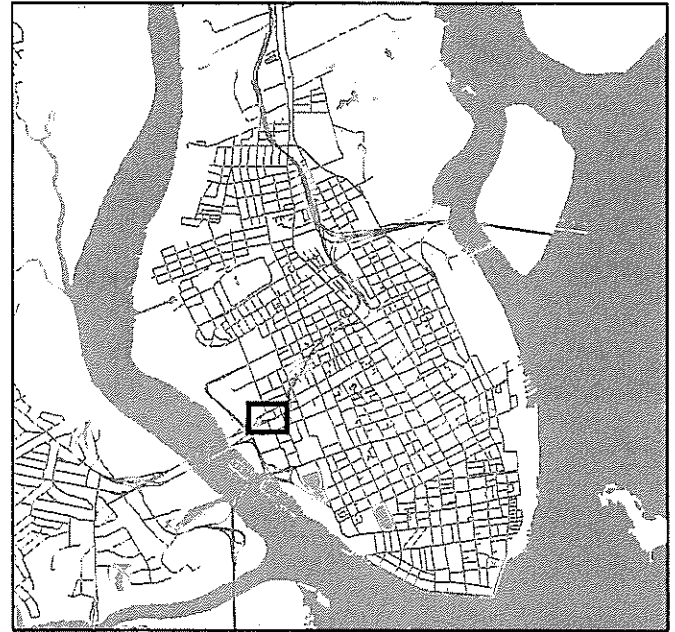
TMS# 4601004013 & right-of-way

approx. 2.07 ac.

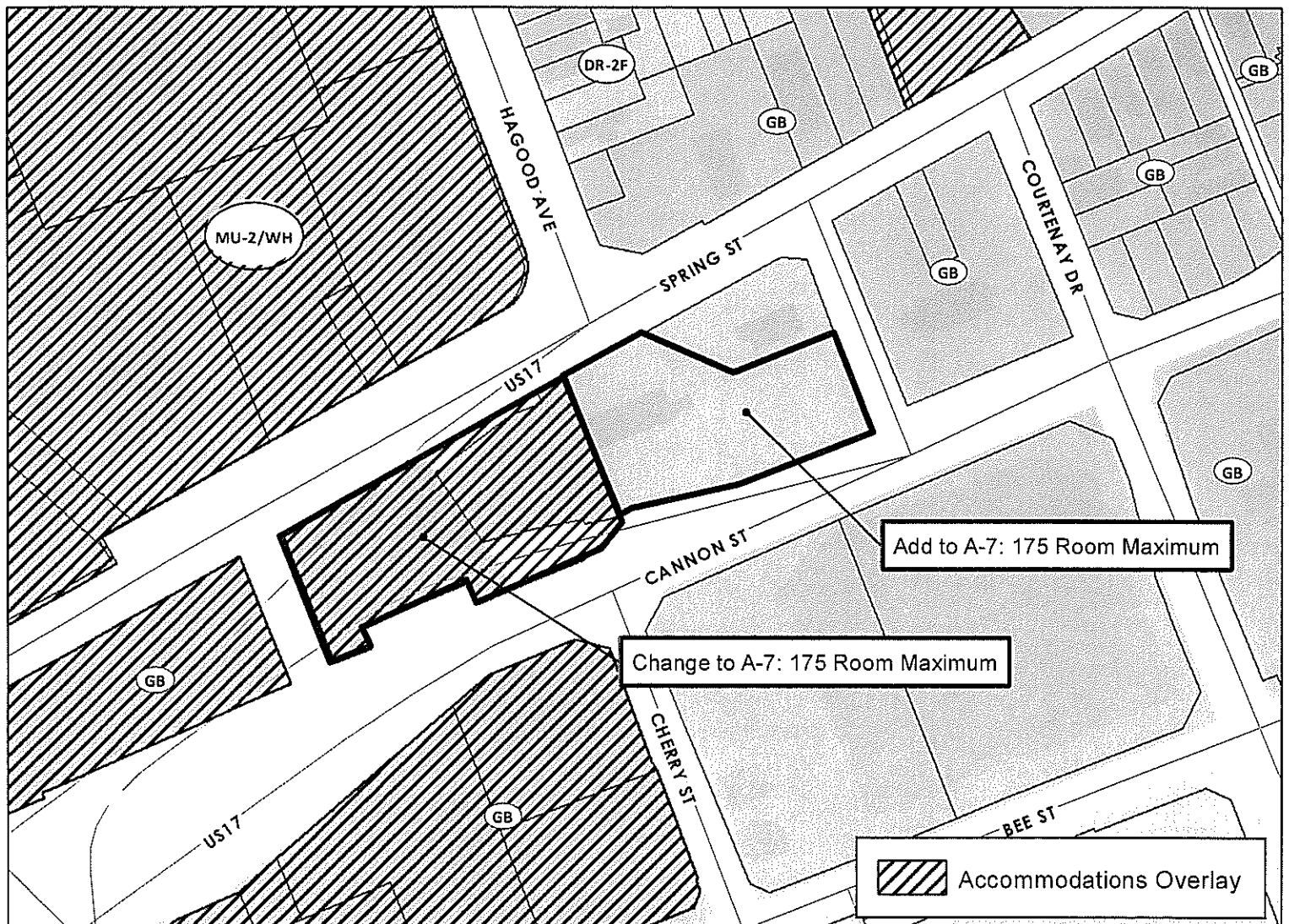
Request rezoning to include property in the area designated as "A-7": 175 Room Maximum in the Accommodations Overlay

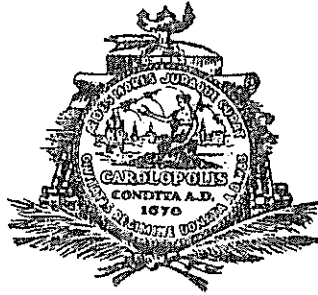
Owner: Jem Management Co; Calfran Properties  
Applicant: City of Charleston

Area



Location





Ratification Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 41 BOGARD STREET (PENINSULA) (0.05 ACRE) (TMS #460-08-03-144) (COUNCIL DISTRICT 3), BE REZONED FROM DIVERSE RESIDENTIAL (DR-2F) CLASSIFICATION TO COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY 9 BOGARD ST LLC.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification.

