

City Hall  
80 Broad Street  
December 6, 2016  
5:00 p.m.

## **CITY COUNCIL**

### **A. Roll Call**

### **B. Invocation – Councilmember Lewis**

### **C. Pledge of Allegiance**

### **D. Presentations and Recognitions**

1. Recognition of State Champion Bishop England High School Girls Varsity Volleyball Team, National Record
2. Recognition of Ulysses David ‘Hat’ Blakeney

### **E. Public Hearings**

1. An ordinance providing for the distribution of funds for Fiscal Year 2017 generated by the Municipal Accommodations Fee as required by Ordinance No. 1996-18.
2. An ordinance providing for the distribution of funds for Fiscal Year 2017 generated by the Municipal Accommodations Fee as required by Ordinance No. 1996-56.
3. An ordinance to make appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2017.
4. An ordinance to raise funds for the fiscal year ending December 31, 2017 and to meet the appropriation of \$199,640,286 authorized by Ordinance 2016-\_\_\_\_ ratified the 20<sup>th</sup> day of December, 2016.

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

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

1. November 22, 2016

### **H. Citizens Participation Period**

### **I. Petitions and Communications:**

1. Appointment of Harry Lesesne to the Planning Commission

**J. Council Committee Reports:**

**1. Committee on Public Safety: (Meeting was held on Thursday, December 1, 2016 at 3:30 p.m.)**

- a. Review of Vehicle Safety Task Force Report
- b. Updates:
  - Fire Department
  - Police Department
  - Emergency Management

**2. Committee on Public Works and Utilities: (Meeting was held on Tuesday, December 6, 2016 at 3:00 p.m.)**

**a. Acceptance and Dedication of Rights-of-Way and Easements**

**i. Whitney Lake Phase 2B** - Acceptance and dedication of Star Flower Alley (25-foot right-of-way), Petunia Alley (20-foot right-of-way), a portion of Waterleaf Road (42-foot and 50-foot right-of-way), and a portion of Sparkleberry Lane (variable width right-of-way). Sidewalk is bonded.

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

**ii. Daniel Island Parcel BB Phase 4** - Acceptance and dedication of a portion of Tidal Mill Place (50-foot right-of-way), a portion of Orange Quarter Lane (20-foot right-of-way), and a portion of Josiah Street (50-foot right-of-way). All infrastructure is complete.

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

**iii.** Acceptance and dedication of a new exclusive 16-foot storm water drainage easement for **Beresford Hall Commerce Park** as noted on a plat entitled "Final Subdivision Plat for Beresford Hall Commerce Park, City of Charleston, Berkeley County, South Carolina" (TMS 271-04-03-001 and TMS 271-04-03-002) to allow access for maintenance of the storm drainage piping.

- a. Exclusive Storm Water Drainage Easements
- b. Plat

**iv. 199 East Bay Street** - Approval to notify SCDOT that the City intends to accept maintenance responsibility for a portion of East Bay Street (US-52) in conjunction with placement of a grease trap at 199 East Bay Street. Letter and map attached.

- a. Letter
- b. Map

**v. Sidewalk at Skylark Drive near intersection with Sam Rittenberg Blvd** - Approval to notify SCDOT that the City intends to accept maintenance responsibility for 158 feet of proposed concrete sidewalk and one ADA ramp with detectable warning assemblies for a portion of the sidewalk located within the SCDOT right-of-way at the intersection of Skylark Drive (S-10-2422) near intersection with Sam Rittenberg Blvd (S-10-7). Letter and map attached.

- a. Letter
- b. Map

**vi. Sidewalk at Sanders Road, between Bees Ferry Road and Reverend Joseph Heywood Road** - Approval to notify SCDOT that the City intends to accept maintenance responsibility for 320 feet of proposed concrete sidewalk for a portion of the sidewalk located within the SCDOT right-of-way at Sanders Road (S-2032), between Bees Ferry Road (S-10-57) and Reverend Joseph Heywood Road (local). Letter and map attached.

