CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Gregorie

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Proclamation recognizing Women in Construction Week

2. Proclamation recognizing USS Charleston Week

3. Recognition of Early College High School Dean’s List Students

E. Public Hearings

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 1004 Physicians Drive (West Ashley) (0.84 acre) (TMS #309-00-00-075) (Council District 7), be rezoned from General Office (GO) classification to Commercial Transitional (CT) classification. The property is owned by Dr. Marcelo Hochman.

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 41 and 41½ Line Street (Peninsula) (0.077 acre) (TMS #459-05-03-113) (Council District 4), be rezoned from Light Industrial (LI) classification to Mixed-Use/Work Force Housing (MU-2/WH) classification. The property is owned by Scott W. Kay.

3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 200 Spring Street (Peninsula) (0.412 acre) (TMS #460-11-01-011) (Council District 3), be rezoned to be included in the Accommodations Overlay Zone (A) classification. The property is owned by 200 Spring Street Development LLC.

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 Magnolia Road and Live Oak Avenue (West Ashley) (0.36 acre) (TMS #418-13-00-057, 418-13-00-292 and 418-13-00-293) (Council District 9), be zoned Single-Family Residential (SR-4) classification. The property is owned by Nathan and Michelle Hertel.

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 a vacant lot on Stinson Drive (West Ashley) (0.99 acre)
(TMS #350-05-00-095) (Council District 11), be zoned Diverse Residential (DR-1F) classification. The property is owned by Rale MGMT LLC.

6. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivison and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts. (AS AMENDED) (THIRD READING) (The Planning Commission recommends disapproval; requires ¾ vote of Council.)

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. February 12, 2019

H. Citizens Participation Period

I. Petitions and Communications:

1. Appointment of Director of Stormwater Management (Memorandum from Mayor Tecklenburg to be sent under separate cover)

2. Appointment of Director of Public Service (Memorandum from Mayor Tecklenburg to be sent under separate cover)

3. Introduction of Lakesiya Cofield, new Municipal Court Director

4. Reappointment of Edward Kronsberg to the Charleston Housing Authority

5. Reappointment of Mayor John J. Tecklenburg, Councilmember Robert Mitchell, and Councilmember Perry K. Waring to the Berkeley-Charleston-Dorchester Council of Governments Board of Directors

6. Reappointment of Mayor John J. Tecklenburg, Councilmember Marvin D. Wagner, and Councilmember Kevin Shealy to the Charleston Area Transportation Study (CHATS)

J. Council Committee Reports:

1. Committee on Traffic and Transportation: (Meeting was held on Tuesday, February 26, 2019 at 2:30 p.m.)

   a. Speed Hump Approvals: (Does not require Council approval)
      - Battle Trail Drive – Stoneview Neighborhood, Johns Island
      - Sugarberry Lane – Gardens at Whitney Lakes, Johns Island
      - Iron Bottom Lane – Daniel Island Park, Daniel Island
      - William E. Murray Boulevard – Carolina Bay Creekside, West Ashley
- Betsy Road – Harrison Acres, West Ashley
- Line Street – Cannonborough/Elliotborough, Peninsula

b. Director’s Update

2. Committee on Public Safety: (Meeting was held on Monday, February 25, 2019 at 3:00 p.m.)

   a. Update on Turning Leaf Project – Amy Barch
   b. Police Department: Update on CNA Audit
   c. Fire Department: Update on Fire Station #16
   d. Fire Department: Discussion regarding policy change on department responses to citizen calls

3. Committee on Public Works and Utilities: (Meeting was held on Monday, February 25, 2019 at 4:00 p.m.)

   a. Miscellaneous and Other New Business:
      
      (i)  Introduction of Director of Stormwater Management appointee
      (ii) Introduction of Director of Public Service appointee
      (iii) Spring/Fishburne Drainage Project Update
      (iv)  King/Huger Drainage Update
      (v)   Report from Floodplain Manager: Freeboard Update

4. Committee on Ways and Means:

   (Bids and Purchases)
   (Parks: Approval to accept the 2019 Keep South Carolina Beautiful Palmetto Pride Grant in the amount of $14,800. Program funds will go towards litter cleanup and beautification supplies, as well as education program costs. The Palmetto PRIDE Grant was due November 2018 and accepted December 2018. This is after-the-fact due to KCB staff being out of the country and a change in format of the grant application/award process. No City match is required.
   (Police Department: Approve the Independent Contractor Agreement in the amount of $25,000 with Kylon Middleton Ministries, LLC to perform consulting services in connection with the 2019 Illumination Project.
(Police Department: Approval of a Memorandum of Understanding between CPD and CCSD to allow CPD to conduct emergency services training at Fraser Elementary School, 63 Columbus Street, Charleston, SC 29403.

(Housing and Community Development: Mayor and City Council are requested to approve a Memorandum of Understanding between the City of Charleston and the Public Housing Authority (PHA) of the City of Charleston for the management and oversight of the Environmental Review Process for the PHA as required by the Department of Housing and Urban Development, pursuant to the National Environmental Policy Act of 1969. The City of Charleston’s Department of Housing and Community Development as the local jurisdiction receiving the HUD funding has acted in this capacity for the Housing Authority in the past and shall not be required to pay for any costs related to professional services secured in the conduct of these services, but will have oversight responsibilities to ensure actions are taken compliant to the regulations.

(Housing and Community Development: Mayor and City Council are requested to approve a Construction Contract between Howell and Howell Contractors, Inc., and the City of Charleston for construction services to build three homes, known as the Katrina Cottages on parcels owned by the City of Charleston at 4 Nunan Street, 4 Grants Court, and 87 Cooper Street located in the West and Eastside neighborhoods of the City of Charleston. These homes will be sold to first time homebuyers earning one hundred and twenty (120%) percent and below the Area Median Income. The contract amount is $666,215 which includes a ten (10%) percent contingency and will be derived from funding in the Fee-in-Lieu account. The overall budget for the development the three lots is $730,745 and is attached for your information. The bid for services was released December 5, 2018 with responses received January 25, 2019. (To be sent under separate cover by the Legal and Housing and Community Development Departments.)