Section 2. The property to be rezoned is described as follows:  
41 Bogard Street (Peninsula) (0.05 acre) (TMS #460-08-03-144)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord \_\_\_\_\_, in the \_\_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Rezoning 6

41 Bogard St (Peninsula)

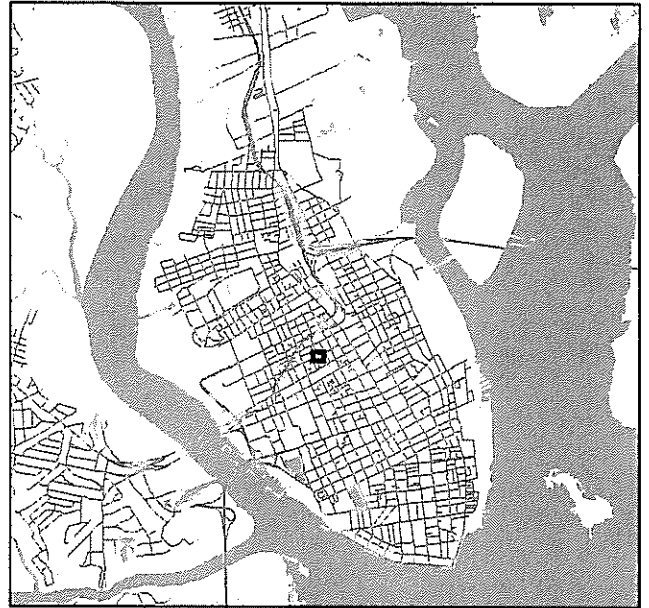
TMS# 4600803144

0.05 ac.

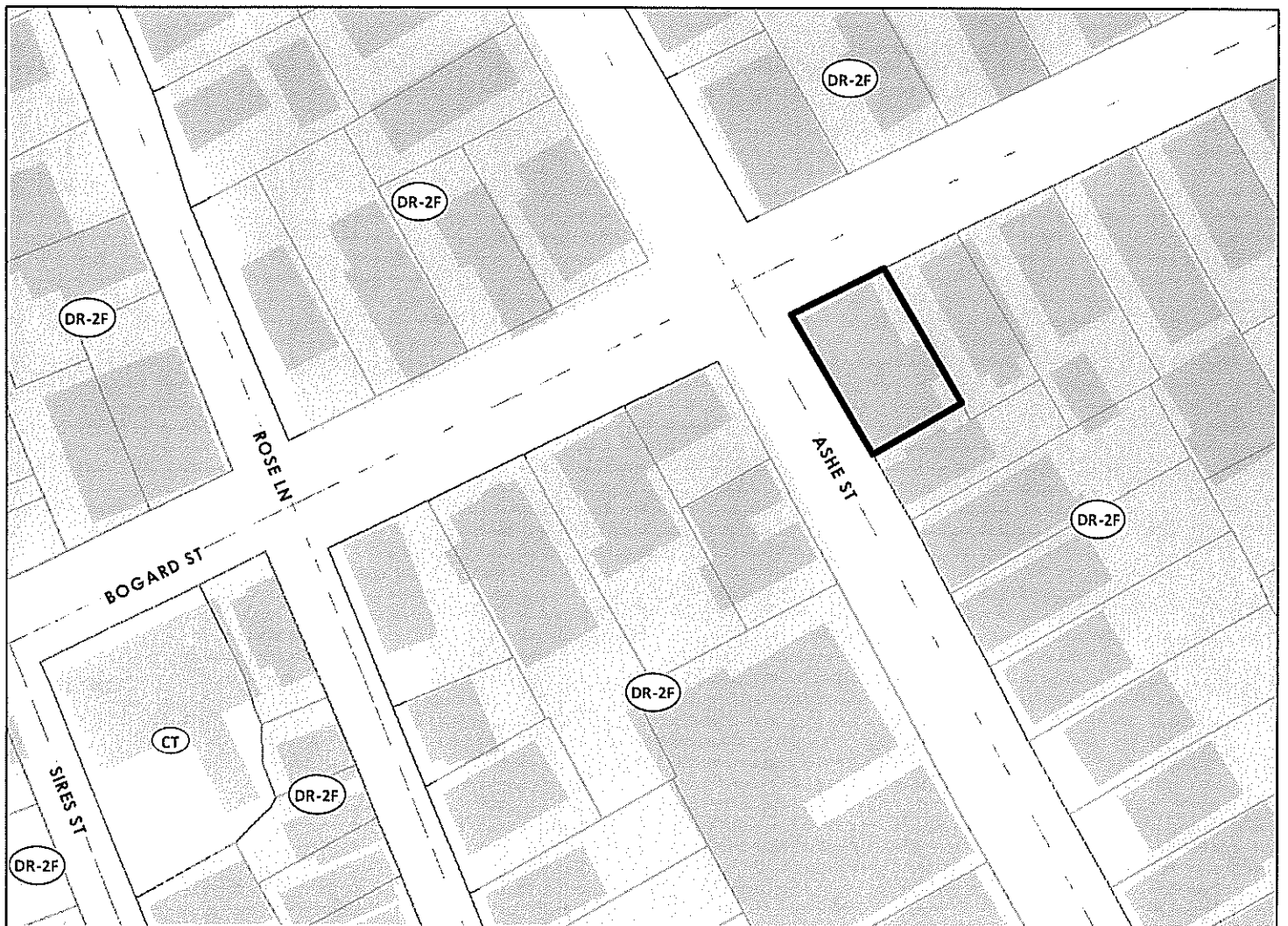
Request rezoning from Diverse Residential (DR-2F)  
to Commercial Transitional (CT).

Owner/Applicant: 9 Bogard St LLC - Ian Tomlinson

Area



Location





Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 18 PERCY STREET (PENINSULA) (0.05 ACRE) (TMS #460-08-01-063) (COUNCIL DISTRICT 3), BE REZONED FROM DIVERSE RESIDENTIAL (DR-2F) CLASSIFICATION TO COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY 9 BOGARD ST LLC.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification.

