

**AMENDED**

City Hall  
80 Broad Street  
October 22, 2019  
5:00 p.m.

**CITY COUNCIL**

**A. Roll Call**

**B. Invocation – Councilmember Seekings**

**C. Pledge of Allegiance**

**D. Presentations and Recognitions**

1. Presentation of the 2018 Green Fleet Award to Holy Spokes

**E. Public Hearings**

***(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. Receive input from the public regarding the proposed 2020 City Budget
2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Planned Unit Development (PUD) Master Plan and Development Guidelines for property located on Maybank Highway and Bohicket Road (Sea Island Health Care/Angel Oak Village – Johns Island) (approximately 51.67 acres) (TMS# 2790000142, 248, 309 and 665).
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 2591 Morning Dove Lane (West Ashley) (0.28 acre) (TMS #355-05-00-132) (Council District 2), annexed into the City of Charleston September 10, 2019, be zoned Planned Unit Development (PUD) classification. The property is owned by Samuel and Kelley Mosley.
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 properties on Playground Road (West Ashley) (0.36 acre) (TMS #418-05-00-045 and 337) (Council District 7), annexed into the City of Charleston September 24, 2019, be zoned Single-Family Residential (SR-2) classification. The property is owned by the City of Charleston.
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 Rushland Landing Road (Johns Island) (3.76 acres) (TMS #311-00-00-309) (Council District 5), annexed into the City of Charleston September 24, 2019, be zoned Rural Residential (RR-1) classification. The property is owned by Martin S. Roache, Reico Harris, and Herb Fraser.

**F. Act on Public Hearing Matters**

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

1. September 24, 2019

**H. Citizens Participation Period**

**I. Petitions and Communications:**

- a. Accommodations Tax Advisory Committee Reappointment:  
- Paul Multani
- b. Presentation of proposed Master Plan for City of Charleston's 350<sup>th</sup> Commemoration
- c. Report from the Hotel Task Force – Jacob Lindsey, Director of Planning, Preservation and Sustainability
- d. Status Report on Novak Consulting Group's 2017-2021 Process and Service Improvement Workplan

**J. Council Communications:**

- a. Discussion and request for Legal Department to draft an ordinance that states that the City will not contract work to any business that has donated to current City office holders during a current election. *(Requested by Councilmember Harry J. Griffin) (DEFERRED)*

**K. Council Committee Reports:**

**1. Committee on Public Safety: (Meeting was held on October 18, 2019 at 2:00 p.m.)**

- a. Presentation on Turning Leaf Project
- b. Municipal Court Presentation
- c. Update on Racial Bias Audit
- d. An ordinance to amend Chapter 2, Section 56, to expand the responsibilities of the Public Safety Committee to include review of judicial candidates nominated by the Mayor.
- e. An ordinance to amend Chapter 19, Section 71, of the Code of the City of Charleston, South Carolina, to require that accidents involving injury to or death of any person or

damage to a vehicle or other property damage must be immediately reported to the Police Department.

*Give first reading to the following bills from the Committee on Public Safety:*

An ordinance to amend Chapter 2, Section 56, to expand the responsibilities of the Public Safety Committee to include review of judicial candidates nominated by the Mayor.

An ordinance to amend Chapter 19, Section 71, of the Code of the City of Charleston, South Carolina, to require that accidents involving injury to or death of any person or damage to a vehicle or other property damage must be immediately reported to the Police Department.

**2. Committee on Public Works and Utilities: (Meeting was held on October 21, 2019 at 4:00 p.m.)**

**a. Acceptances and Dedications:**

- (i) Approval to notify SCDOT that the City intends to accept maintenance responsibility for 655 LF of sidewalk at US 17 and Dobbins Road (S-1684).
- (ii) Approval to notify SCDOT that the City intends to accept maintenance responsibility for Street trees, lighting and sidewalk on Ferguson Road (S-10-2038) in conjunction with the Bishop Gadsden Health Center Project.

**b. Stormwater Management Department Update**

- (i) National Fish and Wildlife Foundation Emergency Coastal Resilience Fund 2019 Implementation Grant Application for Church Creek/Longbranch Conservation/Renaturalization Project to provide Flood Stage Storage to Improve Flood Resiliency
- (ii) National Fish and Wildlife Foundation Emergency Coastal Resilience Fund 2019 Planning Grant Application for Evaluation of Johns Island Areas for Conservation/Renaturalization Projects to Improve Flood Resiliency
- (iii) Low Battery Seawall Repairs Construction Contract Phase I – Award to Gulf Stream Construction Company Inc., for \$10,930,451.00
- (iv) Low Battery Seawall Repairs Professional Services Contract Amendment #5 with Johnson, Mirmiran, and Thompson for \$591,025.80 for construction phase services.
- (v) West Ashley Circle Connector Road Professional Services Contract Award to Kimley Horn and Associates, Inc. for \$79,850.00
- (vi) Stormwater Fee – Assistance Program Discussion
- (viii) Stormwater Design Standards Manual Update Discussion

**c. Miscellaneous Business:**

- (i) Report on Carolina Waste Contract

(ii) An ordinance to amend Chapter 27, Stormwater Management and Flood Control, of the Code of the City of Charleston, to add a new Article IV to provide fill requirements for all new construction, developments, and redevelopments within the City. *(Requested by Councilmember Harry J. Griffin)*

*Give first reading to the following bill from the Committee on Public Works and Utilities:*

An ordinance to amend Chapter 27, Stormwater Management and Flood Control, of the Code of the City of Charleston, to add a new Article IV to provide fill requirements for all new construction, developments, and redevelopments within the City. *(Requested by Councilmember Harry J. Griffin)*

**4. Committee on Traffic and Transportation: (Meeting was held on October 22, 2019 at 2:30 p.m.)**

- a. Town of James Island, Clearview & Eastwood Neighborhood Traffic Calming Project
- b. Charleston County CTC Traffic Calming Project
  - Bur Clare Drive
  - Rainbow Road
- c. Food Vendors Ordinance Update (information only)
- d. Transportation Network Companies Briefing (information only)
- e. Golf Carts Briefing (information only)
- f. Director Updates

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

(Bids and Purchases

(Budget Finance and Revenue Collections: Approval of the Blue Cross/Blue Shield Stop Loss Renewal in the amount of \$1,185,955. In September, the 2020 Healthcare budget was approved. The stop loss was budgeted at \$1.35 million.

(Police Department: Approval of the award of \$153,873 for the 2020 SCDPS Highway Safety Grant. This grant will provide funding for (1) officer salary and (1) patrol vehicle for the purpose of speed enforcement. The award acceptance is due by October 31<sup>st</sup>. The grant does not require a City match.

(Police Department: Approval of the award of \$153,873 for the 2020 SCDPS Highway Safety Grant. This grant will provide funding for (1) officer salary and (1) patrol vehicle for the purpose of DUI enforcement. The award acceptance is due by October 31<sup>st</sup>. The grant does not require a City match

(Parks: Approval to submit the 2020 Keep South Carolina Beautiful/Palmetto Pride Grant Application in the amount of \$10,000 for litter cleanup and beautification events. The grant application is due November 1<sup>st</sup>. No City match is required.

(Parks: Approval to submit the Keep America Beautiful' s Lowe's Community Partners Grant

- in the amount of \$10,000 for Eastside Neighborhood Garden Club. The grant application is due October 22<sup>nd</sup>. No City match is required.
- (Recreation: Approval to accept a grant from the Stand Up and Play Foundation in the amount of \$12,500 for the purchase of the paramobile cart (ADA compliant cart). The City match in the amount of \$13,000 will come from the Municipal Golf Course 2019 budget.
- (Parks-Capital Projects: Approval of the St. Julian Devine increase to P154694 for roofing repairs with Coastal Roofing Company, Inc. in the amount of \$17,620 for the addition to the East and West side of the building of 6 copper leaderheads, downspouts, and outlets and manlift. Approval to increase P154694 will increase the PO amount by \$17,620 (from \$38,420 to \$56,040). Funding for this project is 2015 General Fund Reserves (\$250,000), Cooper River Bridge TIF (\$2,250,000), and a contribution from the Charleston Parks Conservancy (\$210,000).
- (Stormwater Management: Approval of the Low Battery Seawall Repairs – Phase I Construction Contract with Gulf Stream Company, Inc. in the amount of \$10,930,451 for the restoration of the Low Battery Seawall from Tradd St. to Ashley Blvd. With the approval of the project budget, Staff is authorized to award and/or amend contracts less than \$40,000 to the extent contingency funds exist in the Council Approved Budget. Approval of this will institute a \$25,870,773.53 project budget, of which the \$10,930,451 Construction Contract will be funded. The funding sources for this project are: Hospitality Funds (\$13,087,957.53), Municipal Accommodations Tax Funds (\$12,382,816) and Charleston County Accommodations Tax Fees (\$400,000). *(Pending recommendation from the Committee on Public Works and Utilities)*
- (Stormwater Management: Approval of the Low Battery Seawall Repairs Fee Amendment #5 with Johnson, Mirmiran, and Thompson in the amount of \$591,025.80 for construction administration services related to Phase I of the Low Battery Seawall Repair project (from Tradd St. to Ashley Ave.). Approval of Fee Amendment #5 will increase the Professional Services Contract by \$591,025.80 (from \$1,003,881 to \$1,594,906.80). The funding sources for this project are: Hospitality Funds (\$13,087,957.53), Municipal Accommodations Tax Funds (\$12,382,816), and Charleston County Accommodations Tax Fees (\$400,000). *(Pending recommendation from the Committee on Public Works and Utilities)*
- (Stormwater Management: Approval of the West Ashley Circle Professional Services Contract with Kimley-Horn and Associates, Inc. in the amount of \$79,850 to provide roadway and civil design services for the West Ashley Circle Roadway Connector. Approval of the Professional Services Contract will obligate \$79,850 of the \$100,000 project budget. Funding for this project is Charleston County Transportation Committee (CTC) funds. *(Pending recommendation from the Committee on Public Works and Utilities)*
- (Stormwater Management: Approval to apply for the NFWF planning grant application that requires a 50/50 match. If awarded, the grant would fund planning activities for assessment of natural system solutions to flooding on Johns Island including a potential stream project near Barberry Woods on John's Island. The application is due on Tuesday, November 12, 2019. The City Match component is available within the current Barberry Woods/Johns Island Project Allocation in the Drainage Fund. Grant awards are typically 50/50 match with an award of between \$125,000 and \$250,000. *(Pending*

*recommendation from the Committee on Public Works and Utilities)*

- (Stormwater Management: Approval to apply for the NFWF implementation grant application that requires a 50/50 match. If awarded, the grant would fund a portion of the engineering, design, and construction of green infrastructure in the Church Creek drainage basin. The application is due on Tuesday, November 12, 2019. The City Match component is available within the current Church Creek Project Allocation in the Drainage Fund. Grant awards are typically 50/50 match with an award of between \$1 million and \$3 million. *(Pending recommendation from the Committee on Public Works and Utilities)*
- (Housing and Community Development: Mayor and City Council are asked to approve the submission of a grant application in the amount of \$125,000 for funding from the Housing for Everyone grant for the support of three different renovation projects with the PASTORS and TAME Nonprofit Organizations. PASTORS would act as Developer for the TAME Organization, which is the nonprofit for Trinity AME Church, St. Luke Reformed Episcopal Church and New Israel Reformed Episcopal Church. No match is required for the grant. However, each of these organizations have been awarded HOME Investment Partnerships Program funds from the City of Charleston. Funds from the Home to Stay Grant will serve as leverage and reduce the amount of debt the organizations are required to pursue to finalize the redevelopment of these homes. The grant application is due Thursday, October 25, 2019. TAME will renovate one historic property located at 1 ½ Addison Street. The home offers two bedrooms and one bath. The Church also has a vacant lot behind the historic home that can generate three additional units. New Israel will repurpose a building not currently in use and produce four (4) units on Romney Street and St. Luke will preserve an historic home that will result in the production of two (2) units. An Executive Summary with the corresponding information for each property is attached. A copy of the full application with corresponding information will be provided upon completion.
- (Budget Finance and Revenue Collections: Approval of Agreement between the City of Charleston and County of Charleston authorizing the City to accept Accommodations Taxes in the amount of \$1,929,000 for the IAAM as previously approved by Charleston City Council
- (Request authorization for the Mayor to execute a First Addendum to the Memorandum of Agreement (the "MOA") dated October 9, 2018, between the City of Charleston and the Lowcountry Lowline, also known as the Friends of the Lowcountry Lowline (the "FLL"). The First Addendum allocates \$98,020.00 toward preliminary design, including community engagement and preparation of working drawings, for the first phase of the improvement and construction of the Lowline Park. The City will retain the funds, but the Director of Finance will be authorized to pay invoices submitted by the FLL with sufficient documentation that the funds are being utilized consistent with the First Addendum and the MOA. The funds will come from the 2018 Recreation Bond. ***(To be sent under separate cover by the Legal Department)***
- (Request Mayor and City Council approval of a Purchase and Sale Agreement for the acquisition of 5.41 acres of land located on Ashley Hall Drive in the West Ashley community in the amount of \$700,000. The land is being purchased for the eventual construction of affordable/attainable housing. The property is owned by Ashley Hall

Development, LLC. (TMS# 351-04-00-007).

(Consider the following annexations:

- 320 Woodland Shores Road (TMS# 343-11-00-117) 1.0 acre, James Island (District 11). The property is owned by Cecil K. and Janice M. Cargile.
  
- Property on Brickyard Road (TMS# 311-00-00-090) 2.0 acres, Johns Island (District 5). The property is owned by Worldwide Investments, LLC.
- 0 Oakville Plantation Road (TMS#317-00-00-007) 10.47 acres, Johns Island (District 5). The property is owned by Keith W. Lackey. (DEFERRED)
- 2495 River Road (TMS#317-00-00-012) 4.75 acres, Johns Island (District 5). The property is owned by Gail Grimball. (DEFERRED)
- 2493 Summerland Drive (TMS#317-00-00-075) 9.91 acres, Johns Island (District 5). The property is owned by Gary S. Worth. (DEFERRED)
- 0 Summerland Drive (TMS# 317-00-00-076) 8.70 acres, Johns Island (District 5). The property is owned by Gary S. Worth. (DEFERRED)

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

An ordinance to provide for the annexation of property known as 320 Woodland Shores Road (1.0 acre) (TMS# 343-11-00-117), 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 Cecil K. and Janice M. Cargile.

An ordinance to provide for the annexation of property on Brickyard Road (approx. 2.0 acre) (TMS# 311-00-00-090), 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 Worldwide Investments, LLC.