(Housing and Community Development: Mayor and City Council are requested to approve a reallocation of funding from the Community Development Block Program income fund to the Fee-in-Lieu account in the amount of $351,721 for the construction of the Ashleyville/Maryville houses. This would reduce the amount of funds derived from the Fee-in-Lieu Account from $1,027,000 to $675,279. Please see the attached memorandum for additional information.

(Budget Finance and Revenue Collections: Approval of the Blue Cross/Blue Shield HRA Administration Contract. In August, the 2019 Healthcare budget was approved which included the HRA administration. This is an increase ($6500) to the originally approved vendor.

(Approval to apply for 2019 Charleston County Greenbelt funds in the amount of $6,100,000 for the purchase of an 8.46 acre waterfront property on James Island (Fort Pemberton). Application deadline is February 29, 2019. There are no matching funds for this grant and funding of the grant comes from the "Urban" Greenbelt allocated to the City.

(Approval to apply for 2019 South Carolina Conservation Bank Trust Fund Grant in the amount of $600,000 to be used in the purchase of an 8.46 acre waterfront property on James Island (Fort Pemberton). This funding source is to supplement the application of
Charleston County Greenbelt Funds for the purchase of the property. The deadline for this application was 1/31/2019 and this is an after-the-fact approval for application. This grant has no matching fund requirement.

(Request approval of the Fourth Amendment to Lease Agreement for police forensics unit at 1023 Wappoo Road whereby extending Suites A-14 and A-15 one additional month to April 30, 2019 and Suite B-48 up to six additional months to September 30, 2019 (To be sent under separate cover by the Legal and Real Estate Departments)

(Request approval of the Lease Agreement for 2093 Executive Hall Road for the relocation of police forensics unit (To be sent under separate cover by the Legal and Real Estate Departments)

(Request approval of the Lease Agreement for 12-C Farmfield Avenue for the relocation of police forensics unit (To be sent under separate cover by the Legal and Real Estate Departments)

(Request authorization for the Mayor to execute an Agreement of Purchase and Sale in the amount of $70,000 for the property known as 36 Cooper Street. The goal in the acquisition of this site is to demolish the current structure and maximize the lot size for the construction of additional for-sale housing to persons earning 120% or below the Area Median Income. The property is owned by Benjamin Green Jr. and Shakayla Simmons. (TMS: 459-06-01-008; 36 Cooper Street)

(Request approval of a Resolution expressing the City’s intention to make a loan to WestEdge supporting WestEdge’s obligation pursuant to the Infrastructure Development Agreement to pay certain costs incurred by 99 West Edge Developer, LLC for the installment of public improvements supporting the redevelopment of the WestEdge District, such loan to be secured by a Promissory Note in the form attached to the Resolution in the amount of $4,124,290.61, which shall be repaid by TIF Revenues, and to terminate the Guaranty Agreement, previously approved by City Council which capped the amount to be paid by the City of such public improvements at $3,735,536. (TMS: Portion of 400-00-00-013; 99 West Edge)

(Consider the following annexation:
214 Rice Mill Place (TMS# 269-01-05-023) 0.24 acre, Cainhoy (District 1). The property is owned by Matthew Hunter Baker and Chelsea Baker.

(Executive Session in accordance with Section 30-4-70(a)(2) of the South Carolina Code to discuss contractual negotiations and receive legal advice regarding the acquisition of a new drainage easement over property owned by St. Andrews Playground Commission (Charleston County TMS No. 350-04-00-002) as part of the Forest Acres Drainage Improvements Project. The Committee may or may not take action after returning to open session.

(Approval of a Resolution to submit the Greenbelt Funding Application to pay for one half of the acquisition of the Brantley Park site

(Discussion of the Lowline and Greenbelt Funding

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

An ordinance to provide for the annexation of property known as 214 Rice Mill Place (0.24 acre) (TMS# 269-01-05-023), Cainhoy, Berkeley County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 1. The
property is owned by Matthew Hunter Baker and Chelsea Baker.

A Resolution expressing the City’s intention to make a loan to WestEdge supporting WestEdge’s obligation pursuant to the Infrastructure Development Agreement to pay certain costs incurred by 99 West Edge Developer, LLC for the installment of public improvements supporting the redevelopment of the WestEdge District, such loan to be secured by a Promissory Note in the form attached to the Resolution in the amount of $4,124,290.61, which shall be repaid by TIF Revenues, and to terminate the Guaranty Agreement, previously approved by City Council which capped the amount to be paid by the City of such public improvements at $3,735,536.

A Resolution to submit the Greenbelt Funding Application to pay for one half of the acquisition of the Brantley Park site

K. Bills up for Second Reading:

(City Council may give second reading, order to third reading, give third reading, and order engrossed for ratification any bill listed on the agenda as a second reading.)

1. An ordinance amending Chapter 27 of the Code of the City of Charleston, by amending Flood Hazard Prevention and Control Requirements in Section 27-117 to increase the Freeboard Requirement from one foot to two feet, effective August 1, 2019. (DEFERRED)

2. An ordinance to provide for the annexation of a vacant lot on Stinson Drive (0.99 acre) (TMS# 350-05-00-095), 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 11. The property is owned by Rale MGMT LLC. (DEFERRED)

3. An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to Article 2, Part 15 - Mixed Use 1 - Workforce Housing district and Mixed Use 2 - Workforce Housing District. (DEFERRED FOR PUBLIC HEARING)

4. An ordinance to provide for the annexation of property known as Clements Ferry Road (16.40 acres) (TMS# 275-00-00-005), Cainhoy, Berkeley County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 1. The property is owned by IVO Sands LLC. (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 on Clements Ferry Road (Cainhoy) (approximately 16.40 acres) (TMS #275-00-00-005) (Council District 1), be zoned Rural Residential (RR-1) classification. The property is owned by IVO Sands LLC. (DEFERRED)

6. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-206 and Section 54-207 to make parking for churches a conditional use within the Conservation and all Residential Zoning Districts. (DEFERRED FOR PUBLIC
7. An ordinance to provide for the annexation of property known as 1415 S Edgewater Drive (0.72 acre) (TMS# 349-13-00-095), 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 11. The property is owned by Robert F. Kauffmann. (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 1415 South Edgewater Drive (West Ashley) (00.72 acre) (TMS #349-13-00-095) (Council District 11), be zoned Single-Family Residential (SR-1) classification. The property is owned by Robert F. Kauffmann. (DEFERRED FOR PUBLIC HEARING)

9. An ordinance to provide for the annexation of property known as 1389 River Road (10.94 acres) (TMS# 311-00-00-025), 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 Knapp A Partnership. (DEFERRED)

10. An ordinance to provide for the annexation of property known as 1381 River Road (1.28 acres) (TMS# 311-00-00-097), 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 Knapp A Partnership. (DEFERRED)

11. An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 17 – Upper Peninsula District pertaining to strengthening Workforce Housing. (DEFERRED FOR PUBLIC HEARING)

12. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1335 King Street Extension (Peninsula) (0.37 acre) (TMS #464-14-00-079) (Council District 4), be rezoned from Light Industrial (LI) classification to Upper Peninsula (UP) classification. The property is owned by Joe Singleton. (DEFERRED)

13. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1335 King Street Extension (Peninsula) (0.37 acre) (TMS #464-14-00-079) (Council District 4), be rezoned from the 2.5 Old City Height District classification to the 4-12 Old City Height District classification. The property is owned by Joe Singleton. (DEFERRED)

14. 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 King Street Extension and Montford Avenue (Peninsula) (0.10 acre) (TMS #464-14-00-080) (Council District 4), be rezoned from Single-Family Residential (SR-1) classification to Upper Peninsula (UP) classification. The property is owned by Horace A. Rooke. (DEFERRED)

15. 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 King Street Extension and Montford Avenue (Peninsula) (0.10 acre) (TMS #464-14-00-080) (Council District 4), be rezoned from the 2.5 Old City Height District classification to the 4-12 Old City Height District classification. The property is owned by Horace A. Rooke. (DEFERRED)

16. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 141 Meeting Street and 174 King Street (Peninsula) (1.061 acres) (TMS #457-08-04-003) (Council District 1), be rezoned from General Business (GB) classification to Urban Commercial (UC) classification. The property is owned by SCE&G. (DEFERRED)

17. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to remove residential uses, nursing and personal care uses, and school uses from the Light Industrial (LI) and Heavy Industrial (HI) Zone Districts. (DEFERRED)

18. An ordinance to close and abandon Kinlock Court, a City right-of-way, said right-of-way running westerly approximately 200 feet from meeting street to the Interstate 26 right-of-way; and to further authorize the Mayor to execute Quit Claim Deeds and any other necessary documents, approved as to form by the Office of Corporation Counsel, to the owners of those properties abutting each side of Kinlock Court, conveying to each owner one-half of the width of Kinlock Court as said Kinlock Court abuts each owner’s property, subject to any and all easements or other matters of record. (DEFERRED)

L. Bills up for First Reading

1. An ordinance to amend the Stormwater Design Standards Manual in accordance with Sec. 27-28 of the Code of the City of Charleston, by adding interim requirements for stormwater systems and facilities for new developments within all areas of the City other than the Church Creek Drainage Basin; to provide for exemptions; and to provide for an expiration date. (Requested by Councilwoman Jackson) (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 217 Ashley Avenue (Peninsula) (0.33 acre) (TMS #480-11-04-080) (Council District 6), be rezoned from Diverse Residential (DR-2F) classification to Limited Business (LB) classification. The property is owned by Trust of Robert J. Lowe, Jr. & Trust of Gwendolyn M. Lowe. (The Planning Commission recommends disapproval.) (DEFERRED)

3. An ordinance to amend Chapter 21, Article II of the Code of the City of Charleston by adding a new Section 21-17 that prohibits building construction operations during certain hours. (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 Sheppard Street and Saint Philip Street (Peninsula) (approximately 0.69 acre) (TMS #460-04-04-078, 460-04-04-080 and 460-
04-04-086) (Council District 4), be rezoned to include it in the Short Term Rental Overlay Zone (ST) classification. The property is owned by Lowcountry Marketing Group LLC. (DEFERRED)

5. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone, by inserting language to preserve Mixed-Use Districts; prohibit the displacement of housing by accommodations and consider the effects of housing units to be altered or replaced on the housing stock and whether requirements to protect the affordability of the housing units should be attached to an accommodations special exception approval; prohibit the displacement or reduction of office space by accommodations to be located within areas on the peninsula designated “A-1” on the Accommodations Overlay Zoning Map and on streets with office use as a predominant use; prohibit the displacement of more than 25 percent of ground floor, store front retail space by accommodations uses on streets with ground floor, store front retail as a dominant use; and prohibit an overconcentration of accommodations units within areas on the peninsula designated “A-1” on the Accommodations Overlay Zoning Map (DEFERRED)

6. An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 17 – Upper Peninsula District pertaining to incentive options and particularly strengthening Workforce Housing; and by amending Sec. 54-201 (V), Base Zoning Districts to correct Upper Peninsula District; and by amending Article 3, Part 2, Sec 54-305 (B) pertaining to Upper Peninsula District; and by amending Article 3, Part 1, Sec. 54-301, Table 3.1 Height, Area and Setback Regulations, footnote 24, pertaining to correcting the Section number; and by amending Article 4, Part 4, Sec. 54-420, Table 1.2 allowed sign types by Zoning District to add Upper Peninsula District; and by amending Article 1, Part 1, Sec. 54-102 (b), Base Zoning District Classifications to add Upper Peninsula District. (DEFERRED)

7. 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 (TO BE WITHDRAWN)

M. Miscellaneous Business:

1. The next regular meeting of City Council will be Tuesday, March 14, 2019 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) 577-1399 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.
PROCLAMATION

