City Hall
80 Broad Street
April 26, 2016
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Mitchell

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Proclamation recognizing Worker's Memorial Day

2. Recognition of Jackson Silverman

3. Recognition of Hernan Pena

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 a portion of property on Ashley River Road (West Ashley) (3.2 acres) (a portion of TMS# 355-07-00-012) (Council District 10) be rezoned so as to be included in the School Overlay Zone (S) classification.

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 975 King Street and 6 Cleveland Street (North Central - Peninsula) (0.132 acre) (TMS #463-15-04-084) (Council District 3), be rezoned from General Business (GB) classification to Mixed Use/Workforce Housing (MU-1/WH) classification.

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 2482 Flamingo Drive (Long Branch - West Ashley) (0.25 acre) (TMS #310-02-00-127) (Council District 2), annexed into the City of Charleston March 22, 2016 (#2016-043), be zoned Single-Family Residential (SR-1) classification.

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 2476 Flamingo Drive (Long Branch - West Ashley) (0.25 acre) (TMS #310-02-00-126) (Council District 2), annexed into the City of Charleston March 22, 2016 (#2016-042), be zoned Single-Family Residential (SR-1) classification.

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 115 Carriage Hill Place (Nelliefield – Cainhoy) (0.18 acre) (TMS #269-01-05-159) (Council District 1), annexed into the City of Charleston March 22, 2016 (#2016-041), be zoned Single-Family Residential (SR-6) classification.

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 property located on Cooper Judge Lane (James Island) (3.74 acres) (TMS #427-00-00-078 and 079) (Council District 6), annexed into the City of Charleston March 22, 2016 (#2016-040), be zoned Single-Family Residential (SR-1) classification.

7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 604 Savannah Hwy (Moreland - West Ashley) (0.24 acre) (TMS #421-03-00-179) (Council District 11), be zoned Residential Office (RO) classification. (**SECOND READING**)

8. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-110 to change zoning regulations for non-conforming two-family and multi-family dwelling uses to require any increase in the number of bedrooms to be reviewed by the Board of Zoning Appeals – Zoning and amending Section 54-120 to change the definition "Multiple Dwelling" to "Multi-Family Dwelling" (**SECOND READING**)

9. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-353 to change the driveway requirements for one-family attached dwellings.

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. April 4, 2016

2. April 12, 2016

H. Citizens Participation Period

I. Petitions and Communications:

1. Resolution on Charleston County Mark Clark Expressway Extension/I-526 Project

2. Sustainability Advisory Committee: Approval of Sea Level Rise Strategy

J. Council Committee Reports:

1. Committee on Community Development: (Meeting was held on April 14, 2016 at 4:00 p.m.)

(Report on Gathering Place: Mixed Use 3 Ordinance

2. **Committee on Traffic and Transportation: (Meetings were held on April 19, 2016 at 2:00 p.m. and April 26, 2016 at 3:00 p.m.)**

(Report on Gathering Place: Mixed Use 3 Ordinance

3. **Committee on Public Works and Utilities: (Meeting was held on April 25, 2016 at 4:00 p.m.)**

(Acceptance and Dedication of Rights-of-Way and Easements

i. **Ashley Park Phase 6** – Acceptance and dedication of Scharite Street (variable width right-of-way) and a portion of Hartland Street (variable width right-of-way).

a. Title to Real Estate
b. Affidavit for Taxable or Exempt Transfers
c. Plat
d. Exclusive Storm Water Drainage Easements (2)

ii. **615 Parrot Point Drive** – Abandonment of easement and acceptance and dedication of a new stormwater easement.

a. Abandonment of Easement
b. Exclusive Storm Water Drainage Easement
c. Plat

iii. **23 Farmfield Drive** – Memorandum of Understanding for the Installation of a Cast Iron Submersible Pump System – Information regarding solution of a drainage problem for a resident of Farmfield Drive.

a. Exclusive Storm Water Drainage Easement
b. Plat
c. Memorandum of Understanding

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

(Bids and Purchases
(Parks-Capital Projects: Approval of a contract with 10-S Court Solutions for 2016 Tennis and Basketball Court Resurfacing in the amount of $49,100 to perform playing surface repairs at multiple sites. This includes resurfacing and crack repair for one (1) basketball court and twelve (12) tennis courts as well as add alternate F, the resurfacing of one (1) additional basketball court. The repairs will be completed in ninety (90) days. 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. The maintenance contract will obligate $49,100 of the $50,000 allotted for the work from the 2016 General Maintenance Fund. The funding source for all general

maintenance work is the 2016 General Fund ($663,000).

(Request approval of the Mayor to execute the attached Easement between the City of Charleston and the South Carolina Electric and Gas Company whereby the City grants to SCE&G a right of way over the City owned tract of land located along the southerly side of Austin Avenue in Charleston, SC. (TMS: 466-00-00-021; Austin Avenue)

(Request authorization of the Mayor to execute the attached lease whereby the City, in its capacity as a trustee of a Public Trust that owns 135 Meeting Street (the Gibbes Museum of Art) agrees to enter into a ground lease with The Carolina Art Association. (TMS: 457-08-04-004; 135 Meeting Street) [Resolution and Ordinance]

(Request authorization from the Mayor to execute the attached Resolution approving an amendment to the Joint County Industrial Park Agreement between Charleston County and Colleton County so as to include 2.153 acres of property located on Dobbin Road (TMS: 310-69-00-039)

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

An ordinance authorizing the Mayor to execute on behalf of the City, as a Trustee of the Public Trust created under the will of James S. Gibbes, the Resolutions of Public Trust and a Ground Lease with the Carolina Art Association of South Carolina pertaining to property located at 135 Meeting Street, commonly known as the Gibbes Museum of Art, said Resolutions being attached to this Ordinance as Exhibits A and B, respectively.

Resolutions of Public Trust re: 135 Meeting Street

Resolution to approve an Amendment of the Agreement for Development of a Joint County Industrial Park by and between Charleston County, South Carolina and Colleton County, South Carolina, so as to include additional property in the City of Charleston as part of the Joint County Industrial Park.

K. Bills up for Second Reading:

1. *An ordinance to provide for the annexation of property known as 1436 Battle Ground Road (0.34 acre) (TMS# 431-06-00-099), 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 12.*

2. *An ordinance to provide for the annexation of property known as 2048 Vestry Drive (0.33 acre) (TMS# 355-14-00-095), 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 2.*

3. *An ordinance to amend various sections of Chapter 29 of the Code of the City of Charleston relating to licensed tour guides including: to delete the category of Temporary Tour Guide; to amend the tour guide examination requirements to*

eliminate the oral examination requirement; to offer the examination on a twice-monthly basis; to change the passing grade on the examination from eighty percent to seventy percent; to require that registered tour guides complete four (4) continuing education programs in three (3) years to extend their tour guide license without reexamination; to establish the title of Tour Guide Emeritus for a registered tour guide who has held their license for twenty-five (25) years continuously; and to exempt school groups from the requirement that walking tours for hire consisting of more than twenty (20) people shall be accompanied by a licensed tour guide. Sec. 29-59(f) relating to the change of the passing grade on the examination from eighty percent to seventy percent shall be effective retroactively as of April 26, 2015. ***(AS AMENDED).***

4. *An ordinance to provide for the annexation of property known as Savannah Highway (16.01 acres) (TMS# 286-00-00-033), 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. (DEFERRED)*

5. *An ordinance to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting. (DEFERRED FOR PUBLIC HEARING)*

6. *An ordinance to provide for the annexation of property known as Clements Ferry Road (19.02 acres) (a portion of TMS# 271-00-01-031), 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. (DEFERRED)*

7. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Clements Ferry Road (Cainhoy) (approximately 19.02 acres) (a portion of TMS #271-00-01-031) (Council District 1), be zoned General Business (GB) classification. (DEFERRED)*

8. *An ordinance to provide for the annexation of property known as 2319 Savannah Highway (1.06 acres) (TMS# 310-06-00-114), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. (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 2319 Savannah Highway (West Ashley) (approximately 1.06 acres) (TMS #310-06-00-114) (Council District 7), be zoned General Business (GB) classification.* ***(AS AMENDED)*** *(DEFERRED)*

10. *An ordinance to provide for the annexation of property known as Savannah Highway (1.49 acres) (TMS# 350-05-00-039; 350-05-00-040 and 350-05-00-160), West Ashley, Charleston County, to the City of Charleston, and includes all public rights-of-way shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*

11. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Savannah Highway (West Ashley) (approximately 1.49 acres) (TMS #350-05-00-039, 040 and 160) (Council District 7), be zoned General Business (GB) classification. (DEFERRED FOR PUBLIC HEARING)*

L. Bills up for First Reading

1. An ordinance to amend Chapter 2, Section 2-184 of the Code of the City of Charleston, South Carolina, to create Division 8 which shall be entitled the West Ashley Revitalization Commission and Section 2-184 which shall set forth the duties and responsibilities of the West Ashley Revitalization Commission.

2. An ordinance to amend Ordinance #2016-020 as amended by Ordinance #2016-044 regarding the expiration of the moratorium on processing development applications and issuing permits for properties zoned Gathering Place (GP).

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 property located off North Westchester Road (West Ashley) (2.225 acres) (TMS #309-15-00-070) (Council District 7), be rezoned from Light Industrial (LI) classification to General Business (GB) classification. *(DEFERRED)*

4. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add a new Overlay Zoning District to be known as the Gateway Overlay Zone, add regulations to permit specific land uses and modify building height restrictions in the Gateway Overlay Zone, and change the Zone Map, which is part thereof, so that certain properties bearing the following Charleston County Tax Map Numbers, as indicated, to wit: 310, 322 Broad Street, TMS# 457-07-01-029 and 457-07-01-061, be rezoned to the Gateway Overlay Zone. *(DEFERRED)*

5. An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 12 – Gathering Place to change district name and specific details within, by amending Article 2, Part 3, Table of Permitted Uses to change district name, by amending Sec. 54-301, Table 3.1: Height, Area and Setback Regulations adding a new row, by amending Sec. 54-201, Base Zoning Districts to change district name, by amending Article 2, Part 11, Sec. 54-268 designation of Design Review District, Review Authority, Scope of Authority and Exemptions to change district name, by amending Article 3, Part 8, Sec. 54-347

landscape buffer requirements to change district name. *(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 61 Cannon Street (Cannonborough-Elliottborough - Peninsula) (0.38 acre) (TMS #460-12-01-008) (Council District 4), be rezoned from Limited Business (LB) classification to Mixed-Use Workforce Housing (MU-1/WH) classification. ***(Planning Commission recommends disapproval; requires ¾ vote of Council.)*** *(DEFERRED)*

7. An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 21, Section 115 to provide regulations for the operation of unmanned aerial vehicles. *(DEFERRED)*

8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Murraywood Road (Johns Island) (approximately 1.80 acres) (a portion of TMS #312-00-00-026) (Council District 5), be rezoned from Single-Family Residential (SR-1) classification to Single and Two Family Residential (STR) classification. *(DEFERRED)*

M. Miscellaneous Business:

1. The next City Council Workshop will be May 5, 2016 at 9:00 a.m. at 2 George Street, Public Meeting Room, First Floor.

2. The next regular meeting of City Council will be May 10, 2016 at 5:00 p.m. at City Hall, 80 Broad Street.

D1.)

City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS; every year on April; 28th, the Labor Movement observes **Workers' Memorial Day** to remember workers who have been killed or injured on the job; and

WHEREAS; thirty years ago, Congress passed the Occupational Safety and Health Act that promised every worker the right to a safe work place; and

WHEREAS; concerned Americans are determined to prevent those tragedies by:

-- Observing **Workers' Memorial Day** on April 28th, a day chosen by the AFL-CIO as a day to remember these victims of workplace injuries and disease; and

-- Renewing our efforts to seek stronger safety and health protections, better standards and enforcement, and fair and just compensation; and

-- Rededicating ourselves to improving safety and health in every American workplace.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor, City of Charleston, do hereby proclaim April 28, 2016 as:

WORKERS' MEMORIAL DAY

in the City of Charleston, to raise awareness throughout the Tri-County area.

John J. Tecklenburg, Mayor

P.O. BOX 652, CHARLESTON, SOUTH CAROLINA 29402
843-577-6970 FAX 843-720-3872

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, April 26, 2016, 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:

REZONING

1. To rezone Ashley River Road (*West Ashley*) (Approx. 3.2 acres) (A portion of TMS# 355-07-00-012) to include a portion of the property in the School Overlay Zone (S) classification.
2. To rezone 975 King Street and 6 Cleveland Street (*North Central-Peninsula*) (0.132 acre) (TMS# 463-15-04-084) from General Business classification to Mixed Use/Workforce Housing (MU-1/WH) classification.

ZONINGS

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

1. 2482 Flamingo Drive (*Long Branch - West Ashley*) (0.25 acre) (TMS# 310-02-00-127) Single-Family Residential (SR-1).
2. 2476 Flamingo Drive (*Long Branch - West Ashley*) (0.25 are) (TMS# 310-02-00-126) Single-Family Residential (SR-1).
3. 115 Carriage Hill Place (*Nelliefield – Cainhoy*) (0.18 acre) (TMS# 269-01-05-159) Single-Family Residential (SR-6).
4. Property located on Cooper Judge Lane (*James Island*) (3.74 acres) (TMS# 427-00-00-078 & 079) Single-Family Residential (SR-1).
5. 604 Savannah Highway (*Moreland – West Ashley*) (0.24 acre) (TMS# 421-03-00-179) Residential Office (RO).

ORDINANCE AMENDMENTS

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-110 to change zoning regulations for non-conforming two-family and multi-family dwelling uses to require any increase in the number of bedrooms to be reviewed by the Board of Zoning Appeals- Zoning and amending Section 54-120 to change the definition "Multiple Dwelling" to "Multi-Family Dwelling".
2. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-353 to change the driveway requirements for one-family attached dwellings.

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

Please insert as a Display Ad in the Post Courier on Sunday, April 10, 2016. Charge account PC103190. **Blanket PO# PR160071**

Please insert in the Chronicle as a Display Ad on Wednesday, April 13, 2016. **Please provide an affidavit of publication for all public hearings. PR Number PR#161936**

CITY OF CHARLESTON
PLANNING COMMISSION MEETING REPORT

MEETING OF MARCH 16, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, March 16, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONING

1. **Ashley River Rd (West Ashley) a portion of TMS# 3550700012** – approx. 3.2 ac. Request rezoning to include a portion of the property in the School Overlay Zone (S). Zoned Diverse Residential (DR-12).

RECOMMENDED APPROVAL

SUBDIVISION

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 113 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).

DEFERRED BY APPLICANT

ZONINGS

1. **2116 Saint James Dr (Riverland Terrace - James Island) TMS# 3430200073** – 0.24 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **1827 Mepkin Rd (West Ashley Plantation - West Ashley) TMS# 3531400183** – 0.18 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **2482 Flamingo Dr (Long Branch - West Ashley) TMS# 3100200127** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

4. **2476 Flamingo Dr (Long Branch - West Ashley) TMS# 3100200126** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

5. **115 Carriage Hill Pl (Nelliefield – Cainhoy) TMS# 2690105159** – 0.18 ac. Request zoning of Single-Family Residential (SR-6). Zoned Manufactured Residential (R-2) in Berkeley County.

RECOMMENDED APPROVAL

6. **Cooper Judge Ln (James Island) TMS# 4270000078 & 079** – 3.74 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to **modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting.**

DEFERRED

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-110 to change zoning regulations for non-conforming two-family and multi-family dwelling uses to require any increase in the number of bedrooms to be reviewed by the Board of Zoning Appeals- Zoning and amending Section 54-120 to change the definition "Multiple Dwelling" to "Multi-Family Dwelling".**

RECOMMENDED APPROVAL

3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-120 to change the definition of "Protective Barricade" and by amending Section 54-330 to include additional tree protection requirements.**

RECOMMENDED DEFERRAL

4. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-353 to change the driveway requirements for one-family attached dwellings.**

RECOMMENDED WITH CONDITION THAT CITY STAFF STUDY INCLUSION OF A MAXIMUM DRIVEWAY WIDTH

REPORT OF THE TECHNICAL REVIEW COMMITTEE

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

Preliminary & Final Plats

1. **South Point II (West Ashley) TMS# 3070000007.** 28.9 ac. 2 lots. PUD. Preliminary subdivision plat pending approval.
2. **WestEdge Phase 0 (Peninsula) TMS# 4600000013.** 7.4 ac. 3 lots. MU-2/WH. Preliminary subdivision

plat pending approval.

3. **Ashley Park Phase 6 (West Ashley) TMS# 3060000132.** 4. 8 ac. 50 lots. DR-9. Final subdivision plat pending approval.
4. **West Island Center (West Ashley) TMS# 3100800010.** 8.1 ac. 3 lots. GB. Preliminary subdivision plat under review.
5. **Shade Tree Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 87 lots. PUD. Preliminary subdivision plat pending approval.
6. **Oak Bluff Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Preliminary subdivision plat under review.
7. **WestEdge Phase 0 (Peninsula) TMS# 4600000013.** 7.4 ac. 3 lots. MU-2/WH. Final subdivision plat pending approval.
8. **1109 Camp Road (James Island) TMS# 4280300027.** 1.8 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
9. **Charleston Regional Business Center Tract V-1 (Cainhoy) TMS# 2670000129.** 16.3 ac. 2 lots. LI. Final subdivision plat pending approval.
10. **Carolina Bay Phase 14 (West Ashley) TMS# 3090000054.** 8.5 ac. 24 lots. PUD. Final subdivision plat pending approval.
11. **1109 Camp Road (James Island) TMS# 4280300027.** 1.8 ac. 2 lots. SR-1. Final subdivision plat pending approval.
12. **Preserve at Fenwick Lots 36 & 37 (Johns Island) TMS# 3460000257.** 2 lots. PUD. Final subdivision plat pending approval.

Road Construction Plans

1. **Parcels BB-5 & CC-6 (Daniel Island) TMS# 2770000011 & 203.** 21.3 ac. 73 lots. DI-R. Road construction plans pending approval.
2. **Ashley Pointe Phase 1 (West Ashley) TMS# 2860000444.** 84.4 ac. 60 lots. SR-6. Road construction plans under review.
3. **South Point II (West Ashley) TMS# 3070000007.** 28.9 ac. 2 lots. PUD. Road construction plans pending approval.
4. **Stonoview Phase 2B Parking (Johns Island) TMS# 3150000012 & 047.** 127.1 ac. PUD. Road construction plans pending approval.
5. **Clements Ferry Road Widening (Cainhoy)** Road construction plans pending approval.
6. **Shade Tree Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 87 lots. PUD. Road construction plans under review.
7. **Oak Bluff Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Road construction plans under review.
8. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092.** 28.4 ac. 38 lots. DI-RI. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

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.

E1.)

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 A PORTION OF PROPERTY ON ASHLEY RIVER ROAD (WEST ASHLEY) (3.2 ACRES) (A PORTION OF TMS# 355-07-00-012) (COUNCIL DISTRICT 10) BE REZONED SO AS TO BE INCLUDED IN THE SCHOOL OVERLAY ZONE (S) CLASSIFICATION.

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 be included in the School Overlay (S) classification.

Section 2. The property to be rezoned is described as follows:

A portion of property on Ashley River Road (West Ashley) (3.2 acres) (a portion of TMS# 355-07-00-012)

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

Planning Commission
March 16, 2016

Rezoning 1

Ashley River Rd (West Ashley)

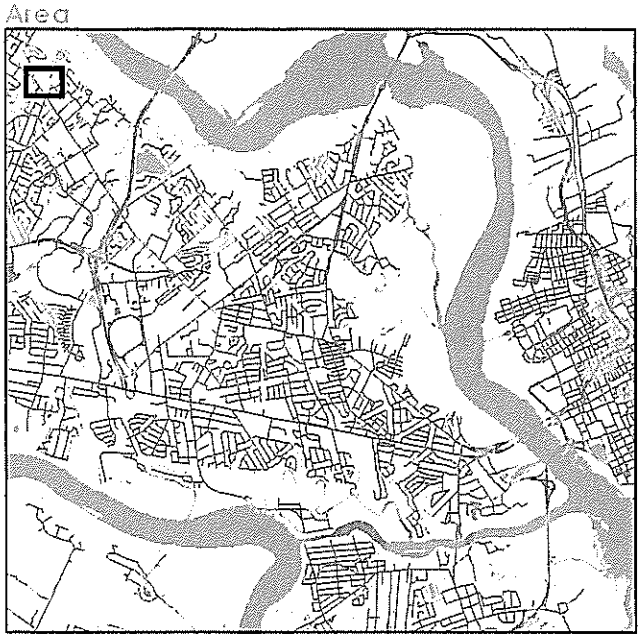
a portion of TMS# 3550700012

approx. 3.2 ac.

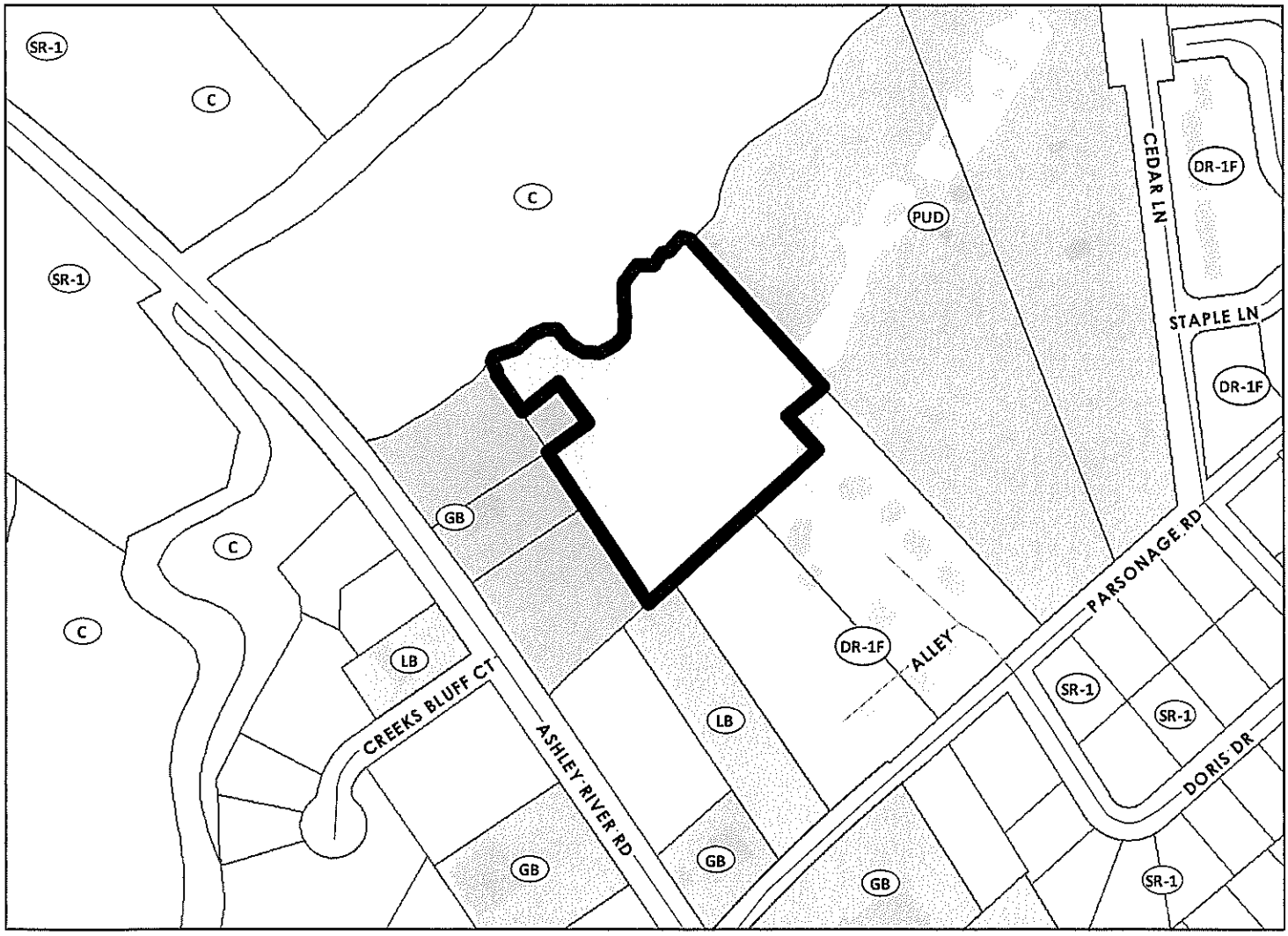
Request rezoning to include a portion of the property in the School Overlay Zone (S).
Zoned Diverse Residential (DR-12).