Section 2. The property to be rezoned is described as follows:  
18 Percy Street (Peninsula) (0.05 acre) (TMS #460-08-01-063)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord \_\_\_\_\_, in the \_\_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Rezoning 7

18 Percy St (Peninsula)

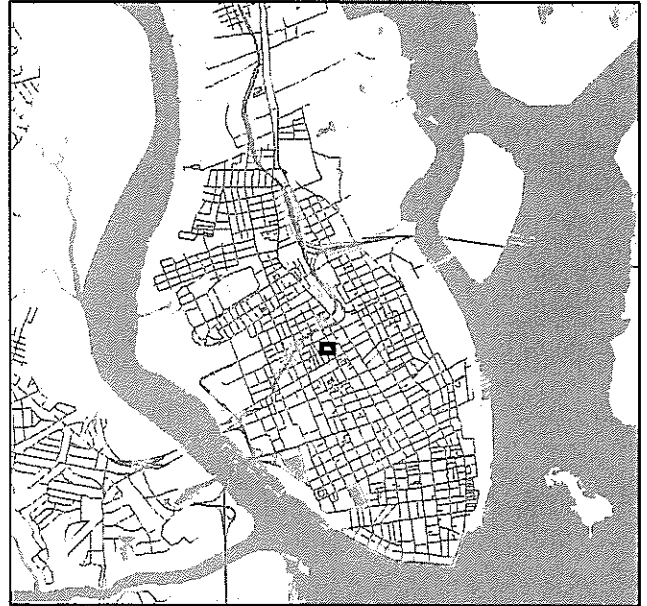
TMS# 4600801063

0.05 ac.

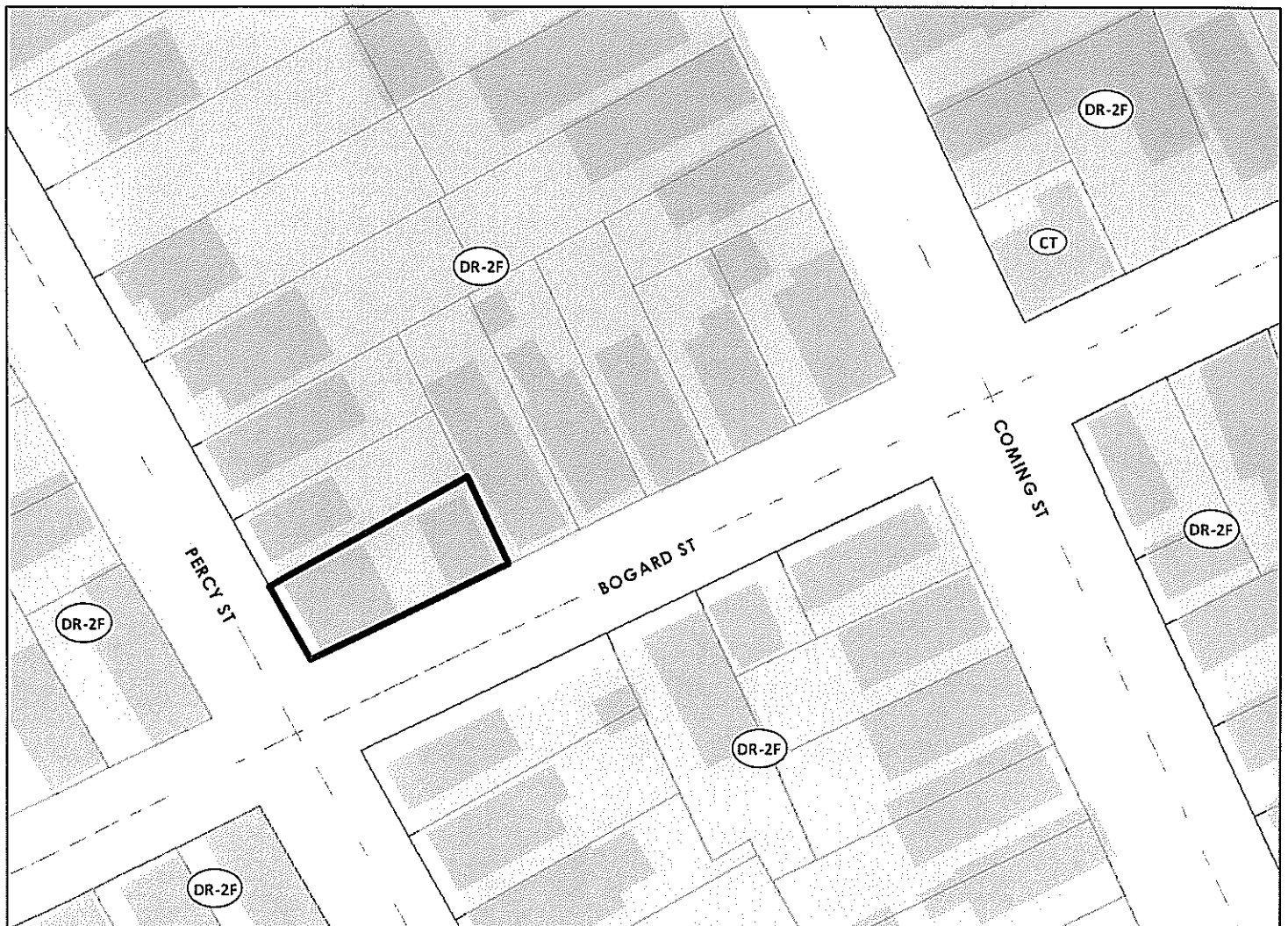
Request rezoning from Diverse Residential (DR-2F)  
to Commercial Transitional (CT).

Owner/Applicant: 9 Bogard St LLC - Ian Tomlinson

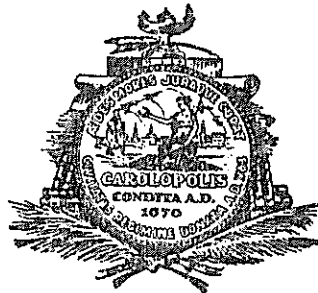
Area



Location







Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 651 MEETING STREET (PENINSULA) (0.61 ACRE) (TMS #463-16-02-061) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-1/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY 651 MEETING STREET PARTNERS.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification.