WHEREAS, the NATIONAL ASSOCIATION OF WOMEN IN CONSTRUCTION (NAWIC), Palmetto Chapter of SC #385, has distinguished itself since August 26th, 2018 as the voice of women in construction in Charleston, Berkeley, and Dorchester County; and

WHEREAS, the work done by the NAWIC Palmetto Chapter of SC #385 has benefited the region through community development and educational programs; and

WHEREAS, the NAWIC Palmetto Chapter of SC #385 has unceasingly promoted the employment and advancement of women in the construction industry; and

WHEREAS, the construction community, represented by the NAWIC Palmetto Chapter of SC #385, has been a driving force in fostering community development through renovation and beautification projects, promotion of skilled trades careers, and a positive vision of the future; and

WHEREAS, the NAWIC Palmetto Chapter of SC #385 has sought to achieve successful results for our region and surrounding areas in a cooperative spirit with other organizations.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor of the City of Charleston, do hereby proclaim March 3-9, 2019 as:

WOMEN IN CONSTRUCTION WEEK

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Charleston to be affixed, this 26th day of February in the year of 2019.

John J. Tecklenburg, Mayor
PROCLAMATION

WHEREAS, the City of Charleston has a deep and rich naval heritage dating back to the Revolutionary War Battle of Sullivan’s Island. Soon thereafter, the first **USS CHARLESTON**, a row galleon, was built in Charleston and used to defend South Carolina’s coast during the Quasi War with France; and

WHEREAS, in 1889, the second **USS CHARLESTON** (C-2), a protected cruiser, was commissioned and served in the Pacific and Spanish American War. Tragically, she was lost due to a wreck in 1899 off the Philippines; and

WHEREAS, launched in 1904, the third **USS CHARLESTON** (C-22), a protected cruiser, went on to serve in World War I. The vessel was part of the convoy to transport the first troops of the American Expeditionary Forces to France on June 14, 1917; and

WHEREAS, the most decorated of the eventual six ships, the fourth **USS CHARLESTON** (PG-51), a patrol gunboat, was launched in 1936 and served valiantly in World War II, receiving a battle star and other accommodations. She patrolled off the coast of Alaska mainly from Kodiak; and

WHEREAS, **USS CHARLESTON** (AKA/LKA-113), the fifth ship to be named after the Holy City, was launched in 1967. Serving in the Vietnam War, the vessel earned awards and campaign ribbons for her service; and

WHEREAS, the sixth and newest **USS CHARLESTON** (LCS-18) is an Independence Class littoral combat ship. This ship is built for the new navy warfighter. It is faster, more agile and more technologically advanced than previous U.S. Navy vessels; and

WHEREAS, the **USS CHARLESTON** (LCS-18) will transit from Mobile, Alabama and be brought to her namesake city for her official commissioning ceremony, which will take place on March 2, 2019. She will then traverse the Panama Canal, eventually reaching her homeport of San Diego; and

WHEREAS, we take this opportunity to recognize the **USS CHARLESTON** (LCS-18) and her crew, and to express our deepest appreciation for all members, past and present, of the United States Military and their families. We thank them for their selfless and brave service, which ensures the safety of our great Nation and of all its citizens.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor of the City of Charleston do hereby proclaim Sunday, February 24, 2019 to Saturday, March 2, 2019 as:

**USS CHARLESTON WEEK**

IN WITNESS WHEREOF, I do hereby set my hand and cause the seal of Charleston to be affixed this February 26th in the year of 2019.

John J. Tecklenburg, Mayor
PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, February 26, 2019 beginning at 5:00 p.m. at City Hall, 80 Broad Street, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

REZONINGS
1. To rezone 1004 Physicians Drive (West Ashley) (0.84 acre) (TMS# 309-00-00-075) from General Office (GO) classification to Commercial Transitional (CT) classification.

2. To rezone 41 & 41½ Line Street (Peninsula) (0.77 acre) (TMS# 459-05-03-113) from Light Industrial (LI) classification to Mixed-Use/Work Force Housing (MU-2/WH) classification.

3. To rezone 200 Spring Street (Peninsula) (0.412 acre) (TMS# 460-11-01-011) to include the property in the Accommodations Overlay (A) classification.

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

1. Property located on Magnolia Road and Live Oak Avenue (West Ashley) (0.36 acre) (TMS# 418-13-00-057, 292 & 293) Single-Family Residential (SR-4).

2. Vacant lot on Stinson Drive (West Ashley) (0.99 acre) (TMS# 350-05-00-095) Diverse Residential (DR-1F).

ORDINANCE AMENDMENT
1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts. The Planning Commission recommends disapproval.

   VANESSA TURNER MAYBANK
   Clerk of Council

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 schumacherj@charleston-sc.gov three business days prior to the meeting.

Please insert as a Display Ad in the Post Courier on Sunday, February 10, 2019. Charge account PC103190.

Please insert as a Display Ad in the Charleston Chronicle on Wednesday, February 13, 2019. Please provide an affidavit of publication for all public hearings.
CITY OF CHARLESTON
PLANNING COMMISSION MEETING REPORT

MEETING OF JANUARY 16, 2019

A meeting of the City of Charleston Planning Commission was held at 5:00 p.m., on Wednesday, January 16, 2019 in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

RE-ZONINGS

1. Clements Ferry Rd (Cainhoy) – TMS# 2680000133 (a portion) – approx. 146.61 ac. Request rezoning from Light Industrial (LI) to General Business (GB) and Diverse Residential (DR-1).
   DEFERRED BY THE APPLICANT

2. 1004 Physicians Dr (West Ashley) – TMS# 3090000075 – 0.84 ac. Request rezoning from General Office (GO) to Commercial Transitional (CT).
   RECOMMENDED APPROVAL

3. 41 & 41½ Line St (Peninsula) – TMS# 4590503113 – 0.077 ac. Request rezoning from Light Industrial (LI) to Mixed-Use/Work Force Housing (MU-2/WF).
   RECOMMENDED APPROVAL