Owner: Parsonage – CPW LLC
Applicant: Riverpointe Christian Academy Inc.

Area



Location



N

E2.)

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 975 KING STREET AND 6 CLEVELAND STREET (NORTH CENTRAL - PENINSULA) (0.132 ACRE) (TMS #463-15-04-084) (COUNCIL DISTRICT 3), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED USE/WORKFORCE HOUSING (MU-1/WH) CLASSIFICATION.

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

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

Section 2. The property to be rezoned is described as follows:

975 King Street and 6 Cleveland Street (North Central - Peninsula) (0.132 acre) (TMS #463-15-04-084)

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: _____

Mayor, City of Charleston

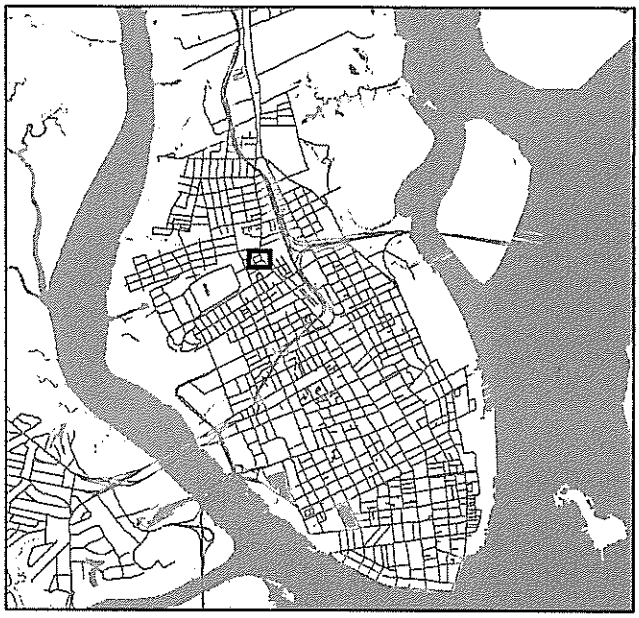
Attest: _____

Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
September 16, 2015

Area



Rezoning 3

975 King St and 6 Cleveland St
(North Central - Peninsula)

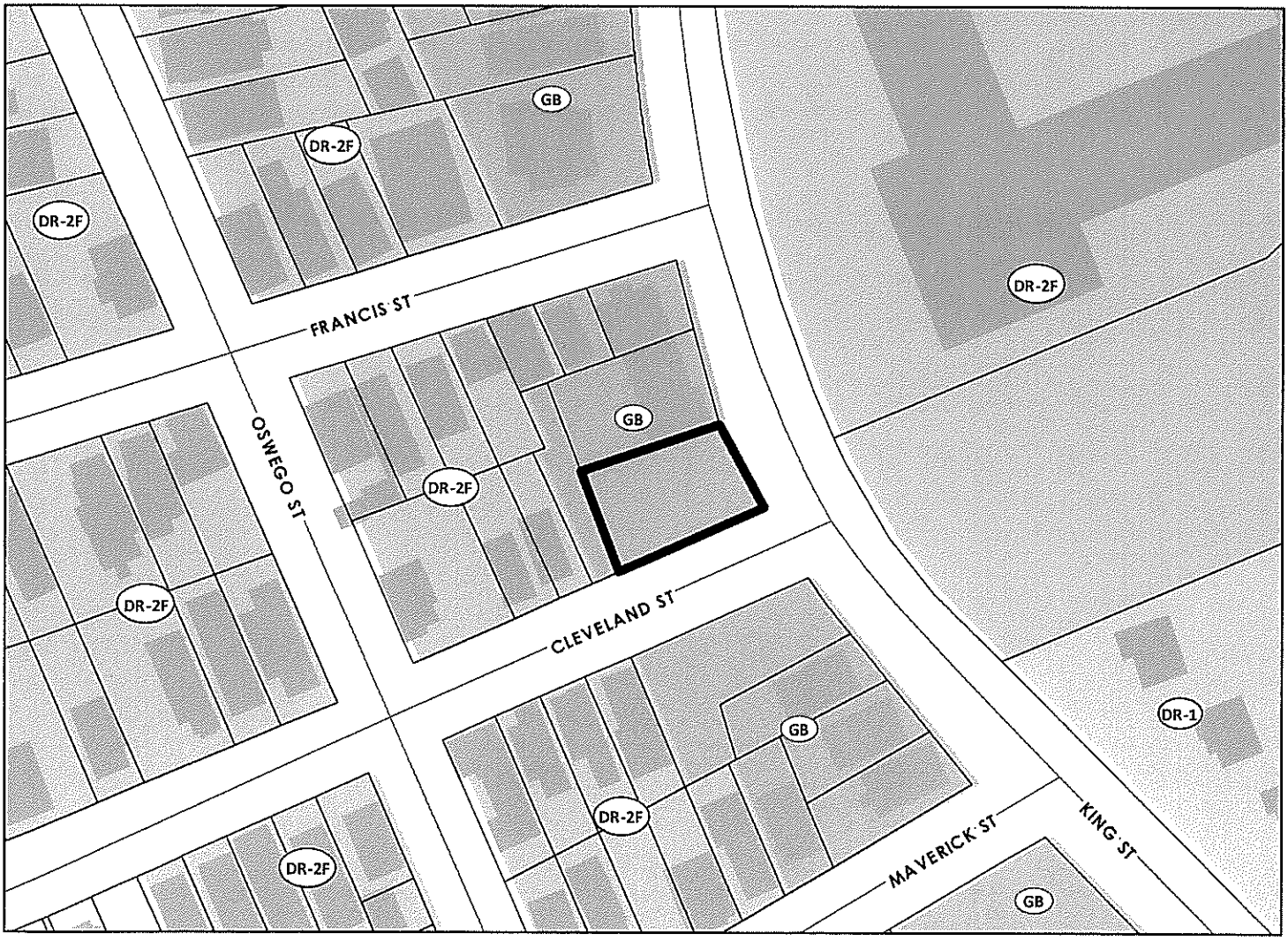
TMS# 4631504084

0.132 ac.

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

Owner: Christopher Finn
Applicant: Associated Developers - Josh Martin

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 2 George St, Charleston, SC 29401 843.724.3765

N

E3)

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 2482 FLAMINGO DRIVE (LONG BRANCH - WEST ASHLEY) (0.25 ACRE) (TMS #310-02-00-127) (COUNCIL DISTRICT 2), ANNEXED INTO THE CITY OF CHARLESTON MARCH 22, 2016 (#2016-043), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

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:

2482 Flamingo Drive (Long Branch - West Ashley) (0.25 acre) (TMS #310-02-00-127)

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

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

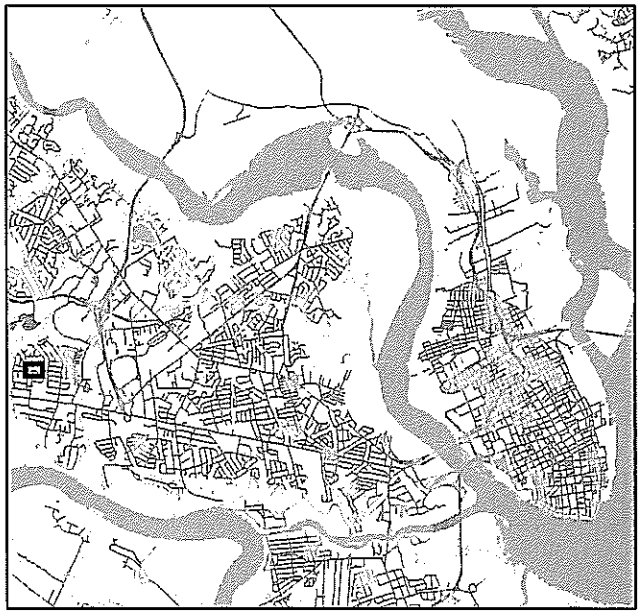
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
March 16, 2016

Area



Zoning 3

2482 Flamingo Dr (Long Branch - West Ashley)

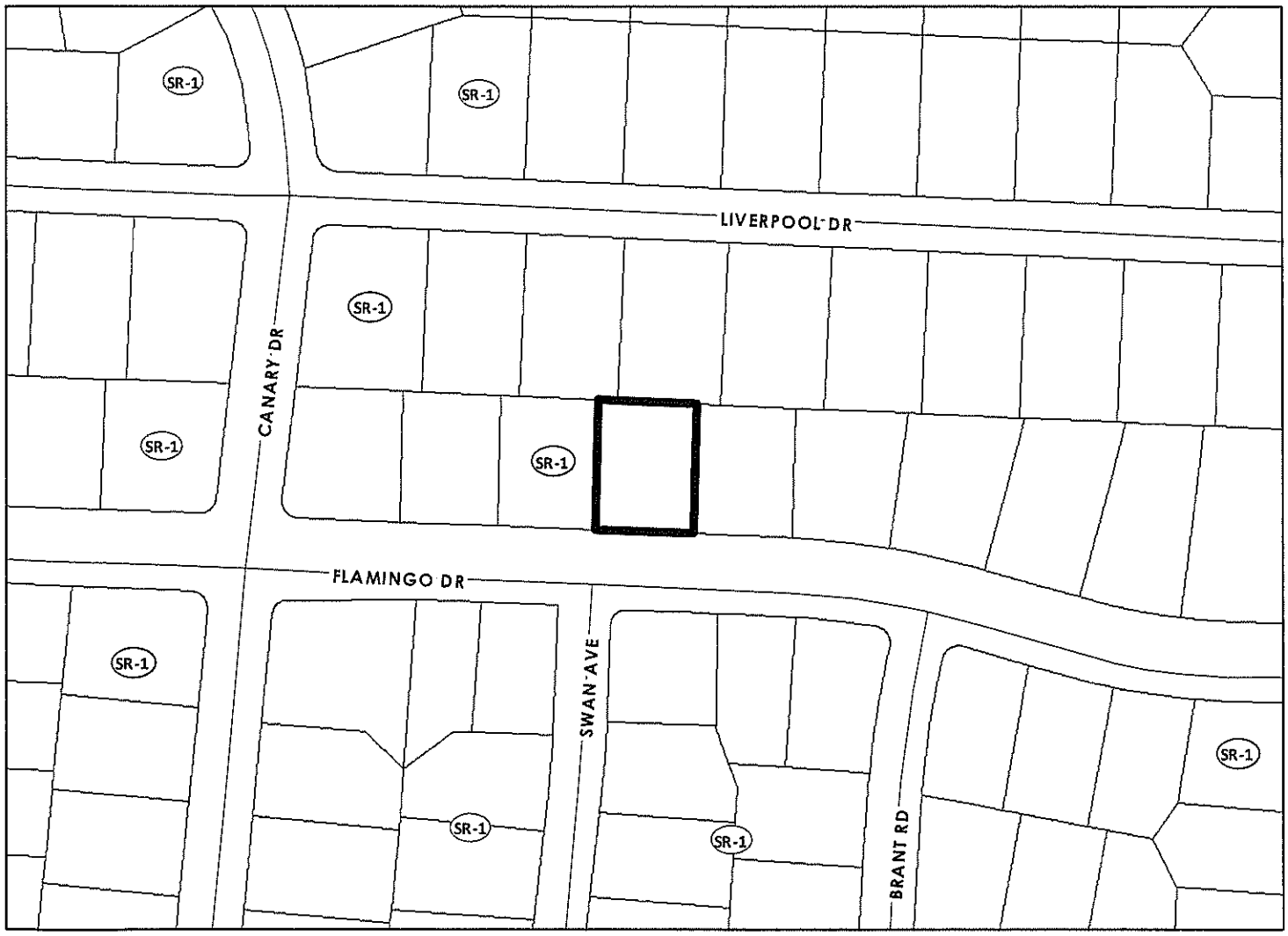
TMS# 3100200127

0.25 ac.

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

Owner: Reginald and Lisa Worth

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 2 George St, Charleston, SC 29401 843.724.3765

N

E4.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2476 FLAMINGO DRIVE (LONG BRANCH - WEST ASHLEY) (0.25 ACRE) (TMS #310-02-00-126) (COUNCIL DISTRICT 2), ANNEXED INTO THE CITY OF CHARLESTON MARCH 22, 2016 (#2016-042), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

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:

2476 Flamingo Drive (Long Branch - West Ashley) (0.25 acre) (TMS #310-02-00-126)

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

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

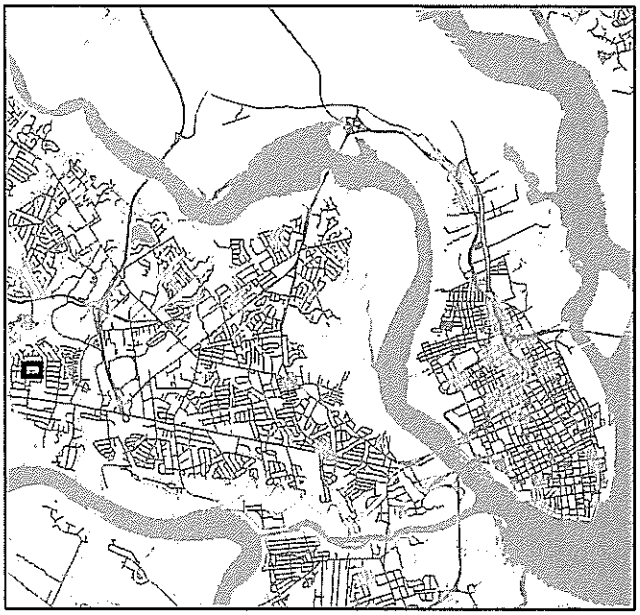
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
March 16, 2016

Area



Zoning 4

2476 Flamingo Dr (Long Branch - West Ashley)

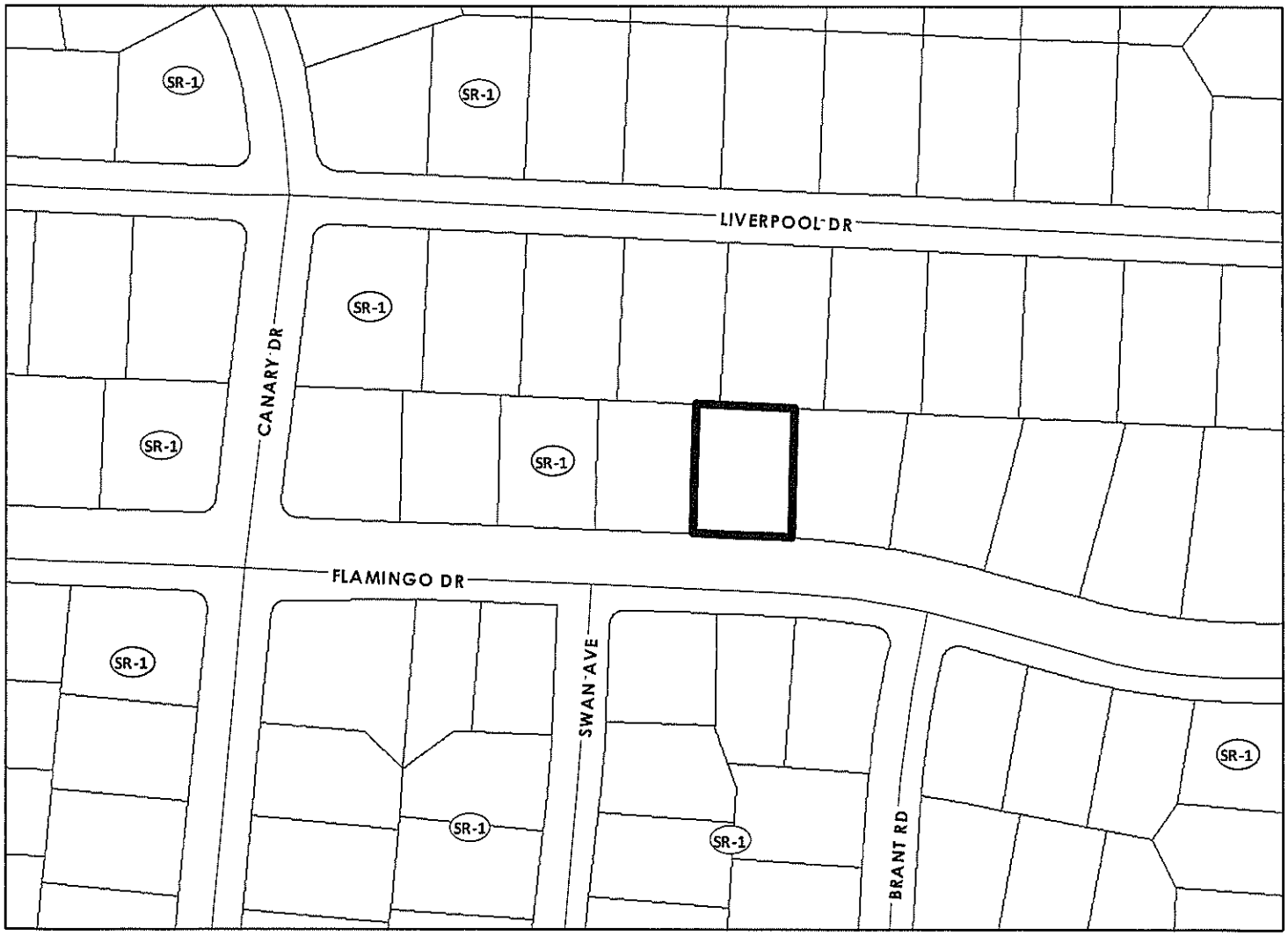
TMS# 3100200126

0.25 ac.

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

Owner: Jason and Amanda Dolinski

Location



E5)

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 115 CARRIAGE HILL PLACE (NELLIEFIELD – CAINHOY) (0.18 ACRE) (TMS #269-01-05-159) (COUNCIL DISTRICT 1), ANNEXED INTO THE CITY OF CHARLESTON MARCH 22, 2016 (#2016-041), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-6) CLASSIFICATION.

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:

115 Carriage Hill Place (Nelliefield – Cainhoy) (0.18 acre) (TMS #269-01-05-159)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-6) 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.

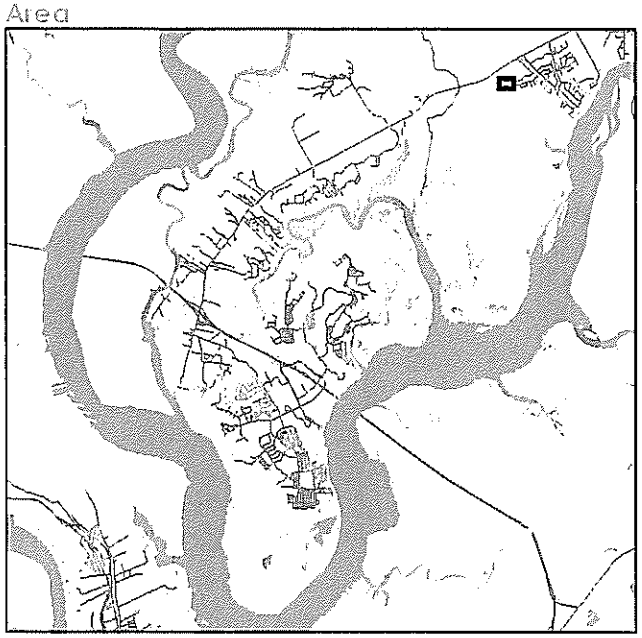
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
March 16, 2016

Area



Zoning 5

115 Carriage Hill Pl (Nelliefield – Cainhoy)

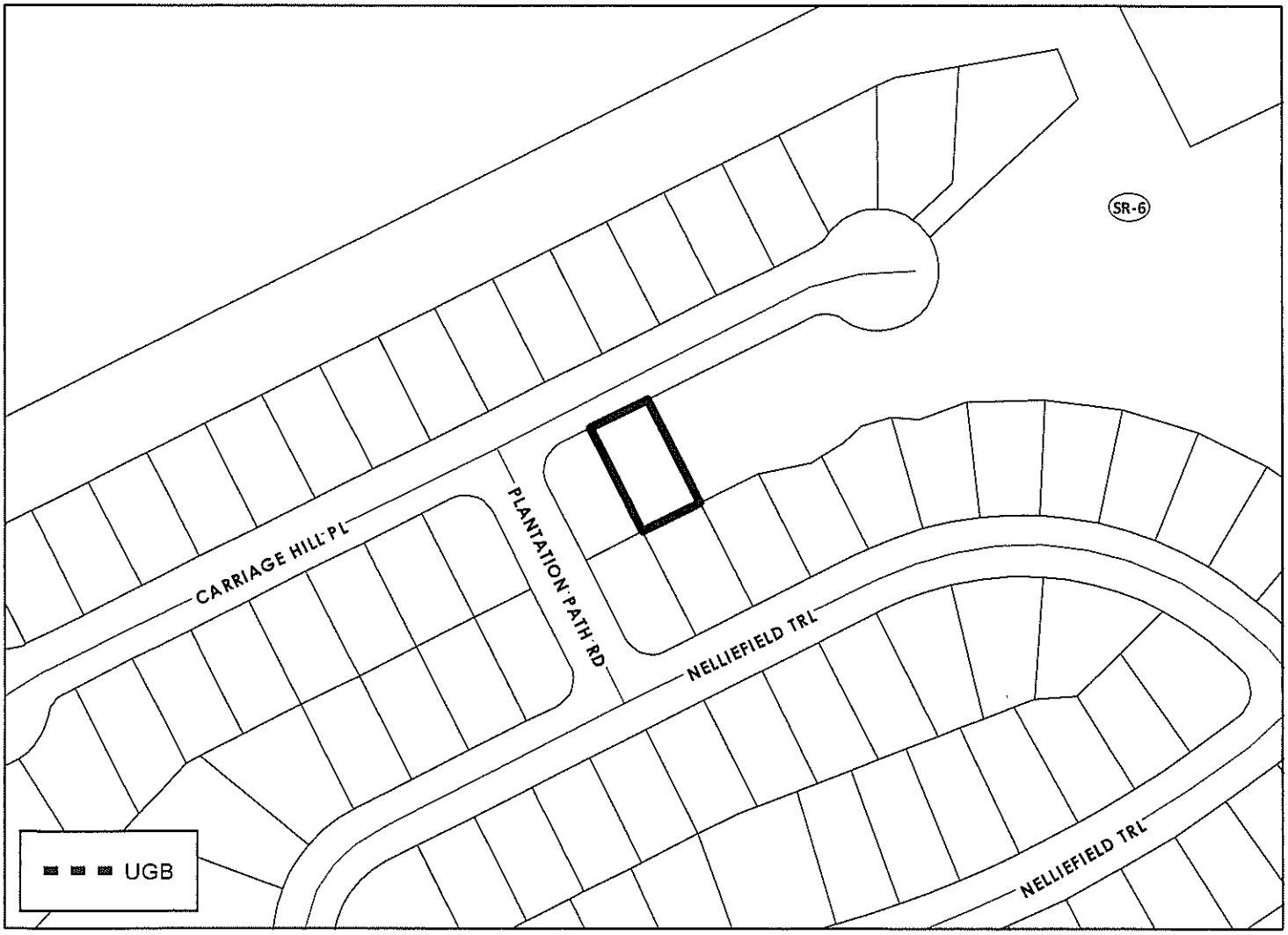
TMS# 2690105159

0.18 ac.