- a. Letter
- b. Map

### **3. Committee on Ways and Means:**

(Bids and Purchases

(Recommendations of State Accommodations Tax Advisory Committee that met and approved both of the attached budgets on 11/21/16

-- 2016 Amended State Accommodations Tax Budget

-- 2017 Proposed State Accommodations Tax Budget

(Hospitality Fee Budget

-- Approval of amended 2016 Hospitality Fee Budget

-- Approval of proposed 2017 Hospitality Fee Budget

(2017 Municipal Accommodations Fee Ordinances for Capital Projects and Operating Expenses (2 Ordinances) Refer to Public Hearings – City Council Agenda Items #E1-E2)

(2017 General Fund & Enterprise Funds Expenditure Budget (Ordinance) (Refer to Public Hearings – City Council Agenda Item #E3)

(2017 General Fund & Enterprise Funds Revenue Budget (Ordinance) (Refer to Public Hearings – City Council Agenda Item #E4)

(Parks-Capital Projects: Approval of a Transportation Alternatives Program Grant Application for the West Ashley Gateway – West Ashley Bikeway Connector Multi-Use Trail. The proposed project is a grade-separated multi-use trail on the east side of Wappoo Road, connecting the West Ashley Greenway with the West

Ashley Bikeway. If approved, the grant will provide \$362,785 in funding requiring a match of \$90,696 (\$453,482 total). Funding would be administered through the SCDOT's "Local Public Agency" process using the approved Project Administrator in the Department of Parks. This project would include the design and permitting services required to competitively bid the project, construction of the project and inspection services during construction. Depending upon the award and LPA process, funding could be available sometime after the 2<sup>nd</sup> quarter of 2017. The project would require 24-36 months to complete. There is no fiscal impact for this action. An approval of the grant application will only allow the Parks Department to submit the document to CHATS Metropolitan Planning Organization. However, the fiscal impact will occur if the grant application is approved for award. This is an after-the-fact approval.

(Police Department: Approval of the State Plan of Operations Agreement and Addendum with the State of South Carolina regarding transfer of excess Department of Defense property for use by the Police Department.

(Police Department: Approval of a Mutual Aid Agreement with the Medical University of South Carolina. The Mutual Aid Agreement statute was amended in June, 2016. New agreements have been drafted to ensure compliance with the amended statute. The new agreements are replacing the old agreements.

(Parks-Capital Projects: Approval of an increase of \$1,970.05 to the Freedom Park Shelter and Restroom project budget related to unanticipated fee increases to the Impact & Tap Fees and Sewer Inspection Fees with Charleston Water Systems. Impact & Tap Fees increased by \$840.05 as a result of updated rates while the warranty inspection fee of \$1,130 was not captured in the contractor's scope of work but required by developer agreement executed between the City and CWS. With approval, Council is approving the transfer in the amount of \$1,970.05 to the project budget from 2012 General Fund Reserves (\$1,385.86) and 2013 General Fund Reserves (\$584.19). The funding sources for this project are: 2014 General Fund Reserves (\$210,000), 2012 General Fund Reserves (\$158,460.76) and 2013 General Fund Reserves (\$1,534.00).

(Parks-Capital Projects: Approval of Freedom Park Shelter/Restroom Change Order #2 to the Construction Contract with Infinger Construction Group, LLC in the amount of \$17,477 for upgrading the steel frame construction based on preliminary design and windows (\$17,816), omitting integrated color to concrete slab (-\$550) and upgrade to steel frame construction based on final design, SWPPP inspection, and miscellaneous value engineering options (\$211). The total project budget will increase by \$3,024.71. The contract time will remain unchanged. The Change Order will increase the Construction Contract with Infinger Construction Group, LLC in the amount of \$17,477 from \$302,375 to \$319,852. With approval of this Change Order, Council is approving the transfer in the amount of \$3,024.71 to the project budget from 2012 General Fund Reserves (\$2,074.90) and 2013 General Fund Reserve (\$949.81). The remaining \$14,452.29 for the change order will come from the balance of the project contingency. The funding sources for this project are: 2014 General Fund Reserves (\$210,000) and 2012 General Fund

Reserves (\$155,000).

(Parks-Capital Projects: Approval of a Construction Contract with American Elevator in the amount of \$73,020 for the modernization of the elevator at the Joseph P. Riley, Jr. Ballpark. With the approval of the project budget, Staff is authorized to award and/or amend contracts less than \$40,000, to the extent contingency funds exist in the Council Approved budget. Approval of this action will institute an \$80,000 project budget of which the \$73,020 Construction Contract will be funded. The funding source for this project is the JPR, Jr. Ballpark General Maintenance account.

(Public Service: Approval for B&C Land Development to perform emergency repairs in the amount of \$55,999 at the Ardmore Canal. Damage occurred during Hurricane Matthew. The work was performed as an emergency repair due to the need to stabilize the highly eroded banks. Work will be submitted for public assistance reimbursement.