**L. Bills up for Third 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 (AS AMENDED)(DEFERRED)*

**M. 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 to adopt and amend the Business License Ordinance for the City of Charleston, South Carolina for the fiscal year commencing January 1, 2020.*

2. *An ordinance to amend the Code of the City of Charleston, South Carolina Chapter 19, Sections 91 and 92 to prohibit the rental, offer for rental, and the use of rented motorized scooters on the public right-of-way*
3. *An ordinance authorizing the Mayor to execute the necessary documents to enter into that certain Agreement of Purchase and Sale between the City of Charleston and Andrea Jones for the sale of 837 Minnie Street in the City and County of Charleston, State of South Carolina, for the purchase price of \$172,837.00 and bearing TMS No. 418-11-00-238, said Agreement of Purchase and Sale being marked as Exhibit 1 attached hereto and incorporated by reference herein.*
4. *An ordinance to amend Part 15 (Mixed Use 1 – Workforce Housing District Mixed Use 2 – Workforce Housing District) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), to implement the Federal Opportunity Zone Program, by creating certain incentives to encourage the development of Workforce Housing Units within designated qualified Opportunity Zones. (DEFERRED FOR PUBLIC HEARING)*
5. *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 certain building construction operations during stated hours. **(AS AMENDED)** (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 properties on Sam Rittenberg Boulevard and Orleans Road (West Ashley) (53.029 acres) (TMS #310-04-00-009, 351-09-00-015 & 053, and 351-05-00-043 & 044) (Council District 7), be rezoned from General Business (GB) classification to Planned Unit Development (PUD) (Epic Center) classification. The property is owned by TMP SRE I, LLC and TMP SRE II, LLC and TMP SRE III, LLC. **(AS AMENDED)** (DEFERRED)*
7. *An ordinance to provide for the annexation of property known as 3894 Savannah Highway, and 711 & 715 Hughes Road (28.85 acres) (TMS# 287-00-00-139; and 287-00-00-140, 142, 178), 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 Colson Jean R Saltwater Breeze LLC. (DEFERRED)*
8. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add to Sec. 54-299.4.b of the Zoning Ordinance a requirement for the installation of a twelve foot (12') wide multi-use path along the frontage of parcels within the Folly Road, FR, Overlay Zone; to authorize the Zoning Administrator to reduce the minimum required buffer plantings adjacent to a right-of-way and/or reduce the minimum required width of the multi-use path in certain circumstances, with appeal to the Board of Zoning Appeals-Site Design; and to amend Sec. 54-120 of the Zoning Ordinance to add definitions for the terms “bikeway” and “multi-use path.” (Requested by Councilmember Carol Jackson) (DEFERRED FOR PUBLIC HEARING)*



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 245 Huger Street (Peninsula) (0.50 acre) (TMS# 459-01-03-048) (Council District 4), be rezoned so as to be included in the Accommodations Overlay Zone (A). The property is owned by Chase Furniture Company Inc. (DEFERRED FOR PUBLIC HEARING)*
10. *An ordinance to amend Chapter 29, Article V1, Sec. 29-240 of the Code of the City of Charleston pertaining to the procedure of accident reporting. (DEFERRED)*
11. *An ordinance to amend Article III (Stormwater Management Utility) of Chapter 27 (Stormwater Management and Flood Control) of the Code of the City of Charleston, South Carolina, by eliminating the "Homestead Exemption" in Sec. 27-140(a), applicable to the payment of Stormwater Utility Fees; by deleting Sec. 27-132(j), (k), and (l), which contain certain findings associated with the adoption of the "Homestead Exemption" with respect to Stormwater Utility Fees; and to provide that the elimination of the "Homestead Exemption" in Sec. 27-140(a) shall not apply until January 1, 2020. (DEFERRED FOR PUBLIC HEARING)*
12. *An ordinance to amend Part 15 (Mixed Use 1 - Workforce Housing District Mixed Use 2 - Workforce Housing District) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), to implement the Federal Opportunity Zone Program, by creating certain incentives to encourage the development of "Opportunity Units" for households with incomes less than or equal to 60% of the Area Median Income (AMI). (TO BE WITHDRAWN)*
13. *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)*
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 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) **Expires 11.27.19***
15. *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)*
16. *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)*

## N. Bills up for First 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 1815 Beechwood Road (West Ashley) (0.65 acre) (TMS #354-07-00-101) (Council District 2), be rezoned from Single-Family Residential (SR-6) classification to Diverse Residential (DR-6) classification. The property is owned by Matt and Angela Chambers. *(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 1220 Hobart Avenue (West Ashley) (0.23 acre) (TMS #418-05-00-287) (Council District 7), be rezoned from Single-Family Residential (SR-2) classification to General Business (GB) classification. The property is owned by Karen Anderson. **The Planning Commission recommended Limited Business (LB) classification.** *(DEFERRED)*
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 1165 Folly Road (James Island) (1.86 acres) (TMS #337-08-00-119) (Council District 6), be rezoned from General Office (GO) classification to Limited Business (LB) classification. The property is owned by First Citizens Bank. *(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 6 Riker Street (Peninsula) (0.079 acre) (TMS #463-12-02-026) (Council District 4), be rezoned from Diverse Residential (DR-1F) classification to Limited Business (LB) classification. The property is owned by 741 Meeting, 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 1707 Mcleod Avenue (James Island) (0.45 acre) (TMS #424-09-00-155) (Council District 11), annexed into the City of Charleston August 20, 2019, be zoned Single-Family Residential (SR-1) classification. The property is owned by MSA Holdings, LLC. *(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 2951 Bolton Road (West Ashley) (0.32 acre) (TMS #307-10-00-044) (Council District 5), annexed into the City of Charleston July 25, 2019, be zoned Single-Family Residential (SR-1) classification. The property is owned by Joshua L. Bettinger and Shelby R. Walls. *(DEFERRED)*
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the zone map, which is part thereof, so that property located on River Road, Summerland Drive, and Oakville Plantation Road (Johns Island) (126.95 acre) (TMS #317-00-00-007, 317-00-00-011, 317-00-00-012, 317-00-00-075, 317-00-00-076, and 317-00-00-089) (Council District 5), be zoned, and existing Light Industrial (LI) classification be rezoned to Planned Unit Development (PUD) classification. The property is owned by Keith W . Lackey, Gail Grimball, and Gary S. Worth. *(DEFERRED)*

8. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to make rooftop eating and drinking places subject to the approval of a special exception in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, adopt regulations for rooftop eating and drinking places in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, and prohibit rooftop eating and drinking places in all other base zoning districts. *(DEFERRED)*
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 a portion of former Summerville Avenue right-of-way (Peninsula Neck) (approximately 1.4 acres) (Unzoned Right-of-Way) (Council District 4), be zoned General Business (GB) classification. The property is former right-of-way deeded to adjacent property owners. *(DEFERRED)*
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 217 Ashley Avenue (Peninsula) (0.33 acre) (TMS #460-11-04-080) (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) Expires 11.27.19*

**O. Miscellaneous Business:**

1. The next regular meeting of City Council will be Tuesday, November 12, 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) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

E1.)

## PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, October 22, 2019 beginning at 5:00 p.m. in Council Chambers at 80 Broad St., Charleston, SC to receive input from the public regarding the proposed 2020 City Budget.

Interested persons are invited to attend the hearing and present their views. Extended presentations should be submitted in writing.

Vanessa Turner-Maybank  
Clerk of Council

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL interpretation, or other accommodation please contact Janet Schumacher (843) 724-3730 or mail to [jschumacher@charleston-sc.gov](mailto:jschumacher@charleston-sc.gov) three days prior to the meeting.

C22-1825725-1

## PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, October 22, 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:

### ORDINANCE AMENDMENT

1. Maybank Hwy & Bohicket Rd (Sea Island Health Care/Angel Oak Village – Johns Island) TMS# 2790000142, 248 AND 309 – approx. 51.67 ac. Request an amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.

### ZONINGS

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

1. 2591 Morning Dove Ln (West Ashley) TMS# 3550500132 – 0.28 ac. Request zoning of Planned Unit Development (PUD). Zoned Planned Development (PD) in Charleston County.
2. Properties on Playground Rd (West Ashley) TMS# 4180500045 and 337 – 0.36 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
3. Property on Rushland Landing Rd (Johns Island) TMS# 3110000309 – 3.76 ac. Request zoning of Rural Residential (RR-1). Zoned Single-Family Residential (R-4) in Charleston County.

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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

Please insert as a Display Ad in the Post Courier on Sunday, October 6, 2019. Charge account PC103190.

Please insert as a Display Ad in the Charleston Chronicle on Wednesday, October 9, 2019.  
**Please provide an affidavit of publication for all public hearings.**



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 AMENDING PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AND DEVELOPMENT GUIDELINES FOR PROPERTY LOCATED ON MAYBANK HIGHWAY AND BOHICKET ROAD (SEA ISLAND HEALTH CARE/ANGEL OAK VILLAGE – JOHNS ISLAND) (APPROXIMATELY 51.67 ACRES) (TMS# 2790000142, 248, 309 AND 665).

BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS 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 amending the Sea Island Health Care/Angel Oak Village Planned Unit Development Master Plan and Development Guidelines as more fully described in the document titled “Amended Development Guidelines for the Sea Island Comprehensive Health Care Corporation Planned Unit District – AKA Angel Oak Village” which is attached hereto and made part hereof:

Section 2. The Sea Island Health Care/Angel Oak Village Planned Unit Development Master Plan and Development Guidelines be amended for property described as follows:

Property located off Maybank Highway and Bohicket Rd (approximately 51.67 acres) (TMS# 2790000142, 248, 309 AND 665).

Section 3. 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 J. Tecklenburg  
Mayor, City of Charleston

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

## Ordinance Amendment 3

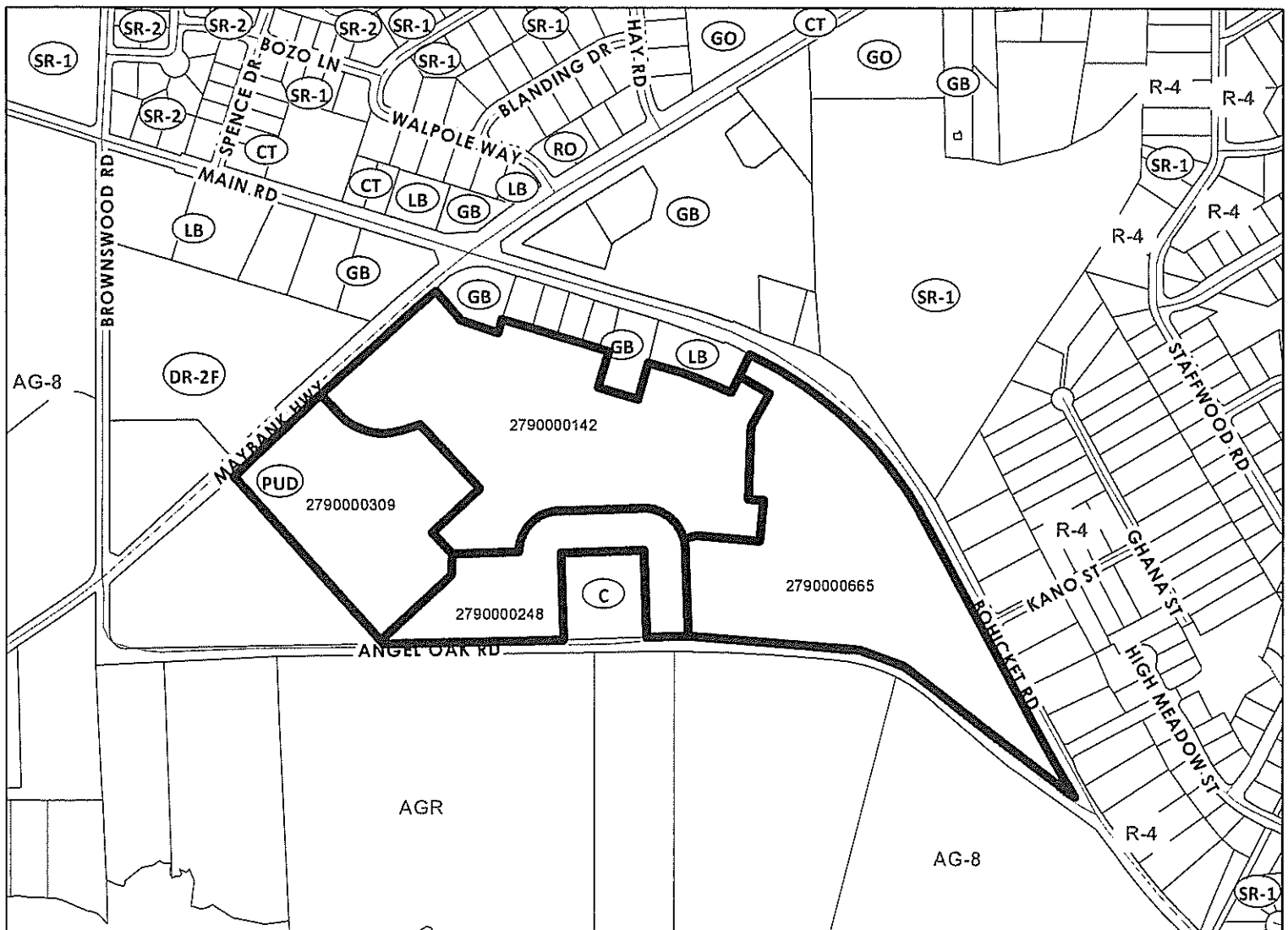
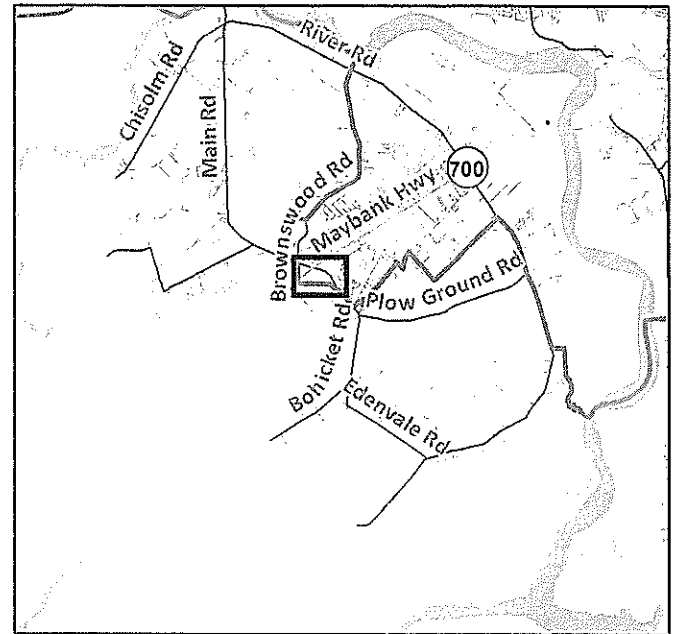
Maybank Hwy and Bohicket Rd  
(Sea Island Health Care/Angel Oak Village -  
Johns Island)

TMS # 2790000142, 248, 309 AND 665

51.67 ac.

Request an amendment to the Planned Unit Development  
Master Plan and Development Guidelines for this property.

Owner: Sea Island Health Care Corporation  
Applicant: Forsberg Engineering & Surveying, Inc.



**Amended Development Guidelines  
for the  
Sea Island Comprehensive Health Care Corporation  
Planned Unit District- AKA Angel Oak Village  
(Ratification # 2019-\_\_\_\_\_)  
Dated August 9, 2019  
Original ordinance # 2001-  
Amended ordinance # 2005-608  
Amended ordinance # 2008-95  
Proposed Revision August 9, 2019 (Major PUD amendment)**

Johns Island, City of Charleston, South Carolina

Prepared for:

Sea Island Comprehensive Health Care Corporation

Prepared By:

Forsberg Engineering & Surveying, Inc.

1587 Savannah Hwy.

P.O. Box 30575

Charleston, South Carolina 29417

Phone: (843) 571-2622



Table of Contents

	Page Number
Relationship to City Ordinance _____	1
Purpose and Intent _____	1, 2
Land Use Table _____	3
Permitted Uses and District Regulations _____	3
Buffer Revisions _____	4

Attached Exhibits

- Exhibit 1A – Charleston County Tax Map Excerpt
- Exhibit 1B- Charleston County Tax Map Excerpt
- Exhibit 2 – City of Charleston Zoning Map
- Exhibit 3 – Zoning Map Showing Amendment Tract
- Exhibit 4 – Subdivision Plat
- Exhibit 5 – Buffer Plan with Revisions

The following are amendments to the zoning regulations for the previously approved and amended Sea Island Comprehensive Health Care Corporation Planned Unit District (P.U.D.)

### **Relationship to the official zoning ordinance**

The development guidelines for Sea Island Comprehensive Health Care Corporation Planned Unit District, attached hereto and made a part hereof, are part of the P.U.D. conditional use master plan submitted in accordance with the zoning ordinance of the City of Charleston article 2, part 7 section 54-250 ET SEQ. The zoning ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any buildings, structure, or sign on any tract of land or use any tract of land within the Sea Island Comprehensive Health Care Corporation P.U.D., except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the development guidelines shall follow definitions listed in the Zoning Ordinance of The City of Charleston, as amended from time to time. Administration and enforcement of the adopted Sea Island Comprehensive Health Care Corporation P.U.D. master plan shall follow article 9 of the Zoning Ordinance of The City of Charleston.