Request zoning of Single-Family Residential (SR-6).
Zoned Manufactured Residential (R-2)
in Berkeley County.

Owner: Jonathan and Candace Crompton

Location



E6.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON COOPER JUDGE LANE (JAMES ISLAND) (3.74 ACRES) (TMS #427-00-00-078 AND 079) (COUNCIL DISTRICT 6), ANNEXED INTO THE CITY OF CHARLESTON MARCH 22, 2016 (#2016-040), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

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 Cooper Judge Lane (James Island) (3.74 acres) (TMS #427-00-00-078 and 079)

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

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

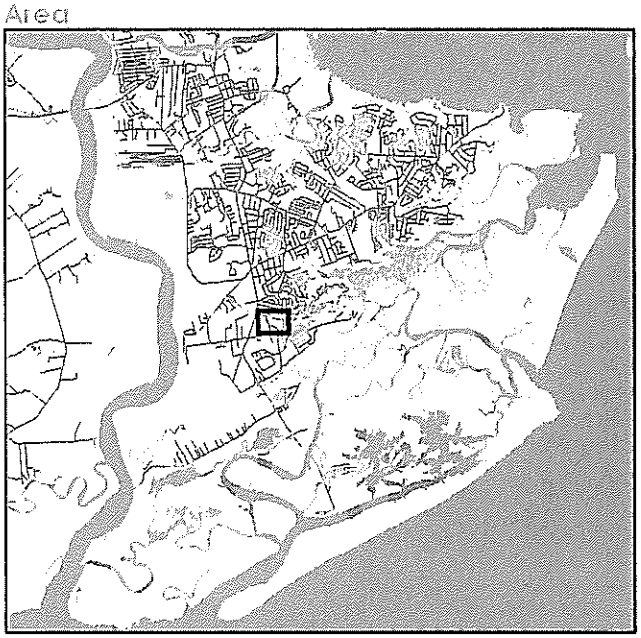
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
March 16, 2016

Area



Zoning 6

Cooper Judge Ln (James Island)

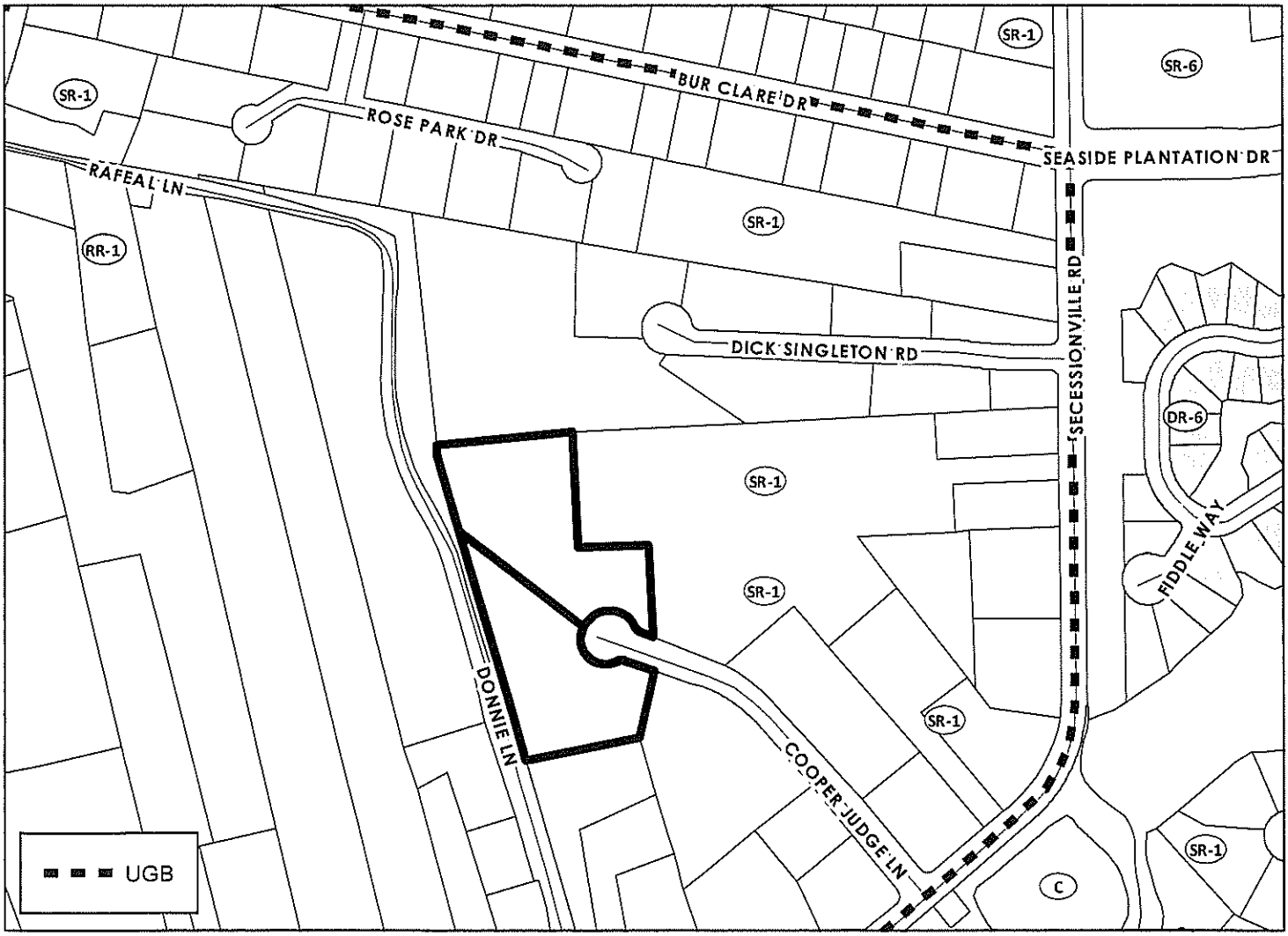
TMS# 4270000078 & 079

3.74 ac.

Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3)
in Charleston County.

Owner: Rosalind Joachim aka Rosalind Judge

Location



N

E7.)

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 604 SAVANNAH HWY (MORELAND - WEST ASHLEY) (0.24 ACRE) (TMS #421-03-00-179) (COUNCIL DISTRICT 11), BE ZONED RESIDENTIAL OFFICE (RO) CLASSIFICATION.

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:

604 Savannah Hwy (Moreland - West Ashley) (0.24 acre) (TMS #421-03-00-179)

Section 2. That the said parcel of land described above shall be zoned Residential Office (RO) 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.

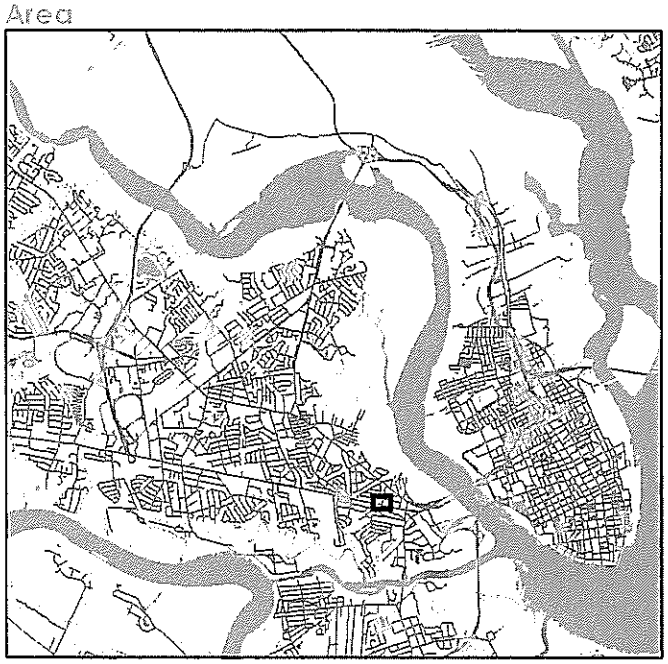
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

City Council
March 22, 2016

Area



Zoning

604 Savannah Hwy (Moreland - West Ashley)

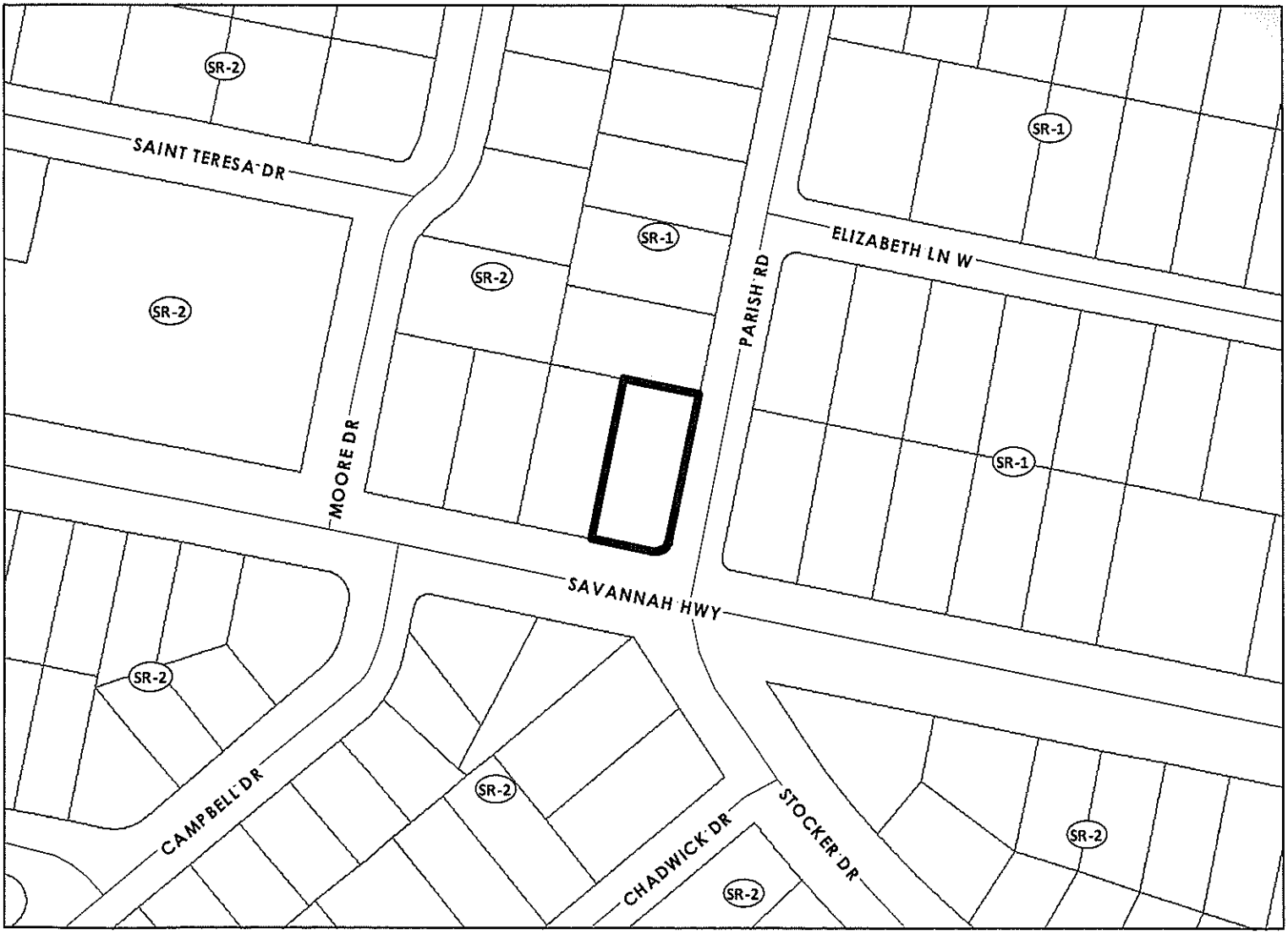
TMS# 4210300179

0.24 ac.

Request zoning of Residential Office (RO).
Zoned Saint Andrews Area Overlay District
in Charleston County.

Owner: JSF Properties LLC

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 2 George St, Charleston, SC 29401 843.724.3765

N

E8.)

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-110 TO CHANGE ZONING REGULATIONS FOR NON-CONFORMING TWO-FAMILY AND MULTI-FAMILY DWELLING USES TO REQUIRE ANY INCREASE IN THE NUMBER OF BEDROOMS TO BE REVIEWED BY THE BOARD OF ZONING APPEALS – ZONING AND AMENDING SECTION 54-120 TO CHANGE THE DEFINITION "MULTIPLE DWELLING" TO "MULTI-FAMILY DWELLING"

Section 1. Subsection b. of Sec. 54-110, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~strikethrough~~):

b. The lawful use of a building or structure, existing at the time of the adoption of this chapter, or an amendment thereto, although such use does not conform to the provisions hereof, may be continued except for signs, which shall be governed by Article 4, and rental of amusement and recreational vehicles which shall be governed by section 54-223, and such use, with the exception of accommodations ~~and~~**uses,** bed and breakfast uses**, two-family dwelling uses and multi-family dwelling uses,** may be extended throughout the building or structure provided such extension does not displace a conforming use and provided no structural alterations are made, other than those necessary to assure the safety of the building or structure.

Section 2. Subsection f. of Sec. 54-110, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold**):

f. The non-conforming use of a building or structure cannot be physically extended to provide more area for the non-conforming use**, and the number of bedrooms in a non-conforming two-family dwelling or muli-family dwelling use cannot be increased,** unless the Board of Zoning Appeals—Zoning, after a duly advertised public hearing, finds that the extension **or increase** of the non-conforming use is: (1) limited to extending **or increasing** the non-conforming use then in existence; and (2) would not result in an unreasonable intensification of the non-conforming use. In considering the reasonableness of the intensification of the extension **or increase**, the Board shall consider the effect of the extension **or increase** on properties in the vicinity to include traffic impacts; vehicular and pedestrian safety; parking impacts; potential impacts of noise, lighting, fumes or obstruction of air flow or light on adjoining property; impacts on the aesthetic character of the environs, to include the possible need for screening. If an extension **or increase** is permitted, the Board may imposed reasonable and appropriate conditions and safeguards for the protection of the public interest and neighboring properties, including but not limited to, limitations on the days and hours during which the proposed use may be operated, and shall require, for properties located in the Old and

Historic District, that exterior alterations be approved by the Board of Architectural Review, regardless of whether said alterations are visible from a public street or thoroughfare.

Section 3. The Definition "Multiple Dwelling" in Sec. 54-120, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with strikethrough):

~~Multiple~~**Multi-family Dwelling.** A building designed or occupied otherwise than as a one-family dwelling or a two-family dwelling. The term "~~multiple~~**multi-family** dwelling" shall be understood to include apartment houses, tenement houses, residential condominiums and similar multi-family buildings exclusive of hotels, apartment hotels, and motels, inns, boarding or rooming houses, bed and breakfasts, and timesharing facilities.

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____day of
_____ in the Year of Our Lord 2016,
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

E9.)

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-353 TO CHANGE THE DRIVEWAY REQUIREMENTS FOR ONE-FAMILY ATTACHED DWELLINGS

Section 1. Sec. 54-353 Standards and Regulations, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~strikethrough~~):

"j. Special requirements:

1. The partition wall and walls between such structures shall comply with building code requirements.
2. Not more than six (6) such dwellings shall be constructed or attached together in a continuous row, and no such row shall exceed two hundred (200) feet in length, except in SR-3, SR-4, SR-5 and STR Districts, where not more than two such units shall be constructed or attached together in a continuous row.
3. Off-street parking shall be provided for each such dwelling, pursuant to the zoning regulations, either on the premises or in a community parking lot or garage the title to which and/or the easement for the use of which runs with and/or is appurtenant to the title to such dwelling. No such parking lot or garage shall be located more than two hundred (200) feet from the dwelling which it serves. ~~Driveways or parking spaces in the front yard shall not be wider than eleven (11) feet.~~ **One driveway with a maximum width of eleven (11) feet shall be permitted in the front yard, except that dwellings within a development may be exempt from these driveway restrictions if sidewalks or paved multi-use paths with a minimum width of five (5) feet are installed along both sides of all rights-of-way within the development and along all street rights-of-way located adjacent to the development and classified as Subcollector or Access streets."**

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord 2016, 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

I-1.

RESOLUTION

ON CHARLESTON COUNTY MARK CLARK
EXPRESSWAY EXTENSION/I-526 PROJECT

WHEREAS, Charleston County, South Carolina ("County") is a party to the Intergovernmental Agreement for the Charleston County Mark Clark Expressway Extension/I-526 Project ("IGA") with the South Carolina Department of Transportation and the South Carolina Transportation Infrastructure Bank ("Bank") regarding construction of the Mark Clark Expressway Extension/I-526 Project ("Project"); and

WHEREAS, the IGA provides in part in Article V, Section 5.5 that the County shall be responsible for obtaining or providing additional funding for the Project if the available funds are not sufficient to complete the Project within the scope of the Project, reducing the scope of the Project to conform to available funding, or some combination thereof; and

WHEREAS, the Board of Directors of the Bank passed a Resolution on the Project on December 15, 2015 ("Resolution"), reserving the balance of the $420 million in financial assistance for the Project subject to several conditions, one of which was that on or before March 30, 2016, Charleston County Council adopt a resolution in which it sets forth the County's plan to fund or secure funding for the shortfall for the Project from specified, dedicated revenue sources, said plan being subject to review and approval by the Bank Board; and

WHEREAS, on March 25, 2016, the County asked the Bank Board to consider extending the March 30, 2016 deadline cited above at the Bank Board's next meeting on April 28, 2016; and

WHEREAS, the City of Charleston ("City") is the jurisdiction in which the additional and final portion of the Project is primarily located; and

WHEREAS, the City has a major and compelling interest in the completion of the Project because, when completed, it will provide an easily accessible perimeter roadway that will vastly reduce traffic congestion for residents, particularly those living West of the Ashley River who, since the early 1990's, have patiently awaited the completion of this final phase of the Project; and

WHEREAS, the City has a major and compelling interest in the completion of the Project because, when completed, traffic pressures on U. S. Highway 17 will be decreased, resulting in the

facilitation of commerce for those doing business with the Port of Charleston and other businesses in the City and region; and

WHEREAS, the City has a major and compelling interest in the completion of the Project because, when completed, it will provide a safe and direly needed means for evacuating the area in times of natural disasters or other emergencies.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Charleston, South Carolina, adopts the findings and conditions set forth above as if fully restated herein verbatim.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City of Charleston wholly endorses the completion of the Project and urges the County and the Bank to continue to work collaboratively and pursue all necessary actions to bring the Project to fruition.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City of Charleston joins in the request of Charleston County Council for the Bank Board to extend, until December 31, 2016, the timeframe within which the County may explore and study sources of revenue to fund the shortfall in the Project's budget, to include the viability of a referendum for a Countywide capital projects sales tax to fund as much as $150 million of the shortfall and the feasibility of funding some of the shortfall by way of a toll collection system.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of Charleston that recognition of the leadership demonstrated by the County and the Bank in bringing the Project to its current status be duly acknowledged and that the County and Bank be encouraged to continue with the commitment made in the early 1990's and complete the Project so as to enhance the quality of life, public safety, commercial interests and general welfare of the citizens of the City, region and State.

DONE this_____ day of April, 2016.

_____
John J. Tecklenburg, Mayor

ATTEST: _____
Vanessa Turner Maybank
Clerk of Council

City Council
Insert # I-2

City of Charleston

South Carolina

MEMORANDUM

To: City Council Members
From: Mayor John J. Tecklenburg
Re: Sea Level Rise Strategy
Date: April 20, 2016

Being prepared is an attribute that we in Charleston value. Flooding and sea level rise are challenges the City of Charleston has taken seriously for centuries. However, Charleston is experiencing the flooding more frequently than ever. In the 1970s, Charleston experienced an average of 2 days of tidal flooding per year and it is projected that the City could experience 180 days of tidal flooding in 2045. Identifying initiatives that will improve our ability to withstand these effects is timely. The attached Sea Level Rise Strategy is about being prepared for the next fifty plus years.

The recommendations found in the Sea Level Rise Strategy provide a planning projection for accommodating sea level rise within the next fifty years and a process for updating these recommendations as the scientific projections are refined and in more agreement. Initiatives are also identified to ensure that Charleston anticipates and puts into place actions to reinvest, to be ready and to respond rapidly to the challenges of changing sea level. Many of the initiatives identified are already underway and will be accomplished within the next two years. Others need to be evaluated and prioritized over the coming years and funded by City Council over the coming decades. I will be convening a broad team of City staff to prepare recommendations to City Council for the medium and long term priorities for City Councilmembers to review and select from staff's recommendations the Strategy initiatives that City Council determines to approve for implementation.

A specific recommendation of the Sustainability Advisory Committee was that the City provide a tool for looking at sea level rise inundation. This tool has been created and will be demonstrated at the City Council meeting.

The Sustainability Advisory Committee, chaired by Councilmember Mike Seekings, met on February 11, 2016 to review Charleston's draft Sea Level Rise Strategy. They voted to recommend its adoption to Charleston City Council. I also recommend its adoption and implementation.

Sea Level Rise STRATEGY

Charleston
SOUTH CAROLINA

DECEMBER 2015

City of Charleston
Joseph P. Riley Jr.
Mayor

To: City Councilmembers
From: Mayor Joseph P. Riley, Jr.
Re: Sea Level Rise Strategy Plan
Date: December 21, 2015

Flooding and sea level rise are challenges the City of Charleston has taken seriously for centuries. However, this City that we love is experiencing the effects more frequently than ever. In the 1970s Charleston experienced an average of 2 days of tidal flooding per year and it is projected that the City could experience 180 days of tidal flooding in 2045. Identifying initiatives that will improve our ability to withstand these effects is timely. This Sea Level Rise Strategy Plan is that comprehensive inventory of initiatives. World class initiatives by other communities were reviewed by a multi-disciplinary task force of staff representing the City's Public Service, Planning, Preservation and Sustainability, Emergency Management, and GIS Departments to inspire the strategies identified in this plan.

The initiatives were developed to ensure that we anticipate and put into place actions to reinvest, to be ready and to respond rapidly to the challenges of sea level rise. Many of the initiatives identified are already underway and will be accomplished within the next two years. Others need to be evaluated and prioritized over the coming years and funded over the coming decades. There are no quick and cheap solutions, but we must undertake these initiatives and consider adopting a plan that defines strategic and achievable steps.