(Request authorization from the Mayor to execute the attached Lease Agreement between the City of Charleston and the International African American Museum (IAAM) and the Pinckney Foundation (PF) for the property and building located at 113 Calhoun Street. (TMS: 458-01-01-086) [Ordinance]

(Consider the following annexations:

- 204 Tall Oak Avenue (TMS# 418-13-00-066) 0.22 acre, West Ashley (District 9). The property is owned by Trevor Owen Spencer.
- 1501 Morgan Campbell Court (TMS# 351-12-00-116) 0.088 acre, West Ashley (District 9). The property is owned by Ayush Gupta.
- 1503 Morgan Campbell Court (TMS# 351-12-00-219) 0.08 acre, West Ashley (District 9). The property is owned by Alex Murphy and Katherine Beul.
- 1505 Morgan Campbell Court (TMS# 351-12-00-220) 0.09 acre, West Ashley (District 9). The property is owned by Amelia Phillips Hale and Daniel Hale.
- 1507 Morgan Campbell Court (TMS# 351-12-00-221) 0.10 acre, West Ashley (District 9). The property is owned by William G. Wynn, Jr.
- 1509 Morgan Campbell Court (TMS# 351-12-00-218) 0.25 acre, West Ashley (District 9). The property is owned by Matthew and Brittany Cauller.
- 1510 Morgan Campbell Court (TMS# 351-12-00-216) 0.14 acre, West Ashley (District 9). The property is owned by Rachel Kelly Bishop.
- 1512 Morgan Campbell Court (TMS# 351-12-00-215) 0.14 acre, West Ashley (District 9). The property is owned by James F. Price.
- 1513 Morgan Campbell Court (TMS# 351-12-00-217) 0.25 acre, West Ashley (District 9). The property is owned by Rob and Sophie Fulmer.
- 1514 Morgan Campbell Court (TMS# 351-12-00-214), 0.12 acre, West Ashley (District 9). The property is owned by Lauren and David McCullough.
- Property located on Ashley Hall Road (TMS# 351-12-00-213) 0.16 acre, West Ashley (District 9). The property is owned by Glenda M. Hauge.
- An ordinance to adjust the boundary line between the City of Charleston and the Town of James Island as it pertains to property located on Camp Road and designated as lot 027b on a plat by Cornerstone Surveying & Engineering, Inc.

entitled "A final subdivision plat of Charleston County T.M.S. Parcel No. 428-03-00-027 a 1.69 acre tract of land in 'Cocked Hat' Subdivision" and an area abutting a portion of the northern boundary of said tract shown as a portion of a 10' County of Charleston Drainage Easement on said plat.

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

An ordinance to provide for the annexation of property known as 204 Tall Oak Avenue (0.22 acre) (TMS# 418-13-00-066), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Trevor Owen Spencer.

An ordinance to provide for the annexation of property known as 1501 Morgan Campbell Court (0.088 acre) (TMS# 351-12-00-116), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Ayush Gupta.

An ordinance to provide for the annexation of property known as 1503 Morgan Campbell Court (0.08 acre) (TMS# 351-12-00-219), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Alex Murphy and Katherine Beul.

An ordinance to provide for the annexation of property known as 1505 Morgan Campbell Court (0.09 acre) (TMS# 351-12-00-220), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Amelia Phillips Hale and Daniel Hale.

An ordinance to provide for the annexation of property known as 1507 Morgan Campbell Court (0.10 acre) (TMS# 351-12-00-221), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by William G. Wynn, Jr.

An ordinance to provide for the annexation of property known as 1509 Morgan Campbell Court (0.25 acre) (TMS# 351-12-00-218), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Matthew and Brittany Cauller.

An ordinance to provide for the annexation of property known as 1510 Morgan Campbell Court (0.14 acre) (TMS# 351-12-00-216), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Rachel Kelly Bishop.

An ordinance to provide for the annexation of property known as 1512 Morgan Campbell Court (0.14 acre) (TMS# 351-12-00-215), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it

part of District 9. The property is owned by James F. Price.

An ordinance to provide for the annexation of property known as 1513 Morgan Campbell Court (0.25 acre) (TMS# 351-12-00-217), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Rob and Sophie Fulmer.