### **Purpose and Intent**

The development guidelines describe the criteria for the development of the P.U.D. The site is located at the Southeastern quadrant of the intersection of S.C. 700- Maybank Hwy. and Bohicket Rd. The P.U.D. is bounded on South by Angel Oak Rd. The site totals approximately 52 acres and includes Charleston County tax map parcels 279-00-00-142, -248, -309 & parcel 665. This proposed amendment is associated with TMS 279-00-00-309 (“Parcel 309”) totaling 9.474 acres and owned by Sea Island Comprehensive Health Care Corporation. This

amendment is intended to provide for the approval of the subdivision of parcel 309 and to rectify minor inconsistencies between the original PUD and its' amendments. Parcel 309 is shown on amendment No.2 with areas designated as (P) G.O. with 2.81 acres, and (P) DR-4 with 6.66 acres. The original P.U.D. showed these areas as 2.52 acres and 6.71 acres, respectively. Parcel 309 was not subdivided in either the original PUD or its amendments. The attached subdivision plat (appendix ) shows the subdivision of Parcel 309 into a 2.730 acre parcel referenced as “New Tract 1AA”, and a 6.743 acre parcel referenced as “New Tract 1 AB”. In addition to the above acreage clarification, the additional intent of this Amendment is to rezone, New Tract 1AA from (P) G.O., to (P) DR-2F. The Rezoning of New Tract 1 AA, will also allow for a change in density equal to 26.4 units/acre for Parcel 309.

**Land Uses (Amended)**

LAND USE	NET ACRES	NEW DENSITY ALLOWED
	(52 Ac)	
(P)C CONSERVATION	7.24Ac.	N/A
(P) DR-4 DIVERSE RESIDENTIAL (SEA ISLAND COMP. ELDERLY HOUSING	6.74Ac.	NO CHANGES FROM CURRENT
<del>*(P) GO GENERAL OFFICE</del>	<del>2.73Ac.</del>	N/A
**(P) DR-2F DIVERSE RESIDENTIAL	2.73	26.4/Ac. 72 DWELLING UNITS
(P) AOV-MU-AOV MIXED USE	34.96	NO CHANGES FROM CURRENT
(P) AOV-RESIDENTIAL	0	NO CHANGES FROM CURRENT

\*AMENDED

\*\* INTENDED REVISION

**Permitted Uses and District Regulations**

The newly created (P) DR-2F -2.73 acres will comply with the City of Charleston Zoning Ordinance unless amended herein.

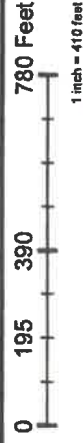
**Buffer Revisions:**

The original roadway buffer of 75ft fronting the (P) G.O. tract along Maybank Hwy SC700 is hereby reduced to a 50ft buffer.

EXHIBIT 1A: CHARLESTON COUNTY TAX MAP



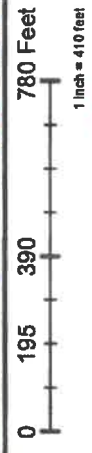
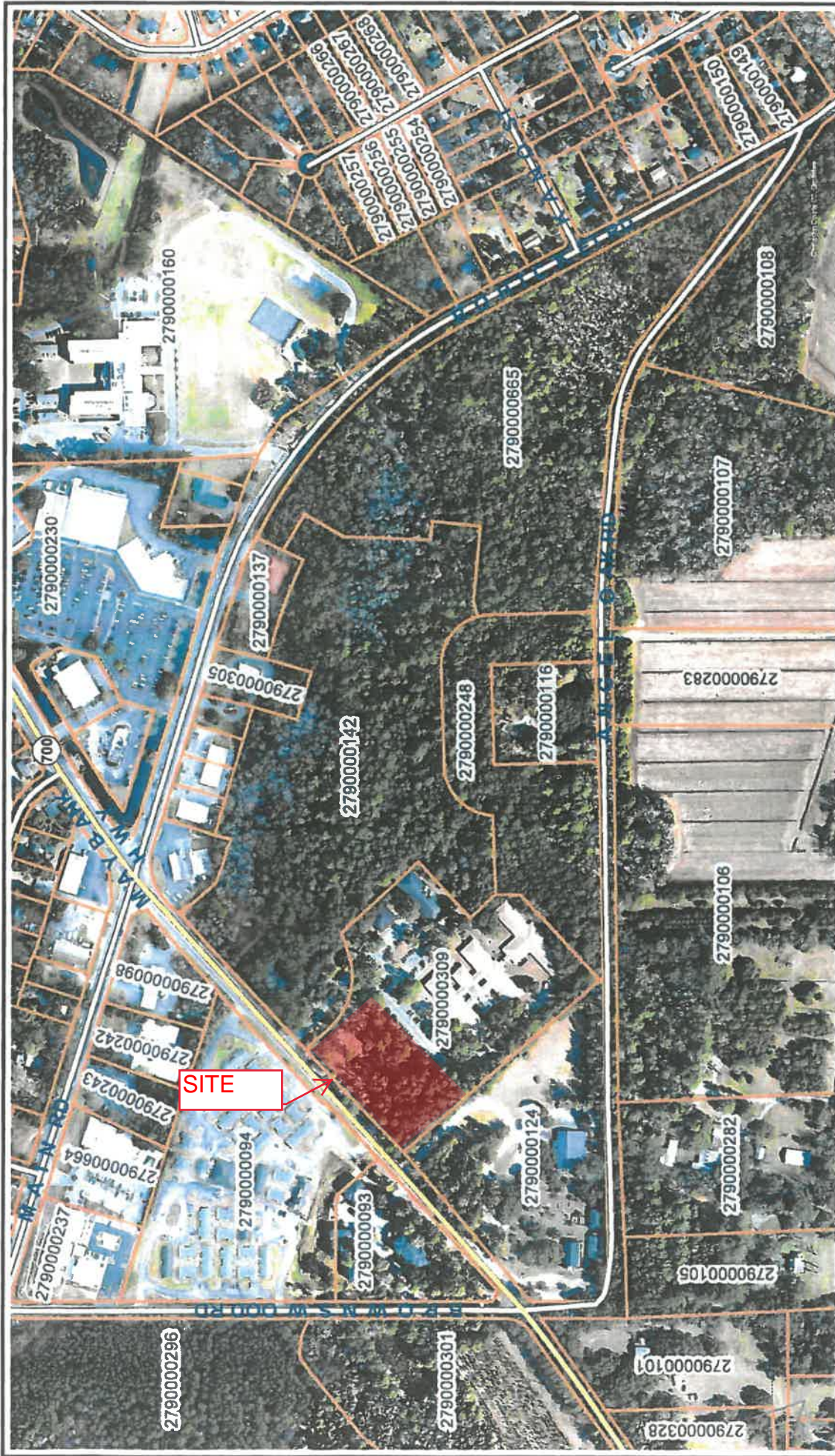
Charleston County SC



Author: Charleston County SC  
Date: 7/24/2019

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

EXHIBIT 1B: CHARLESTON COUNTY TAX MAP



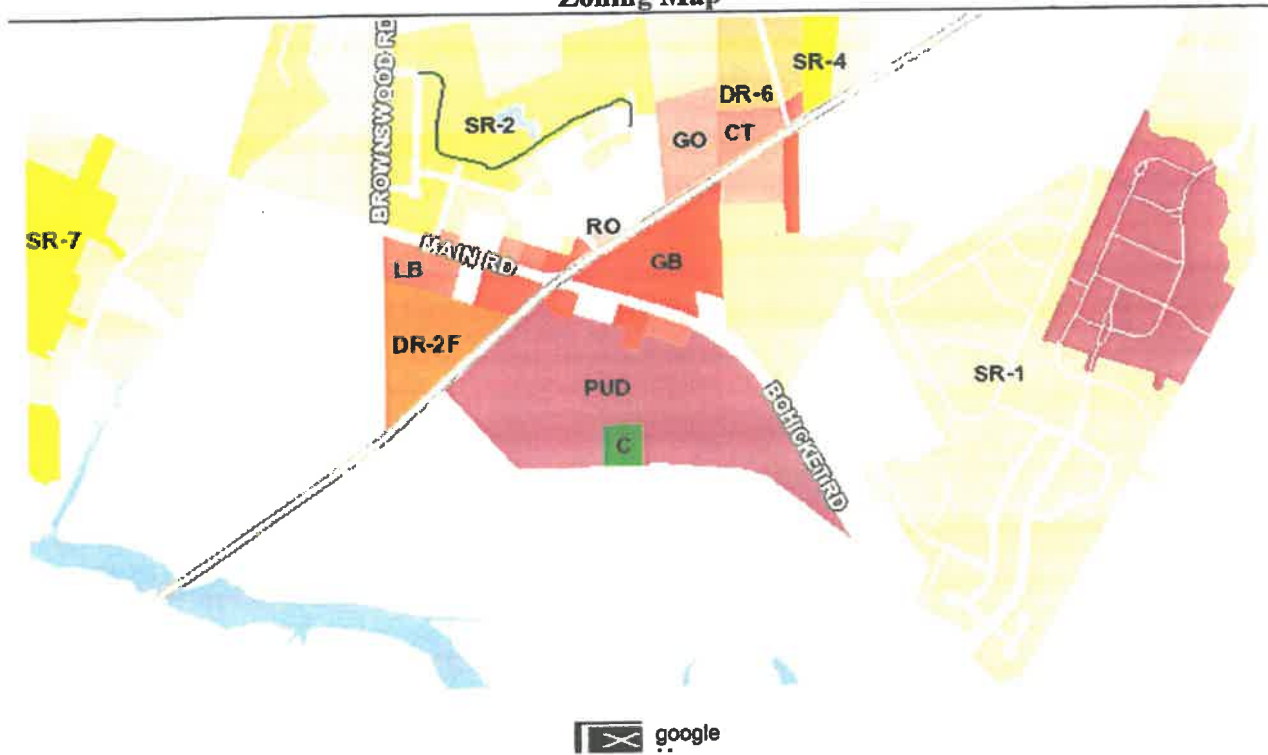
Author: Charleston County SC  
Date: 7/24/2019

Charleston County SC

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

EXHIBIT 2

City of Charleston GIS Department  
Zoning Map



**Important Disclaimer Notice**

The City of Charleston makes no warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any information provided herein or derived from the mapping data for any reason. The City of Charleston explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The user knowingly waives any and all claims for damages against any and all of the entities comprising the City of Charleston that may arise from the mapping data. Please contact the City of Charleston GIS department with any technical problems you may have.

Zoning assistance: Genita Hanna  
email: [hannag@charleston-sc.gov](mailto:hannag@charleston-sc.gov)  
phone: 843.724.3781



**EXHIBIT 3**

- NOTES**
1. AREA DETERMINED BY THE COORDINATE METHOD. ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4506060654, COMMUNITY PANEL 455412 0655 J, EFFECTIVE NOVEMBER 17, 2004. BEFORE CONSTRUCTION, AN APPROPRIATE BUILDING OFFICIAL SHOULD BE CONSULTED TO DETERMINE IF THE PROPERTY IS IN A FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
  2. PROPERTY ZONED PUD.
  3. ALL UTILITIES VARY WITH INTERIRED. USE SEE DEVELOPMENT GUIDELINES PLANNED DEVELOPMENT DISTRICT FOR SEA ISLAND COMPREHENSIVE HEALTH CARE CORP., JOHNS ISLAND, SOUTH CAROLINA, DATED AUGUST 10, 2007, AMENDED OCTOBER 24, 2005. NO UNDERGROUND EXPLORATION WAS PERFORMED IN THIS SURVEY.

- REFERENCES**
1. PLAT BY DAVIS & FLOYD ENGINEERS, INC DATED MAY 25, 1978. RECORDED IN PLAT BOOK EM, PAGE 365. CHARLESTON COUNTY RMC, 2005.
  2. PLAT BY FORSEBERG ENGINEERS AND SURVEYING, INC. REVISED NOVEMBER 17, 2005. RECORDED IN PLAT BOOK EM, PAGE 365. CHARLESTON COUNTY RMC, 2005.

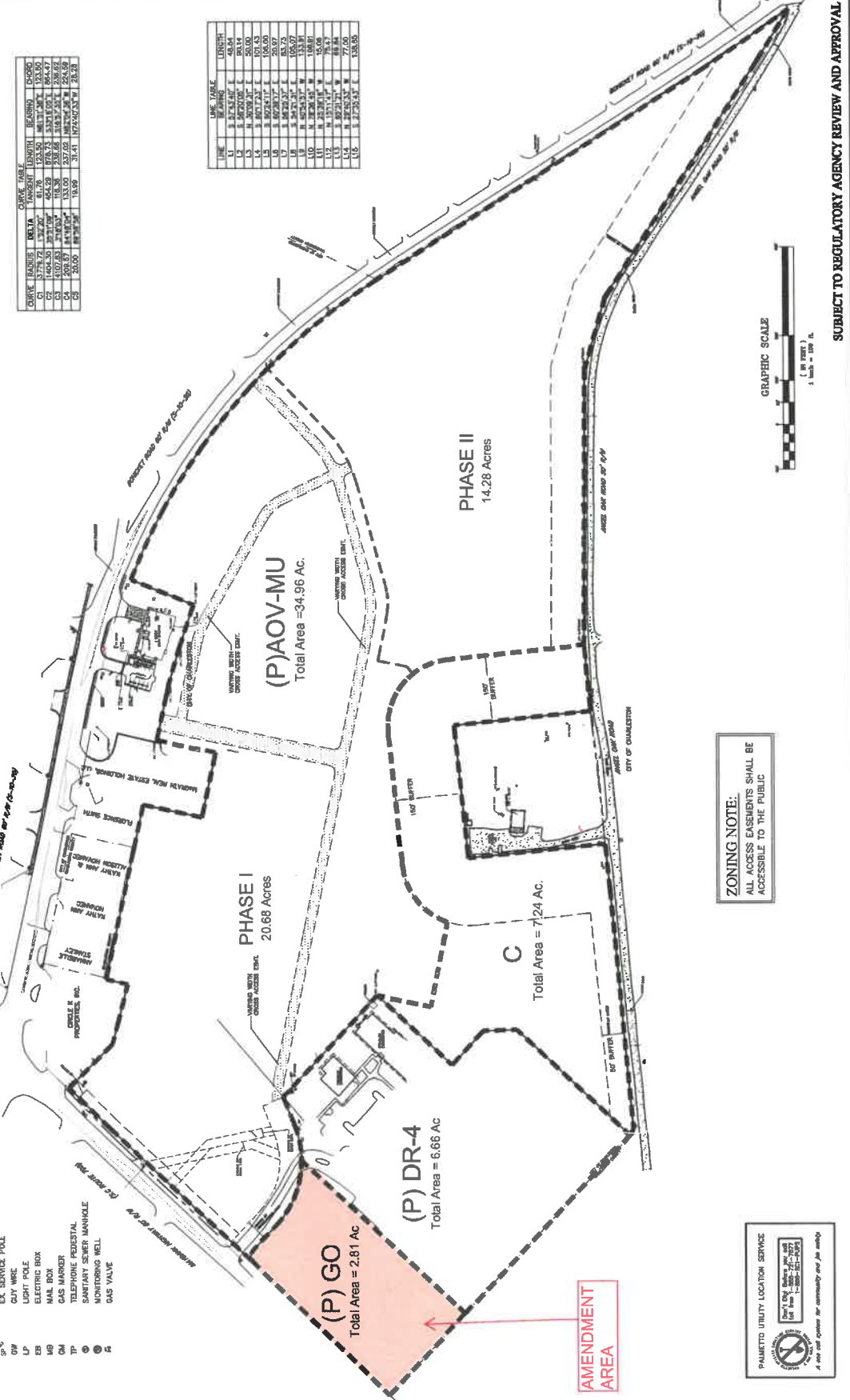
- LEGEND**
- BOUNDARY LINE & 4" x 4" CONIC MONUMENT
  - BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
  - BOUNDARY LINE & CORNER SET (5/8" REBAR)
  - ADJACENT BOUNDARY LINE
  - RIGHT OF WAY LINE
  - EASEMENT LINE (AS DESCRIBED)
  - CENTERLINE
  - P OVERHEAD POWER LINE
  - EX POWER POLE
  - EX SERVICE POLE
  - GUY WIRE
  - LIGHT POLE
  - ELECTRIC BOX
  - MAIL BOX
  - GAS MARKER
  - TELEPHONE PEDESTAL
  - SANITARY SEWER MANHOLE
  - MONITORING WELL
  - GAS VALVE