We live in a beautiful area, blessed by its adjacency to our harbor and rivers. The challenges of sea level rise are at the forefront of the City's agenda. The City will embrace these challenges by being at the cutting edge of best practices and by our shared resolve to preserve this beautiful place for generations to come. I commend this valuable document to you to help guide our strategic planning and actions on sea level rise.

All-America City

P.O. Box 652, Charleston South Carolina, 29402
Telephone: 843-577-6970 Fax: 843-720-3827

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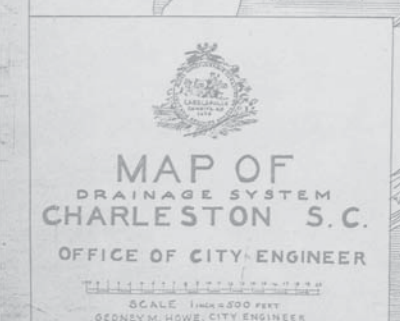
Moving Forward Together 17

NOW is the time for the City to solidify the vision and strategy to support specific improvements in infrastructure and processes that will be required to prepare for higher tides.

The PURPOSE of this document is to inform and provide an overall strategy and guiding framework to protect lives and property, maintain a thriving economy, and improve quality of life by making the City more resilient to sea level rise and recurrent flooding.



Introduction

The City of Charleston has had a special relationship with water since it's founding in 1670. This relationship has shaped and defined the development of the City. As early as 1837, the City recognized the need for better drainage solutions to alleviate flooding.

The issue was so important to Charleston that Mayor Henry L. Pinckney offered a $100 gold medal to anyone who could develop a solution. Unfortunately the problem was never completely solved, and the medal was never awarded.

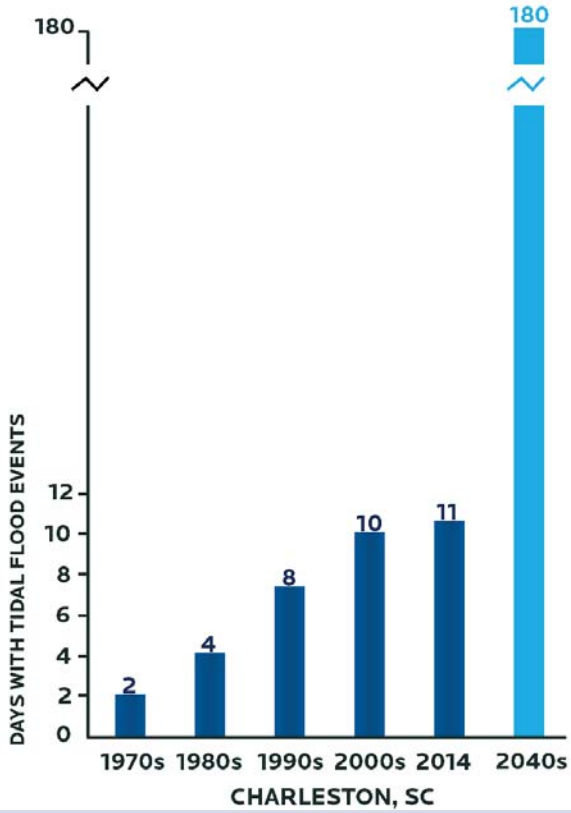
The City of Charleston continues to adapt to the realities of living near the water, and the relationship is constantly being tested.

Challenges of a Rising Sea Level

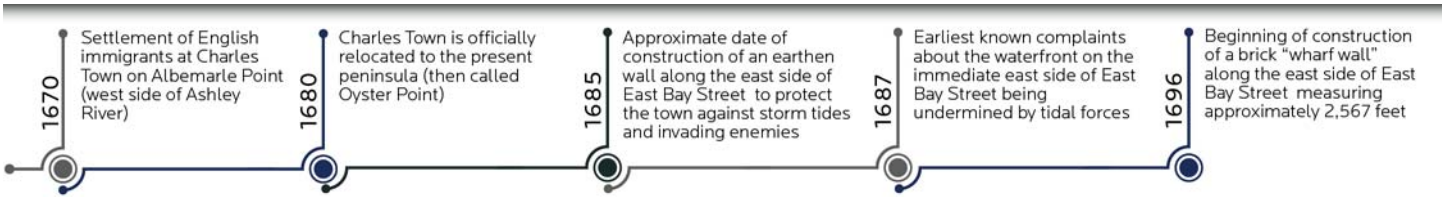
As a coastal city with most elevations near sea level, the City of Charleston has long been vulnerable to flooding. Current flooding consists of tidal flooding of some streets during a King Tide or due to storm surge. Tidal flooding in the 1970s averaged 2 times per year, while in the early 2010s it is up to 11 times per year. **By 2045, the City is projected to face nearly 180 tidal floods a year.**

Rising sea levels represent additional challenges now and in the future. The sea level in Charleston has risen slightly more than one foot in the last 100 years. The estimates of how much more sea level will rise in the next 100 years vary, but there is no doubt the rising trend will continue.

The National Oceanic and Atmospheric Administration (NOAA) estimates a sea level rise of 2 to 7 feet in Charleston over the next 100 years. The current data indicates the expected increase in sea level is more gradual initially, but may accelerate over time. The different projections result from different estimates of ice melting due to warming temperatures.



SOURCES: UCS Analysis; Morales and Alsheimer 2014; NOAA Tides and Currents 2013.

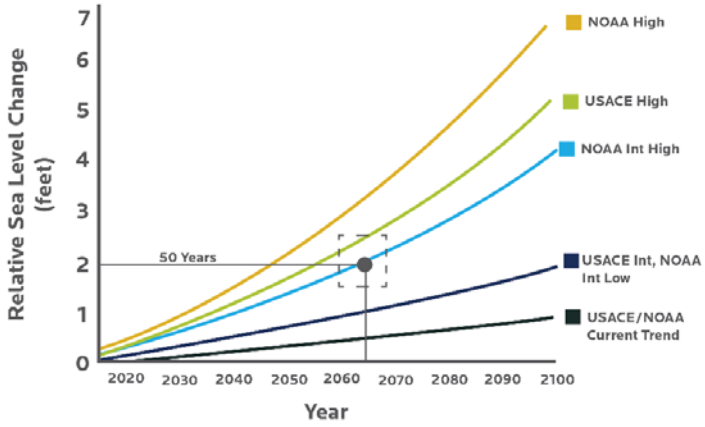


Unaddressed, sea level rise poses a threat to current planning, existing development, and ecological systems. Additional concerns include greater storm surges, loss of infrastructure, destruction of wetlands, and increased risks for public health and safety.

Planning for 50 years from now, Charleston will use a range of 1.5 feet to 2.5 feet above sea level based on today's best science. A 1.5 foot increase will be used for short-term, less vulnerable investment, such as a parking lot. A 2.5 foot increase will be used for more critical longer term investments, such as emergency routes and public buildings. These assumptions will be reviewed as more expert science based projections become available. Adjustments to the projected numbers may be made to incorporate the newer data.

What would be the impact from an extreme weather event similar to the one that occured in October 2015, if it occured 25 years from now with an increased sea level? How should the City plan ahead?

FAILURE TO ACT IS NOT AN OPTION.



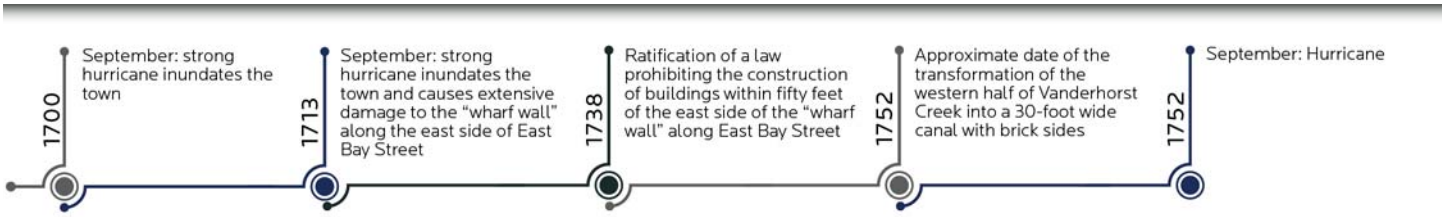
Planning parameters for 50-year outlook, based on sea level change projections by U.S. Army Corps of Engineers and NOAA (Charleston, SC).

A Record Setting Test

In October of 2015, the City of Charleston was drenched with record setting rain and tides. The month of October began with Hurricane Joaquin, a massive Category 4 hurricane with 135-knot winds, 500 miles off the coast. While Joaquin did not make landfall, it served as a catalyst, pulling moist tropical air into the City. On October 3, Charleston International Airport recorded 11.50 inches in 24 hours, which was the most ever recorded in the site's 77-year period of collecting weather data. This rain event stalled over Charleston and produced more than 20 inches of rain over 3 days.

The record setting storm produced flooding in many low-lying areas throughout the City and region.

There was limited access to the Charleston peninsula for most of October 3-4, 2015. The Charleston City Council passed an emergency ordinance reinforcing travel restrictions during this period. Charleston police closed dozens of flooded streets in the city. At the end of the month, record-setting floods occurred again because of a peak astronomical tide during a supermoon. This caused a high tide that peaked at 8.69 feet, which was over 1.5 feet higher than the predicted level. This was the highest crest on record in Charleston since September 21, 1989, when Hurricane Hugo made landfall with its storm surge causing a crest of 12.56 feet.



Record Setting Floods

4 of the 5 highest rainfall totals on record for the entire state of SC were recorded around Charleston. A few include:

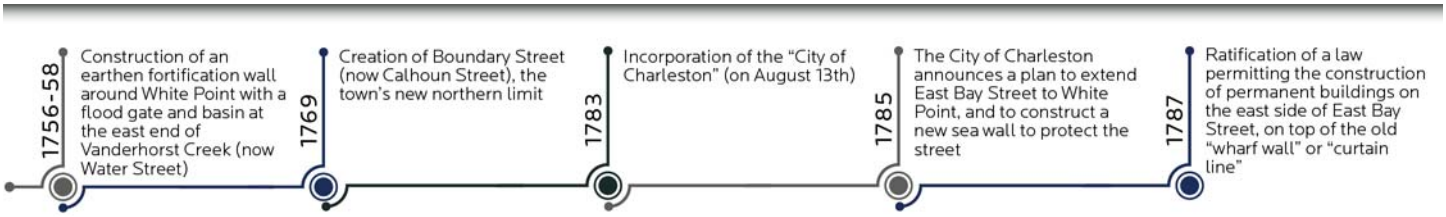
23.76 inches near Clark Sound on James Island in Charleston (Oct. 1-5, 2015)
22.04 inches near the Whitehouse Plantation area of James island in Charleston (Oct. 2-6, 2015)
21.57 inches near Wappoo Creek in Charleston (Oct. 2-6, 2015).

Getting Ready for a Rising Sea

Now is the time for the City to solidify the vision and strategy to support specific improvements in infrastructure and processes that will be required to prepare for higher tides. Actions and investments to address sea level rise now will avoid or reduce expected future costs and provide immediate community benefits through reduced risks to life and property, lower flood insurance premiums and lessened interruption of business during and after a flood event.

Since 2013, City of Charleston staff, representing various areas of expertise, including engineering, planning, sustainability, emergency management and information technology, began the process of analyzing the potential for sea level rise in the Charleston region and its impact. The staff started by exploring efforts used by other jurisdictions, meeting with other groups concerned about sea level rise in our region and collaborating with City department directors.

The purpose of this document is to inform and provide an overall strategy and guiding framework to protect lives and property, maintain a thriving economy, and improve quality of life by making the City more resilient to sea level rise and recurrent flooding. It is anticipated this strategy will be regularly updated to reflect externalities such as scientific interpretations, extraordinary events such as the October 2015 flood, current City policy, and priorities and analysis that leads to new initiatives.



Foundation

Planning for sea level rise is challenging. Climate science can be technical and complex with projected rates of sea level rise obscured by the language and science of different future climate scenarios. Diverse information is available about sea level rise, its impacts, and potential responses.

As the City of Charleston began the process of analyzing the potential for sea level rise and its impacts in the Charleston region, a resilience framework emerged to help the City meet the challenge of sea level rise. While there are numerous definitions of resilience, central to all these definitions is one idea: resilience is the capacity of a system to maintain its core purpose and integrity in the face of dramatically changed circumstances. Resilience offers a framework through which investments are coordinated and planning is integrated across agencies, communities and the region. The City of Charleston has identified three essential aspects of resilience:

REINVEST

Resilience extends beyond the ability to recover from an event and return to the previous state, but to one that is more resilient to the threat of future events. Reinvestment actions will provide long-term improvements to public health, safety and quality of life through additional investment in infrastructure and physical modifications.

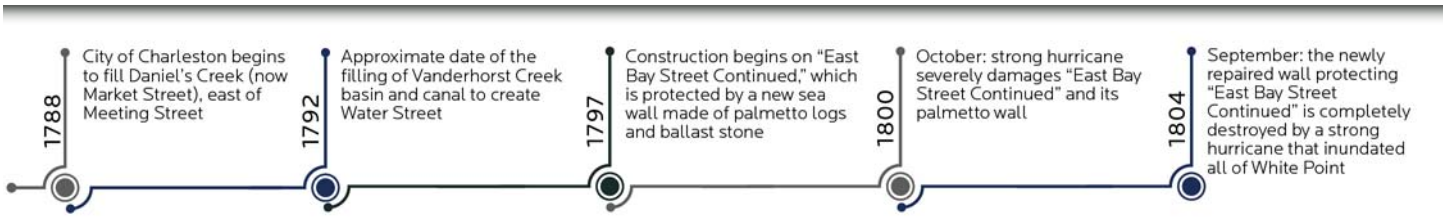
RESPOND

Part of resilience is knowing one can't plan for everything that may occur, but being able to deal with and adapt to unexpected situations. These types of actions will improve our response to, communication during, and management of flooding and related events to minimize service disruptions and to ensure public safety and quality of life.

READY

Resilience is not only about reacting to events but how one can be ready ahead of time. Readiness type actions will enable prevention and preparedness through continued planning, monitoring and identification of changing vulnerabilities and risks.

The City of Charleston is committed to taking action to address each of these aspects of resilience. Featured here are some specific actions the City has taken that serve as the foundation for the Sea Level Rise Strategy.



Reinvest

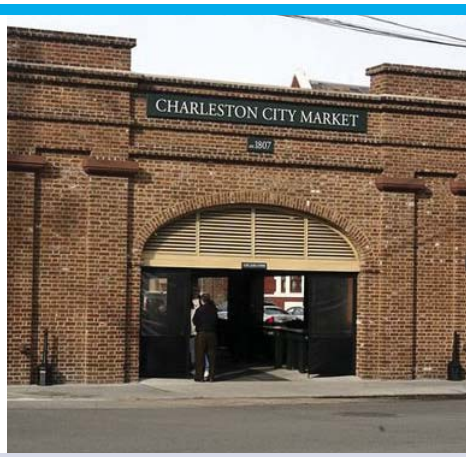
The City is committed to investigation and adoption of best practices to direct investment in our community that changes the way we address sea level rise and recurrent flooding.

The City recognized that a comprehensive analysis of the challenge was needed and developed a plan for drainage improvements. In 1984, the City adopted its first comprehensive drainage master plan. The plan led to the creation of revenue streams to help fund major drainage projects. Several have been completed and others are in phases of completion or design. **To date, the City has spent or has set aside funding to complete ongoing projects in the amount of approximately $235 million.**

In addition to taking action on drainage projects, the City of Charleston participates in the National Flood Insurance Program (NFIP). As a result, the City enforces regulations and building codes that require flood resistant construction and requirements for stormwater quality and quantity control. Most recently the City has adopted a new ordinance which requires new structures and those classified as substantial improvements to be built an additional one foot above the designated base flood elevation.

The City also participates in the NFIP Community Rating System (CRS). The CRS program recognizes various practices designed to make the community more flood resistant such as reducing flood damage to insurable structures. Such recognitions result in the lowering of insurance costs for citizens and businesses.

Market Street Tunnel



Undersized brick arches were replaced with 10-foot diameter tunnels beneath the City Market.

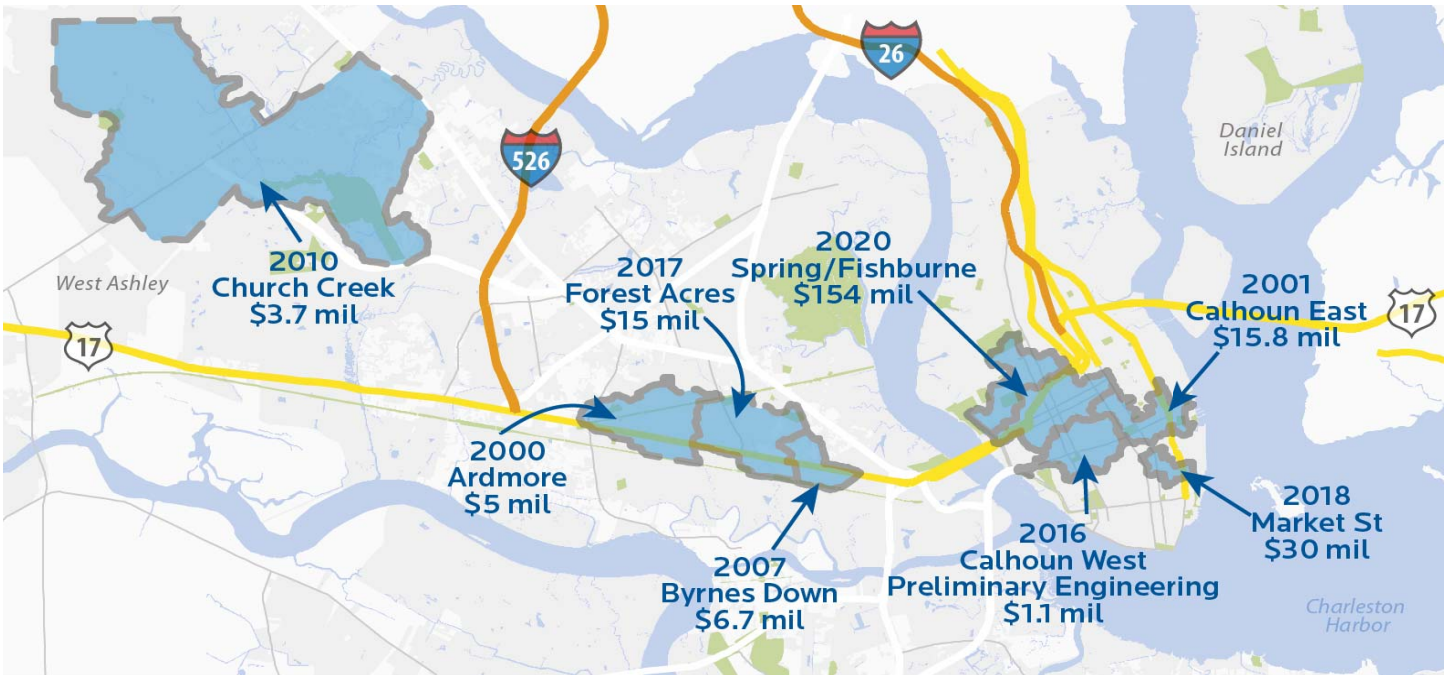
- **1808** Work commences on building a granite stone wall to protect the proposed roadway called "East Bay Street Continued"
- **1818** Completion of the granite stone wall, known as "the Battery," to protect "East Bay Street Continued"
- **1837** City of Charleston begins a project to build subterranean, tidally-influenced, brick drains (sewers)
- **1854** September: strong hurricane causes extensive damage to Battery seawall and inundates all of White Point
- **1855** City of Charleston begins a major extension and upgrade of its brick tidal drain (sewer) system

Spring/Fishburne - Drainage Improvements Project

The Spring/Fishburne Drainage Improvement Project is the largest single drainage improvement project undertaken to date. The 500-acre drainage basin is essentially bounded by Congress Street to the north, King Street to the east, Bee Street to the south and the Ashley River to the west. Construction of this five-phase project began in 2011. The cost, ability to maintain traffic flow and diverse types of construction require the project to be completed in steps. All five phases will be completed by 2020 for a total investment of approximately $154 million.

- The first phase included large pipes and improved surface collection and was completed in 2012 for $13 million.
- The second phase of surface drainage improvements including 8 drop shafts is currently under construction at a cost of $25 million.
- In the third phase, starting in February 2016, a system of 12-foot-diameter tunnels will be constructed about 140 feet beneath the Crosstown. Tunnels will extend from Coming Street to the Ashley River and beneath President Street from Fishburne Street to Cannon Street. A small segment will connect the flood-prone section of Bee Street to this new drainage system. The estimated total cost is about $50 million.
- The final two phases include a pumping station and discharge piping to the Ashley River at a cost of $66 million.

Major Drainage Improvement Projects



Respond

The greater Charleston area has experienced drainage and flooding problems since its founding. Recent flooding of coastal areas by seasonal high tides produced water levels that were previously associated with hurricanes and other extreme weather. The City is investing in people, processes and tools to improve our response to these tidal conditions, anticipating that as sea level rises, tidal flooding will become more frequent.

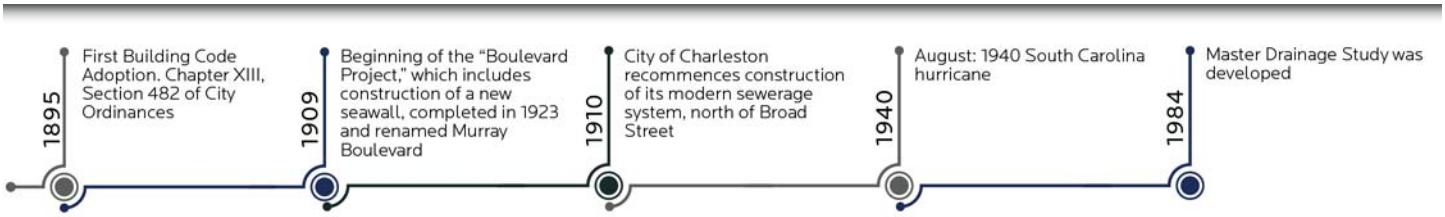
Coordinating this information with the region's health care providers, educational facilities and businesses is an additional and critical connection. Some multi-disciplinary response actions already taken include:

- Emergency Management Division leads the effort to coordinate with Charleston Police and Fire Departments to ensure safe access to the City and
- Public safety and GIS staff coordinate to share real time information regarding road closures and openings to support both safety and a prosperous economy.

The economic impact from flooding is real, and can be difficult to quantify. **As part of the US 17 Septima Clark Parkway grant application it was estimated that each major flooding event cost the community $12.4 million in 2009 dollars.** Over a 50-year period the resultant gross damage and lost wages totals over $1.53 billion. Factors considered in this projection include:

- Long-term job creation
- Restricted access to commercial properties and medical centers
- Impacted tourism and business activity, lost productivity spent navigating the flooded areas and
- Extensive police resources focused on damaged and "rescued" vehicles.

City of Charleston's Municipal Emergency Operations Center enables coordinated response.



Ready

The City of Charleston recognizes the value of coordination and collaboration with groups external to Charleston as a cornerstone component of being ready. This allows the City to explore a range of possibilities planned for and implemented by other cities for comparison, contrast and consideration.