Section 2. The property to be rezoned is described as follows:  
651 Meeting Street (Peninsula) (0.61 acre) (TMS #463-16-02-061)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord \_\_\_\_\_, in the \_\_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Rezoning 8

651 Meeting St (Peninsula)

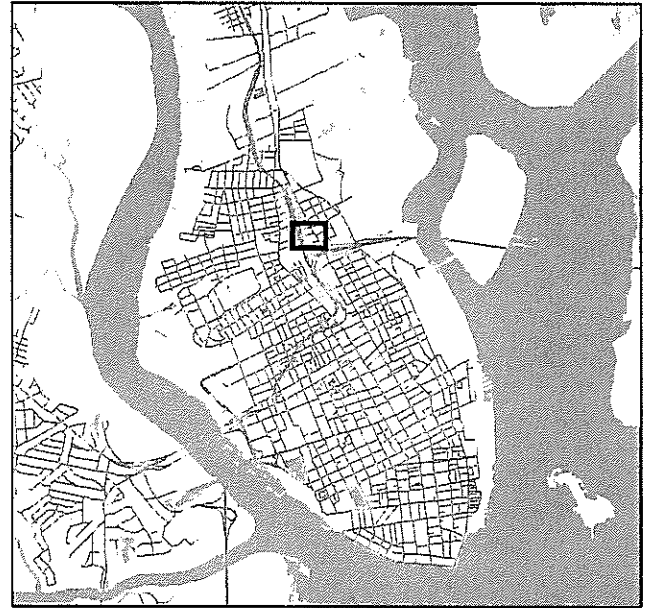
TMS# 4631602061

0.61 ac.

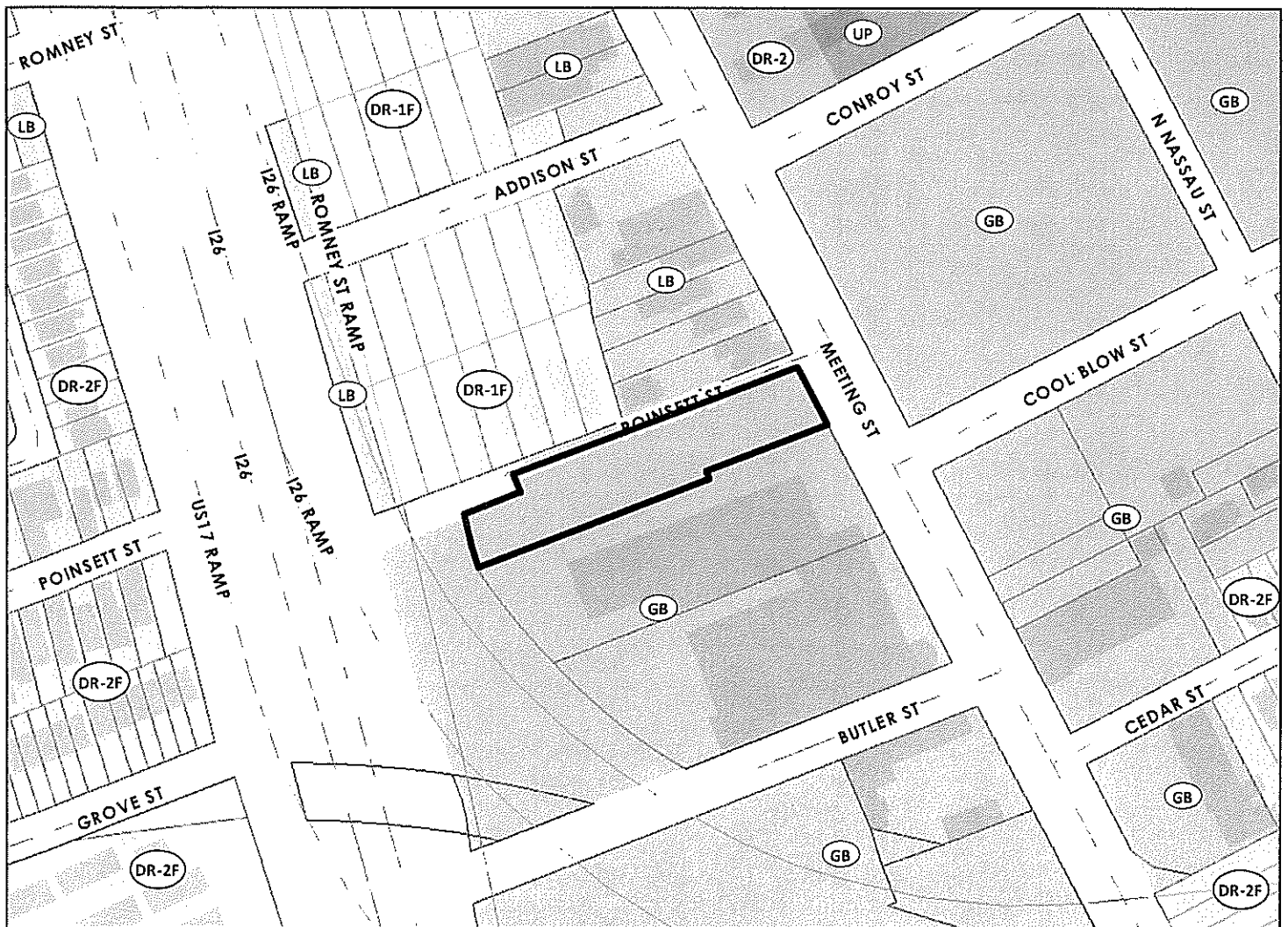
Request rezoning from General Business (GB)  
to Mixed-Use/Workforce Housing (MU-1/WH).