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	CHORD	BEARING	STATION
C1	100.00	30.00	30.00	100.00	135.00	1+00.00
C2	100.00	30.00	30.00	100.00	135.00	1+30.00
C3	100.00	30.00	30.00	100.00	135.00	1+60.00
C4	100.00	30.00	30.00	100.00	135.00	1+90.00
C5	100.00	30.00	30.00	100.00	135.00	2+20.00

**LINE TABLE**

LINE	START	END	LENGTH	BEARING
L1	1+00.00	1+30.00	30.00	135.00
L2	1+30.00	1+60.00	30.00	135.00
L3	1+60.00	1+90.00	30.00	135.00
L4	1+90.00	2+20.00	30.00	135.00
L5	2+20.00	2+50.00	30.00	135.00
L6	2+50.00	2+80.00	30.00	135.00
L7	2+80.00	3+10.00	30.00	135.00
L8	3+10.00	3+40.00	30.00	135.00
L9	3+40.00	3+70.00	30.00	135.00
L10	3+70.00	4+00.00	30.00	135.00
L11	4+00.00	4+30.00	30.00	135.00
L12	4+30.00	4+60.00	30.00	135.00
L13	4+60.00	4+90.00	30.00	135.00
L14	4+90.00	5+20.00	30.00	135.00
L15	5+20.00	5+50.00	30.00	135.00
L16	5+50.00	5+80.00	30.00	135.00



**ZONING NOTE:**  
ALL ACCESS EASEMENTS SHALL BE ACCESSIBLE TO THE PUBLIC



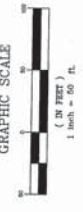
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL



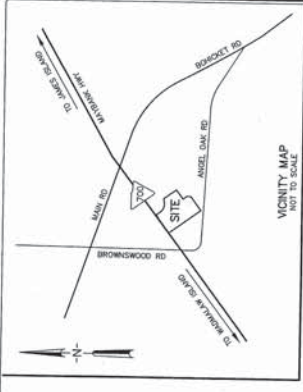
**SUBDIVISION PLAT OF TRACT 1A**  
JOHNS ISLAND  
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA



DATE	AUGUST 8, 2019
DATE	AUGUST 22, 2019
APPROVED	JSC
SCALE	1" = 50'
PROJECT NO.	2018-3
SHEET NUMBER	1



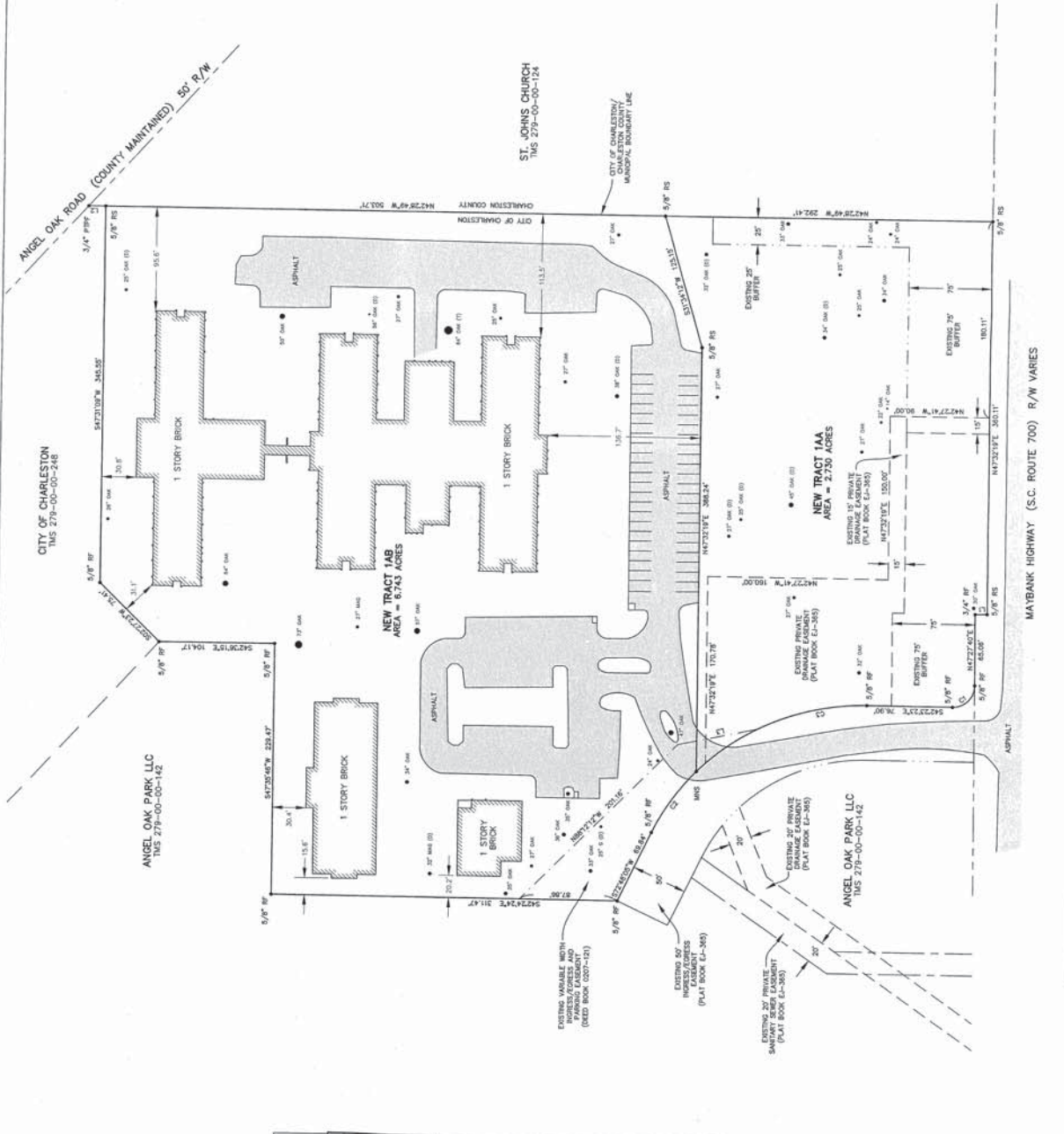
**EXHIBIT 4 : SUBDIVISION PLAT**



- NOTES**
- THE PROPERTY IS OWNED BY SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION.
  - THIS # 279-00-00-306.
  - THE TOTAL AREA = 9.474 ACRES.
  - THIS SURVEY IS NOT INTENDED TO SHOW THE EXTENT OF NON-RESIDENTIAL USES AS REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS "NARRATIONAL."
  - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) 57051C0002 DATED NOVEMBER 17, 2004, THIS PROPERTY IS IN ZONE X-1 (MODERATE RISK OF FLOODING). THIS ZONE IS A SPECIAL-HAZARD ZONE.
  - THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (NAD 83).
  - ONLY THE BELONGS ASPHALT PARKING LOT AND GRAND TREES ARE SHOWN FOR THE PURPOSE OF THIS PLAT.

- REFERENCES**
- TYPING AND TREE SURVEY ON A PORTION OF REGIONAL PLAT A, JOHNS ISLAND, P.L. 2135, DATED MARCH 16, 2000. THE PROCEEDINGS ARE FILED IN CHARLESTON COUNTY, SOUTH CAROLINA, PLAT BOOK E-259, PAGE 158.
  - PLAT BY FOSBERG ENGINEERING AND SURVEYING, INC. DATED OCTOBER 24, 2006, REVERED IN PLAT BOOK E-305, AND RECORDED IN THE CHARLESTON COUNTY OFFICE IN PLAT BOOK E-7 PAGE 365.
  - PLAT BY COUNTY ROAD 700A, DATED MARCH 2, 2011, AND RECORDED IN THE CHARLESTON COUNTY OFFICE IN PLAT BOOK L-1 PAGE 030.
  - THE CHARLESTON COUNTY ROAD OFFICE IN PLAT BOOK L-3 PAGE 032.

- LINE LEGEND**
- SOLID LINE - PROPERTY LINE
  - DASHED LINE - POINT OF MAX. CURVATURE
  - DOTTED LINE - SPLIT RADIUS CURVE
  - DASHED WITH DOTS LINE - DRAINAGE EASEMENT
  - DASHED WITH SHORT DASHES LINE - 20' ACCESS ADDRESS & PARKING EASEMENT



**PARCEL LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S45°24'E	10.75'
L2	S42°30'E	15.03'
L3	N64°52'30"W	71.78'

**PARCEL CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	31.41'	20.00'	89°39'34"	167.37'	S0°0°0"W	28.50'
C2	60.41'	300.00'	1°50'32"	162.14'	N45°00'E	60.10'
C3	102.64'	200.00'	14°04'38"	202.16'	S0°0°0"W	183.21'

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE STANDARD PRACTICES OF A PROFESSIONAL SURVEYOR IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

JEFFREY STITCH COOPER, R.L.S. NO. 12516



**PLANNING USE ONLY**  
ENGINEERING DIVISION  
CITY OF CHARLESTON  
CHARLESTON COUNTY USE ONLY

DATE: 8/29/2019 TIME: 1:00:48 PM  
Book Page: L19 | 0402 Doc Type: Large Plat  
Michael Miller, Register, Charleston County, SC

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Printing: \$23.00  
Total: \$45.00  
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Checked By: [Signature]

Location: MAYBANK HWY

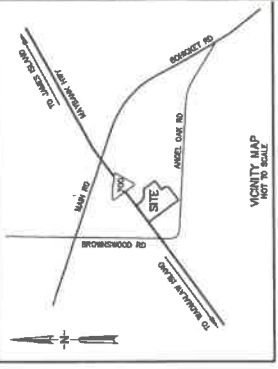
**FORSBERG ENGINEERING AND SURVEYING, INC.**  
 1887 SAVANNAH HIGHWAY SUITE B  
 CHARLESTON, SOUTH CAROLINA 29412  
 (843) 571-2822 FAX (843) 571-7860  
 R.F. BOAL 1000  
 CIVIL ENGINEERING, SURVEYING  
 AND LANDSCAPE ARCHITECTURE



**EXHIBIT FOR A PROPOSED BUFFER**  
**JOHNS ISLAND**  
 CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

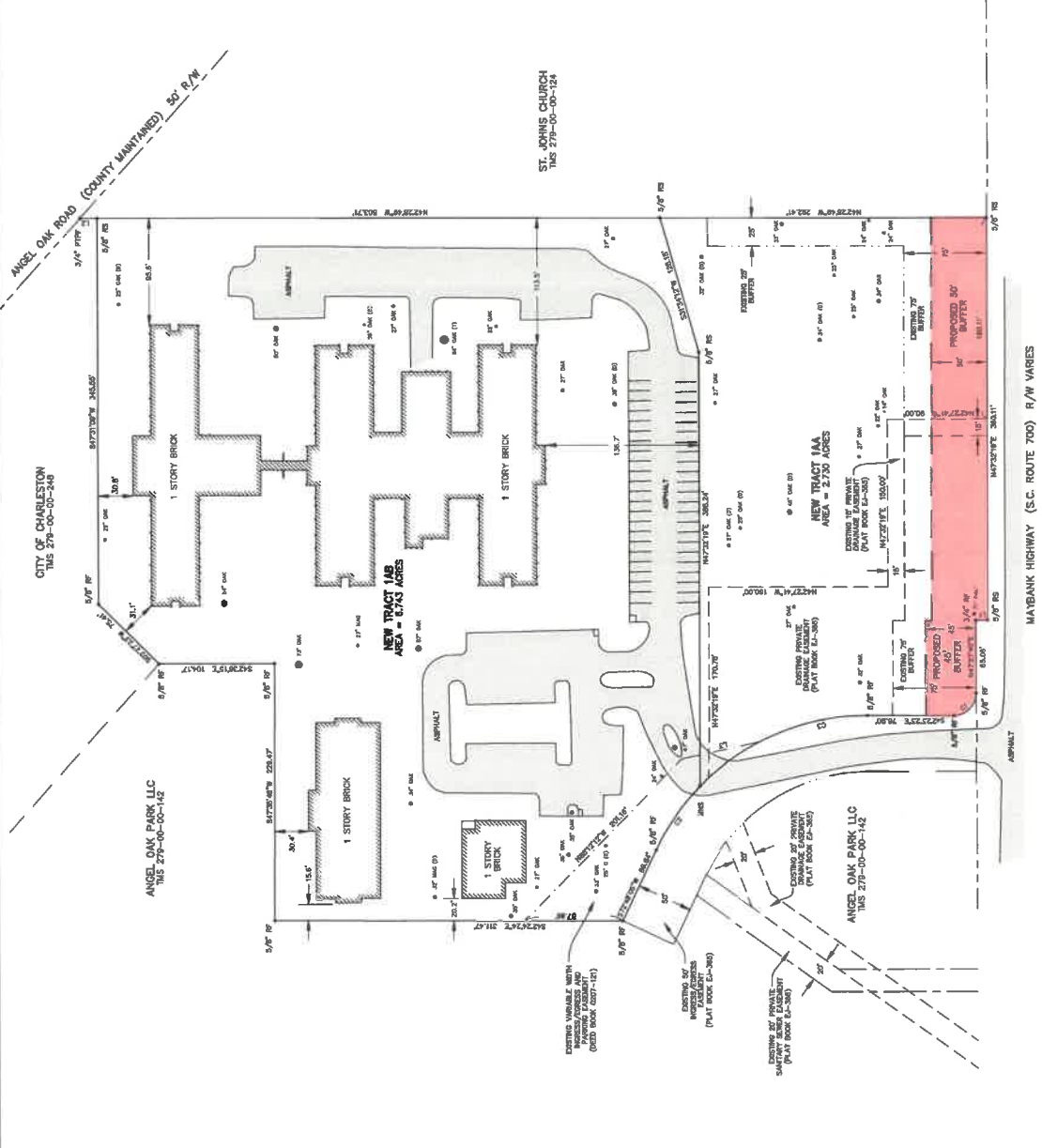


DATE: AUGUST 9, 2018  
 DRAWN/CHECKED: JBS/DFP  
 LATEST REVISION: JBS/DFP  
 SCALE: 1" = 50'  
 PROJECT NO.: 2518-3  
 SHEET NUMBER: 1 OF 1



- NOTES**
- 1) THIS SURVEY IS OWNED BY SEA ISLAND COMMERCIAL REAL ESTATE DEVELOPMENT, L.P. A LIMITED LIABILITY PARTNERSHIP.
  - 2) THE TOTAL AREA IS 647.9 ACRES.
  - 3) THIS SURVEY IS NOT INTENDED TO SHOW THE EXTENT OF ORIGIN OR BOUNDARY OF U.S. ARMY CORPS OF ENGINEERS' JURISDICTIONAL CHANNELS.
  - 4) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP AFFECTED AREA J DATED NOVEMBER 17, 2010 THE PROPERTY LIES IN ZONE V WITH A 1% ANNUAL FLOOD PROBABILITIES (AFPP) OF 1.7%.
  - 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SURVEY. IT IS BASED ON THE RECORDS OF THE SURVEYING RECORDS AND THE RECORDS FILED IN THE PUBLIC RECORDS OF THE CHARLESTON COUNTY CLERK'S OFFICE.
  - 6) THE INSTRUMENT NUMBER IS REFERENCED TO NORTH AMERICAN DATUM 1983 (NAD 83).
  - 7) THE INSTRUMENT NUMBER IS REFERENCED TO NORTH AMERICAN DATUM 1983 (NAD 83).
- REFERENCES**
- 1) "PROPOSAL & TREE SURVEY ON A PORTION OF INDUSTRIAL TRACT A, TRACT A-2 & TRACT A-3 LOCATED ON JOHN'S ISLAND, BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED MAY 14, 2018.
  - 2) "PROPOSAL & TREE SURVEY ON A PORTION OF INDUSTRIAL TRACT A, TRACT A-2 & TRACT A-3 LOCATED ON JOHN'S ISLAND, BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED MAY 14, 2018.
  - 3) "PROPOSAL & TREE SURVEY ON A PORTION OF INDUSTRIAL TRACT A, TRACT A-2 & TRACT A-3 LOCATED ON JOHN'S ISLAND, BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED MAY 14, 2018.
  - 4) "PROPOSAL & TREE SURVEY ON A PORTION OF INDUSTRIAL TRACT A, TRACT A-2 & TRACT A-3 LOCATED ON JOHN'S ISLAND, BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED MAY 14, 2018.