An ordinance to provide for the annexation of property known as 1514 Morgan Campbell Court (0.12 acre) (TMS# 351-12-00-214), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Lauren and David McCullough.

An ordinance to provide for the annexation of property located on Ashley Hall Road (0.16 acre) (TMS# 351-12-00-213), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Glenda M. Hauge.

An ordinance to adjust the boundary line between the City of Charleston and the Town of James Island as it pertains to property located on Camp Road and designated as lot 027b on a plat by Cornerstone Surveying & Engineering, Inc. entitled "A final subdivision plat of Charleston County T.M.S. Parcel No. 428-03-00-027 a 1.69 acre tract of land in 'Cocked Hat' Subdivision" and an area abutting a portion of the northern boundary of said tract shown as a portion of a 10' County of Charleston Drainage Easement on said plat.

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

1. *An ordinance establishing the West Ashley Redevelopment Project Area; making certain findings of blight within the Redevelopment Project Area; designating and defining redevelopment projects consisting of public improvements within the Redevelopment Project Area; designating appropriate redevelopment project costs; approving an overall redevelopment plan; providing for notice and public hearing in connection with the foregoing; and other matters related thereto (AS AMENDED)*
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 1040 & 1042 5th Avenue (West Ashley) (10.481 acres) (TMS# 418-06-00-028 and 418-06-00-115) (Council District 3), be rezoned from Single-Family Residential (SR-2) and Diverse Residential – Mobile Home Park (DR-3) classifications to Single-Family Residential (SR-1) classification. The property is owned by Thomas C. Campbell, III and Campbell Knuppel Trailer Park LLC.*
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 on Nabors Drive and Affirmation Boulevard (James Island) (approximately 3.95 acres) (a portion of TMS# 428-16-00-013 and TMS# 428-16-00-046, 428-16-00-047, 428-16-00-048 and 428-16-00-052) (Council*

- District 12), be rezoned from General Business (GB) and Single-Family Residential (SR-1) classifications to Diverse Residential (DR-9) classification. The property is owned by Anne Doscher Read & James Island Plantation Services Inc.*
- 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 14 Shadowmoss Parkway (West Ashley) (0.36 acre) (TMS #358-07-00-007) (Council District 10), annexed into the City of Charleston October 11, 2016 (#2016-128), be zoned Single-Family Residential (SR-1) classification. The property is owned by Paula and Chris Iannuccilli.*
  - 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 7 Arcadian Park (West Ashley) (0.25 acre) (TMS #418-15-00-069) (Council District 3), annexed into the City of Charleston October 11, 2016 (#2016-129), be zoned Single-Family Residential (SR-1) classification. The property is owned by Kathleen and Josh Bell.*
  - 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 Magnolia Road (West Ashley) (0.125 acre) (TMS #418-10-00-005) (Council District 9), annexed into the City of Charleston November 10, 2016, be zoned Single-Family Residential (SR-2) classification. The property is owned by William G. Niemeyer.*
  - 7. An ordinance to adopt and amend the Business License Ordinance for the City of Charleston, South Carolina, Ordinance Number 1991-153, as amended by Ordinance Numbers 1991-194, 1992-587, 1993-448, 1994-469, 1995-565, 1996-218, 1997-455, 1998-118, 1999-176, 2000-231, 2001-116, 2002-143, 2003-109, 2004-131, 2005-671, 2006-599, 2007-238, 2008-162, 2009-259, 2010-264, 2011-296, 2012-403, 2013-144, 2014-154, and 2015-189 to adopt said ordinance, as amended, as the Business License Ordinance for the City of Charleston, South Carolina, for the fiscal year commencing January 1, 2017.*
  - 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. The property is owned by Hag Re Cdt LLC.*
  - 9. An ordinance to provide for the annexation of property known as 771 Longbranch Drive (0.33 acre) (TMS# 310-01-00-115), 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. The property is owned by Keith Gordon and Janet Wagner-Gordon.*
  - 10. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Coburg Road (Overture PUD) (West Ashley) (approximately 6.15 acres) (TMS# 349-08-00-001) (Council District*