4. Maybank Hwy and River Rd (The Kerr Tract PUD - Johns Island) – TMS# 3450000090 & 099 – approx. 70.59 ac. Request rezoning from General Office (GO), General Business (GB) and Diverse Residential (DR-9) to Planned Unit Development (PUD).
   DEFERRED BY THE APPLICANT

5. 200 Spring St (Peninsula) – TMS# 4601101011 – 0.412 ac. Request rezoning to include property in the Accommodations Overlay (A).
   RECOMMENDED APPROVAL

6. Properties on Allway St, Ashley Ave, Ashton St, Bogard St, Congress St, Court St, Fishburne St, Grants Ct, Hagood St, Sisson St, Kennedy St, Killians St, Krackle St, Larnes St, Line St, Maranda Holmes St, Norman St, Nunan St, Ors Ct, President St, Race St, Rosemont St, Rutledge Ave, Sumter St, Woodall Ct (Westside - Peninsula) – TMS# 4600303026 through 051, 4600701012 through 018, 4600701021 through 045, 4600701060 through 090, 4600701101 through 112, 4600701117, 4600701119, 4600701121, 4600702001 through 011, 4600702013 through 056, 4600702058 through 089, 4600702091 through 093, 4600702095 through 110, 4600702112 through 132, 4600702142 through 174, 4600702176, 4600702178 through 197, 4600702221 through 237, 4600702239, 4600702242 through 246, 4600702251 through 265, 4600704033 through 035, 4600704039 through 053, 4600704060 through 062, 4600704073 through 116, 4600704119 through 141, 4600704144 through 148, 4600704150 through 178, 4600704181 through 190, 4600704192, 4600704195, 4600704197, 4600704198, 4600704219 through 221, 4601101025 through 047, 4601101049, 4601101050 through 053, 4601101055, 4601101059, 4601101060, 4601101062 through 069, 4601101071 through 074, 4601101076 through 094, 4601101096 through 107, and 4601101115 through 118. Request rezoning from Diverse Residential (DR-2F) to Diverse Residential (DR-1F).
   DEFERRED BY THE CITY
SUBDIVISION

1. The Forest at Fenwick - Phase 1 (River Rd at Stardust Way - Johns Island) - TMS# 3120000399 through 478 - 10,108 ac. Right-of-way. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12)
   
   APPROVED WITH CONDITIONS

ZONINGS

1. Magnolia Rd and Live Oak Ave (West Ashley) TMS# 4181300057, 292 & 293 - 0.36 ac. Request zoning of Single-Family Residential (SR-4), Zoned Single-Family Residential (R-4) in Charleston County.
   
   RECOMMENDED APPROVAL

2. Vacant lot on Agatha St (West Ashley) TMS# 3510700070 - 0.13 ac. Request zoning of Single-Family Residential (SR-2), Zoned Single-Family Residential (R-4) in Charleston County.
   
   RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts.
   
   RECOMMENDED DISAPPROVAL

2. Request approval to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 17 - Upper Peninsula District pertaining to strengthening workforce housing.
   
   DEFERRED BY THE CITY

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and a vice-chairperson to serve until January 2020.

THE PLANNING COMMISSION ELECTED GORDON GEER AS CHAIR AND CHARLES KARESH AS VICE-CHAIR

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/pl.

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 three business days prior to the meeting.
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1004 PHYSICIANS DRIVE (WEST ASHLEY) (0.84 ACRE) (TMS #309-00-00-075) (COUNCIL DISTRICT 7), BE REZONED FROM GENERAL OFFICE (GO) CLASSIFICATION TO COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY DR. MARCELO HOCHMAN.

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 Office (GO) classification to Commercial Transitional (CT) classification.

Section 2. The property to be rezoned is described as follows:
1004 Physicians Drive (West Ashley) (0.84 acre) (TMS #309-00-00-075)

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
1004 Physicians Dr (West Ashley)

TMS# 3090000075

0.84 ac.

Request rezoning from General Office (GO) to Commercial Transitional (CT).

Owner/Applicant: Dr. Marcelo Hochman
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 AND 41¼ LINE STREET (PENINSULA) (0.077 ACRE) (TMS #459-05-03-113) (COUNCIL DISTRICT 4), BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO MIXED-USE WORK FORCE HOUSING (MU-2/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY SCOTT W. KAY.

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 Light Industrial (LI) classification to Mixed-Use/Work Force Housing (MU-2/WH) classification.

Section 2. The property to be rezoned is described as follows:
41 and 41¼ Line Street (Peninsula) (0.077 acre) (TMS #459-05-03-113)

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 3

41 & 41½ Line St (Peninsula)

TMS# 4590503113

0.077 ac.

Request rezoning from Light Industrial (LI) to Mixed-Use/Work Force Housing (MU-2/WH).

Owner/Applicant: Scott W. Kay
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 200 SPRING STREET (PENINSULA) (0.412 ACRE) (TMS #460-11-01-011) (COUNCIL DISTRICT 3), BE REZONED TO BE INCLUDED IN THE ACCOMMODATIONS OVERLAY ZONE (A) CLASSIFICATION. THE PROPERTY IS OWNED BY 200 SPRING STREET DEVELOPMENT 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 to include it in the Accommodations Overlay Zone (A) classification.

Section 2. The property to be rezoned is described as follows:
200 Spring Street (Peninsula) (0.412 acre) (TMS #460-11-01-011)

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 5
200 Spring St (Peninsula)
TMS# 4601101011
0.412 ac.
Request rezoning to include property in the Accommodations Overlay (A).

Owner/Applicant: 200 Spring Street Development LLC
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 MAGNOLIA ROAD AND LIVE OAK AVENUE (WEST ASHLEY) (0.36 ACRE) (TMS #418-13-00-057, 418-13-00-292 AND 418-13-00-293) (COUNCIL DISTRICT 9), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-4) CLASSIFICATION. THE PROPERTY IS OWNED BY NATHAN AND MICHELLE HERTEL.