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - BOUNDARY OF ANY LINE
  - ADJACENT BOUNDARY
  - ADJACENT PROPERTY LINE
  - ADJACENT BOUNDARY
  - ADJACENT PROPERTY LINE
  - ADJACENT BOUNDARY



**PARCEL LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S45°27'47"E	10.37'
L2	S42°20'24"E	15.03'
L3	N68°02'28"W	71.37'

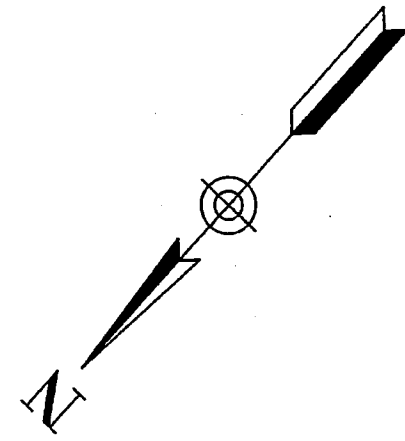
**PARCEL CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	31.41'	3408'	88°00'00"	58.56'	S25°58'	58.56'
C2	88.11'	3043.7'	188°24'48"	88.07'	N88°11'48"E	93.31'
C3	187.84'	3043.7'	87°49'50"	88.07' @ 88°	S88°11'48"E	93.31'

I HEREBY CERTIFY THAT THE BEST OF MY PROFESSIONAL JUDGEMENT AND THE BEST OF MY KNOWLEDGE AND BELIEF, I HAVE COMPILED THE ABOVE INFORMATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE SOUTH CAROLINA BOARD OF SURVEYING AND MAPPING. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF SOUTH CAROLINA.

JUSTYEN STEVEN COOPER, R.L.S. No. 13815

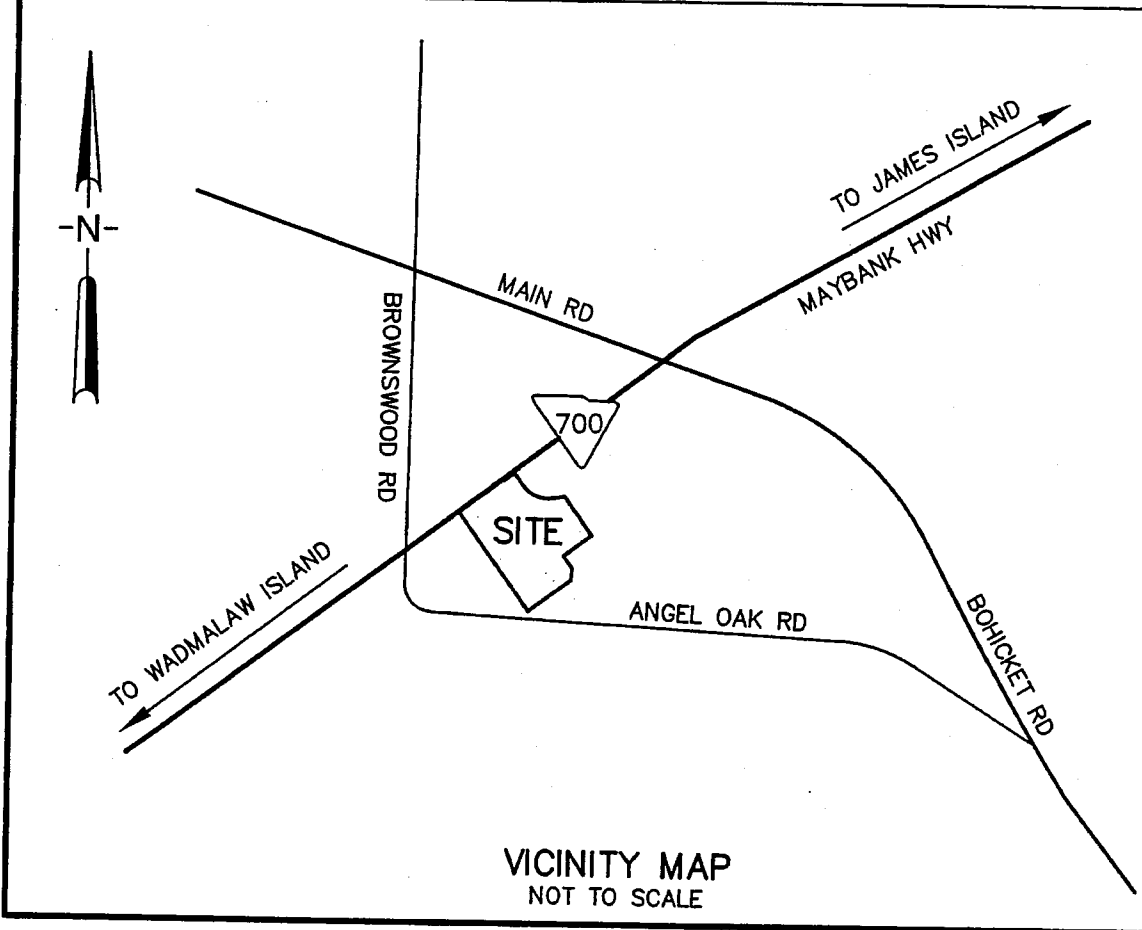
**FOR CITY OF CHARLESTON AND CHARLESTON COUNTY USE ONLY**



CITY OF CHARLESTON  
TMS 279-00-00-248

ANGEL OAK PARK LLC  
TMS 279-00-00-142

ANGEL OAK ROAD (COUNTY MAINTAINED) 50' R/W



FOR CITY OF CHARLESTON AND CHARLESTON COUNTY USE ONLY

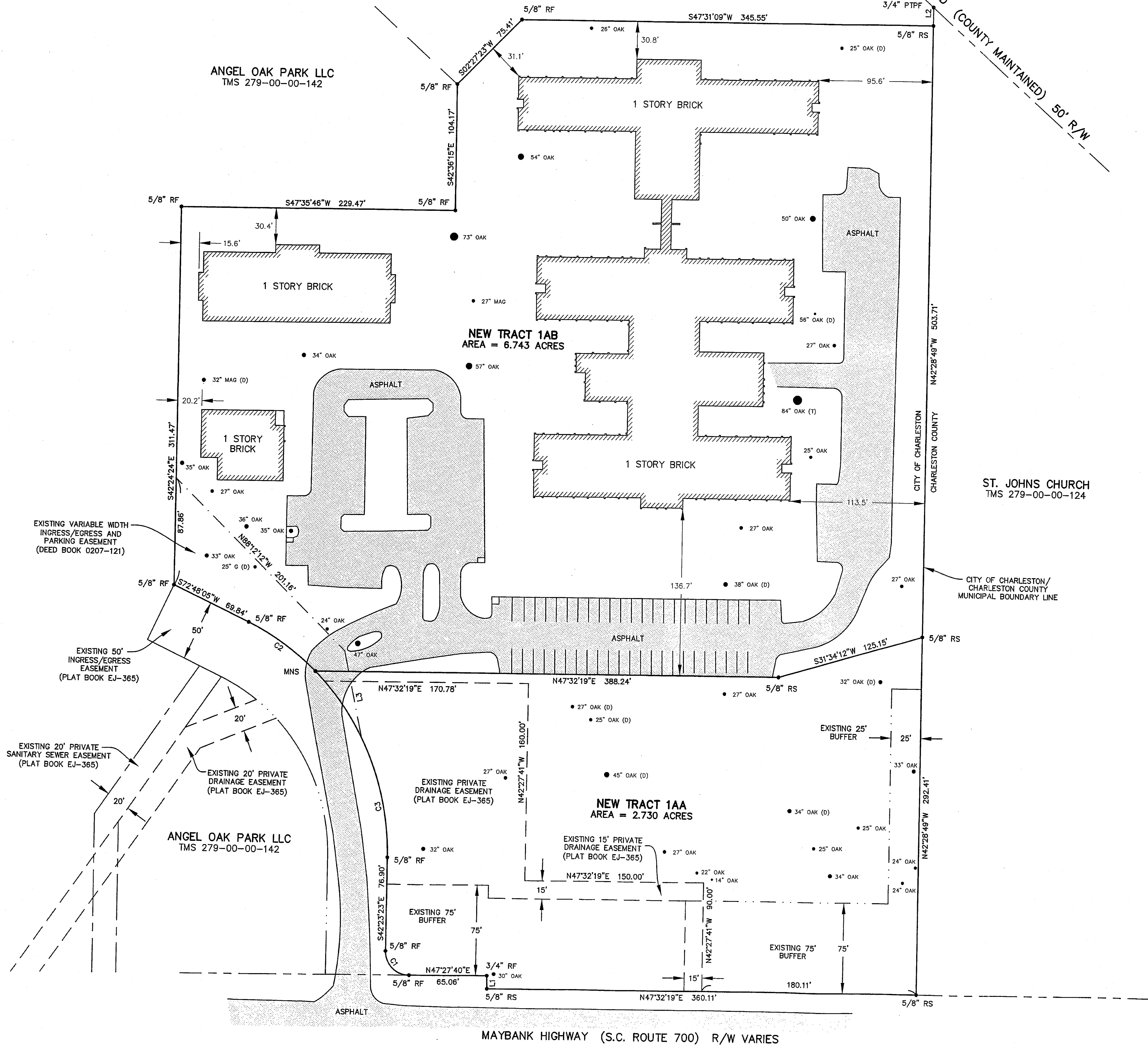
**PLANNING USE ONLY**  
ENGINEERING DIVISION  
CITY OF CHARLESTON  
DATE PLAT APPROVED: 7/22/19

APPROVED BY CITY ENGINEER  
APPROVED BY: [Signature]  
FOR CITY ENGINEER

RECORDED  
DATE: 8/20/19 TIME: 1:08:46 PM  
Book-Page: L13 0022 Doc-Type: Large Plat  
Michael Miller, Register, Charleston County, SC

Record Fee	\$25.00
Package	\$0.00
TOTAL	\$25.00

Location: MAYBANK HWY



**NOTES**

- 1) THE PROPERTY IS OWNED BY SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION.
- 2) TMS # 279-00-00-309.
- 3) THE TOTAL AREA = 9.474 ACRES.
- 4) THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF U.S. ARMY CORPS OF ENGINEERS "JURISDICTIONAL WETLANDS".
- 5) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 455412 0655 J DATED NOVEMBER 17, 2004 THIS PROPERTY LIES IN ZONE X WHICH IS NOT A SPECIAL HAZARD ZONE.
- 6) THIS SURVEY DOES NOT REFLECT A TITLE SEARCH. IT IS BASED ON THE REFERENCES LISTED BELOW AND THE EVIDENCE FOUND IN THE FIELD. ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCES MAY NOT BE SHOWN ON THIS SURVEY.
- 7) THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 SHIFT).
- 8) ONLY THE BUILDINGS, ASPHALT PARKING LOT AND GRAND TREES ARE SHOWN FOR THE PURPOSE OF THIS PLAT.

**REFERENCES**

- 1) "TOPOGRAPHIC & TREE SURVEY ON A PORTION OF RESIDUAL TRACT A, TRACT A.1 & TRACT A.2 LOCATED ON JOHNS ISLAND" BY FORSBERG ENGINEERING & SURVEYING, INC. DATED MAY 16, 2005.
- 2) PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED OCTOBER 24, 2005, REVISED NOVEMBER 17, 2005, AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK EJ PAGE 365.
- 3) PLAT BY RICHARD D. LACEY DATED NOVEMBER 8, 2011 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L11 PAGE 0305.
- 4) PLAT BY RICHARD D. LACEY DATED MARCH 21, 2013 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L13 PAGE 0225.

**LEGEND**

- RS - REBAR SET
- MNS - MAG NAIL SET
- RF - REBAR FOUND
- PTPF - PINCH TOP PIPE FOUND
- 52" G (Q) - 52" DIAMETER QUADRUPLE TRUNK GUM TREE
- 24" OAK (T) - 24" DIAMETER TRIPLE TRUNK OAK TREE
- 25" G (D) - 25" DIAMETER DOUBLE TRUNK GUM TREE

**LINE LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- - - BUFFER
- - - DRAINAGE EASEMENT
- - - INGRESS/EGRESS EASEMENT
- - - INGRESS/EGRESS & PARKING EASEMENT

**PARCEL CURVE TABLE**

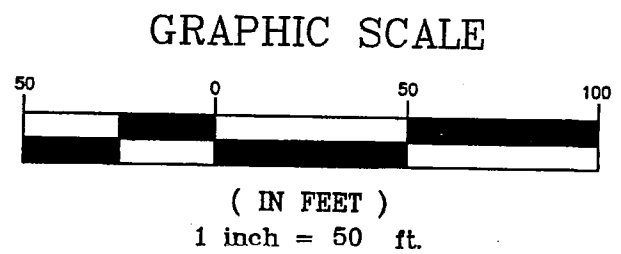
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.41'	20.00'	89°59'36"	N87° 28' 08"W	28.28'
C2	69.41'	209.57'	18°58'39"	N82° 18' 45"E	69.10'
C3	167.64'	209.57'	45°49'56"	S65° 16' 58"E	163.21'

**PARCEL LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S43°57'47"E	10.75'
L2	S42°23'02"E	15.03'
L3	N54°52'26"W	71.76'

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

JEFFREY STEVEN COOPER, R.L.S. No. 12516



**FORSBERG ENGINEERING AND SURVEYING, INC.**  
1587 SAVANNAH HIGHWAY SUITE B  
P.O. BOX 30575  
CHARLESTON, SOUTH CAROLINA 29417  
(843) 571-2622 FAX (843) 571-6780  
CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE

**SOUTH CAROLINA**  
FORSBERG ENGINEERING & SURVEYING, INC.  
No. C00343  
STATE OF AUTHORIZATION

**SUBDIVISION PLAT OF TRACT 1A**  
**JOHNS ISLAND**  
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

**SOUTH CAROLINA**  
REGISTERED  
LAND SURVEYOR  
JEFFREY STEVEN COOPER  
12516  
JEFFREY S COOPER

DATE  
AUGUST 8, 2019

DRAWN/CHECKED  
JSC/DCF

LAST REVISED  
AUGUST 22, 2019

APPROVED  
JSC

SCALE  
1" = 50'

PROJECT NO.  
2918-3

SHEET NUMBER  
1



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 2591 MORNING DOVE LANE (WEST ASHLEY) (0.28 ACRE) (TMS #355-05-00-132) (COUNCIL DISTRICT 2), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 10, 2019, BE ZONED PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION. THE PROPERTY IS OWNED BY SAMUEL AND KELLEY MOSLEY.