- 11), be rezoned from General Business (GB) classification to Planned Unit Development (PUD) classification. The property is owned by St. Andrews Parish LLC. (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 221 Spring Street & 194 Cannon Street (Peninsula) (approximately 1.58 acres) (TMS# 460-10-04-011 and 460-10-04-013) (Council District 6), be rezoned from General Business (GB) classification to Planned Unit Development (PUD) classification. The property is owned by Jem Management Co and Calfran properties. (DEFERRED)
  12. An ordinance to provide for the annexation of property known as 2947 Maybank Hwy (2.97 acres) (TMS# 313-00-00-088), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Oak Family Properties LLC. (DEFERRED)
  13. An ordinance to provide for the annexation of property known as property located on Ashley Hall Plantation Road (44.59 acres) (TMS# 353-00-00-003 and 353-00-00-004), 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. The property is owned by the Estate of Rosina Kennerty Siegnious. (DEFERRED)
  14. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Maybank Highway at Promenade Vista Street (James Island) (approximately 10.57 acres) (TMS #424-00-00-001) (Council District 6), be rezoned from Gathering Place (GP) classification to Planned Unit Development (PUD) classification. The property is owned by CPC James Island, LLC. (**AS AMENDED**) (DEFERRED)
  15. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-208.1 Bed and Breakfasts not located within the Old and Historic District, to clarify where Bed and Breakfasts are permitted in areas outside the Old and Historic District. (DEFERRED FOR PUBLIC HEARING)
  16. An ordinance to amend the Old and Historic District and Old City District Regulations of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definition of structure, to provide definitions for height, scale, mass and immediate surroundings, immediate surrounding area and neighborhood, to clarify the authority of the Board of Architectural Review as it pertains to its review of height, scale and mass of new construction to achieve compatibility and proper form and proportion between new structures and those in its immediate surroundings, and to codify certain policy statements for the use in evaluation applications. (DEFERRED FOR PUBLIC HEARING)

## L. Bills up for First Reading

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone, by inserting language to preserve Mixed-Use Districts; prohibit the displacement of housing by accommodations and consider the effects of housing units to be altered or replaced on the housing stock and whether requirements to protect the affordability of the housing units should be attached to an accommodations special exception approval; prohibit the displacement or reduction of office space by accommodations to be located within areas on the Peninsula designated "A-1" on the Accommodations Overlay Zoning Map and on streets with office use as a predominant use; prohibit the displacement of more than 25 percent of ground floor, store front retail space by accommodations uses on streets with ground floor, store front retail as a dominant use; prohibit an overconcentration of accommodations units within areas on the Peninsula designated "A-1" on the Accommodations Overlay Zoning Map; amend revised Subsection B. 1. (g) by deleting wording regarding pedestrian activity and transit system usage and inserting language regarding the location and design of guest drop off and pick up areas; and amend revised Subsection B. 1. (h) 15 to require additional information on parking and public transit provisions for employees **(AS AMENDED)** *(DEFERRED)*
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 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)*
3. 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)*
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 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)*

5. 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)*

**M. Miscellaneous Business:**

1. The next regular meeting of City Council will be December 20, 2016 at 5:00 p.m. at City Hall, 80 Broad Street.

D1.)



# City of Charleston

JOHN J. TECKLENBURG  
MAYOR

## PROCLAMATION

**WHEREAS;** Bishop England High School is a diocesan Roman Catholic four-year high school in Charleston, South Carolina; and

**WHEREAS;** the school was founded in 1915 and was named for the Roman Catholic Diocese of Charleston's first bishop, John England; and

**WHEREAS;** Bishop England High School is located on Daniel Island in the city of Charleston, and it is the largest private high school in the state of South Carolina; and

**WHEREAS;** Bishop England High School's volleyball team had won the South Carolina State Championship title 16 years in a row and 26 times total; and

**WHEREAS;** the team set two national records on November 12, 2016 by capturing their 17th straight state championship title and 27th state championship title in program history. Bishop England coach Cindy Baggott has now won 10 state championship titles as the volleyball head coach; and

**WHEREAS;** the 2016 Varsity Volleyball team at Bishop England High School has shown dedication, discipline, and teamwork to accomplish their goals and to lead their school to victory; and

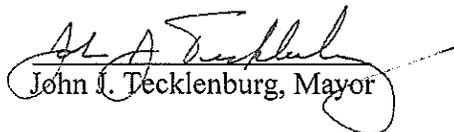
**WHEREAS;** I extend sincere congratulations to Emma Lawrence, Anna Warren, Gwen Conway, Kathleen Griffith, Mary Grace Furmanchik, Addison Cottone, Emma Meredith, Clara Park, Taylor Fewox, Margaret Lucas, Grace Gianoukos, Hannah Burns, Rhett Moore, Taylor Herbert, Regan McKinley, and coaches Cindy Baggott, Janel Swanson, and Jim McClellan for this achievement.