Currently, the City of Charleston is working with a regional interagency, multidisciplinary group composed of public and private sector stakeholder organizations within the Charleston metropolitan area that have a collective interest in the resilience of communities, critical infrastructure, and socio-economic continuity to episodic natural disasters and chronic coastal environmental hazards. This group, Charleston Resilience Network, will work to foster a unified strategy and provide a forum to share information, educate stakeholders and enhance long-term planning decisions that result in the implementation of effective hazard mitigation strategies and recovery efforts. Coastal hazards and sea level rise are two topics that will be covered by the group.

The City believes in collaboration to solve shared challenges, including these efforts extending beyond the City limits:

- Worked with others in the Southeastern US to create a Resilience Handbook and
- Participated in regional Department of Homeland Security exercise focusing on resiliency of infrastructure from climate related events and
- Participating in National Academies of Sciences Resilient America Roundtable's Pilot Plan for resilience.

Comprehensive plans can be a useful tool in being ready since they are a vehicle to incorporate recommendations for making land-use decisions associated with sea level rise. The Century V Plan shows the City's commitment to developing and redeveloping a city which is knit together in ways to create alternative transportation options with easy access to homes and jobs and an urban growth boundary which minimizes sprawl. The City will be updating its Comprehensive Plan in 2016 and will consider sea level rise's impact on long range plans.

There is a close and frequent collaboration between the National Weather Service and the City of Charleston's Emergency Management Division.

The Geographic Information Systems (GIS) Division has been engaged with the FEMA Hazus program since 2011. Hazus-MH is a nationally applicable standardized methodology that estimates potential losses from earthquakes, hurricane winds and floods. Output from Hazus provides a solid basis on which to develop policies and plans related to emergency preparedness, response, and recovery. The City currently has one certified Hazus Practitioner on staff and another currently working towards certification.

B61

Meeting the Challenge

How will the City of Charleston continue to adapt to the challenges of living by a rising sea? The City will need to continue to choose from a wide variety of potential resilience initiatives; each with its own costs, benefits, and implementation challenges.

Resilience offers a framework through which investments can be coordinated and planning integrated across agencies, communities and the region. The City of Charleston has identified three essential aspects of resilience: Reinvest, Respond, Ready. The City of Charleston is committed to taking action to address each of these aspects of resilience in the future.

This section contains a series of initiatives that are designed to strengthen the City of Charleston's resilience to sea level rise. These initiatives were developed by a multi-disciplinary task force of staff representing the City's Public Service, Planning, Preservation and Sustainability, Emergency Management and Geographic Information System (GIS) departments. As part of the development, this team reviewed other communities that are taking steps to meet this challenge, such as New York, Norfolk and Copenhagen.

These initiatives involve a blend of traditional structural approaches, such as incorporating more pumping, raising streets and sea walls, along with other initiatives such as:

- Purchasing repetitive loss properties and using these lowlands to absorb future waterways.
- Developing clear and immediate communication initiatives to enhance public safety.
- Recognizing our seas do not respect civic boundaries and our work will require and benefit from regional collaboration.

This section is not intended to be a complete analysis of all potential responses to sea level rise. In deciding how to implement or prioritize different initiatives the City, along with community stakeholders, will need to evaluate the tradeoffs between the strategies and begin to implement those chosen.

Goals and Initiatives

GOALS: Put in place systems that prevent or reduce the impacts of SLR and significant rainfall
Ensure public safety given flooding potential
Ensure community and economic viability and recovery given flooding potential

INITIATIVES

REINVEST

Evaluate impact of SLR and prioritize improvements (include compounding impacts such as rain bombs and hurricanes)

- Maintain a relationship with the scientific community, Federal and state agencies and local governments for the free and timely exchange of information related to SLR and its impacts to the City and our region
- Maintain an active leadership role in the newly formed Charleston Resilience Network (CRN) to encourage a regional response to SLR
- Request USACOE study for a comprehensive flood protection study of Charleston Harbor
- Work with the USACOE and FEMA to collaborate more closely on flood protection project standards
- For public land, consider City lands lying in SLR areas for ability to absorb or deflect SLR
- Reevaluate science for appropriate planning levels at least every 5 years

Establish more appropriate standards to protect public and private investments

- Advocate and adopt building codes that support construction which is more resilient to SLR
- Seek out, advocate and adopt stormwater design standards that support stormwater management facilities which take into account and will be resilient to SLR
- Consider additional freeboard for structures that are long term investments or house critical facilities (1.5 to 2.5 ft.)

REINVEST

Establish more appropriate standards to protect public and private investments (continued)

- Consider greater than 2.5 ft SLR for developments with longevities of greater than 50 years
- Seek out and advocate for new road designs that will be resilient to SLR
- Ensure all critical facilities, public and private, have an access plan that accounts for SLR

Establish programs to address specific solutions for repetitive flooding areas

Mitigate Repetitive Flooding Property

- Identify projects that may qualify for assistance from the USACOE, FEMA, HUD, SCDOT and State of SC and seek out other funding sources
- Work with the state to identify eligible communities and properties for buyout of vulnerable properties as well as flood proofing and retrofit projects
- Continue participation in FEMA's CRS and implement new programs that reduce flood risk to the community

Prioritize Capital Projects

- Review flood control projects priority list annually and update the capital project plan to reflect the current assessment of SLR impacts and funding requirements.
- Deliver flood control projects and where SLR is a factor incorporate a strategy for the project to address SLR
- Identify and raise the elevation of primary streets already impacted by flooding such as Lockwood Blvd., Main Road, Central Park Road, Morrison Drive and Murray Blvd
- Identify and raise the elevation of primary streets expected to be impacted by SLR in the future
- Evaluate coastal edges of the City and identify roads and other areas that need to be raised to prevent wash over from rising tides
- Evaluate coastal edges of the City and identify areas where seawalls need to be extended or built to prevent overtopping by higher tides
- Install shoreline protection in areas that may be subject to erosion from rising tides
- Evaluate stormwater outfall pipes and identify locations where backflow prevention devices are needed to prevent tidal inundation
- Design floodwater retention systems to absorb, sustain and release water to meet structural needs while adding to the urban design character of the City

Improve Stormwater Drainage

- Complete Spring/Fishburne Drainage Improvement Project
- Complete Market Street Drainage Improvement Project
- Complete Forest Acres Drainage Improvement Project
- Complete Calhoun West Drainage Improvement Project
- Complete Repair and Reinforcement of Battery Seawall

Use Green Infrastructure Solutions

- Evaluate living shorelines and floating breakwaters for wave attenuation as an alternative method of shore protection for some areas
- Control the alteration of natural flood plains, stream channels and natural protective barriers, which are involved in the accomodation of flood barriers
- Evaluate strategies to fund wetland restoration and explore the feasibility of wetland mitigation banking structures
- Implement green infrastructure strategies on public property and evaluate incentives for private property

Creative Flood Resiliency Solutions

- Pilot new strategies

Protect Buildings

- Evaluate possible incentives to encourage buildings in the 100-year floodplain to undertake flood resiliency measures
- Establish a program in the design center to assist property owners in developing design solutions for reconstruction and retrofitting structures in the 100-year floodplain
- Retrofit public housing units in flood prone areas

RESPOND

Enhance and promote real time flood incident information access using social and traditional media to promote accessibility via car, transit and walking

- Install flood gauge devices in repetitive flood areas for quick and consistent assessments and resource deployments
- Acquire and utilize technology for awareness and management of flooded roadways
- Acquire appropriate response assets for public safety agencies to secure and manage flooded roadways
- Acquire additional and more appropriate rescue assets, equipment, personnel and training, for public safety agencies to rescue personnel from businesses, homes and vehicles
- Develop a formal City flood parking plan to prevent vehicle loss, including appropriate signage
- Incorporate the stormwater response plan to clear inlets and outlets including teams on stand-by before and during events

READY

Engage the community to create awareness about the impact of sea level rise

Flood Awareness PR Campaign- develop and promote

- Promote Best Routes (accessibility via car, transit, bicycle and pedestrian) using social and traditional media
- Promote Parking Plan (provide safe alternatives in garages and wayfinding for private vehicles)
- Promote insurance programs: Participate in the CRS and use the framework to reduce flood insurance premiums and foster a more flood resistant community. Monitor Federal efforts to address affordability issues related to reform of the NFIP including potential impacts to non compliant and historic structures
- Promote real time alert systems for staff and citizens
- Promote FEMA tools for citizens on flood risk, safety, prevention and mitigation
- Develop web and hard copy materials and encourage citizen engagement
- Collaborate with County, State and Federal governments to coordinate on climate change projections as they relate to sea level rise
- Provide an annual report on progress of stormwater drainage plan and next priorities
- Get feedback and constantly improve

Develop tools to monitor and gauge the impact of flood events on the community

- Quantify impact to residents to report flood event impacts (ex. neighborhood flooding, increased commute time, effectiveness of City response)
- Quantify impacts to business owners and managers from flooding events (ex. engage business owners, hours closed, lost productivity)

Evaluate and assess the impact of sea level rise on public assets, City infrastructure and City operations

- Hire a Chief Resiliency Officer (grant funded) to coordinate internal efforts and enhance inter-agency communication and cooperation
- Designate a full time position for floodplain management to include managing CRS activities, education, coordinating with counties and working with citizens on mitigation projects
- Evaluate streets for accessibility for various levels of service given SLR to ensure promoting best routes
- Identify vulnerable natural resources especially wetlands, cultural, and historic resources given SLR
- Establish road design standards to meet needs caused by SLR
- Assess storm drain cleaning plans before and during flood events to ensure optimal function
- Evaluate the City's current green infrastructure (connectivity/corridors) for flooding and SLR
- Collaborate with the Charleston Resilience Network for latest information, grants, regional perspective etc.
- Operationalize a committee to advise on future SLR initiatives

Evaluate and assess the impact of sea level rise on future development

- Update the City's Zoning Code to promote development that negates or minimizes effects of SLR
- Incentivize Low Impact Development BMPs
- Set revised maximum % of impervious surface
- Encourage green/open space connectivity to marshes and creeks
- Evaluate development policies for low lying areas
- Encourage best practices for hard and landscape features that absorb, sustain, cleanse and release water.
- Study and implement zoning changes to encourage retrofits of existing buildings and construction of new resilient buildings in the 100-year floodplain
- Assess the City's stormwater plan for future effectiveness and prioritize and evaluate individual stormwater drainage basins particularly those that are prime for future development
- Update the City's Comprehensive Plan integrating the impacts of SLR in the range of 1.5 to 2.5 feet
- Update the City's Master Road Plan integrating the impacts of SLR in the range of 1.5 to 2.5 feet
- Update the City's Consolidated Plan integrating the impacts of SLR in the range of 1.5 to 2.5 feet

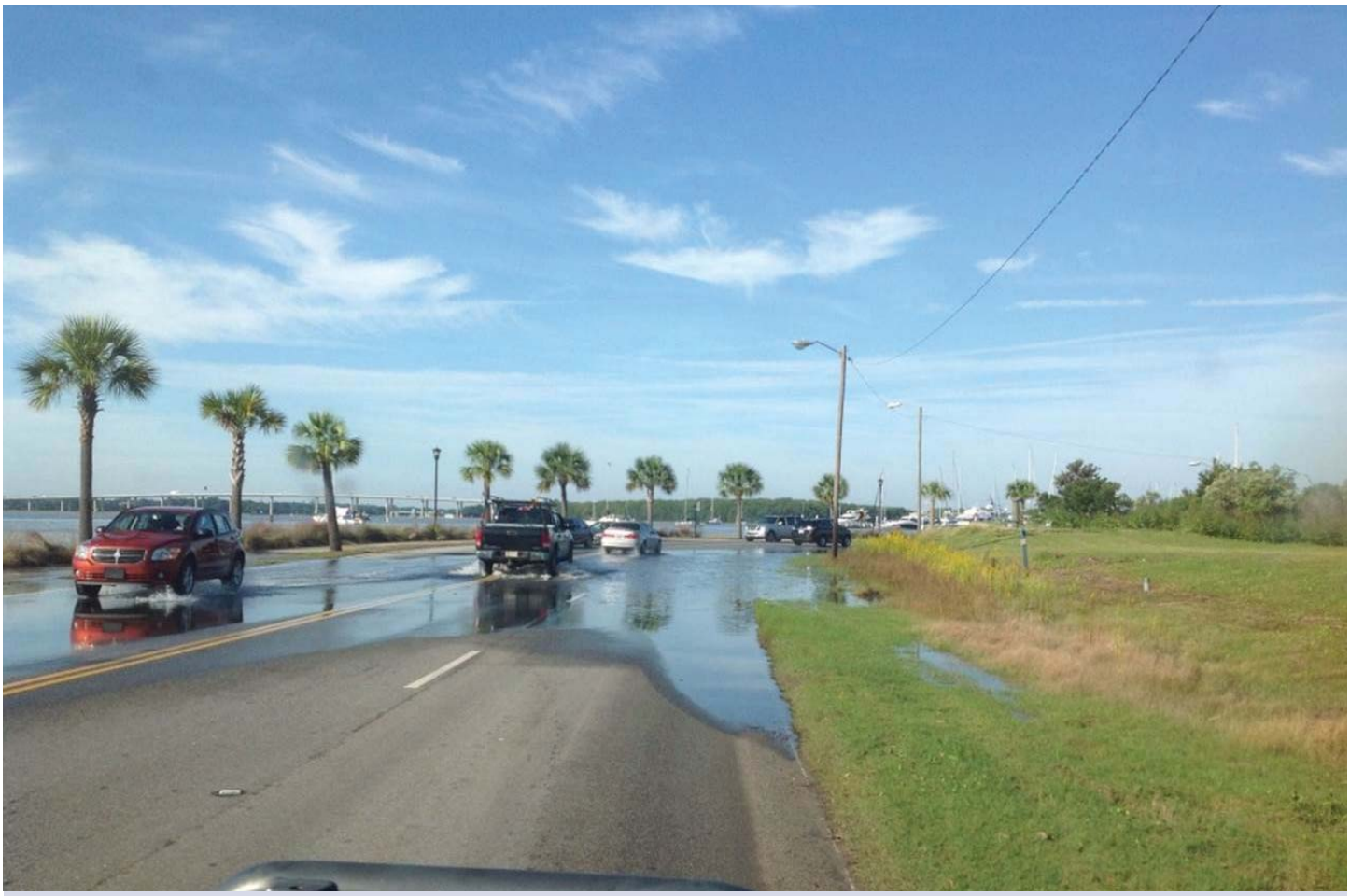
Engage with local, regional and Federal partners to coordinate activities to ensure minimal SLR impact

- Work with utilities and regulators to ensure there are no gaps in services: utilities, schools, critical care, emergency facilities, hazardous materials from future flooding
- Enhance partnerships in the County Hazards Mitigation Plan
- Coordinate with neighboring communities on development activites and long range plans related to SLR
- Work with FEMA to evaluate flood zones and adopt revised information

These initiatives achieve several primary goals: to put in place systems that prevent or reduce the impacts of SLR and significant rainfall, to ensure public safety given potential flooding and to ensure community and economic recovery in the event of a flood. Many of the initiatives are underway and will be accomplished in the next two years. Others will need to be evaluated and prioritized over the coming years and funded over the coming decades.

What happens next? In many ways, the hard work begins after this report is done. The City of Charleston is focused on ensuring the initiatives become reality. Only a sustained implementation effort can ensure the overall strategy and initiatives outlined are translated into specific actions that achieve the goal of increasing the resilience of the City of Charleston to sea level rise. It will not be free, but the payoff is far greater than the costs of inaction.

Now is the time to undertake these initiatives and to consider adopting a plan with strategic, measurable and achievable steps. Why is now the time? Clearly the citywide flooding that occurred in October is evidence of widespread impacts to people and property that may be repeated, possibly more frequently, as the sea level continues to rise over time. Another critical factor is the opportunity presented through Charleston's economic growth -- the sooner new guidelines are in place, the sooner the improvements can be incorporated into the City to benefit current and future generations.



King Tide on a Sunny Day. Credit: S.C. DHEC/MyCoast

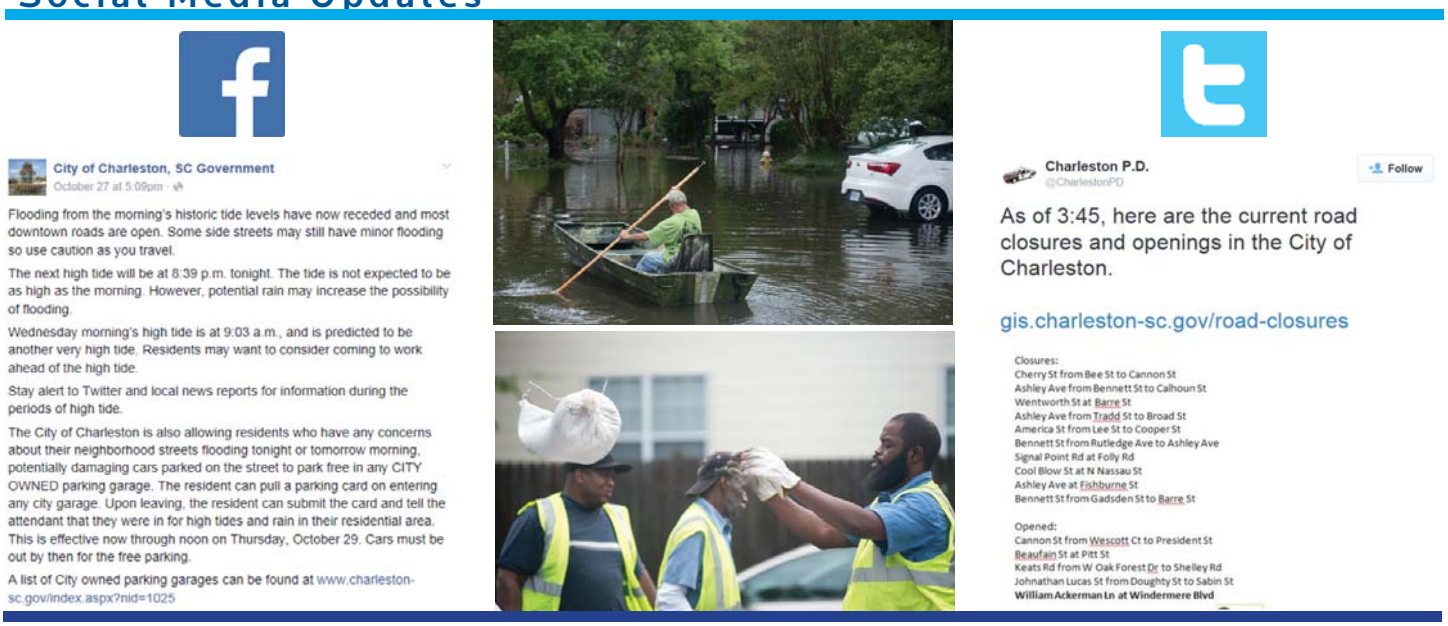
Moving Forward Together

The City of Charleston recognizes the challenges of rising sea levels and we are addressing them head-on. We are all in this together. The City of Charleston is ready to lead, but we need everyone's help.

We recognize the more community members and organizations are engaged in participating in planning for the future, the more active they will be in working to implement that vision.

Together we are stronger. Connecting our neighbors will build stronger neighborhoods that are more resilient and deliver a higher quality of life for all residents. The City of Charleston is committed to continually improving methods for citizens to connect with each other and their government. This will ensure we continue to thrive.

Social Media Updates



Our Commitment

- **Developing a network of resilient partners.** While the City of Charleston has and will continue to work with regional municipalities, the County, state and Federal agencies, there are many opportunities to engage with other community organizations. Civic leagues, the faith-based community, and local media outlets represent opportunities for dialogue and mutual assistance in building a resilient future.
- **Improving access to information.** The City of Charleston is engaged with our internal media as well as local media to spread the word, such as sharing flood updates. However, there is always a need to better communicate and inform citizens about direct local impacts of sea level rise. The City of Charleston is planning to create a website and/or mobile app that will allow people to access information, help with individual disaster planning and to alert citizens to the risks of flooding.
- **Develop opportunities for citizens to participate in the planning process.** This may include developing one or more advisory committees. The use of committees to bring citizens into the planning process will encourage citizen participation and create more awareness of the issues of sea level rise.

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STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON) TITLE TO REAL ESTATE
CITY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that Ashley Park Development, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All the of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, shown as "SCHARITE STREET" and "HARTLAND STREET" as shown and designated on a plat entitled "FINAL SUBDIVISION PLAT OF A PORTION OF TRACT B-3B TO CREATE ASHLEY PARK PHASE 6 CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA PREPARED FOR ASHLEY PARK DEVELOPMENT, LLC

prepared by Thomas & Hutton, dated October 16, 2015, revised 02-16-16, and recorded in Plat Book _____ at Page _____ in the RMC Office for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Whitfield Company, Limited Partnership dated February 17, 2004 and recorded February 18, 2004 in Book L-484 at Page 837 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND we do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 7th day of January 2016.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Number One

Printed Name

Witness Number Two

Printed Name

Grantor ASHLEY PARK DEVELOPMENT, LLC

By:

Hilton C. Smith, Jr., Manager

Printed Name

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within named Ashley Park Development, LLC, by its duly authorized officer Hilton C. Smith, Jr., sign, seal and as its act and deed, deliver the within written Deed, and that (s)he with the other witness witnessed the execution thereof.

SWORN to before me this 7th day of January, 2016

NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: 5/19/2025

JORDAN L ISAAC
MY COMMISSION EXPIRES
MAY
19
2025
SOUTH CAROLINA
NOTARY PUBLIC

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by Ashley Park Development, LLC. to City of Charleston on January _____.

3. Check one of the following: The deed is

   (A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C)_✓_ exempt from the deed recording fee because (See Information section of affidavit): transfer of property to gov. agency (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B)_____ The fee is computed on the fair market value of the realty which is _____.