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.

2591 Morning Dove Lane (West Ashley) (0.28 acre) (TMS #355-05-00-132)

Section 2. That the said parcel of land described above shall be zoned Planned Unit Development (PUD) 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

# City of Charleston

City Council  
October 22, 2019

## Zoning 1

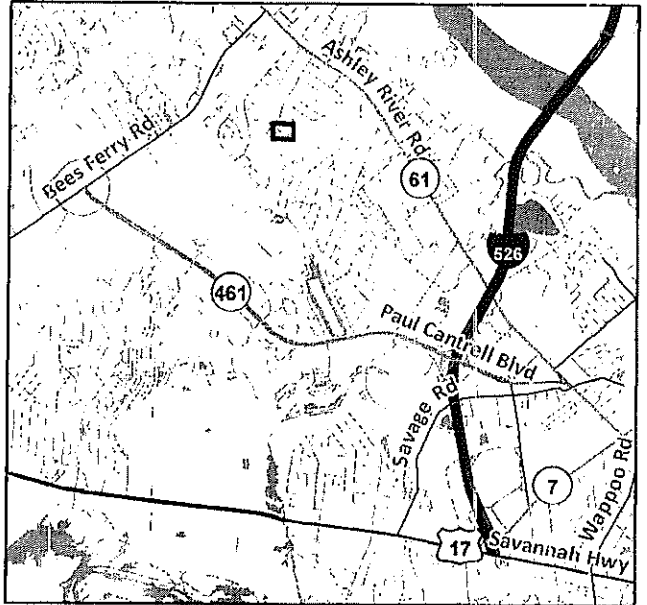
2591 Morning Dove Ln (West Ashley)

TMS # 3550500132

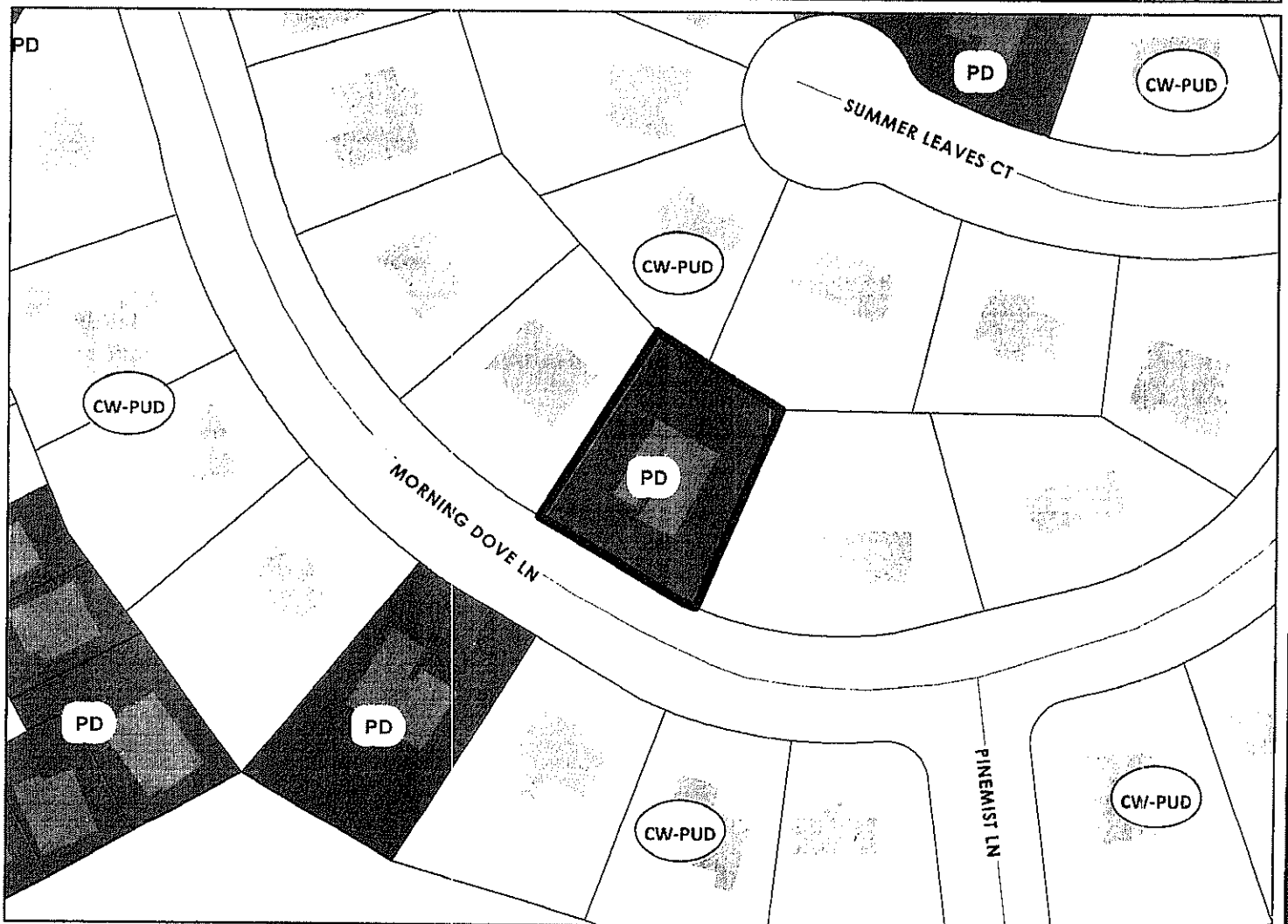
0.28 acre

Request zoning of Planned Unit Development (PUD).  
Zoned Planned Development (PD) in Charleston County.

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 PROPERTIES ON PLAYGROUND ROAD (WEST ASHLEY) (0.36 ACRE) (TMS #418-05-00-045 AND 337) (COUNCIL DISTRICT 7), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 24, 2019, BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-2) 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 that the below described properties shall become a part thereof:

Properties on Playground Road (West Ashley) (0.36 acre) (TMS #418-05-00-045 AND 337)

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

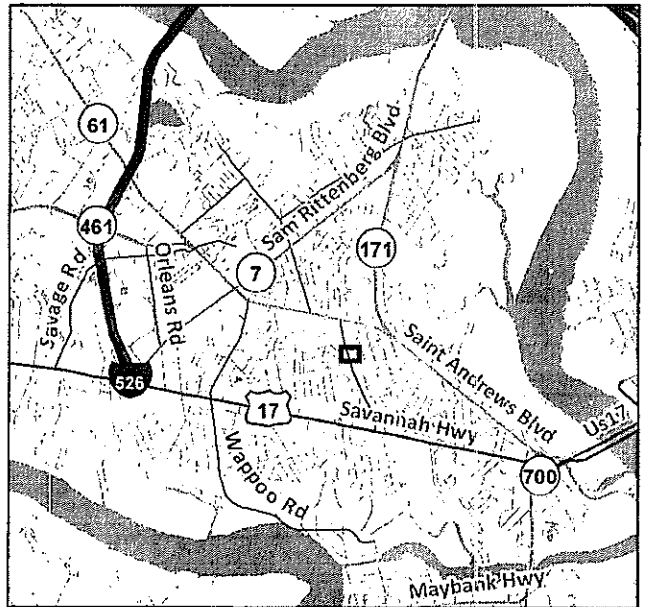
Properties on Playground Rd (West Ashley)

TMS # 4180500045 and 337

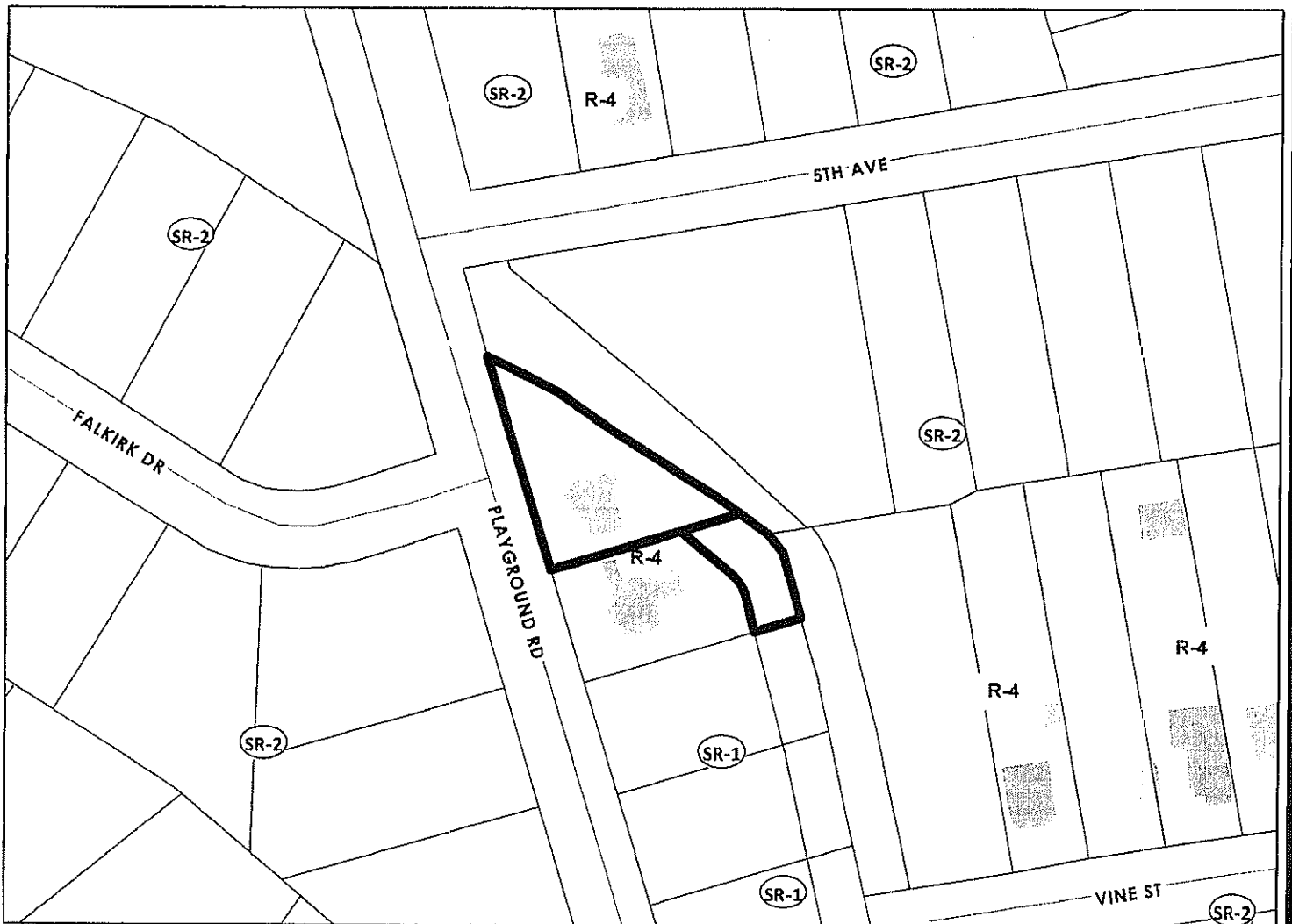
0.36 acre

Request zoning of Single-Family Residential (SR-2).  
Zoned Single-Family Residential (R-4) in Charleston County.

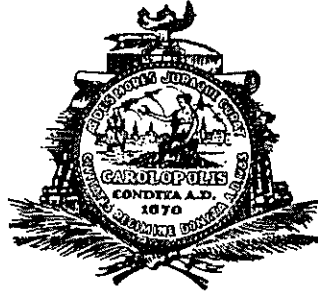
Area



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 RUSHLAND LANDING ROAD (JOHNS ISLAND) (3.76 ACRES) (TMS #311-00-00-309) (COUNCIL DISTRICT 5), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 24, 2019, BE ZONED RURAL RESIDENTIAL (RR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY MARTIN S ROACHE, REICO HARRIS, AND HERB FRASER.

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 Rushland Landing Road (Johns Island) (3.76 acres) (TMS #311-00-00-309)

Section 2. That the said parcel of land described above shall be zoned Rural Residential (RR-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

# City of Charleston

City Council  
October 22, 2019

**Zoning 3**

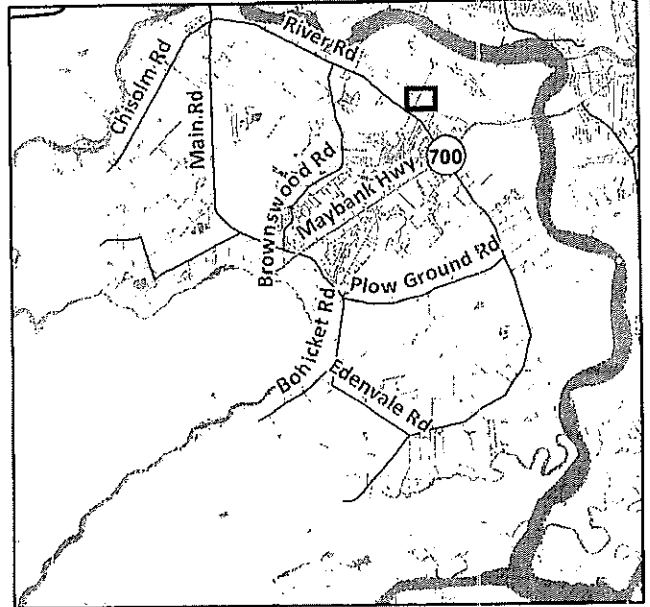
**Property on Rushland Landing Rd (Johns Island)**

**TMS # 3110000309**

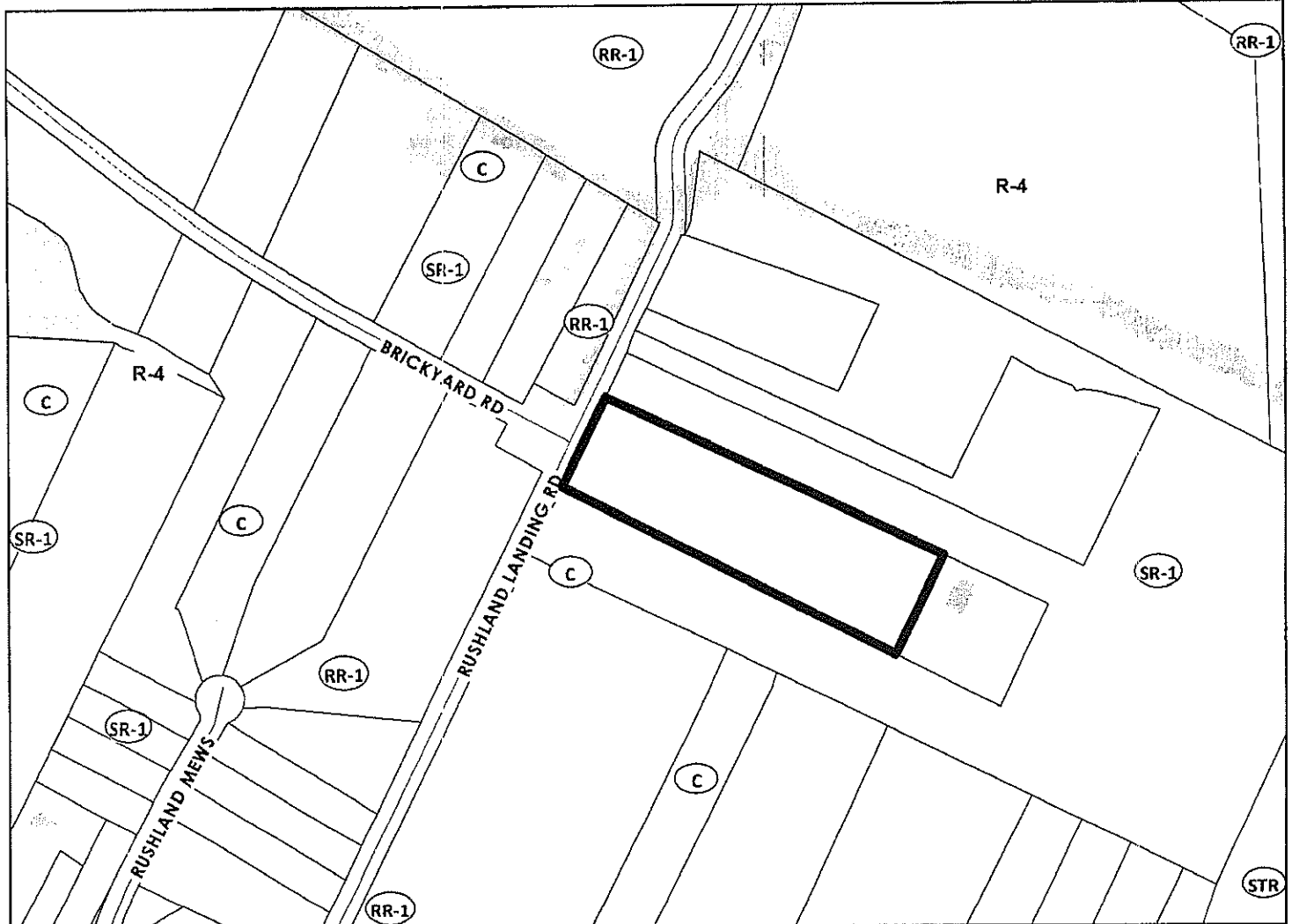
**3.76 acres**

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

Area



Location





I(a).