**NOW, THEREFORE, I, John J. Tecklenburg, mayor of the City of Charleston, do hereby proclaim November 20, 2016 to be:**

### **BISHOP ENGLAND HIGH SCHOOL VOLLEYBALL DAY**

in the City of Charleston, and encourage all citizens of the Holy City to celebrate the achievements of these young players, their coaching staff, the families that have supported them, and the Bishop England High School community.



  
John J. Tecklenburg, Mayor

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to Section 6 of Ordinance No. 1996-18, the City Council of the City of Charleston, South Carolina, at its regular meeting on Tuesday, December 6, 2016, at 5:00 p.m. in Council Chambers at 80 Broad Street, in the City of Charleston, South Carolina, will conduct a public hearing for the purpose of receiving comments on how the proceeds of the funds generated by the one percent Municipal Accommodations fee imposed to meet the cost of capital improvements which are specifically beneficial to the tourism industry should be applied to defray such costs during the fiscal year 2017. It is proposed that such funds in the amount of \$3,425,000 and additional funds from Municipal Accommodations Tax Fund Balance in the amount of \$349,898 be applied to defray costs of tourism-related City facility projects, repairs/improvements and restorations.

A public hearing will also be held, pursuant to Section 6 of Ordinance No. 1996-56, for the purpose of receiving comments on how the proceeds of the funds generated by the one percent Municipal Accommodations Fee imposed to meet the cost of operational expenses specifically beneficial to the tourism industry should be applied during fiscal year 2017. It is proposed that such funds calculated at an estimated \$3,425,000 and additional funds from Municipal Accommodations Tax Fund Balance at an estimated amount of \$11,165 shall be used to defray tourism-related operational costs including the salaries of police officers, parking enforcement officers, and other personnel required by the tourism industry.

At the time and place fixed for said public hearing, all persons who appear will be given an opportunity to express their views.

Vanessa Turner-Maybank  
Clerk of Council

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

Please insert as a Display Ad in the Post Courier on Sunday, November 20, 2016  
Charge to Account:

Please insert in the Chronicle as a Display Ad on Wednesday, November 23, 2016.

E1.)



Ratification  
Number 2016 -

**AN ORDINANCE**

PROVIDING FOR THE DISTRIBUTION OF FUNDS FOR FISCAL YEAR 2017 GENERATED BY THE MUNICIPAL ACCOMMODATIONS FEE AS REQUIRED BY ORDINANCE NO. 1996-18.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLESTON:

**SECTION 1. Findings**

It is hereby found and declared by City Council of the City of Charleston ("City Council"), the governing body of the City of Charleston (the "City"):

1. By Ordinance adopted February 27, 1996, bearing ratification number 1996-18, City Council established a Municipal Accommodations Fee in an amount equal to one percent, the proceeds of which as provided by Section 6 Ordinance No. 1996-18, are to be "expended only for the purpose of defraying the cost of capital improvement beneficial to the tourism industry..."

2. Section 6 further provides that the costs to be funded in part by this fee are to be established by ordinance adopted by City Council after a public hearing.

3. The Accommodations Fee will be collected during the entire term of the fiscal year 2017, during which certain expenses will be incurred relating to capital improvements beneficial to the tourism industry.

4. City Council is now minded to establish by this Ordinance the specific capital costs to be funded by the Accommodations Fee in fiscal year 2017 as provided by Section 6 of Ordinance No. 1996-18. The public hearing required to be held was advertised in the Post and Courier on November 20, 2016 and the hearing conducted on December 6, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLESTON, AS FOLLOWS:

1. A portion of the funds generated by the one percent Municipal Accommodations Fee during fiscal year 2017 to meet the cost of capital improvements beneficial to the tourism industry will be applied to defray the following costs:

Energy Performance Contract (transfer to Energy Performance Fund)	292,568
Low Battery Refurbishment	3,000,000
Market St Streetscape	471,165
Collection fees (funded by current and prior years interest income)	17,125
Total	\$ 3,780,858

The funds to be spent in 2017 include \$3,425,000 of estimated 2017 revenue, \$5,960 of estimated interest income and \$349,898 of Fund Balance. Any excess Municipal Accommodations Fee revenues may be used for the Low Battery project.