   (C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is 0.00.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as ~~GRAND TOCR~~ GRANTOR.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

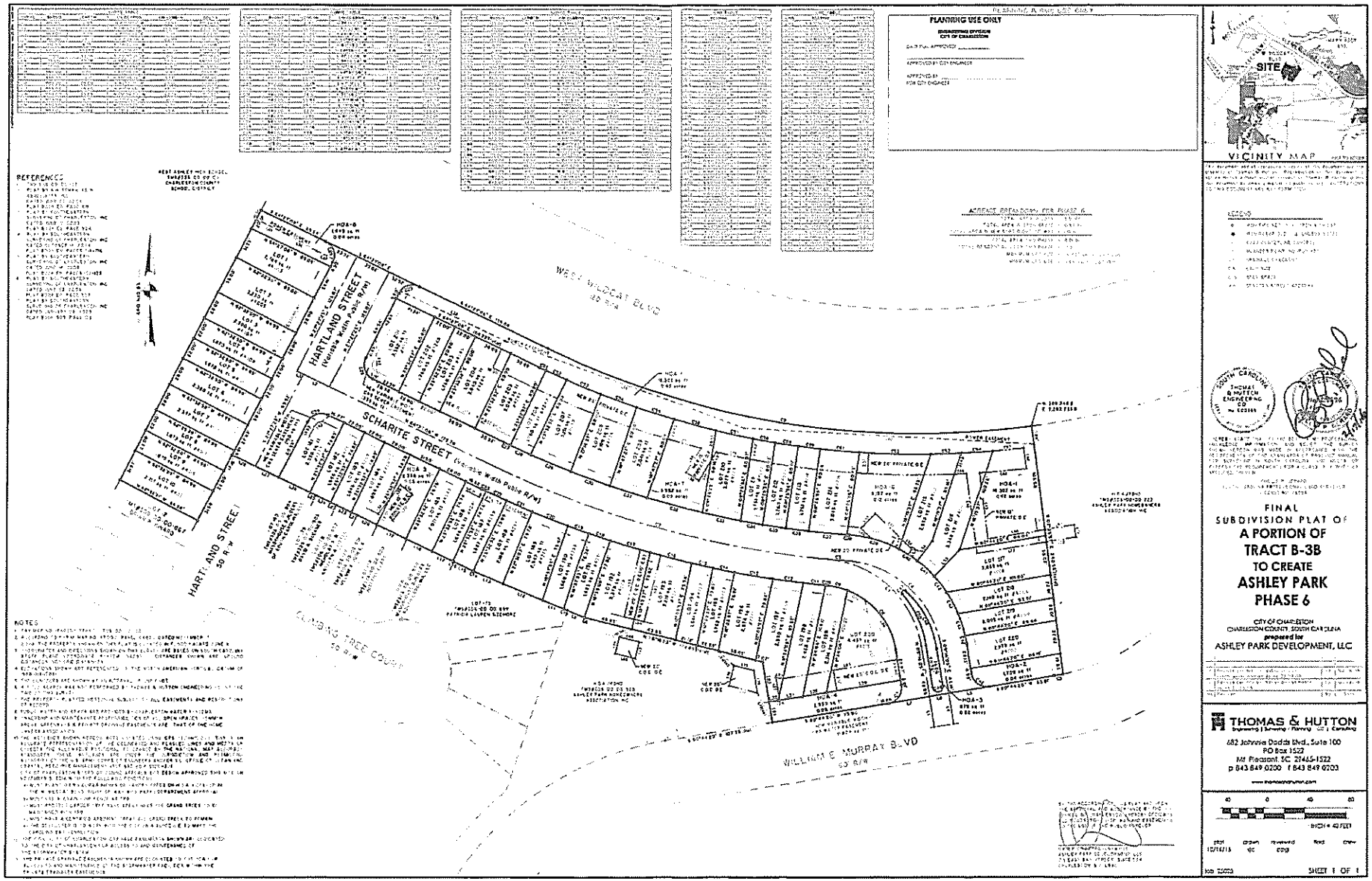
Print or Type Name Here

Sworn this 7th day of January 20 16

Notary Public for South Carolina

My Commission Expires: 5/19, 20 25

JORDAN L ISAAC
MY COMMISSION EXPIRES
MAY
19
2025
SOUTH CAROLINA
NOTARY PUBLIC


PLANNING USE ONLY
VICINITY MAP
SITE
REFERENCES
NOTES
HARTLAND STREET
SCHARITE STREET
WEST WILDCAT BLVD
WILLIAM E MURRAY BLVD
FLOURING TREE COURT
FINAL
SUBDIVISION PLAT OF
A PORTION OF
TRACT B-3B
TO CREATE
ASHLEY PARK
PHASE 6
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
prepared for
ASHLEY PARK DEVELOPMENT, LLC
THOMAS & HUTTON
682 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt Pleasant, SC 29465-1522
p 843 849 0200 f 843 849 0203
SHEET 1 OF 1

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____20_____, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Ashley Park Homeowners Association, Inc. (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of "Ashley Park Phases two and three designated by Charleston County tax map number 306-00-00-928 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it two exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City two **NEW EXCLUSIVE 20 -FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS,** more fully shown on a plat entitled
"FINAL SUBDIVISION PLAT OF A PORTION OF TRACT B-3B TO CREATE ASHLEY PARK PHASE 6 CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA PREPARED FOR ASHLEY PARK DEVELOPMENT, LLC

"

prepared by Thomas & Hutton dated October 16, 2015, executed by Phillip P. Gerard, on February 16, 2016, and recorded in Plat Book _____ at page _____ in the RMC Office for Charleston, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive 20 -Foot Wide Permanent Stormwater Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. These

Exclusive __20__-Foot Wide Permanent Stormwater Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive __20__-Foot Wide Permanent Stormwater Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director
Date:_____

WITNESSES

_____
Witness #1

_____
Witness #2

OWNER
Ashley Park Homeowners Association, Inc.

_____
Name: Hilton C. Smith, III, President
Date: 4/4/16

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Hilton C. Smith, III sign, on behalf of Ashley Park Homeowners Association, Inc., the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
4th day of April, 2016.

Notary Public for South Carolina
My Commission Expires: 5/19/2025

JORDAN L ISAAC
MY COMMISSION EXPIRES
MAY
19
2025
SOUTH CAROLINA
NOTARY PUBLIC

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of the City of Charleston the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

_____
Signature of Witness

SWORN to before me this
_____ day of _____, 20___.

_____
Notary Public for South Carolina
My Commission Expires: _____

LEGEND

- IRON PIPE SET (5/8" OPEN WITH CAP)
- IRON REBAR OLD (1/2" UNLESS NOTED)
- ROAD CENTERLINE CONTROL
- SCRIBER POINT (NEW SET)
- DRAINAGE EASEMENT
- EACH SIDE
- OPEN SPACE
- DENOTES STREET ADDRESS
- CITY OF CHARLESTON
- NEW 25' CITY OF CHARLESTON DRAINAGE EASEMENT

REFERENCES

THIS SUB 20 00-31
1 PLAT BY B.M. SCHRIVER & ASSOCIATES, INC. DATED JUNE 27, 2001 PLAT BOOK EG, PAGE 818
2 PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED JUNE 10, 2003 PLAT BOOK EG, PAGE 444
3 PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED OCTOBER 14, 2004 PLAT BOOK EH, PAGES 744-746
4 PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED JUNE 14, 2006 PLAT BOOK EK, PAGES 02-03
5 PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED JUNE 20, 2007 PLAT BOOK EK, PAGE 333
6 PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED JANUARY 08, 2009 PLAT BOOK EM, PAGE 22

NOTES

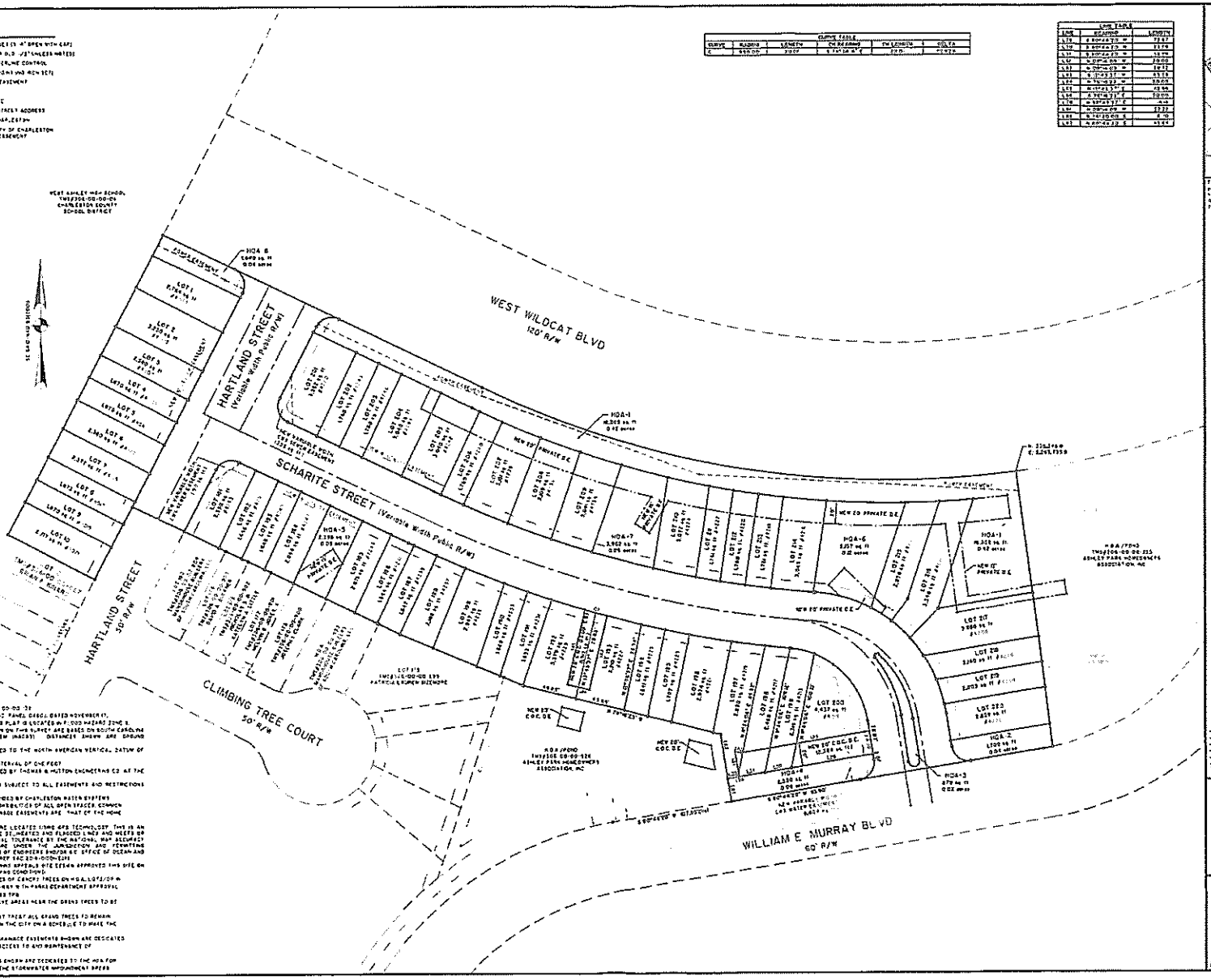
1 TAX MAP NO (PARENT TRACT): 305 00-00-31
2 ACCORDING TO F.I.R.M. MAP NO 45019C PANEL 0160J DATED NOVEMBER 17, 2004 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN F ZONE HAZARD ZONE X
3 COORDINATES AND BEARINGS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES NOT GRID DISTANCES
4 ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
5 THE CONTOURS ARE SHOWN AT AN INTERVAL OF ONE FOOT
6 A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY
7 THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
8 PUBLIC WATER AND SEWER ARE PROVIDED BY CHARLESTON WATER SYSTEMS
9 OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL OPEN SPACES, COMMON AREAS, GREENWAYS & PRIVATE DRAINAGE EASEMENTS ARE THAT OF THE HOME OWNERS ASSOCIATION
10 THE WETLANDS SHOWN HEREON WERE LOCATED USING GPS TECHNOLOGY. THIS IS AN ACCURATE REPRESENTATION OF THE SITE. WETLANDS AND PLACED LINES AND MEETS OR EXCEEDS THE ALLOWABLE POSITIONAL TOLERANCE BY THE NATIONAL MAP ACCURACY STANDARDS. THESE WETLANDS ARE UNDER THE JURISDICTION AND TERMITTING AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERS UNDER SC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT (REF SAC 2014-00004-EJH)
11 CITY OF CHARLESTON BOARD OF ZONING APPEALS SITE PLAN APPROVED THIS SITE ON NOVEMBER 5, 2014 WITH THE FOLLOWING CONDITIONS:
a) MUST PLANT (2) 3 CALIPER OAKS OF CANOPY TREES ON HOA 1, LOT 2/OP IN THE W. WILDCAT BLVD. RIGHT-OF-WAY W/ TH PARKS DEPARTMENT APPROVAL
b) MUST USE A CHAIN LINK FENCE B3 TPB
c) MUST PROTECT LARGER TREE SAVE AREAS NEAR THE GRAND TREES TO BE MAINTAINED WITH TPB
d) MUST HAVE A CERTIFIED ARBORIST TREAT ALL GRAND TREES TO REMAIN
e) THE DEVELOPER IS TO WORK WITH THE CITY ON A SCHEDULE TO MAKE THE CAROLINA BAY CONNECTION
12 THE 10' CITY OF CHARLESTON DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM
13 THE PRIVATE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE HOA FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER IMPROVEMENT PIPES

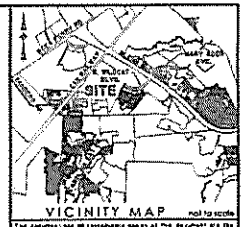
CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	BEARING	LENGTH
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]
L21	[illegible]	[illegible]





VICINITY MAP not to scale

EXHIBIT A

EXHIBIT OF
A PORTION OF TRACT B-3B TO CREATE ASHLEY PARK PHASE 6

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
prepared for
ASHLEY PARK DEVELOPMENT, LLC

THOMAS & HUTTON
Engineering · Surveying · Planning · GIS · Consulting
652 Johnnie Dodds Blvd. Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203
www.thomasandhutton.com

40 0 40 80
1 INCH = 40 FEET

date 02/22/2016 drawn SC reviewed JDG field crew

job 20003

SHEET 1 OF 1

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____20_____, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Ashley Park Development, LLC _____ (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of Ashley Park Phase 6 _____ designated by Charleston _____County tax map number 306-00-00-132 ___ and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it _____two_____ exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City ___two___**NEW EXCLUSIVE** _20_**-FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS,** more fully shown on a plat entitled

"FINAL SUBDIVISION PLAT OF A PORTION OF TRACT B-3B TO CREAT ASHLEY PARK PHASE 6 CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA PREPARED FOR ASHLEY PARK DEVELOPMENT, LLC

"

prepared by Thomas & Hutton _____ dated October 16, 2015 _____, executed by Phillip P. Gerard _____, on February 16, 2016 _____, and recorded in Plat Book _____ at page _____ in the RMC Office for Charleston _____, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive ___20___-Foot Wide Permanent Stormwater Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. These

Exclusive 20 -Foot Wide Permanent Stormwater Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive 20 -Foot Wide Permanent Stormwater Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director
Date:_____

WITNESSES

_____
Witness #1

_____
Witness #2

OWNER
Ashley Park Development, LLC

_____
Name: Hilton C. Smith, Jr., Manager

Date: 2/22/16

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Hilton C. Smith, Jr. sign, on behalf of Ashley Park Development, LLC, the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
22 day of February, 2016.

Notary Public for South Carolina
My Commission Expires: 5/19/2025

JORDAN L ISAAC
MY COMMISSION EXPIRES
MAY
19
2025
SOUTH CAROLINA
NOTARY PUBLIC

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of the City of Charleston the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

_____
Signature of Witness

SWORN to before me this
_____ day of _____, 20___.

_____
Notary Public for South Carolina
My Commission Expires: _____

LEGEND

REFERENCES:

1. TMS 304-00-00-193
2. PLAT BY B.W. SCHWACKE & ASSOCIATES, INC. DATED JUNE 27, 2003 PLAT BOOK EE, PAGE 44
3. PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED JUNE 12, 2003 PLAT BOOK EE, PAGE 63
4. PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED OCTOBER 14, 2004 PLAT BOOK EH, PAGES 79-79
5. PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED JUNE 14, 2006 PLAT BOOK EK, PAGES 32-33
6. PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED JUNE 27, 2006 PLAT BOOK EK, PAGE 133
7. PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED JANUARY 08, 2009 PLAT BOOK EM, PAGE 123

WEST ASHLEY HIGH SCHOOL TMS#305-00-00-001 CHARLESTON COUNTY SCHOOL DISTRICT

WEST WILDCAT BLVD 120' R/W

HARTLAND STREET (Variable Width Public R/W)

SCHARITE STREET (Variable Width Public R/W)

HARTLAND STREET 50' R/W

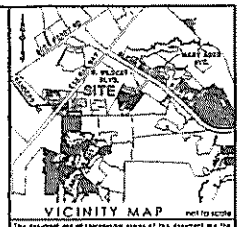
CLIMBING TREE COURT 50' R/W

WILLIAM E. MURRAY BLVD 60' R/W

NOTES

1. TMS MAP NO. (PARENT TRACT): 304-00-00-193
2. ACCORDING TO F.I.R.M. MAP NO. 45396 PANEL 0450J, DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE A.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. ELEVATIONS SHOWN ARE REFERENCES TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. THE CONTOURS ARE SHOWN AT AN INTERVAL OF ONE FOOT.
6. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
7. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
8. PUBLIC WATER AND SEWER ARE PROVIDED BY CHARLESTON WATER SYSTEMS.
9. OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL OPEN SPACES, COMMON AREAS, GREENWAYS & PRIVATE DRAINAGE EASEMENTS ARE THAT OF THE HOME OWNERS ASSOCIATION.
10. THE WETLANDS SHOWN HEREON WERE LOCATED USING GPS TECHNOLOGY. THIS IS AN ACCURATE REPRESENTATION OF THE DELINEATED AND FLAGGED LINES AND MEETS OR EXCEEDS THE ALLOWABLE POSITIONAL TOLERANCE BY THE NATIONAL MAP ACCURACY STANDARDS. THESE WETLANDS ARE UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERS AND OR U.S. OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT (SEE SAC 91-1-0001-2).
11. CITY OF CHARLESTON BOARD OF ZONING APPEALS SITE DESIGN APPROVED THIS SITE ON NOVEMBER 9, 2004 WITH THE FOLLOWING CONDITIONS:
    i. MUST PLANT 2.5 IN CALIPER INCHES OF CANOPY TREES ON HOA LOT 2 IN THE W. WILDCAT BLVD. RIGHT-OF-WAY WITH PARKS DEPARTMENT APPROVAL
    ii. MUST USE 6' CHAIN LINK FENCE AT TPZ
    iii. MUST PROTECT LARGER TREE SAVE AREAS NEAR THE GRAND TREES TO BE MAINTAINED WITH TPZ
    iv. MUST HAVE A CERTIFIED ARBORIST TREAT ALL GRAND TREES TO REMAIN
    v. THE DEVELOPER IS TO WORK WITH THE CITY ON A SCHEDULE TO MAKE THE CAROLINA BAY CONNECTION
12. THE O.D.C. (CITY OF CHARLESTON) DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM
13. THE PRIVATE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE HOA FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER IMPROVEMENT AREAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°44'45" W	3.77'
L2	N 89°44'45" W	14.77'
L3	N 89°44'45" W	14.77'
L4	N 89°44'45" W	18.00'
L5	N 89°44'45" W	18.00'
L6	N 89°44'45" W	18.00'
L7	N 89°44'45" W	18.00'
L8	N 89°44'45" W	18.00'
L9	N 89°44'45" W	18.00'
L10	N 89°44'45" W	18.00'
L11	N 89°44'45" W	18.00'
L12	N 89°44'45" W	18.00'
L13	N 89°44'45" W	18.00'
L14	N 89°44'45" W	18.00'
L15	N 89°44'45" W	18.00'
L16	N 89°44'45" W	18.00'
L17	N 89°44'45" W	18.00'
L18	N 89°44'45" W	18.00'
L19	N 89°44'45" W	18.00'
L20	N 89°44'45" W	18.00'



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"EXHIBIT A"

EXHIBIT "A"

A PORTION OF TRACT B-3B TO CREATE ASHLEY PARK PHASE 6

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
prepared for
ASHLEY PARK DEVELOPMENT, LLC

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
652 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203
www.thomasandhutton.com

1 INCH = 40 FEET

SHEET 1 OF 1

J3(ii)

STATE OF SOUTH CAROLINA) ABANDONMENT OF EASEMENT
COUNTY OF CHARLESTON)

This Abandonment of Easement ("***Abandonment***") is entered into this 24th day of March, 2016, by and between the City of Charleston, a Municipal corporation organized and existing pursuant to the laws of the State of South Carolina ("***City***"), and Stacy Lauderdale-Littin ("***Owner***").

WHEREAS, Owner is the owner of Lot 5, 410 Tanner Trail Subdivision, Charleston County, South Carolina, designated as TMS No. 452-06-00-144 Charleston, SC 29412 (the "***Property***"); and

WHEREAS, there currently exists on the Property a 20' Drainage Easement as shown on a plat recorded in Book _____, at Pages _____, in the RMC Office for Charleston, South Carolina ("***Old Easement***"); and

WHEREAS, Owner has requested that the City release and abandon the Old Easement; and

WHEREAS, the City is mindful to grant such request and desires to release and abandon the Old Easement, as more particularly described on Exhibit "A" attached hereto and shown on the Plat (as defined below); and

WHEREAS, upon the abandonment of the Old Easement, the owner of the real property which is subject to the Old Easement, has acknowledged on behalf of himself, his heirs and assigns, his sole and complete responsibility for the condition of the portion of the Old Easement as is currently exists and may exist in the future and has further agreed to hold the City, its officers, and agents and employees harmless from any and all claims concerning the Old Easement being hereby abandoned.

NOW THEREFORE, the City has abandoned the Old Easement hereinafter described and the drainage facilities located therein. The Old Easement and facilities hereby abandoned are located on that certain parcel of land in the County of Charleston and State of South Carolina, and is more particularly described on Exhibit "A" attached hereto and shown on a plat entitled "Plat to Relocate an Existing Drainage Easement on Lots 6+7, Belle Terre" prepared by Atlantic Surveying, Inc. dated _____ and recorded in Plat Book _____, at Page _____ in the RMC Office for Charleston County, South Carolina (herein the "***Plat***"). No portion of the Old Easement is abandoned except as specifically described on Exhibit "A," and shown on the Plat, as "20' DRAINAGE EASEMENT TO BE ABANDONED".

IN WITNESS WHEREOF, the Parties have caused this instrument to be signed in their names to be affirmed hereby by duly authorized authority the date and year first above written.

WITNESSES:

Witness #1

Witness #2

OWNER: Stacey Lauderdale - Little by her attorney-in-fact

Dated: _____

WITNESSES:

Witness #1

Witness #2

CITY OF CHARLESTON

By: _____

Print Name: _____

Its: _____

Dated: _____

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Thomas W. Lauderdale, IV * sign the within Abandonment of Portion of Easement, and seal said Abandonment of Portion of Easement, and as its act and deed, deliver the same, and the (s)he with the other witness named, witnessed the execution thereof. * as Attorney-in-Fact for Stacy Lauderdale-Littin

Witness #1

SWORN to before me this
24th day of March, 2016.

(SEAL)
Notary Public for South Carolina
My Commission Expires: 10.29.19

DM: 2007148 V.1

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____, _____, sign on behalf of CITY OF CHARLESTON, the within Abandonment of Portion of Easement, and seal said Abandonment of Portion of Easement, and as its act and deed, deliver the same, and the (s)he with the other witness named, witnessed the execution thereof.

_____
Witness #1

SWORN to before me this
_____ day of _____, 2014.

_____(SEAL)
Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land located in ____ Subdivision, City of Charleston, County of Charleston, State of South Carolina, shown and designated as "_____20' DRAINAGE EASEMENT TO BE ABANDONED" on that certain plat entitled "_____" prepared by _____, dated _____ and recorded in Plat Book _____, at Page _____ in the RMC Office for Charleston County, South Carolina.