*City of Charleston*

JOHN J. TECKLENBURG  
MAYOR

MEMORANDUM

TO: City Councilmembers  
FROM: John J. Tecklenburg, Mayor *JJ*  
DATE: October 22, 2019  
RE: Appointment to Accommodations Tax Advisory Committee

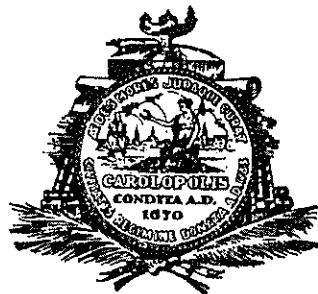
The Accommodations Tax Advisory Committee consists of seven (7) members with a majority (4) being selected from the hospitality industry of the municipality receiving the revenue. At least two of the hospitality industry members must be from the lodging industry. One member shall represent the cultural organizations of the municipality receiving the revenue. The remaining 2 members consist of one at-large representative and one City Councilmember. The City Councilmember serves as Chairperson of the Committee.

This is to reconfirm Mr. Multani who was inadvertently left off of the reappointments in March of 2019. He has already served one term in 2018.

Mr. Multani received his undergraduate degree in business from the College of Charleston, and later went on to earn his MBA from the University of North Florida. Mr. Multani currently operates the Hawthorne Suites in West Ashley.

The following is my recommendation for the Accommodations Tax Advisory Committee:

- Paul Multani – **reappointment** – term expires 2/28/2020



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

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

TO AMEND CHAPTER 2, SECTION 56, TO EXPAND THE RESPONSIBILITIES OF THE PUBLIC SAFETY COMMITTEE TO INCLUDE REVIEW OF JUDICIAL CANDIDATES NOMINATED BY THE MAYOR.

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

**Section 1.** Chapter 2, Section 56 of the Code of the City of Charleston is hereby amended by deleting the stuck through text and adding thereto the following underlined language which shall read as follows:

**“Sec. 2-56. - Same—Public safety.**

(a) *Composition.* The committee on public safety shall consist of four (4) members of council and the mayor.

(b) *Quorum.* A quorum shall be three (3) members.

(c) *Responsibilities.* The responsibilities of the committee on public safety shall involve recommendations to council on all matters pertaining to:

- (1) Fire service policy;
- (2) Police service policy;
- (3) Civil defense and emergency planning;
- (4) Municipal penal ordinances, and court services, and judicial candidates nominated by the Mayor.

(d) *Coordination with executive branch.* The committee on public safety shall be responsible for coordination with the police department, fire department, trustees of the fireman's insurance and pension fund, police relief and pension fund commission, board of firemasters and municipal court system.”

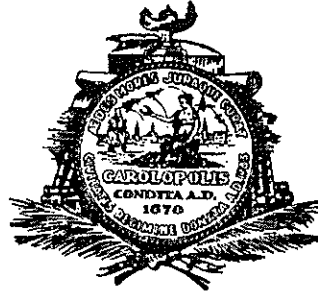
**Section 3.** This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord,  
2019, and in the \_\_\_\_th Year of the Independence  
of the United States of America.

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

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

K1 (e)



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

# AN ORDINANCE

TO AMEND CHAPTER 19, SECTION 71, OF THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, TO REQUIRE THAT ACCIDENTS INVOLVING INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO A VEHICLE OR OTHER PROPERTY DAMAGE MUST BE IMMEDIATELY REPORTED TO THE POLICE DEPARTMENT.

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

**Section 1.** Chapter 19, Section 71, of the Code of the City of Charleston is hereby amended by adding thereto the following underlined words and phrases and by deleting the stricken text which shall read as follows:

**"Sec. 19-71. – Report of accident required.**

(a) The driver of a vehicle involved in an accident resulting in injury to or death of any person or damage to any vehicle driven or attended by a person or other device driven or attended by a person in, upon or by which any person or property is or may be transported or drawn upon a highway, including devices moved by human power, immediately shall stop the vehicle at the scene of the accident or as close to it as possible, but shall return to and in every event shall remain at the scene of the accident until law enforcement arrives and he or she has given information and rendered aid consistent with what is required by South Carolina Code § 56-5-1230. ~~after such accident make a written report of such accident to the police department on forms furnished by the department.~~

~~(b) The driver of a vehicle involved in an accident resulting only in property damage shall, within twenty-four (24) hours after such accident, make a written report of such accident to the police department on forms furnished by the department.~~

(b) The provisions of this section shall not be applicable when the accident has been investigated at the scene by a police officer while such driver was present there at."

Section 3.

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 J. Tecklenburg  
Mayor, City of Charleston

ATTEST:

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



JOHN J. TECKLENBURG  
Mayor

*City of Charleston*  
*South Carolina*  
*Department of Public Service*

THOMAS F. O'BRIEN  
Director of Public Service

October 23, 2019

Mr. Kirk R. Richards, P.E.  
Assistant District Maintenance Engineer  
SCDOT-District Six  
6355 Fain Blvd.  
North Charleston, SC 29406

RE: Maintenance of concrete sidewalk on US 17 and Dobbins Road (S-1684).

Dear Mr. Richards:

This letter concerns the proposed installation of concrete sidewalk on US 17 and Dobbins Road (S-1684).

The City Council of Charleston, at its meeting held October 22, 2019, agreed to accept maintenance responsibility for the sidewalk within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at [obrient@charleston-sc.gov](mailto:obrient@charleston-sc.gov).

Sincerely,

Thomas F. O'Brien,  
Director of Public Service



Copy to:  
Vincent Sottile, PE, EarthSource Eng.  
Robert Hauck, GIS

TFO/tmg



# EARTHSOURCE ENGINEERING

CIVIL ENGINEERING | SITE PLANNING | LANDSCAPE DESIGN | LEED DESIGN

14 October 2019

Mr. Tom O'Brien

Re: **Request for Sidewalk Maintenance**

Bluewater Savannah Highway

2493 Savannah Highway

Charleston, SC 29407

TMS# 310-06-00-042

Dear Mr. O'Brien:

The owner of 2493 Savannah Highway (TMS #310-06-00-042) formally request the PWU Committee agree to maintain the required sidewalks proposed to be installed in the SCDOT right-of-ways of US Highway 17 and Dobbins Road as requested by SCDOT. The sidewalks were proposed to be installed per the City of Charleston Ordinance and TRC Committee.

Respectfully Submitted,

Vincent N Sottile, PE

---

962 Houston Northcutt Blvd  
Suite 200  
Mt. Pleasant, SC 29464

Telephone (843)881-0525  
Fax (843)881-2477  
[www.EarthSourceEng.com](http://www.EarthSourceEng.com)

(SAVANNAH HIGHWAY)  
R/W

Savannah Highway Sidewalk  
305 lf

Dobbins Road Sidewalk  
350 lf

DOBBINS ROAD  
(60' R/W)

TMS No. 310-08-00-044  
LIFE D.E.P  
LIVINGSTON PLAZA  
ZONED: SF

PROPOSED  
G-STORE  
102,716 SF

PROPOSED  
G-STORE  
30,000 SF  
BUSINESS RESERVES  
10,000 SF  
10,000 SF

EXISTING GRAVEL LOT  
AREA=0.72 ACRES  
(TO REMAIN)

EXISTING  
SHED  
(RELOCATED FROM FRONT)

TMS No. 310-08-00-078  
LOT 34  
CHELSEA M. KING  
ZONED: R-4

TMS No. 310-08-00-077  
LOT 3  
SEAN AND ASHLEY HOLDEN  
ZONED: R-4

TMS No. 310-08-00-078  
LOT 32  
DALE AND SANGRA SLAYER  
ZONED: R-4

TMS No. 310-08-00-075  
LOT 31  
JEAN A. THOMAS  
ZONED: R-4

TMS No. 310-08-00-074  
LOT 30  
WAYNE JAMES MURDASH  
ZONED: R-4

TMS No. 310-08-00-073  
LOT 29  
PAMELA VALDITTE  
ZONED: R-4

SCALE: 1"=50'

**EARTHSOURCE**  
ENGINEERING  
888 Johnnie Dodds Boulevard Suite 200  
Milledgeville, GA 30664  
www.earthsourceeng.com

CIVIL ENGINEERING | SITE PLANNING  
LANDSCAPE DESIGN | LEED DESIGN  
Office: 943.881.0525  
berry@earthsourceeng.com  
tranchesi@earthsourceeng.com

**BLUEWATER SAVANNAH HIGHWAY  
SIDEWALK EXHIBIT**



JOHN J. TECKLENBURG  
Mayor

*City of Charleston*  
*South Carolina*  
*Department of Public Service*

THOMAS F. O'BRIEN  
Director of Public Service

October 23, 2019

Mr. Kirk R. Richards, P.E.  
Assistant District Maintenance Engineer  
SCDOT-District Six  
6355 Fain Blvd.  
North Charleston, SC 29406

RE: Maintenance of street trees, lighting and sidewalk on Ferguson Road (S-10-2038)  
in conjunction with the Bishop Gadsden Health Center Project.


Dear Mr. Richards:

This letter concerns the proposed installation of street trees, lighting and sidewalk on Ferguson Road (S-10-2038) in conjunction with the Bishop Gadsden Health Center Project.

The City Council of Charleston, at its meeting held October 22, 2019, agreed to accept maintenance responsibility for the street trees, lighting and sidewalk within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

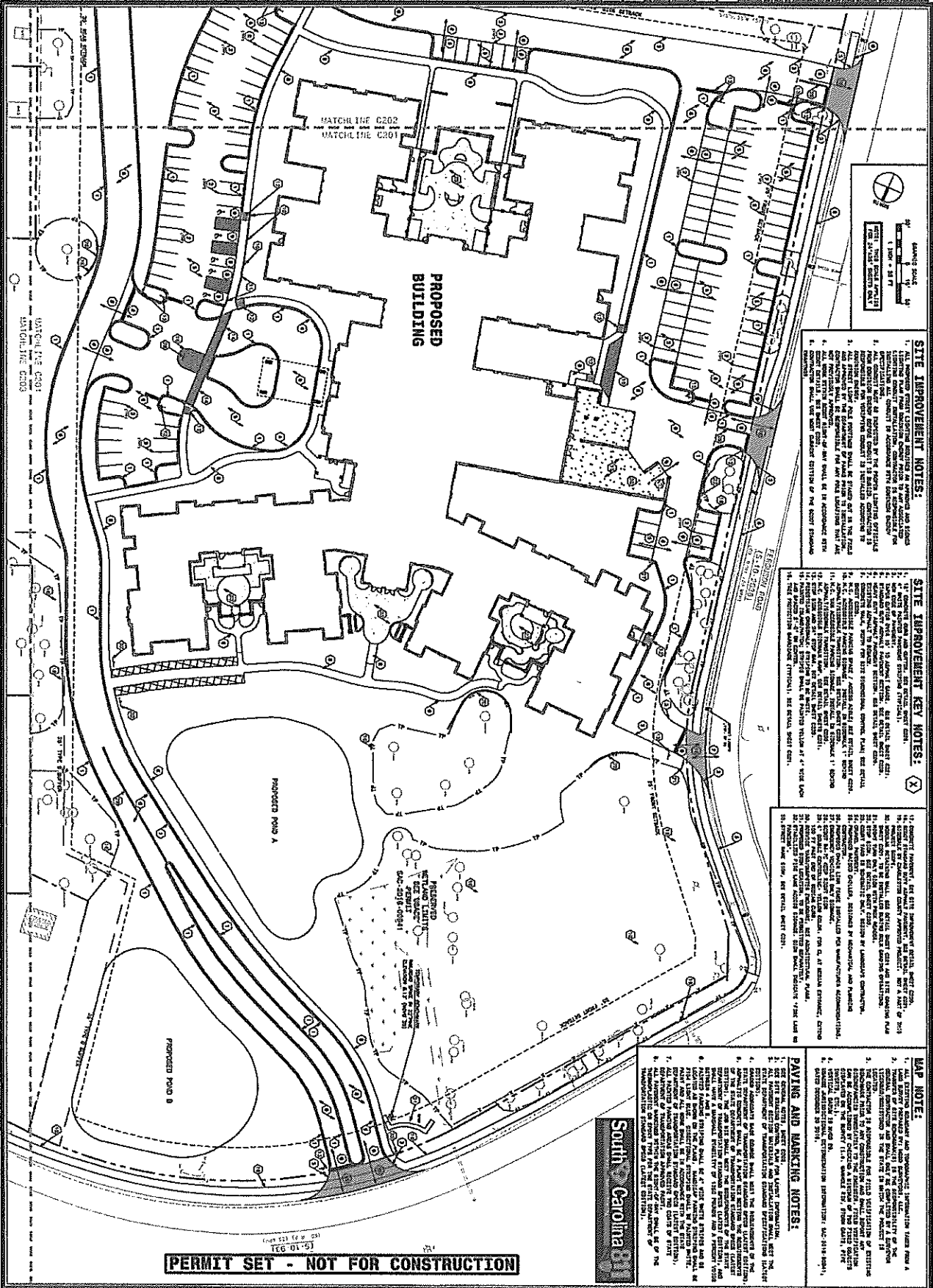
Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at [obrient@charleston-sc.gov](mailto:obrient@charleston-sc.gov).

Sincerely,

  
Thomas F. O'Brien,  
Director of Public Service

Copy to:  
Richard Bailey, HGB  
Robert Hauck, GIS

TFO/tmg



**SITE IMPROVEMENT NOTES:**

1. ALL EXISTING UTILITIES SHOWN ARE TO BE MAINTAINED AND PROTECTED.
2. ALL NEW UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN.
3. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.
4. ALL NEW UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN.
5. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.
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8. ALL NEW UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN.
9. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.
10. ALL NEW UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN.