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 Magnolia Road and Live Oak Avenue (West Ashley) (0.36 acre) (TMS #418-13-00-057, 418-13-00-292 and 418-13-00-293)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-4) 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

Magnolia Rd and Live Oak Ave (West Ashley)

TMS# 4181300057, 292 & 293

0.36 ac.

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

Owner: Nathan C. and Michelle P. Hertel
AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT A VACANT LOT ON STINSON DRIVE (WEST ASHLEY) (0.99 ACRE) (TMS #350-05-00-055) (COUNCIL DISTRICT 11), BE ZONED DIVERSE RESIDENTIAL (DR-1F) CLASSIFICATION. THE PROPERTY IS OWNED BY RALE MGMT 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:

vacant lot on Stinson Drive (West Ashley) (0.99 acre) (TMS #350-05-00-095)

Section 2. That the said parcel of land described above shall be zoned Diverse Residential (DR-1F) 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

Vacant lot on Stinson Dr (West Ashley)

TMS# 3500500095

0.99 ac.

Request zoning of Diverse Residential (DR-1F).
Zoned Mixed Style Residential (M-12)
and Dupont Wappoo Area Overlay in Charleston County

Owner: Raleigh MGMT LLC
Applicant: JJR Development LLC
AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO INCORPORATE PROVISIONS TO ALLOW SUBDIVISION AND DEVELOPMENT OF SINGLE FAMILY DETACHED AFFORDABLE HOUSING AS A CONDITIONAL USE WITHIN MULTIPLE BASE ZONING DISTRICTS. (AS AMENDED)

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

Section 1. Article 2, Part 2, Sec. 54-207, Conditional Uses, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the following new subsection in alphabetical order:

"y. Affordable Housing Subdivision and Lot Development Standards for Single-One-Family Detached UnitsDwellings

1. Intent: To promote ownership or occupancy of quality Affordable Housing, property within the SR-1, SR-2, SR-6, STR, DR-1, DR-1F, DR-2, or DR-2F zoning district may be approved for subdivision and development for single-one-family detached units dwellings for residential use only, in accordance with the following standards in this section. The entity developing use of the subject parcel must construct new shall be restricted to single-one-family detached residential housing for the provision of Affordable Housing as certified by the City of Charleston Department of Housing and Community Development, or its successor.

2. Affordable Housing Criteria:

(a.) The entity developing the subject parcel must construct new shall restrict the use of the lot or lots to a single-one-family detached residential dwelling on each lot for the provision of Affordable Housing as certified by the City of Charleston Department of Housing and Community Development, or its successor.
(b.) Ownership: As to owner occupied units, these units shall be sold to households earning no more than one hundred twenty (120) percent of the area median income. Each owner, prior to initial occupancy, shall be required to submit to the City of Charleston Department of Housing and Community Development, or its successor, a verified income report of household income of all members of the household. These units shall be subject to resale restrictions for no fewer than ninety (90) years from date of initial sale of the property. Such restrictions will be recorded as deed restrictions.

(c.) Rental: As to rental units, these units shall be rented to households earning no more than eighty (80) percent of the area median income, and the rents charged by the owner shall be in accordance with the Fair Market Rents published annually by the U.S. Department of Housing and Urban Development or such entity that may be subsequently designated. In the absence of such information, the rents charged by the owner shall not exceed 30 percent of the household annual income. The owner shall be required to submit to the City of Charleston Department of Housing and Community Development, or its successor, the rental rate to be charged and verified income reports of household income of all rental occupants at the inception of each tenancy and on no less than a yearly basis thereafter, as determined by the City of Charleston Department of Housing and Community Development, or its successor. These units shall be subject to these restrictions for no fewer than forty-nine (49) years from the initial occupancy as Affordable Housing.

(d.) The entity developing the subject parcel shall execute a Memorandum of Use with the City as a party acknowledging the use of the property for Affordable Housing in accordance with the provisions of this Section, which Memorandum shall be in a form acceptable for recording in the record office of the applicable county and which shall be recorded in the record office of the applicable county. If a proposal meets the requirements of this section and the owner is willing to enter into the terms of a Memorandum of Use contained in this paragraph, the Mayor shall be authorized so sign the Memorandum of Use on behalf of the City.

3. Lot Dimensional Standards: See Section 54-301, Table 3.1 Height, Area and Setback Regulations for standards not addressed in the table below.

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM LOT FRONTAGE</th>
<th>MINIMUM LOT AREA IN SQ FT</th>
<th>MINIMUM SETBACKS</th>
<th>MAXIMUM LOT OCCUPANCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>45'</td>
<td>8,700</td>
<td>Front 25', Rear 20', Sides 8' SW, 7' NE</td>
<td>35%</td>
</tr>
<tr>
<td>SR-2</td>
<td>40'</td>
<td>4,800 - 4,400</td>
<td>Front 25', Rear 15', Sides 6' SW, 6' NE</td>
<td>50%</td>
</tr>
<tr>
<td>SR-3</td>
<td>35'-40'</td>
<td>4,800 - 4,400</td>
<td>Front NR', Rear 3', Sides 42' SW, 89' SW, 6' NE</td>
<td>50%</td>
</tr>
<tr>
<td>Code</td>
<td>Dimensions (ft)</td>
<td>Frontage (ft)</td>
<td>Description</td>
<td>Footnotes</td>
</tr>
<tr>
<td>------</td>
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<td>-------------</td>
<td>-----------</td>
</tr>
<tr>
<td>SR-4</td>
<td>35'-40'</td>
<td>3,000-3,200</td>
<td>Front NR', Rear 3', Sides 9'SW, 3'NE (12+5 total) 50%</td>
<td>1. Requirement for averaging surrounding lot frontages per Section 54-824(c)(1) shall not apply.</td>
</tr>
<tr>
<td>SR-5</td>
<td>35'</td>
<td>2,500</td>
<td>Front-NR', Rear-3', Sides-7'SW, 3'NE 50%</td>
<td>2. Lots in STR, DR-1, DR-1F, DR-2, or DR-2F zoning districts that front on a street may be subdivided to create a single lot with no lot frontage provided that both lots meet all requirements in this subsection, both lots are used for Affordable Housing in accordance with the requirements of Sec. 54-207.y, and a platted and recorded shared ingress/egress easement utilizing an approved driveway is furnished to the newly created lot without frontage.</td>
</tr>
<tr>
<td>SR-6</td>
<td>35'</td>
<td>4,000</td>
<td>Front 18’, Rear 10’, Sides 4’SW, 4’NE 50%</td>
<td></td>
</tr>
<tr>
<td>STR</td>
<td>40’ or no frontage required</td>
<td>4,800</td>
<td>Front 25’, Rear 15’, Sides 5’SW, 5’NE 50%</td>
<td></td>
</tr>
<tr>
<td>DR-1</td>
<td>32’ or no frontage required</td>
<td>2,800</td>
<td>Front NR’, Rear 3’, Sides 9’SW, 3’NE (12+5 total) 50%</td>
<td></td>
</tr>
<tr>
<td>DR-1F</td>
<td>32’ or no frontage required</td>
<td>2,800</td>
<td>Front 25’, Rear 3’, Sides 9’SW, 3’NE (12+5 total) 65%</td>
<td></td>
</tr>
<tr>
<td>DR-2</td>
<td>32’ or no frontage required</td>
<td>2,500-2.200</td>
<td>Front NR’, Rear 3’, Sides 7’SW, 3’NE 50%</td>
<td></td>
</tr>
<tr>
<td>DR-2F</td>
<td>32’ or no frontage required</td>
<td>2,500-2.200</td>
<td>Front 25’, Rear 3’, Sides 7’SW, 3’NE 65%</td>
<td></td>
</tr>
</tbody>
</table>