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENT**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____, 20____, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Thomas W. Lauderdale (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining a storm water drainage pipe and appurtenances ("Storm Water System") across a portion of 615 Pasrot Point Drive, Charleston, SC 29413 designated by County tax map number 452-06-00-138 and to accomplish this objective, the City must obtain an easement from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it an exclusive easement in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City a **NEW EXCLUSIVE** 20 **– FOOT WIDE PERMANENT STORM DRAINAGE EASEMENT,** more fully shown on a plat entitled
"

", prepared by Atlantic Surveying, dated 11-11-2015, executed by Covent Nelson, on 3-24-16, and recorded in Plat Book _____ at page _____ in the R.M.C. Office for County, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM DRAINAGE EASEMENT having such size, shape, location, and butting, and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive 20 -Foot Wide Permanent Stormwater Drainage Easement for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. This Exclusive 20 -Foot Wide Permanent Stormwater Drainage Easement shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of the Exclusive _____-Foot Wide Permanent Stormwater Drainage Easement during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

OWNER

Witness #1

Name: Thomas W. Lauderdale

Witness #2

Date: 4/1/16

WITNESSES:

Witness #1

Witness #2

CITY OF CHARLESTON

By: Laura S. Cabiness
Its: Director of Public Service
Date: _____

STATE OF SOUTH CAROLINA) **PROBATE**
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Thomas W. Lauderdale sign, on behalf of, himself, the within Exclusive Permanent Stormwater Drainage Easement, and seal said Exclusive Permanent Stormwater Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
1st day of April, 2016.

Notary Public for South Carolina
My Commission Expires: 11/3/2018

STATE OF SOUTH CAROLINA) **PROBATE**
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of, _____, the within Exclusive Permanent Stormwater Drainage Easement, and seal said Exclusive Permanent Stormwater Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

_____
Signature of Witness

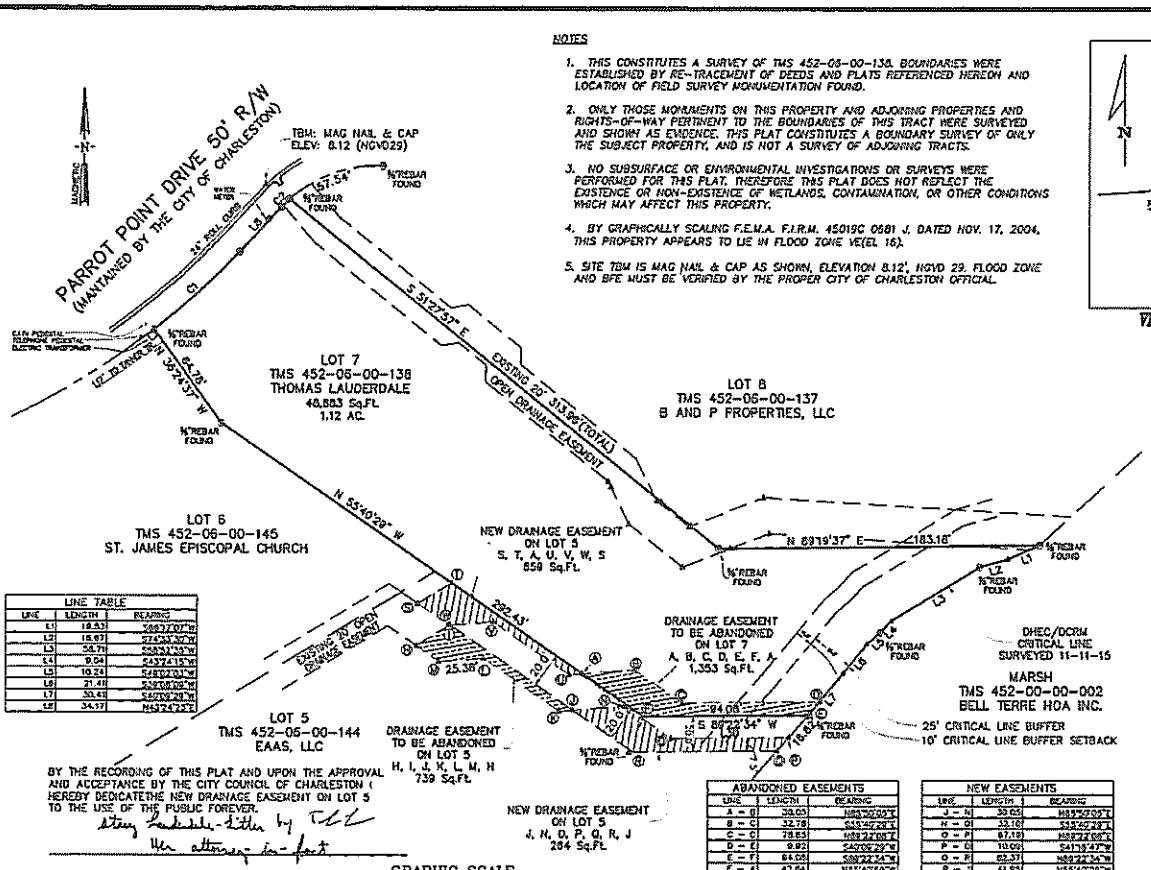
SWORN to before me this
_____ day of _____, 20_____.

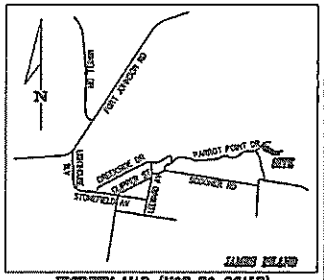
_____
Notary Public for South Carolina
My Commission Expires: _____

THE DRAWING HEREON IS THE PROPERTY OF ATLANTIC SURVEYING AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT WILL BE SUBJECT TO LEGAL ACTION

NOTES

1. THIS CONSTITUTES A SURVEY OF TMS 452-05-00-138. BOUNDARIES WERE ESTABLISHED BY RE-TRACEMENT OF DEEDS AND PLATS REFERENCED HEREON AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.
2. ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAY PERTINENT TO THE BOUNDARIES OF THIS TRACT WERE SURVEYED AND SHOWN AS EVIDENCE. THIS PLAT CONSTITUTES A BOUNDARY SURVEY OF ONLY THE SUBJECT PROPERTY, AND IS NOT A SURVEY OF ADJOINING TRACTS.
3. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
4. BY GRAPHICALLY SCALING F.E.M.A. F.I.R.M. 45019C 0581 J, DATED NOV. 17, 2004, THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE VE(EL 16).
5. SITE TBM IS MAG NAIL & CAP AS SHOWN, ELEVATION 8.12', NGVD 29. FLOOD ZONE AND BFE MUST BE VERIFIED BY THE PROPER CITY OF CHARLESTON OFFICIAL.





VICINITY MAP (NOT TO SCALE)

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.53'	S83°07'07"W
L2	18.67'	S74°40'30"W
L3	26.71'	S53°31'15"W
L4	9.04'	S43°41'15"W
L5	10.24'	S48°07'03"W
L6	21.49'	S39°08'08"W
L7	30.48'	S40°06'28"W
L8	34.17'	N43°24'22"E

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON (HEREBY DEDICATETHE NEW DRAINAGE EASEMENT ON LOT 5 TO THE USE OF THE PUBLIC FOREVER.

Stacy Lauderdale-Litter by [illegible]
Her attorney in fact

REFERENCE:
1.) PLAT BY RICHARD A. ALDRIGE
DATED NOVEMBER 9, 2004
REVISED JANUARY 18, 2005
PLAT BOOK EH PAGE 690
RECORDED IN RMC OFFICE CHARLESTON COUNTY
2.) PLAT BY RICHARD A. ALDRIGE
DATED MAY 4, 2005
PLAT BOOK EH PAGE 990
RECORDED IN RMC OFFICE CHARLESTON COUNTY

GRAPHIC SCALE
40' 0 20' 40' 80'
(IN FEET)
1 inch = 40 ft.

ABANDONED EASEMENTS		
LINE	LENGTH	BEARING
A – B	30.05	N83°07'07"E
B – C	32.78	S43°40'29"E
C – D	78.85	N89°22'06"E
D – E	9.82	S42°06'29"W
E – F	84.08	S86°23'34"W
F – A	42.64	N55°40'29"W
H – I	22.57	N83°33'23"E
I – J	84.57	S53°40'29"E
J – K	7.80	S83°00'00"W
K – L	52.44	N53°40'29"W
L – M	23.38	S83°00'00"W
M – H	15.70	N53°40'29"W

NEW EASEMENTS		
LINE	LENGTH	BEARING
J – N	30.05	N83°07'07"E
N – O	33.16	S53°40'29"E
O – P	87.18	N89°22'06"E
P – Q	10.09	S41°15'47"W
Q – R	82.37	N89°22'34"W
R – J	41.95	N55°40'29"W
S – T	22.57	N83°33'23"E
T – A	90.44	S53°40'29"E
A – U	7.80	S83°00'00"W
U – V	52.44	N53°40'29"W
V – W	23.38	S83°00'00"W
W – S	21.57	N53°40'29"W

PLANNING AND RMC USE ONLY

REFERENCE:
1.) PLAT BY RICHARD A. ALDRIGE
DATED NOVEMBER 9, 2004
REVISED JANUARY 18, 2005
PLAT BOOK EH PAGE 690
RECORDED IN RMC OFFICE CHARLESTON COUNTY
2.) PLAT BY RICHARD A. ALDRIGE
DATED MAY 4, 2005
PLAT BOOK EH PAGE 990
RECORDED IN RMC OFFICE CHARLESTON COUNTY

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY J. THOMPSON 12/17/2015

SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

I HEREBY STATE THAT TO THE BEST OF MY 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 RE-QUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ATLANTIC SURVEYING INC. COA No. 3421

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR 14913 ROBERT BOYD HUDSON 12/14/15

Atlantic Surveying, Inc.
ATLANTIC SURVEYING, INC.
1065 GARNET ROAD
CHARLESTON, SOUTH CAROLINA 29407
(843) 763-0509; (843) 766-7413 FAX
www.atlanticsurveying.com

PLAT TO RELOCATE AN EXISTING DRAINAGE EASEMENT ON LOTS 5 AND 7, BELLE TERRE THE CITY OF CHARLESTON ON JAMES ISLAND CHARLESTON COUNTY, SC

TMS # 452-05-00-138

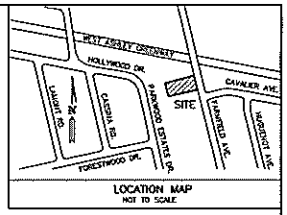
NO.	REVISED	DATE	DRAWN	CHECKED
1	CITY OF CHARLESTON COMMENTS	12/21/15	B.B.	
2	SURVEY COMMENTS REVISED	12/31/15	B.B.	
3	REVISED PLAT PER CITY OF CHARLESTON COMMENTS	1/5/16	B.B.	

SURVEYED	DRAWN	SCALE	1"=40'
F.B.	SD	JOB NO.	15-17969
PLAT BOOK		DATE	NOV. 11, 2015
CHKD	CHKD		

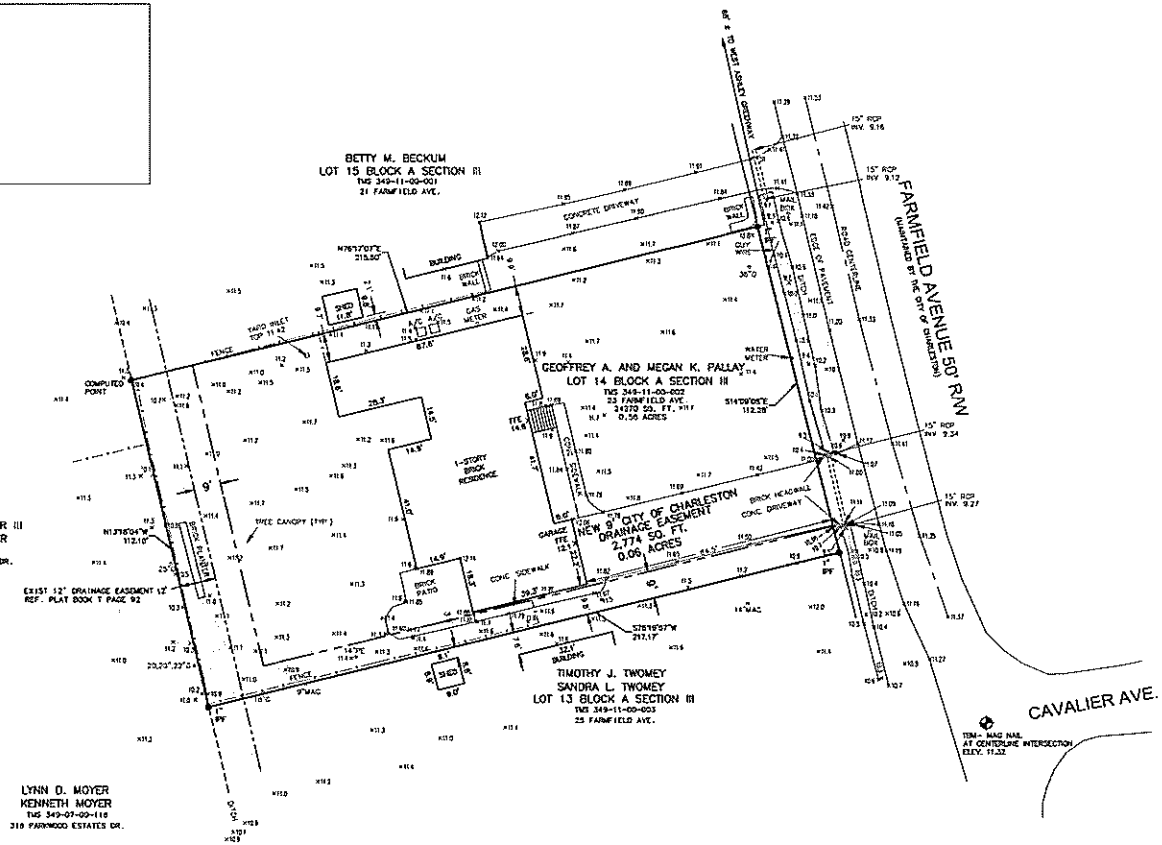
SHT-NO

SHEET 1 OF 1

FOR APPROVAL STAMPS



LOCATION MAP
NOT TO SCALE



PARKWOOD ESTATES
CITY OF CHARLESTON

CHARLESTON COUNTY, S. C.

PLAT TO CREATE A NEW 9' DRAINAGE EASEMENT ACROSS LOT 14 BLOCK A SECTION III
CONTAINING 2,774 SQ. FT.
OWNED BY GEOFFREY A. AND MEGAN K. PALLAY

SCALE: 1" = 20'

20 10 0 20 40 60
SCALE IN FEET

APRIL 5, 2016

NOTE: THE CITY OF CHARLESTON DRAINAGE EASEMENT SHOWN IS DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO, AND MAINTENANCE OF, THE STORM WATER SYSTEM.

LEGEND
IPF IRON PIPE FOUND

TREE LEGEND
C CUM
MAG MAGNOLIA
O OAK
PE PECAN

REFERENCES:
1. PLAT BY W. L. GAILLARD, DATED JUNE 23, 1955, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK T PAGE 92
2. PLAT BY W. L. STEPHENS, JR., DATED OCT. 7, 1968, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK X PAGE 158
3. THIS PLAT IS BASED ON OLD DEEDS, OLD PLATS, LINES OF OCCUPATION OF LONG DURATION AND EXISTING MONUMENTATION AND DOES NOT CONSTITUTE A TITLE SEARCH.

NOTES:
1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0513 J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOODPLAIN).
3. THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY.
4. THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING SUBSURFACE GRAVE SITES THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
5. THIS PLAT IS BASED ON OLD DEEDS, OLD PLATS, LINES OF OCCUPATION OF LONG DURATION AND EXISTING MONUMENTATION AND DOES NOT CONSTITUTE A TITLE SEARCH.

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 STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 02660
P. O. BOX 96
MT. PLEASANT, S. C. 29465
(843) 884-4496

E.M. SEABROOK
Engineers | Surveyors
1037 Chuck Dawley Blvd.
Building F - Suite 200
Post Office Box 96
Mount Pleasant, SC 29465
Phone (843) 884-4496
www.emseabrook.com

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL & ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE THE NEW NINE (9) FOOT DRAINAGE EASEMENT TO THE USE OF THE PUBLIC FOREVER.

OWNER _____ DATE _____

OWNER _____ DATE _____

NGVD 29

10039-CITY OF CHARLESTON FARMFIELD

J3(iii)

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENT**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this 15th day of April, 2016, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Geoffrey A. Pallay and Megan K. Pallay (herein the "Owners").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining a storm water drainage system and appurtenances ("Storm Water System") across a portion of Lot 14, Block A, Section III, Parkwood Estates designated by Charleston County tax map number 349-11-00-002 and to accomplish this objective, the City must obtain an easement from the Owners permitting the installation and maintenance of a Storm Water System through a portion of the Owners' property as hereinafter described; and

WHEREAS, the undersigned Owners of the property are desirous of cooperating with the City and are minded to grant unto it an exclusive easement in and to the property necessary therefor;

WHEREAS, the City is aware of an existing concrete sidewalk and brick patio and understands that these existing encroachments are the only permitted exceptions to the City's exclusive storm water drainage easement;

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owners have granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City a **NEW NEXCLUSIVE NINE (9) – FOOT WIDE PERMANENT STORM DRAINAGE EASEMENT,** more fully shown on a plat entitled

"Plat to Create a New Drainage Easement, Parkwood Estates, City of Charleston, Survey Lot 14, Block A, Section III",

prepared by E. M. Seabrook Engineers & Surveyors, dated March 29, 2016, executed by Lewis E. Seabrook, on April 7, 2016, and recorded in Plat Book _____ at page _____ in the R.M.C. Office for Charleston County, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM DRAINAGE EASEMENT having such size, shape, location, and butting, and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive Nine (9)-Foot Wide Permanent Stormwater Drainage Easement for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater

System. This Exclusive Nine (9)-Foot Wide Permanent Stormwater Drainage Easement shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of the Exclusive Nine (9)-Foot Wide Permanent Stormwater Drainage Easement during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set their Hands and Seals the day and year above written.

OWNERS

Witness #1

Witness #2

Name: _____

Date: 4/15/16

Witness #1

Witness #2

Name: _____

Date: 4/15/16

CITY OF CHARLESTON

Witness #1

Witness #2

By: Laura S. Cabiness
Its: Director of Public Service
Date: 4/15/16

STATE OF SOUTH CAROLINA) **PROBATE**
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Geoff A. Pallay sign, on behalf of, himself, the within Exclusive Permanent Stormwater Drainage Easement, and seal said Exclusive Permanent Stormwater Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
15th day of April, 2016.

Notary Public for South Carolina
My Commission Expires: June 11, 2019

STATE OF SOUTH CAROLINA) **PROBATE**
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Megan K. Pallay sign, on behalf of, herself, the within Exclusive Permanent Stormwater Drainage Easement, and seal said Exclusive Permanent Stormwater Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
15th day of April, 20 16.

Notary Public for South Carolina
My Commission Expires: June 11, 2019

STATE OF SOUTH CAROLINA) **PROBATE**
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Laura S. Cabiness sign, on behalf of, the City of Charleston, the within Exclusive Permanent Stormwater Drainage Easement, and seal said Exclusive Permanent Stormwater Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
15th day of April, 2016.

Notary Public for South Carolina
My Commission Expires: June 11, 2019

MEMORANDUM OF UNDERSTANDING
FOR THE INSTALLATION OF A CAST IRON SUBMERSIBLE PUMP SYSTEM

Between

THE CITY OF CHARLESTON, SOUTH CAROLINA

And

Geoff A. Pallay and Megan K. Pallay, PROPERTY OWNERS OF 23 Farmfield Avenue (TMS No.:349-11-00-002)

This Memorandum of Understanding hereinafter referred to as the **MOU** is made this 15th day of April, 2016, by and between The City of Charleston hereinafter referred to as **CITY** and Mr. Geoff Pallay and Mrs. Megan Pallay hereinafter referred to as the **PROPERTY OWNERS**.

Whereas, the **PROPERTY OWNERS** have experienced standing water in their backyard which is located at 23 Farmfield Avenue (TMS No. 349-11-00-002), Charleston, SC hereinafter referred to as the **PROPERTY**; and

Whereas, the **CITY** has inspected the **PROPERTY** and has investigated the drainage issue finding a drainage easement running through the back of the **PROPERTY**. Given the location of the drainage easement, the amount of standing water, and the minimal cost of providing a potential solution, the **CITY** is minded to work with the **PROPERTY OWNERS** to improve the drainage in the back of their **PROPERTY**; and

Whereas, **PROPERTY OWNERS** and the **CITY** have agreed to work together to install and maintain certain drainage improvements hereinafter described as the PROJECT.

NOW THEREFORE, in consideration for the above premises, and the several promises set forth below to be faithfully performed by the parties hereto, the sufficiency whereof is acknowledged, the **CITY** and the **PROPERTY OWNERS** do hereby agree as follows:

I. PROJECT DESCRIPTION:

The scope of work (hereinafter the **PROJECT**) on the **PROPERTY** shall generally consist of **the installation of a submersible sump pump and trench drain system as shown on plans entitled "23 Farmfield Drainage Improvement Study" referred to as Exhibit A which is attached hereto and incorporated herein. The City shall contract** with a licensed contractor **to have the trench drain, inlet structures, pump basin, pump, pump discharge and incidental items installed so that the system conforms to Exhibit A. Minor grading and restoration (sodding) of the areas disturbed during construction are considered part of the PROJECT scope. The PROPERTY OWNERS' shall have their contractor connect the electrical cable to an extension of the PROPERTY OWNERS' electrical system.**

II. SCHEDULE:

The effective date of this **MOU** is the date of the execution by the parties hereto. The sequence and timing of the drainage work for the **PROJECT** shall be determined by the contractor. The **CITY** reserves the right to amend the **PROJECT** schedule at its sole discretion. The **CITY** shall provide reasonable notification to **PROPERTY OWNERS** of changes to the **PROJECT** schedule.

III. THE CITY SHALL:

a. Provide the **PROPERTY OWNERS** with timely updates concerning the **PROJECT** schedules, or any other such activities that may impact the **PROJECT**.

b. The **CITY** shall coordinate, bid, contract, and pay for the approved drainage improvements provided for in the Scope of Work.

c. Provide to the **PROPERTY OWNERS** a list of approved utility contractors licensed and qualified to perform the necessary electrical work to connect the installed pump to the **PROPERTY OWNERS'** electricity.

d. Remove and dispose of, or otherwise handle any salvaged material (pipe, fittings, etc.) not incorporated into the **PROJECT**.

e. The **CITY** shall be responsible for any covered repairs during the pump manufacturer's 5 - year warranty period, excluding any repairs or damage caused by the **PROPERTY OWNERS**.

f. The **CITY** shall not be responsible for any damages due to flooding during power outages or storm events exceeding the design capacity of the pump.

IV. PROPERTY OWNERS SHALL:

a. Review and approve the plans for construction of the **PROJECT** before construction begins. Approval cannot be unreasonably withheld.

b. Permit the **CITY** and its agents to enter their backyard at the **PROPERTY** and access the drainage easement for purposes of installing drainage improvements, and making repairs as needed to the drainage improvements approved by the City's Public Service Department.

c. Promptly provide the **CITY** with three written estimates for the electrical work to be performed.

d. Agree that the electrical contractor selected to perform the electrical connection work, will be the contractor with the lowest of the three written estimates secured for the work to be performed. If the PROPERTY OWNERS demand to go with a different contactor, PROPERTY OWNERS shall notify the CITY of their request, and the CITY shall not unreasonably withhold approval of requested contractor.

e. To have the selected electrical contractor install and connect the electrical service from the sump pump to the **PROPERTY OWNERS'** electricity. The electrical installation work shall include a shut-off switch to be located near the **PROPERTY OWNERS'** house and shall meet applicable code requirements.

f. Permit, maintain, and pay for the electricity necessary to run the installed pump.

g. Notify the **CITY** immediately after becoming aware of any hazards, damage, or needed repair of any component of the **PROJECT** being installed.

h. Shall maintain all the **PROJECT'S** drainage inlets in a clean and useable condition free of yard debris, furniture, plants, and landscaping materials. This requirement includes cleaning the grate, removing any drainage clogs and performing routine maintenance thereof.