Owner: 651 Meeting Street Partners LLC  
Applicant: Madison Capital Group LLC

Area



Location





Ratification Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY ON FOLLY ROAD AND GRIMBALL ROAD EXTENSION (JAMES ISLAND) (APPROXIMATELY 10.0 ACRES) (TMS #427-00-00-020, 039, 106, 110 AND 111) (COUNCIL DISTRICT 6), BE ZONED LIMITED BUSINESS (LB) CLASSIFICATION AND FOLLY ROAD (FR) OVERLAY ZONE CLASSIFICATION. THE PROPERTY IS OWNED BY WILLIE B. MOULTRIE TRUSTEE.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

property on Folly Road and Grimball Road Extension (James Island) (approximately 10.0 acres) (TMS #427-00-00-020, 039, 106, 110 and 111)

Section 2. That the said parcels of land described above shall be zoned Limited business (LB) classification and Folly Road (FR) Overlay Zone classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord \_\_\_\_\_, in the \_\_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Zoning

Folly Rd and Grimball Road Ext (James Island)

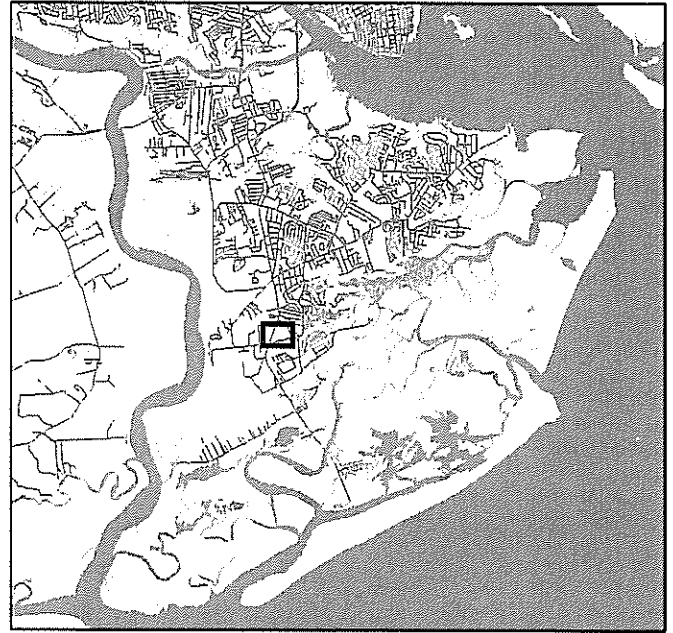
TMS# 427-00-00-020, 039, 106, 110 & 111

approx. 10.0 ac.

Request zoning of Limited Business (LB) & Folly Road (FR)  
Overlay Zone. Zoned Folly Road Corridor  
Overlay District (OD-FRC) in Charleston County.

Owner: Willie B. Moultrie Trustee

Area



Location



E9.)



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON BEES FERRY ROAD (WEST ASHLEY) (APPROXIMATELY 17.13 ACRES) (A PORTION OF TMS #286-00-00-040) (COUNCIL DISTRICT 5), BE ZONED LIMITED BUSINESS (LB) CLASSIFICATION. THE PROPERTY IS OWNED BY JULIA E. BRADHAM ET AL.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

property located on Bees Ferry Road (West Ashley) (approximately 17.13 acres) (a portion of TMS #286-00-00-040)

Section 2. That the said parcel of land described above shall be zoned Limited Business (LB) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord \_\_\_\_\_, in the \_\_\_\_\_ Year of Independence of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Zoning

Bees Ferry Road (West Ashley)

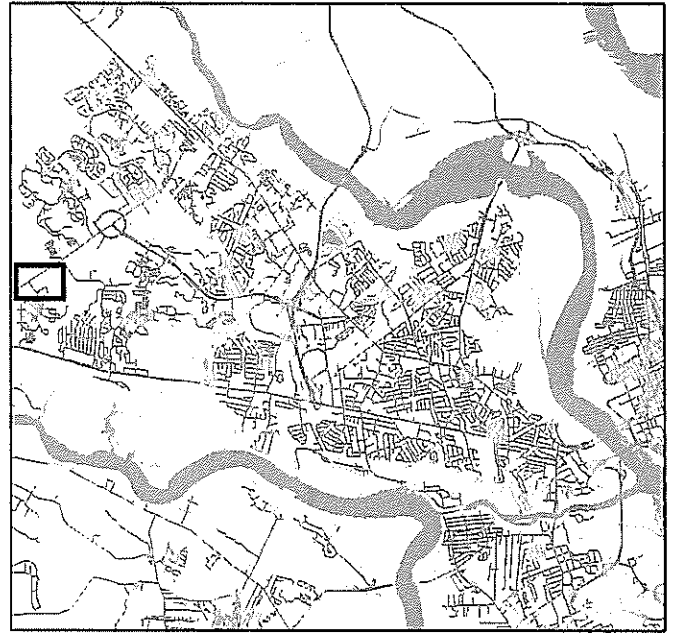
TMS# 2860000040 (a portion)

approximately 17.13 ac.