Footnotes

1. Requirement for averaging surrounding lot frontages per Section 54-824(c)(1) shall not apply.
2. Lots in STR, DR-1, DR-1F, DR-2, or DR-2F zoning districts that front on a street may be subdivided to create a single lot with no lot frontage provided that both lots meet all requirements in this subsection, both lots are used for Affordable Housing in accordance with the requirements of Sec. 54-207.y, and a platted and recorded shared ingress/egress easement utilizing an approved driveway is furnished to the newly created lot without frontage.

4. Off-Street Parking Requirements: See Section 54-317, Table 3.3: Off-Street Parking Requirements for Affordable Housing. Each lot used for Affordable Housing in accordance with the requirements of Sec. 54-207.y. shall provide two off-street parking spaces.”

Section 2. Article 2, Part 3, Table of Permitted Uses, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding “or 54-207, y.” to principal use category 888. Affordable Housing 54-207, p. and by inserting the conditional use symbol “‡” in the columns for zoning districts, SR-1, SR-2, SR-3, SR-4, SR-5, SR-6, and STR, which denotes this principal use is allowed as a conditional use in said zoning districts.
Section 3. Article 3, Part 1, Section 54-301, Table 3.1: Height, Area and Setback Regulations, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the number “21” as a superscript after the zone district designation listings for SR-1, SR-2, SR-3, SR-4, SR-5, SR-6, and STR.

Section 4. Article 3, Part 1, Section 54-301, Table 3.1: Height, Area and Setback Regulations, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to revise footnote 21 to read as follows with new text shown in double underline:

“21. Minimum lot area, setbacks, frontage and maximum lot occupancy for Affordable Housing are set forth in Sec. 54-207, p. or 54-207, y.”

Section 5. Article 8, Part 3, Sec. 54-824, Design Standards for New Lots, subsection c. paragraph 1, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows with new text shown in double underline:

Lot frontage for single-family and two-family residential. The following lot frontage requirements in Table 8.2.3 shall apply to all new single and two-family residential lots, except that residential lots within existing residential subdivisions may not be subdivided with lot frontages less than the average lot frontage of all abutting residential lots, residential lots across the street(s), and residential lots within five (5) lots on either side of the frontage of the subject lot, or the minimum lot frontage for that zoning district, whichever is greater. Lots subdivided and developed for single-family detached Affordable Housing per section 54-207, y. shall be subject to the frontage requirements of that section.

Lot frontage for multi-family. Multi-family residential lots shall have a minimum lot frontage of fifty (50) feet on a street and parking shall be prohibited within the required setback within the district. Multi-family zoned lots subdivided and developed for single-family detached Affordable Housing per section 54-207, y. shall be subject to the frontage requirements of that section.”

Section 6. Article 2, Part 2, Sec. 54-207, Conditional Uses, subsection p. Affordable Housing, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting new text “on existing lots of record platted prior to August 21, 2018” after “Affordable Housing shall be permitted” to read as follows with new text shown in double underline:

“p. Affordable Housing shall be permitted on existing lots of record platted prior to August 21, 2018 within the DR-1, DR-1F, DR-2, DR-2F, LB, GB, LI, MU-1, MU-1/WH, MU-2 and MU-2/WH districts if the proposal satisfies the following conditions, except that there are no density limits in the MU-1, MU-1/WH, MU-2 and MU-2/WH districts:”
Section 7. Article 2, Part 2, Sec. 54-207, Conditional Uses, subsection p. Affordable Housing, paragraph (d.) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting “forty-seven percent” and replacing in its place and stead “fifty (50) percent.

Section 8. Article 1, Part 3, Sec. 54-120, Definitions, is hereby amended by inserting the words “used exclusively for residential uses” after the words “dwelling units” in the first sentence and correcting a scrivener’s error so that the definition shall read as follows:

**Affordable Housing.** Single-family, two-family or multi-family dwelling units, *used exclusively for residential uses*, where occupants have, in the aggregate, household income of less than or equal to one hundred twenty (120) percent of median area income for owner occupied units, or eighty (80) percent of median area income for rental units. Median area income shall be determined annually by the U.S. Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or its successor. Household income shall include all sources of financial support, both cash and in kind, of adult members of the household, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security income, Aid to Families with Dependent Children or other public assistance or public welfare programs, other sources of income regularly received, including Veterans’ (VA) payments, unemployment compensation and alimony, awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the members' families for medical, personal or educational needs.