V. FUNDING:

a. The **CITY** estimates the total cost of the PROJECT to be $4950.00, see attached Exhibit B attached hereto and incorporated herein.

b. The **CITY** shall be responsible for 100.00% of the cost of all construction items associated with the **PROJECT** to be performed and the **PROPERTY OWNERS** shall be responsible for providing the electricity for the installed sump pump.

c. All other actual costs (engineering, construction inspection, permits, etc.) required for this **PROEJCT** shall be the responsibility of the **CITY**.

d. **PROPERTY OWNERS** shall provide the **CITY** with the opportunity to review any cost estimates for the electrical work prior to the installation work. The **CITY** shall have the right to select the lowest bidder of the three estimates to perform the electrical work necessary for the **PROJECT**.

VI. GENERAL

a. Upon **PROPERTY OWNERS'** acceptance of the work, or any specific portion thereof, **PROPERTY OWNERS** shall assume sole and complete responsibility for the new facility, and shall receive the benefit of all warranties and contractual rights as owners of the facility. For purposes of this **MOU, PROPERTY OWNERS** shall be considered to have accepted the **PROJECT** or any specific portion thereof, when commencing to utilize it. Written acceptance of the **PROJECT** shall also constitute acceptance.

b. Amendment.

Any changes to this **MOU**, which are mutually agreed upon between **PROPERTY OWNERS** and the **CITY**, shall be incorporated in written amendment to this **MOU** and shall not become effective until the amendment is signed by all parties.

c. Liability.

Neither party shall be liable for any claims, demands, expenses, liabilities and losses (including reasonable attorney's fees) which may arise out of any acts or failures to act by the other party, its employee or agents, in connection with the construction activities performed pursuant to this **MOU**. Both Parties agree to maintain auto, property, and personal insurance coverage to cover any claims arising out of their negligence resulting from the **PROJECT**.

d. Binding Effect.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and permitted assigns.

IN WITNESS WHEREOF, the parties have caused this **MOU** to be executed on the date indicated above.

Signed, sealed and executed for **CITY OF CHARLESTON**.

WITNESS:

City of Charleston

By: _____
(Signature)

Title: Director

Signed, sealed and executed for the **PROPERTY OWNERS**.

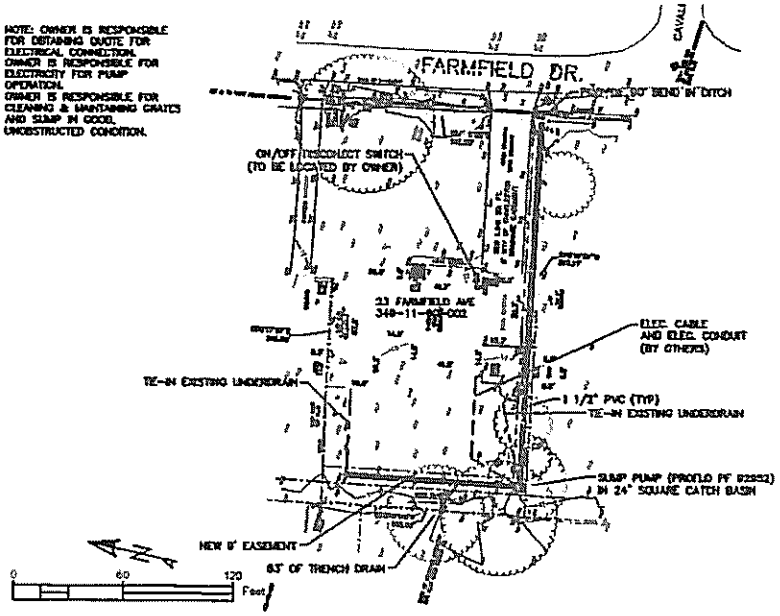
WITNESS:

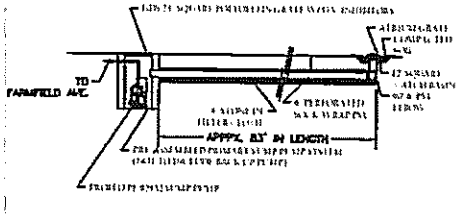
PROPERTY OWNERS

By: _____
Geoff A. Pallay (Signature)

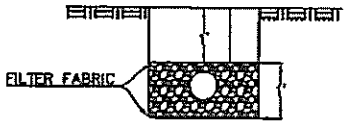
By: _____
Megan K. Pallay (Signature)

NOTE: OWNER IS RESPONSIBLE FOR OBTAINING QUOTE FOR ELECTRICAL CONNECTION. OWNER IS RESPONSIBLE FOR ELECTRICITY FOR PUMP OPERATION. OWNER IS RESPONSIBLE FOR CLEANING & MAINTAINING GRATES AND SUMP IN GOOD, UNOBSTRUCTED CONDITION.





DETAIL A
N.T.S.



DETAIL B
N.T.S.

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT PALMETTO UTILITY PROTECTION SERVICES AT TELEPHONE NUMBER 1-888-721-7877 FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION) AND STANDARD DRAWINGS FOR ROAD CONSTRUCTION.
3. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE SITE PLANS, AND ARE NOT NECESSARILY ACCURATE IN LOCATION AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY UNDER THIS REQUIREMENT EXCEPT AS NOTED BELOW. "EXISTING UTILITY FACILITIES" MEANS ANY UTILITY THAT EXISTS ON THE PROJECT IN ITS ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND SETTING ALL VALVE BOXES AND METER BOXES DISTURBED BY CONSTRUCTION. RELOCATING OF WATER AND SEWER IS TO BE COORDINATED WITH CPW.
5. HORIZONTAL CONTROL IS BASED ON RECORDED PLAT LINES.
6. THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PRESERVE STRUCTURES, TREES, SHRUBS, AND OTHER PLANT MATERIAL WITHIN THE RIGHT-OF-WAY AND EASEMENT LIMITS.
7. THROUGHOUT DURATION OF CONSTRUCTION, CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES TO REMAIN IN PLACE.
8. UPON COMPLETION OF THE PIPE INSTALLATION, ALL DISTURBED PAVED SURFACES ARE TO BE RESURFACED TO MATCH THE EXISTING STREET PROFILE.
9. CONTRACTOR SHALL OBTAIN TRAFFIC CONTROL PERMIT FROM CITY'S TRAFFIC AND TRANSPORTATION DEPT. PRIOR TO COMMENCEMENT OF WORK.
10. TEMPORARY BENCH MARK (TBM) –

EXHIBIT A

City of Charleston
PUBLIC SERVICE DEPARTMENT, ENGINEERING DIVISION
75 CALHOUN STREET, SUITE 3, CHARLESTON, S.C. 29401-3506
PHONE: (843) 724-3711

23 FARMFIELD

DRAINAGE IMPROVEMENT STUDY

Date | Revision No.

Job No.:

Sheet 1 Of 1

EXHIBIT B

Prestige Landscapes LLC
115 Hickory Trace Dr
Goose Creek, SC 29445
(843) 572-9370 office (843) 863-9071 fax
prestige@plscape.com www.plscape.com

Proposal

Name	City of Charleston	Farmfield	
Address	23 Farmfield Ave		
City	Charleston	State SC	ZIP 29407
Phone	Frank Newham (843) 724-3713		
Email	newhamj@charleston-sc.gov		

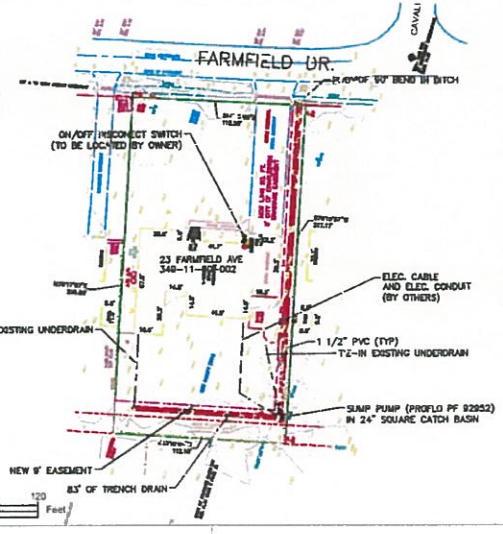
Date	3/8/2016
Job Type	Drainage
gpallay@gmail.com	

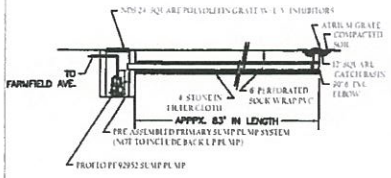
Qty	Description	Unit Price	TOTAL
	Sump pump system as specified including sump, complete pump system, 1 1/2" PVC outlet to ditch 75 linear feet french drain, 6" corrugated perforated and socked pipe, and 1 12" drain box w/atrium grates		
1	Pump system to include 215' 1 1/2" outlet pipe, inlet box and grate.	$3,250.00	$3,250.00
75	French drain, 6" corrugated perforated and socked pipe	$20.00	$1,500.00
1	12" drain box w/atrium grate	$200.00	$200.00
	Electrical not included		
		Subtotal	$4,950.00
		Total	$4,950.00

Payment in full upon completion unless a deposit is requested at time of acceptance.
We accept MasterCard, Visa, & Discover with a 3% convenience fee.

This proposal may be withdrawn by us if not accepted in 45 days.

NOTE: OWNER IS RESPONSIBLE FOR OBTAINING QUOTE FOR ELECTRICAL CONNECTION. OWNER IS RESPONSIBLE FOR ELECTRICITY FOR PUMP OPERATION. OWNER IS RESPONSIBLE FOR CLEANING & MAINTAINING GRATES AND SUMP IN GOOD, UNOBSTRUCTED CONDITION.





DETAIL A
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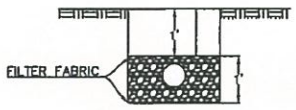

DETAIL B
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EXHIBIT A

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10. TEMPORARY BENCH MARK (TBM) –

City of Charleston
PUBLIC SERVICE, DEPARTMENT, ENGINEERING DIVISION
75 CALHOUN ST. CHARLESTON, S.C. 29401-3500
PHONE: (843) 724-3781

23 FARMFIELD

DRAINAGE IMPROVEMENT STUDY

Drawn BRH
Designed
Checked JPM
Approved
Date 5/5/2015

Date	Revision No.

Job No.:

Sheet 1 Of 1

K3.)

Ratification
Number_____

AN ORDINANCE

TO AMEND VARIOUS SECTIONS OF CHAPTER 29 OF THE CODE OF THE CITY OF CHARLESTON RELATING TO LICENSED TOUR GUIDES INCLUDING: TO DELETE THE CATEGORY OF TEMPORARY TOUR GUIDE; TO AMEND THE TOUR GUIDE EXAMINATION REQUIREMENTS TO ELIMINATE THE ORAL EXAMINATION REQUIREMENT; TO OFFER THE EXAMINATION ON A TWICE-MONTHLY BASIS; TO CHANGE THE PASSING GRADE ON THE EXAMINATION FROM EIGHTY PERCENT TO SEVENTY PERCENT; TO REQUIRE THAT REGISTERED TOUR GUIDES COMPLETE FOUR (4) CONTINUING EDUCATION PROGRAMS IN THREE (3) YEARS TO EXTEND THEIR TOUR GUIDE LICENSE WITHOUT REEXAMINATION; TO ESTABLISH THE TITLE OF TOUR GUIDE EMERITUS FOR A REGISTERED TOUR GUIDE WHO HAS HELD THEIR LICENSE FOR TWENTY-FIVE (25) YEARS CONTINUOUSLY; AND TO EXEMPT SCHOOL GROUPS FROM THE REQUIREMENT THAT WALKING TOURS FOR HIRE CONSISTING OF MORE THAN TWENTY (20) PEOPLE SHALL BE ACCOMPANIED BY A LICENSED TOUR GUIDE. SEC. 29-59(F) RELATING TO THE CHANGE OF THE PASSING GRADE ON THE EXAMINATION FROM EIGHTY PERCENT TO SEVENTY PERCENT SHALL BE EFFECTIVE RETROACTIVELY AS OF APRIL 26, 2015. **(AS AMENDED)**.

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

Section 1. Chapter 29, Article I, Section 29-2 of the Code of the City of Charleston is hereby amended by deleting in its entirety the definition of "*Temporary tour guide.*"

Section 2. Chapter 29, Article III, Section 29-58 of the Code of the City of Charleston is hereby amended by deleting the following struck through text so that hereafter Section 29-58 shall read as follows:

> "**Sec. 29-58. - License – Required.**
>
> No person shall act or offer to act as a tour guide in the city for hire unless he or she has first passed a written ~~and an oral~~ examination and is licensed by the city's office of tourism management as a registered tour guide. ~~or a temporary tour guide~~."

Section 3. Chapter 29, Article III, Section 29-59 of the Code of the City of Charleston is hereby amended by deleting the following struck through text and adding thereto the following underlined words so that hereafter Section 29-59 shall read as follows:

"**Sec. 29-59. - Tour guide: application, examination and grant or denial of license.**

(a) The written ~~and oral~~ examination~~s~~ shall be based upon materials approved by the tourism commission which shall be made available to the public by the manager of arts and history/tourism commissions for a fee.

(b) The manager of arts and history/tourism commissions shall prepare and administer the written ~~and oral~~ examination~~s~~ which ~~are~~ is meant to test the applicant's knowledge of the city and its history.

(c) At the time of the examination~~s~~, applicants shall provide to the manager of arts and history/tourism commissions with the following:

(1) Current driver's license or state-issued identification; or;

(2) A recent photograph~~;~~ and other proof of identification to the satisfaction of the manager of arts and history/tourism commissions; and

(3) A receipt indicating proof of payment for examination~~;~~ ~~and~~

~~(4) Such other information as the manager of arts and history/tourism commissions may from time to time require~~.

(d) The examination~~s~~ shall be given ~~no less than four (4) times per calendar year.~~ every other week at a time and place to be determined by the manager of arts and history/tourism commissions; however, in case of hardship, the examination may be scheduled sooner.

(e) The examination~~s~~ shall be uniform for all persons taking the examination on the same day.

~~(f) A passing grade for the written examination shall be at least eighty (80) percent of the questions that the applicant answers correctly and the oral examination shall be graded on a pass/fail basis.~~ An applicant shall receive a passing grade for the

examination when seventy (70) percent of the questions asked are answered correctly. An applicant must receive a passing grade on ~~both~~ the written ~~and oral~~ examination before being granted a registered tour guide license.

~~(g) Applicants must pass the written examination before being permitted to take the oral examination. Applicants who pass the written examination but fail the oral examination shall only have to repeat the oral examination.~~

~~(h)~~ (g) It shall be the duty of the manager of arts and history/tourism commissions to ~~grade~~ review each examination ~~and~~ to determine ~~whether or not to grant or deny a registered tour guide license to an applicant~~ if a passing grade has been attained.

~~(i)~~ (h) Individuals found cheating on ~~either portion of~~ the tour guide license examination shall receive a failing grade on the examination and shall be disqualified from re-taking the examination for a period of one (1) year."

Section 4. Chapter 29, Article III, Section 29-60 of the Code of the City of Charleston entitled "Temporary tour guide~~-~~. license and conditions for grant or refusal of license" is hereby amended by deleting this section in its entirety.

Section 5. Chapter 29, Article III, Section 29-61 of the Code of the City of Charleston is hereby amended by deleting the following struck through text and adding thereto the following underlined words so that hereafter Section 29-61shall read as follows:

"Sec. 29-61. – Tour Guide ~~and temporary tour guide~~; license issuance.

(a) Upon successfully meeting all the requirements of sections 29-59 ~~and 29-60~~ of this article and after verification of a business license, the applicant shall be issued a registered tour guide license card ~~or temporary tour guide license card~~ by the revenue collections division.

(b) First time tour guide applicants ~~and temporary tour guide applicants~~ shall collect their tour guide license ~~or temporary tour guide license~~ from the revenue collections division within thirty (30) days of being notified by the manager of arts and history/tourism commissions of their approval for a license. All unclaimed licenses pursuant to this section shall

automatically expire on the 31st day after notification by the tourism management department.

(c) The registered tour guide license ~~and temporary tour guide license~~ card shall remain the property of the city and must be returned upon expiration, revocation, or suspension."

Section 6. Chapter 29, Article III, Section 29-63 of the Code of the City of Charleston is hereby amended by deleting the following struck through text and adding thereto the following underlined words, which shall read as follows:

"Sec. 29-63. - Renewal and expiration of registered tour guide license; reexamination.

The license of a registered tour guide shall expire on the third anniversary after its issuance. An applicant for reissuance of a license after expiration shall be treated as a new applicant and shall comply with all the provisions of this Chapter then in effect including the requirement of examination; provided, however, that a licensee who has renewed ~~the~~ his or her business license annually by 31st of January with the revenue collections division during each of the three (3) years and has completed ~~such~~ four (4) continuing education programs in three (3) years as are ~~required~~ offered or approved by the tourism commission shall be entitled to extend the expiration of the license without reexamination for another three (3) years. A licensee maintaining a valid tour guide license for a period of twenty-five (25) consecutive years, shall achieve the status of tour guide emeritus, shall be issued a permanent tour guide license with no expiration date, and shall be exempt from further examination and education requirements."

Section 7. Chapter 29, Article III, Section 29-66, subsection (a) of the Code of the City of Charleston is hereby amended by deleting the following struck through text so that hereafter subsection (a) shall read as follows:

"Sec. 29-66. - Revocation of license.

(a) Failure to abide by the provisions of this chapter or any of the ordinances of the City of Charleston or laws of the state in any manner affecting or regulating the activities of the licensee

while acting as a tour guide shall be grounds for the suspension for a reasonable time or the revocation of a registered tour guide license. ~~or a temporary tour guide license~~."

Section 8. Chapter 29, Article IV, Section 29-111 of the Code of the City of Charleston is hereby amended by deleting the following struck through text, so that hereafter Section 29-111 shall read as follows:

"**Sec. 29-111. – Tour guide required.**

All tours on small buses must be conducted by a registered ~~or temporar~~y tour guide, and a tour guide card shall be displayed in the lower left hand corner of the front windshield, in plain view clearly visible from outside the vehicle."

Section 9. Chapter 29, Article VII, Section 29-261, subsection (a), of the Code of the City of Charleston is hereby amended by deleting the following struck through text and by adding thereto the following underlined words so that hereafter Section 29-261shall read as follows:

"Sec. 29-261. – Limits on size; additional tour guides.

(a) All walking tours for hire conducted from the public right-of-way shall consist of no more than twenty (20) persons per group, excluding the licensed tour guide. Any walking tour for hire conducted from the public right-of-way consisting of more than twenty (20) people shall be divided into ~~more than one~~ groups not to exceed twenty (20) and each group shall be accompanied by a licensed tour guide. ~~and shall be accompanied by an additional person, known as an escort, who may or may not be a licensed tour guide. Each group shall take different routes to the same destination or maintain sufficient distance between another group so as not to impede pedestrian traffic~~. This section shall not apply to school groups that exceed twenty (20) people. School groups exceeding twenty (20) people may be accompanied by either a licensed tour guide or a chaperone for every group of twenty (20) people, or fraction thereof, that exceeds an initial twenty (20) people to manage the school groups while walking on the public rights-of-way to avoid impeding vehicular or pedestrian traffic."

Section 10. This Ordinance shall become effective upon ratification, with the exception of Section 29-59(f) which shall be effective retroactively as of April 26, 2015.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2016, in the ___th Year of the Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

ATTEST: By: _____
Vanessa Turner Maybank
Clerk of Council

L1.)

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 2, SECTION 2-184 OF THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, TO CREATE DIVISION 8 WHICH SHALL BE ENTITLED THE WEST ASHLEY REVITALIZATION COMMISSION AND SECTION 2-184 WHICH SHALL SET FORTH THE DUTIES AND RESPONSIBILITIES OF THE WEST ASHLEY REVITALIZATION COMMISSION.

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

Section 1. Chapter 2 of the Code of the City of Charleston is hereby amended to create Division 8 therein which shall read as follows:

"DIVISION 8. THE WEST ASHLEY REVITALIZATION COMMISSION"

Section 2. Chapter 2, Division 8 of the Code of the City of Charleston is hereby amended to create Section 2-184 therein which shall read as follows:

"Section 2-184. Created; membership; terms of office; powers.

(a) *Created.* There is hereby created the West Ashley Revitalization Commission.

(b) *Mission.* The West Ashley Revitalization Commission shall work to assure the long-term economic stability of West Ashley by revitalizing the unique character of the district and supporting values that assure West Ashley is a great place to live, work, play, invest and do business.

(c) *Membership.* The Commission shall consist of eighteen (18) voting members, one (1) of whom shall be the Mayor; three (3) members of City Council who represent a district or portion thereof in West Ashley appointed by the Mayor; one (1) member who shall be a representative from the St. Andrews Public Service District appointed by the Mayor; and the remaining members who shall be representatives from West Ashley appointed by the Mayor, all subject to

approval by City Council. The Mayor shall also appoint the Chairperson of the Commission.

(d) *Terms of Office.* The members of the Commission shall serve for terms of three (3) years or until their successors have been appointed and qualified.

(e) *Powers and Duties.* The Commission shall have the following powers and duties:

(i) Be charged with the duties of establishing goals, policies and procedures for the implementation of revitalization efforts in West Ashley on behalf of the City.

(ii) Initiate a major study of needs of West Ashley and aid in the procurement of the necessary funds for such study.

(iii) Study and recommend financial and organizational techniques to effectuate the revitalization of West Ashley by the joint efforts of public and private entities.

(iv) Seek out and recommend early action improvements for West Ashley.

(v) Assist private businesses in improvements in conjunction with the West Ashley revitalization efforts.

(vi) Assist the business community and the City to work together in the most cooperative and supportive manner possible.

(vii) Seek funds and resources from private and public sources to promote and market West Ashley.

(viii) In its discretion, create committees to participate in the planning or effectuation of the West Ashley revitalization efforts; provided, however, that any such councils or committees shall require the approval of the Mayor and the Commission.

(f) *Meetings.* The Commission shall establish a regular time and place of meeting. For purposes of Commission action, a quorum of the West Ashley Revitalization Commission shall consist of 10 voting members of the Commission in attendance.

(g) *Records.* The Commission shall keep a record of its proceedings.

Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2016, and in the 240th 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

L2.)

Ratification
Number_____

AN ORDINANCE

TO AMEND ORDINANCE #2016-020 AS AMENDED BY ORDINANCE #2016-044 REGARDING THE EXPIRATION OF THE MORATORIUM ON PROCESSING DEVELOPMENT APPLICATIONS AND ISSUING PERMITS FOR PROPERTIES ZONED GATHERING PLACE (GP) .

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

Section 1, Part 6, Sec, 54-972, the expiration of ordinance #2016-020 as amended by ordinance #2016-044 is hereby amended to read as follows:

Sec. 54-972. Expiration.

The provisions of this Part 6 shall expire on June 22, 2016."

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2016,
and in the ____th Year of the Independence of
the United States of America

_____
John J. Tecklenburg, Mayor

ATTEST: _____
Clerk of Council