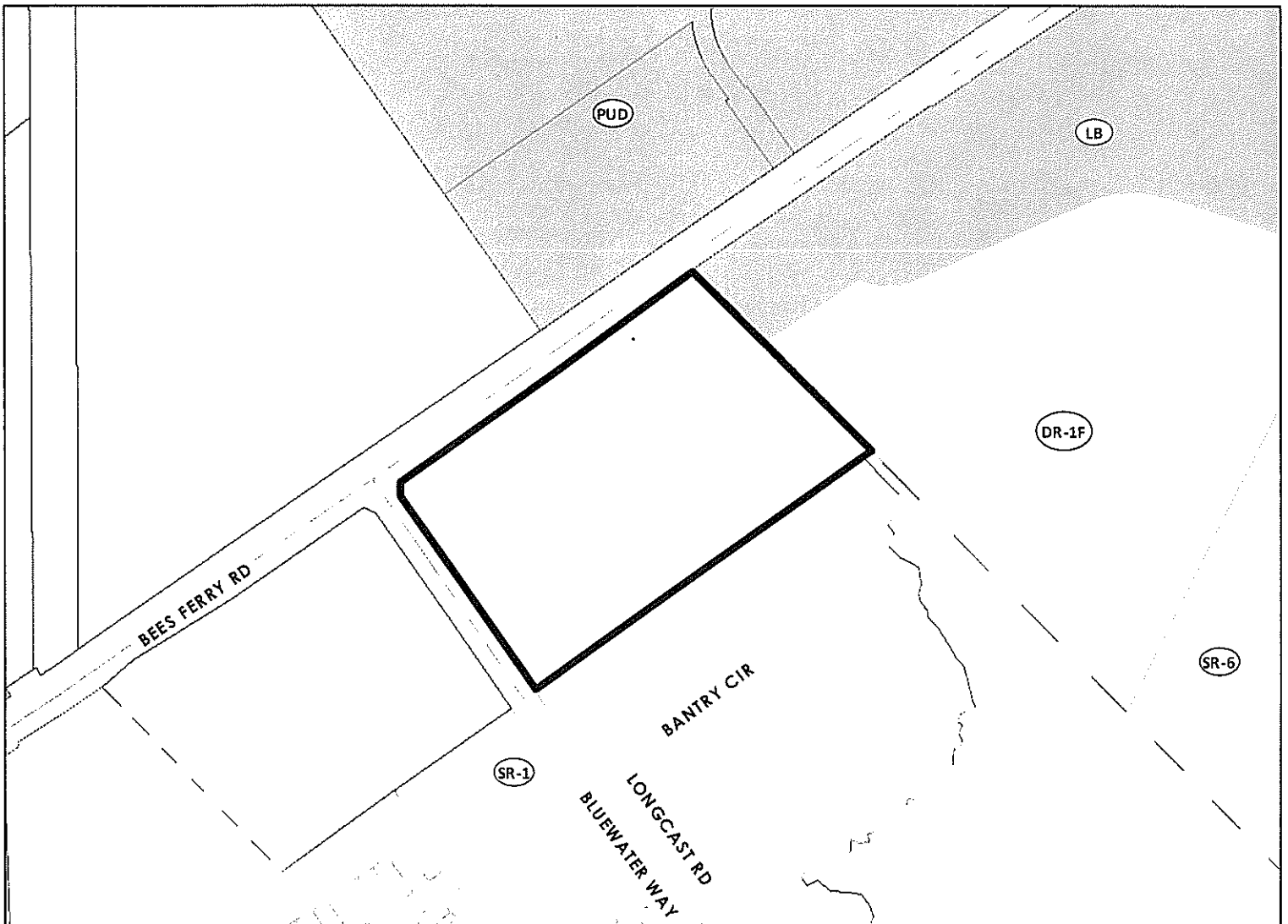
Request zoning of Limited Business (LB).  
Zoned Industrial (I) in Charleston County.

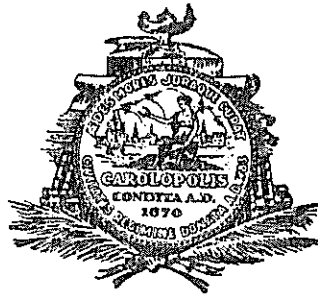
Owner: Julia E. Bradham et al.

Area



Location





Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1 RIVERDALE DRIVE (WEST ASHLEY) (0.26 ACRE) (TMS #418-14-00-080) (COUNCIL DISTRICT 11), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY MAHO HOLDINGS LLC.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

1 Riverdale Drive (West Ashley) (0.26 acre) (TMS #418-14-00-080)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord \_\_\_\_\_, in the \_\_\_\_\_ Year of Independence of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Zoning

1 Riverdale Dr (West Ashley)

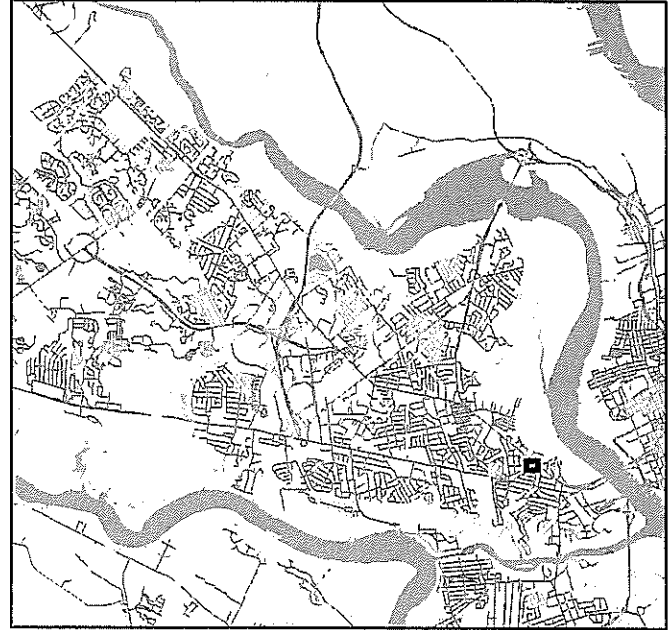
TMS# 4181400080

0.26 ac.