Section 89. This Ordinance shall become effective upon ratification.

Ratified in City Council this ___ day of ______________________ in the Year of Our Lord 2019, in the ___ Year of Independence of the United States of America.

By:

__________________________
John Tecklenburg
Mayor, City of Charleston

Attest:

__________________________
Vanessa Turner-Maybank
Clerk of Council
<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM LOT FRONTAGE1,2</th>
<th>MINIMUM LOT AREA IN SQ FT</th>
<th>MINIMUM SETBACKS</th>
<th>MAXIMUM LOT OCCUPANCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SR-1</td>
<td>45' (50')</td>
<td>7,000 (9,000)</td>
<td>Front 25', Rear 20', Sides 7'SW, 7'NE (F-25', R-25', Sides-9'SW, 9'NE)</td>
<td>35% (35%) no change</td>
</tr>
<tr>
<td>SR-2</td>
<td>40' (50')</td>
<td>4,400 (6,000)</td>
<td>Front 25', Rear 15', Sides 6'SW, 6'NE (F-25', R-25', Sides-9'SW, 9'NE)</td>
<td>50% (50%) no change</td>
</tr>
<tr>
<td>SR-3</td>
<td>40' (50')</td>
<td>4,400 (6,000)</td>
<td>Front NR', Rear 3', Sides 9'SW, 3'NE (F-NR', R-3', Sides-12'SW, 6'NE)</td>
<td>50% (35%)</td>
</tr>
<tr>
<td>SR-4</td>
<td>40' (50')</td>
<td>3,200 (4,000)</td>
<td>Front NR', Rear 3', Sides 9'SW, 3'NE (F-NR', R-3', Sides-9'SW, 6'NE (15'total))</td>
<td>50% (35%)</td>
</tr>
<tr>
<td>SR-5</td>
<td>35' (50')</td>
<td>2,500 (2,500)</td>
<td>Front-NR', Rear-3', Sides-7'SW, 3'NE (F-NR', R-3', Sides-7'SW, 3'NE) no change</td>
<td>50% (35%)</td>
</tr>
<tr>
<td>SR-6</td>
<td>35' (50')</td>
<td>4,000 (5,000)</td>
<td>Front 18', Rear 10', Sides 4'SW, 4'NE (F-18', R-10', Sides-5'SW, 5'NE)</td>
<td>50% (50%) no change</td>
</tr>
<tr>
<td>STR</td>
<td>40' or no frontage required (50')</td>
<td>4,800 (6,000)</td>
<td>Front 25', Rear 15', Sides 5', 5' (F-25', R-25', Sides- 12'SW, 6'NE)</td>
<td>50% (50%) no change</td>
</tr>
<tr>
<td>DR-1</td>
<td>32' or no frontage required (40')</td>
<td>2,800 (4,000)</td>
<td>Front NR', Rear 3', Sides 7'SW, 3'NE (F-NR', R-3', Sides-9'SW, 3'NE (15'Total))</td>
<td>50% (35%) no change</td>
</tr>
<tr>
<td>DR-1F</td>
<td>32' or no frontage required (40')</td>
<td>2,800 (4,000)</td>
<td>Front 25', Rear 3', Sides 7'SW, 3'NE (F-25', R-3', Sides-9'SW, 3'NE (15'Total))</td>
<td>65% (50%) no change</td>
</tr>
<tr>
<td>DR-2</td>
<td>32' or no frontage required (40')</td>
<td>2,200 (2,500)</td>
<td>Front NR', Rear 3', Sides 7'SW, 3'NE (F-NR', R-7', Sides-7' SW, 3'NE)</td>
<td>50% (35%) no change</td>
</tr>
<tr>
<td>DR-2F</td>
<td>32' or no frontage required (40')</td>
<td>2,200 (2,500)</td>
<td>Front 25', Rear 3', Sides 7'SW, 3'NE (F-25', R-3', Sides-7'SW, 3'NE) no change</td>
<td>65% (50%) no change</td>
</tr>
</tbody>
</table>
TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor

DATE: February 26, 2019

RE: Housing Authority of City of Charleston Appointments

The Housing Authority of City of Charleston is governed by seven (7) commissioners. These commissioners are selected by the mayor and approved by City Council. The commissioners employ a President/Chief Executive Officer and, through that person, the remaining staff are employed to carry out the duties and responsibilities of the Authority.

I recommend the reappointment of Edward Kronsberg. He has served the board faithfully in the past, and I have every confidence he will continue to do so.

The following are my recommendations for the Housing Authority of the City of Charleston:

- Edward Kronsberg – Reappointment – Commissioner – term expires 01/01/2023
TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor

DATE: February 26, 2019

RE: BCDCOG Appointments

The BCDCOG Council of Governments is a regional agency which serves a three-county area in South Carolina. BCDCOG offers a wide variety of planning, economic development and social services in order to aid in the orderly growth and development of the area. Section II of the BCDCOG By-Laws states the terms of membership of elected officials shall be coterminous with the term of elected office.

The City of Charleston has 3 seats for elected officials currently held by myself, Councilman Waring and Councilman Mitchell. I am recommending the 3 of us for reappointment.

The following are my recommendations for the BCDCOG Board of Directors:

- Mayor John Tecklenburg – Reappointment
- Perry K. Waring – Reappointment
- Robert M. Mitchell – Reappointment
MEMORANDUM

TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor

DATE: February 26, 2019

RE: CHATS Appointments

The Berkeley-Charleston Dorchester Council of Governments (BCDCOG) serves as the Charleston Area Transportation Study (CHATS) Metropolitan Planning Organization (MPO) and is responsible for creating a comprehensive plan for the CHATS planning area.

The City of Charleston has 3 seats for elected officials currently held by myself, Councilman Wagner and Councilman Shealy. I am recommending the 3 of us for reappointment.

The following are my recommendations for the CHATS Policy Committee:

- Mayor John J. Tecklenburg – Reappointment
- Marvin D. Wagner – Reappointment
- Kevin Shealy – Reappointment