**SITE IMPROVEMENT KEY NOTES:**

1. ALL EXISTING UTILITIES SHOWN ARE TO BE MAINTAINED AND PROTECTED.
2. ALL NEW UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN.
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**MAP NOTE:**

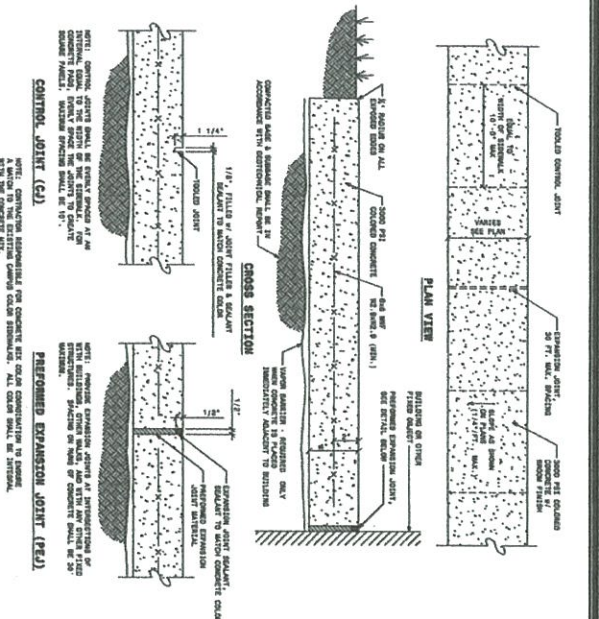
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**PAVING AND MARKING NOTES:**

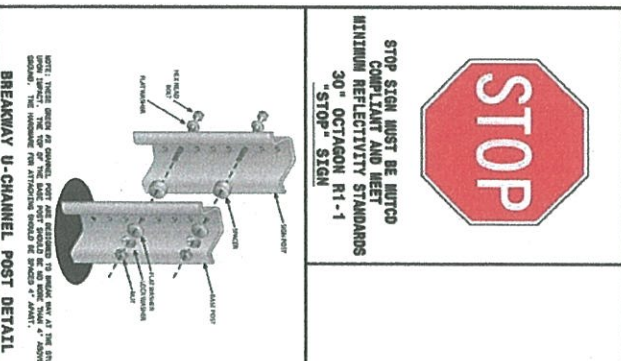
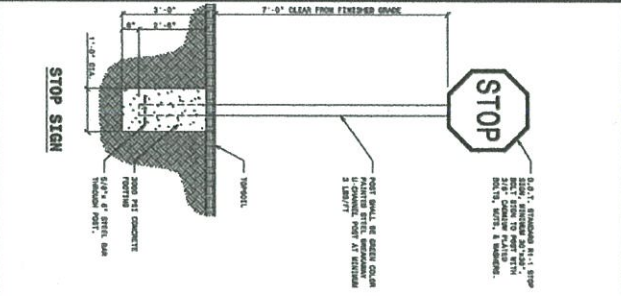
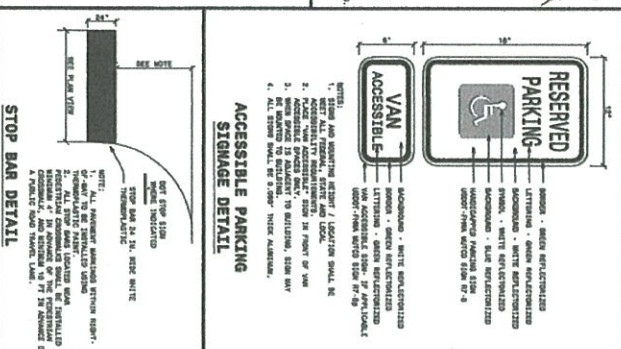
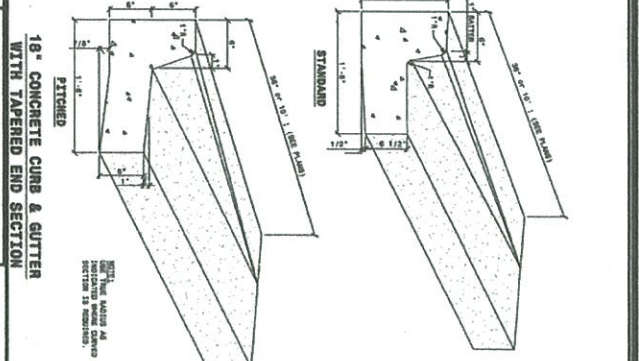
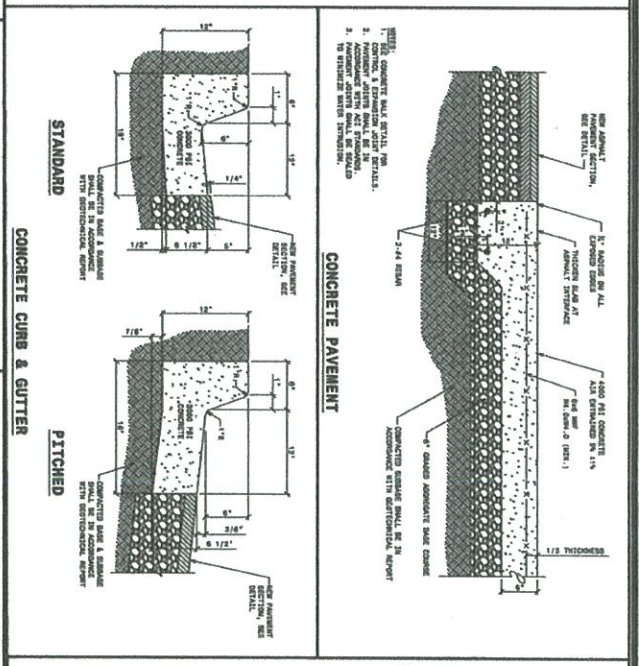
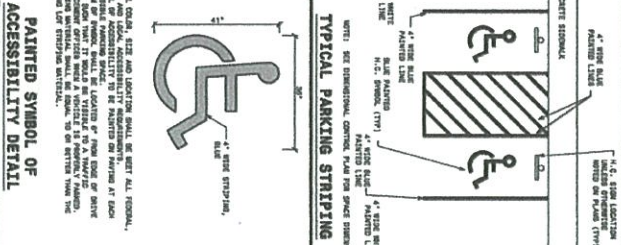
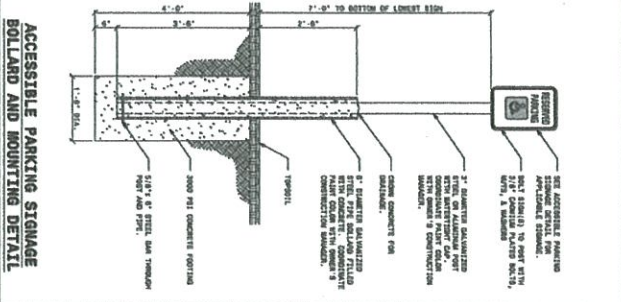
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10. ALL NEW UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN.

**PERMIT SET - NOT FOR CONSTRUCTION**

<p><b>C201</b></p>	<p><b>BISHOP GADSDEN HEALTH CENTER</b> 1 BISHOP GADSDEN WAY CHARLESTON, SC</p>	<p><b>HUSSEY GAY BELL</b> Established 1958</p>	<p>474 Wando Park Blvd, Suite 201, Mt. Pleasant, SC 29464 / (843) 849-7300</p>
	<p><b>BISHOP GADSDEN EPISCOPAL</b> FOR <b>SITE IMPROVEMENT PLAN</b></p>		



**CONCRETE WALK**

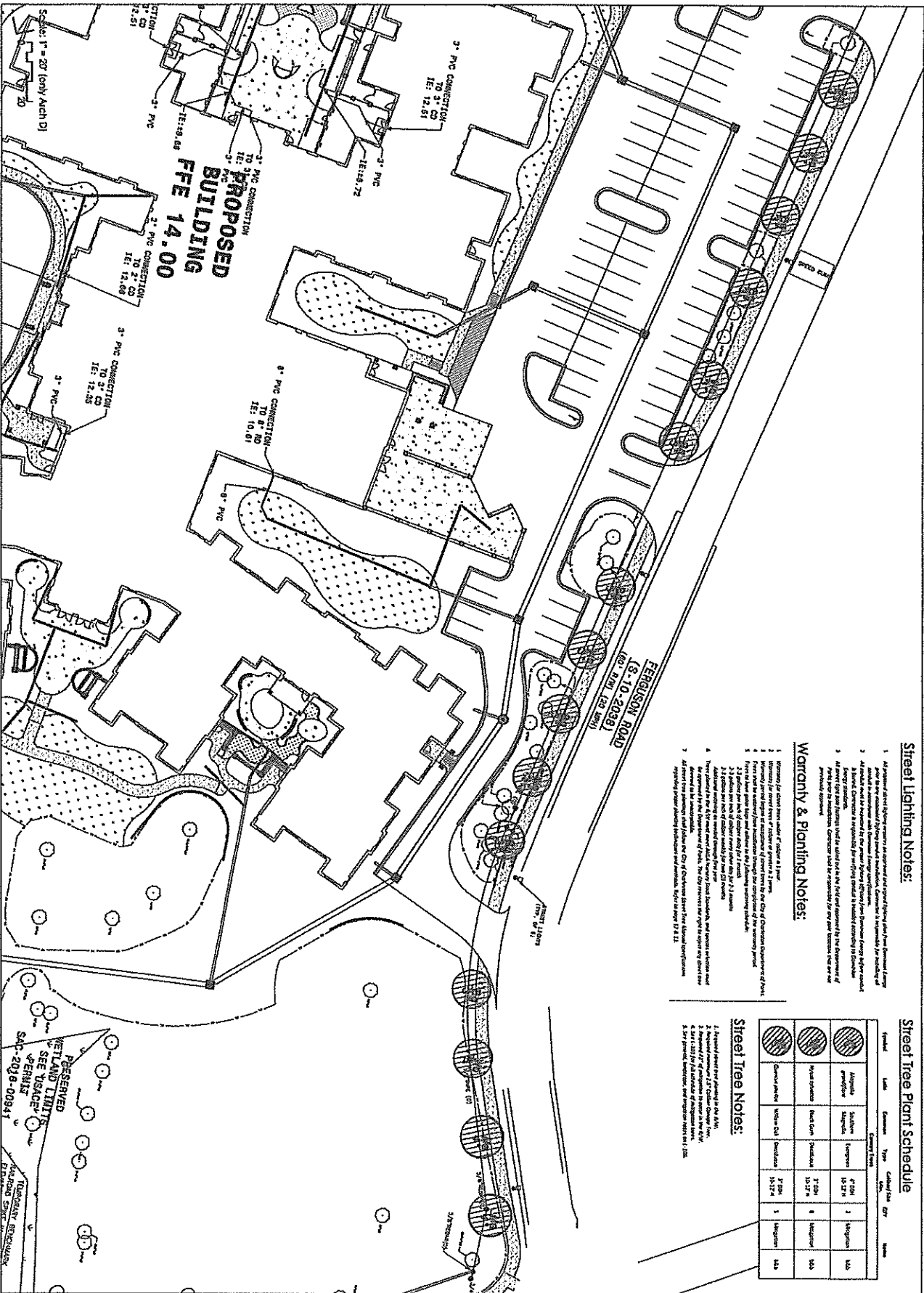


PERMIT SET - NOT FOR CONSTRUCTION

**BISHOP GADSDEN HEALTH CENTER**  
1 BISHOP GADSDEN WAY  
CHARLESTON, SC  
**BISHOP GADSDEN EPISCOPAL**  
SITE IMPROVEMENT DETAILS

NO.	DATE	DESCRIPTION
1	01/17/2019	FOR SUBMISSION
2	02/24/2019	FOR SUBMISSION
3	03/20/2019	FOR SUBMISSION
4	05/20/2019	FOR COMMENTS
5	08/20/2019	FOR COMMENTS

**HUSSEY GAY BELL**  
Established 1958  
474 WANDO PARK BLVD., SUITE 201, Mt. Pleasant, SC 29464 / T:843.849.7500



**Street Lighting Notes:**

1. All proposed street lighting shall be designed and installed in accordance with the current edition of the International Dark Sky Association (IDA) guidelines.
2. All proposed street lighting shall be designed to meet the current edition of the International Dark Sky Association (IDA) guidelines.
3. All proposed street lighting shall be designed to meet the current edition of the International Dark Sky Association (IDA) guidelines.
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7. All proposed street lighting shall be designed to meet the current edition of the International Dark Sky Association (IDA) guidelines.

**Warranty & Planting Notes:**

1. All proposed street lighting shall be designed and installed in accordance with the current edition of the International Dark Sky Association (IDA) guidelines.
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**Street Tree Plant Schedule**

Symbol	Latin Name	Common Name	Type	Quantity	SP#	Notes
	Magnolia grandifolia	Southern Magnolia	Large Tree	1	1	100%
	Liquidambar styraciflua	Sweetgum	Large Tree	1	1	100%
	Platanus occidentalis	Sycamore	Large Tree	1	1	100%
	Fraxinus americana	White Oak	Large Tree	1	1	100%
	Quercus alba	White Oak	Large Tree	1	1	100%

**Street Tree Notes:**

1. All proposed street trees shall be designed and installed in accordance with the current edition of the International Dark Sky Association (IDA) guidelines.
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Sheet No.  
**L-105**  
Street Tree  
Planting Plan

Start Date | 8.23.19\_DS  
Rev. by |  
Rev. by |  
Rev. by |  
Rev. by |

**Bishop Gadsden**  
Health Center  
| Bishop Gadsden Way | Charleston, SC 29412

**CAROLINA LANDSCAPE**  
730 Up On The Hill Rd | Charleston, SC 29412  
843.795.4769 | www.carolinandscape.net





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

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

TO AMEND CHAPTER 27, STORMWATER MANAGEMENT AND FLOOD CONTROL, OF THE CODE OF THE CITY OF CHARLESTON, TO ADD A NEW ARTICLE IV TO PROVIDE FILL REQUIREMENTS FOR ALL NEW CONSTRUCTION, DEVELOPMENTS, AND REDEVELOPMENTS WITHIN THE CITY.

WHEREAS, the residents and business owners of the City of Charleston have experienced worsening flooding events in recent years; and

WHEREAS, historical and recent flooding events indicate that the City will continue to be impacted by severe flooding in the foreseeable future; and

WHEREAS, the Mayor and City Council desire to reduce flood losses, protect investments made by citizens and business owners in real property within the City, and reduce the danger to human life; and

WHEREAS, the Mayor and City Council have resolved to make the City more resilient to flooding events in the future; and

WHEREAS, the City has recently engaged in a series of public meetings, focus groups and consulting sessions with civic leaders, stakeholders and flooding experts, known as the Dutch Dialogues Charleston, to research, explore, design and propose integrated ways to mitigate and adapt to flood conditions affecting the City; and

WHEREAS, the Dutch Dialogues Charleston sessions included significant discussion on the negative impacts of fill which resulted in an overall recommendation in the Dutch Dialogues Charleston's final report for the City to adopt measures to reduce the negative impacts of fill; and

WHEREAS, the Mayor and City Council find that adopting an ordinance to reduce the negative impacts of fill on properties within the City will serve the interest of the public health, safety and welfare of the residents and business owners of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 27 of the Code of the City of Charleston, is hereby amended by adding a new Article IV to state as follows:

“ARTICLE IV. – FILL REQUIREMENTS

Sec. 27-150. – Zero net fill.

(a) On all new construction, developments, or redevelopments required by the Standard Building Code to conform to requirements for new buildings, the volume of fill material imported onto a site shall be offset with an equal or greater amount of existing soils exported from the site in accordance with applicable local, state and federal regulations, such that there is no net fill. The soil characteristics of any fill material imported onto a site shall be composed of granular soils which promote infiltration and reduce runoff with an infiltration rate of 0.3 inch per hour or greater, as verified by infiltration testing results.

(b) Compliance with this offset requirement shall be demonstrated by submittal of drawings with 1’ topographic contours of pre-development and post-development conditions with a calculation of the volume difference of the ground surface showing no increase, as calculated by a professional land surveyor, professional engineer, or landscape architect, properly licensed in the State of South Carolina.

(c) The requirements contained in this section shall apply to all property located within the corporate limits of the City, as they may be adjusted from time to time. To the extent of any inconsistency between the requirements of this section and the Stormwater Design Standards Manual, as amended from time to time, or any other law, regulation, article or ordinance, the more restrictive provision shall prevail.”

Section 2. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2019, and in the \_\_\_\_ Year of the Independence of the United States of America.

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

ATTEST:

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