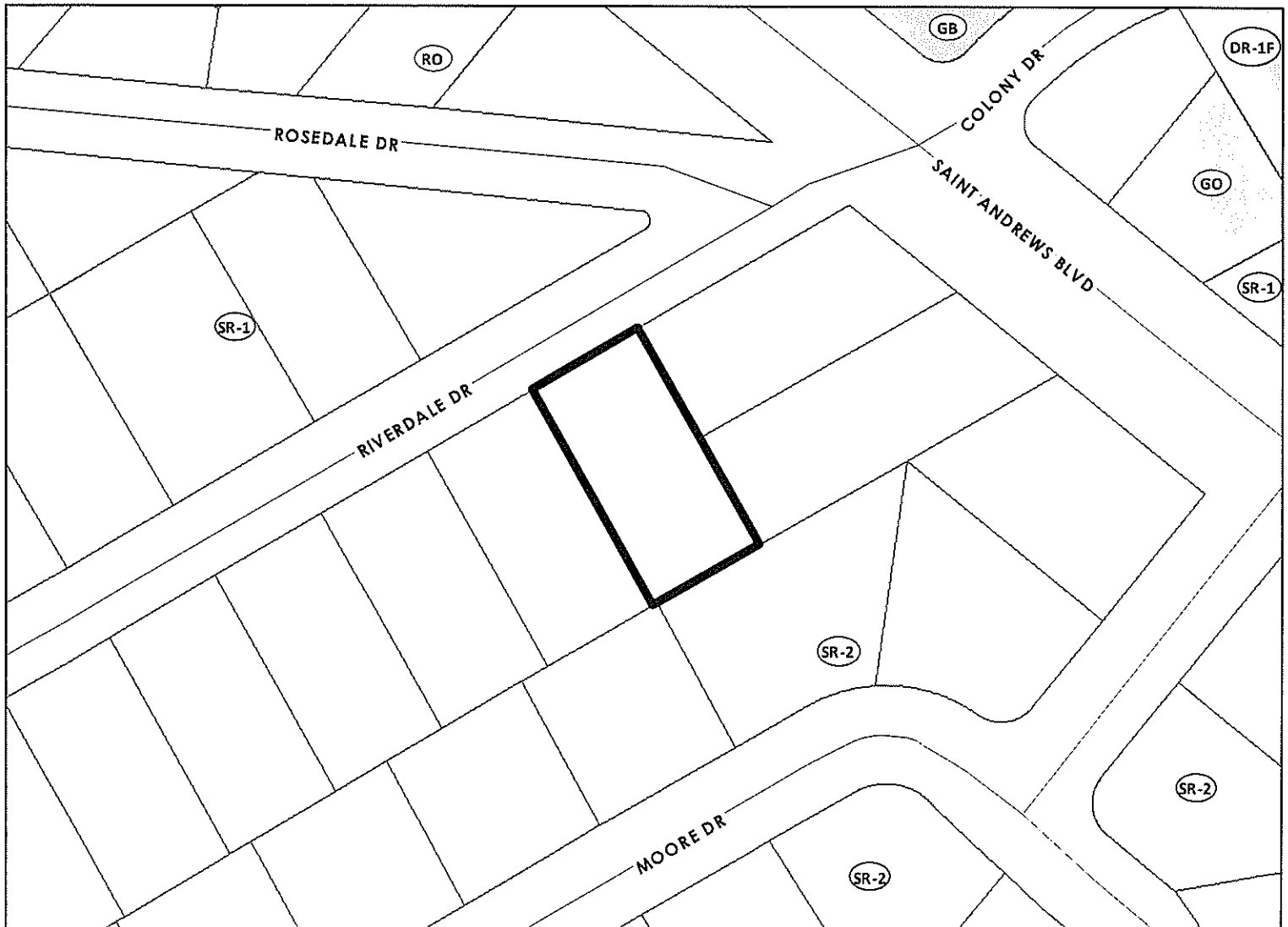
Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.

Owner: Maho Holdings Llc

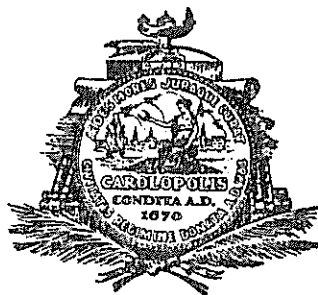
Area



Location





Ratification  
Number \_\_\_\_\_

## A N O R D I N A N C E

TO AMEND ORDINANCE NO. 2017-083, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OR PROCESSING OF APPLICATIONS PERTAINING TO PROPERTIES ON JAMES ISLAND LOCATED IN NON-RESIDENTIALLY ZONED DISTRICTS THAT EXCEED 4 UNITS OR 25,000 SQUARE FEET, SO AS TO EXTEND THE EXPIRATION DATE OF THE TEMPORARY MORATORIUM UNTIL DECEMBER 31, 2017.

BE IT ORDAINED BY THE MAYOR AND COUNILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Findings: Ordinance No. 2017-083, ratified by City Council on August 15, 2017, established a temporary moratorium on the acceptance or processing of applications pertaining to properties located on James Island located in non-residentially zoned districts that exceeded 4 units or 25,000 square feet. The Ordinance provides that the temporary moratorium would expire 180 days after first reading, or on November 5, 2017. The Planning Commission has under consideration staff recommendations regarding development on non-residentially zoned properties on James Island, but has yet to finalize its report. To allow time for the Planning Commission to fully consider staff recommendations and to receive public input with respect thereto, City Council deems it necessary and in the interests of the public that the temporary moratorium be extended until December 31, 2017.

Section 1. Section 1, Part 7, Subpart 54-980 of Ordinance No. 2017-083 is hereby amended by deleting from the last line of the second paragraph thereof the words "for a period of 180 days", and by substituting in their place and stead the words "until December 31, 2017".

Section 2. Section 1, Part 7, Subpart 54-981 of Ordinance No. 2017-083 is hereby amended to read as follows:

“Sec. 54-81 Temporary Moratorium.

A temporary moratorium, until December 31, 2017, is hereby imposed on the acceptance and processing of development applications pertaining to properties on James Island located in non-residential zoning districts that exceed 4 units or 25,000 square feet.”

Section 3. Section 1, Part 7, Subpart 54-984 of Ordinance No. 2017-083 is hereby amended to read as follows:

“Sec. 54-984 Expiration.

The provisions of this Part 7 shall expire on December 31, 2017.”

Section 4. In all other respects, the provisions of Ordinance No. 2017-083 are reaffirmed and remain in full force and effect.

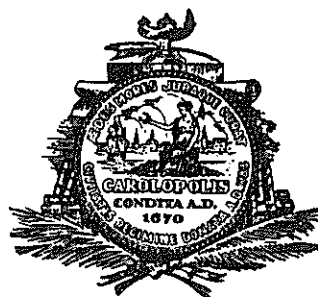
Section 5. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 201\_,  
and in the \_\_\_\_\_<sup>th</sup> Year of the Independence of  
the United States of America

\_\_\_\_\_  
John J. Tecklenburg, Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank,  
Clerk of Council



Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO AMEND ORDINANCE NO. 2017-060 THAT ESTABLISHED A TEMPORARY MORATORIUM ON THE ACCEPTANCE OR PROCESSING OF APPLICATIONS FOR NEW CONSTRUCTION ON PROPERTIES LOCATED IN THE 100 YEAR FLOODPLAIN WITHIN THE CHURCH CREEK DRAINAGE BASIN FOR AN ADDITIONAL PERIOD OF SIX MONTHS.

BE IT ORDAINED BY THE MAYOR AND COUNILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Findings: Ordinance No. 2017-060, ratified by City Council on May 30, 2017, established a temporary moratorium on the acceptance or processing of applications for new construction on properties located in the 100 year floodplain within the Church Creek Drainage Basin, except as noted in the Ordinance. The Ordinance provides that the temporary moratorium expires on a date that is nine (9) months from February 28, 2017. While the temporary moratorium has been in place, the City retained a consultant and commissioned a study of the drainage patterns and infrastructure in the Basin. The consultant is in the final stages of the study and has briefed Council on its findings to date. Part of the consultant's recommendations consists of the adoption of new policies regarding drainage in the Basin and the revision of some existing drainage and stormwater regulations and the implementation of new drainage and stormwater regulations. To allow adequate and appropriate time for the consultant's recommendations to be studied, drafted and implemented, City Council deems it necessary and in the interests of the public that the temporary moratorium be extended for an additional six months from the date of expiration of the current temporary moratorium, to wit: until May 31, 2018.

Section 2. Section 1, Part 6, Subpart 54-970 (E) of Ordinance No. 2017-060 is hereby amended to read as follows:

"E. Duration. The provisions of this Part 6 of Article 9 of the Zoning Ordinance shall expire on May 31, 2018."

Section 3. In all other respects, the provisions of Ordinance No. 2017-060 are reaffirmed and remain in full force and effect.

Section 5. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 201\_,  
and in the \_\_\_\_\_<sup>nd</sup> Year of the Independence of  
the United States of America

\_\_\_\_\_  
John J. Tecklenburg, Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Turnery Maybank,  
Clerk of Council

ml.)



Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY ADDING TO ARTICLE 9 THEREOF A NEW PART 8 PROVIDING FOR A TEMPORARY MORATORIUM ON THE ISSUANCE OF DEVELOPMENT PERMITS FOR RESIDENTIAL (SINGLE FAMILY AND MULTI-FAMILY) DEVELOPMENT ON JOHN'S ISLAND.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding to Article 9 thereof a new Part 8 providing for a temporary moratorium on the issuance of development permits for residential development on John's Island, which Part 8 shall read as follows:

“Part 8: Temporary Moratorium

Sec. 54-980. Findings.

City Council makes the following findings of fact:

John's Island is the second largest island on the East Coast. Over the past decades, the Island, once wholly rural in nature, is transitioning, particularly in the areas of the Island along Maybank Highway and River, Main and Bohicket Roads, to more suburban in nature. According to the 2010 Census, the population of the Island had grown 48% since the 2000 Census, from a population of 10,227 to a population of 15,181. Today the population is estimated to be approximately 17,000, with more than half of that population residing in the City of Charleston. Access on and off the Island is limited to either Maybank Highway or Main Road, both two-lane rights-of-way. These rights-of-way do not just serve John's Island, but also serve the residents, visitors and workers of Kiawah, Seabrook and Wadmalaw Islands. The population growth on John's Island and the other Islands that rely on the road network of John's Island has resulted in adverse traffic circulation issues, particularly at peak travel times, where traffic flow is reduced to a crawl, if moving at all. The elevation of the Island is low, it not being at all unusual for flooding

of roads to occur in heavy rain events or King tides, which further exacerbates the flow of traffic. These conditions are not mere inconveniences. They pose a real and present danger to the public health and safety when exigent circumstances require immediate ingress or egress on or off the Island, as in the case of an emergency, natural disaster or other circumstance requiring rapid response from public safety providers.

The 2007 Johns Island Community Plan identified a number of improvements that would help alleviate the traffic congestion now being experienced on the Island, to include the construction of the Northern and Southern Pitchforks, intersection improvements at the intersection of Maybank Highway and Main Road and the construction of a number of parallel roads with cross connections to primary roads to increase the capacity of the road system. Though not a lynchpin of the transportation element of the 2007 Plan, the extension of the Mark Clark Expressway to Johns Island has been an important part of the regional discussion for improving traffic conditions on the Island for a number of years. To date, there are approximately 4,000 residential dwelling units authorized to be constructed on John's Island in the City. These units were authorized in anticipation that some portion of the transportation improvements identified in the 2007 Johns Island Community Plan would now be in place. While the widening of Maybank Highway from the Paul Gelegotis Bridge to Main Road is underway, the Pitchforks have not yet been permitted and the parallel/cross connection roadway network has not kept pace with newly constructed development. The result has been a notable worsening of traffic congestion and a degradation of the quality of life for the residents of the Island.

City Council recognizes that responsible growth management is essential to the protection and preservation of the public health and welfare. In light of the current traffic conditions on the Island, City Council deems it necessary to refocus on traffic improvements needed for the Island, to include those called for in the 2007 Johns Island Community Plan, and to devise a strategy for their funding and implementation over a reasonable period of time. Because residential development generally generates more traffic and always generates a legitimate expectation for a viable quality of life, to protect the safety and welfare of the residents of the Island now and those that will live there in the future, and so that traffic conditions do not worsen as the effort to prioritize, fund and strategize the implementation of traffic improvements is undertaken, City Council deems it necessary and appropriate and in the interests of the welfare and safety of the public to temporarily suspend the issuance of development permits for residential dwelling units on John's Island.

Sec. 54-981.

#### Temporary Moratorium.

A temporary moratorium for a period of six months from the ratification of this Ordinance is hereby imposed on the issuance of development approvals and permits for developments

or projects that include a residential component (one-family, two-family and multi-family, either stand alone or part of a mixed use development) on Johns Island.

Sec. 54-982. Purpose.

The purpose of this temporary moratorium is to allow the City a discrete period of time to identify, cost-out and determine a funding strategy for needed transportation improvements on the Island that are capable of being implemented over a reasonable period of time and that will enhance mobility to, from and around the Island.

Sec. 54-983. Exceptions.

Excepted from the provisions of Sec. 54-981 are residential development projects that have received final subdivision plat approval or Technical Review Committee site plan approval as of February 13, 2018.

Sec. 54-984. Expiration.

The provisions of this Part 8 shall expire six months from the date of ratification of this Ordinance. ”

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2018, and in the \_\_\_\_<sup>nd</sup> Year of the Independence of the United States of America

\_\_\_\_\_  
John J. Tecklenburg, Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank,  
Clerk of Council