**SECTION 2.** This Ordinance shall become effective on January 1, 2017.

Ratified in City Council this 20<sup>th</sup> day of December, In the Year of our Lord 2016, and in the 241<sup>st</sup> Year of the Independence of the United States of America.

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John J. Tecklenburg, Mayor

ATTEST:

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Vanessa Turner-Maybank, Clerk of Council



**AN ORDINANCE**

PROVIDING FOR THE DISTRIBUTION OF FUNDS FOR FISCAL YEAR 2017 GENERATED BY THE MUNICIPAL ACCOMMODATIONS FEE AS REQUIRED BY ORDINANCE NO. 1996-56.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLESTON:

**SECTION 1. Findings**

It is hereby found and declared by City Council of the City of Charleston ("City Council"), the governing body of the City of Charleston (the "City"):

1. By Ordinance adopted March 12, 1996, bearing ratification number 1996-56, City Council established a Municipal Accommodations Fee in an amount equal to one percent, the proceeds of which as provided by Section 8 Ordinance No. 1996-56, are to be "expended only for the purpose of defraying the cost of operational expenses beneficial to the tourism industry..."

2. Section 8 further provides that the costs to be funded in part by this fee are to be established by ordinance adopted by City Council after a public hearing.

3. The Accommodations Fee will be collected during the entire term of the fiscal year 2017. In adopting Ordinance 1996-56, City Council took the further action of reducing the millage rate set forth in the Budget Ordinance by 2 mills. Such reduction was based on recognition of the fact that funds generated by the fee established by Ordinance No. 1996-56 could be applied to tourism-related operational expenses which, in the absence of the fee, would have to be paid by the taxpayers.

4. City Council is now minded to establish by this Ordinance the specific nature of the operational costs to be funded during fiscal year 2017 by the Accommodations Fee as provided by Section 8 of Ordinance No. 1996-56. It is specifically found that such costs provide a special benefit to the tourism industry. The public hearing required to be held was advertised in the Post and Courier on November 20, 2016, and the hearing conducted on December 6, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLESTON, AS FOLLOWS:

1. Funds generated by the one percent Municipal Accommodations Fee imposed to meet the cost of operational expenses beneficial to the tourism industry will be applied during the fiscal year 2017 to defray tourism-related operational costs including the salaries of police officers, parking enforcement personnel and other tourism related operating expenses in the amount of \$3,442,125, consisting of \$3,425,000 in estimated 2017 revenue, \$5,960 in interest income, and \$11,165 in Fund Balance.

SECTION 2. This Ordinance shall become effective on January 1, 2017.

Ratified in City Council this 20<sup>th</sup> day of December, In the Year of our Lord 2016, and in the 241<sup>st</sup> Year of the Independence of the United States of America.

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

ATTEST:

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

**NOTICE OF PUBLIC HEARING  
CITY OF CHARLESTON, SC  
2017 BUDGET**

NOTICE IS HEREBY GIVEN that the City Council of the City of Charleston, South Carolina, at its regular meeting on December 6, 2016, beginning at 5:00 p.m. in Council Chambers at 80 Broad St., in the City of Charleston, South Carolina, will conduct a public hearing on the City's 2017 budget and give first reading to an ordinance to adopt the budget. The total projected revenues and operating expenditures for the present and next fiscal years are as follows:

**GENERAL FUND AND ENTERPRISE FUNDS**

	<u>2016 BUDGET</u>	<u>2017 BUDGET</u>
Revenues and other Financing Sources	\$188,593,513	\$199,640,286
Expenditures	\$188,593,513	\$199,640,286

The proposed change from the 2016 budget to the 2017 budget is \$11,046,773 or a 5.86% increase. The current fiscal year millage rate for general operations is 78.1 mills. The proposed 2017 millage rate will be 78.1 mills. The total projected property tax revenue for 2017 is estimated to be \$71,818,270.

VANESSA TURNER-MAYBANK  
Clerk of Council

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

Please insert as a Display Ad in the Post Courier on **Sunday, November 20, 2016**. Please charge to account number: C-163580.

Please insert as a Display Ad in the Chronicle on Wednesday, November 23, 2016.



Ratification  
Number: 2016-\_\_\_\_

### AN ORDINANCE

To make appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2017.

Be it ordained by the Mayor and City Council members of Charleston in City Council assembled:

**Section 1.** That the following sums of money be, and are hereby appropriated for the purposes hereinafter mentioned, to-wit:

#### GENERAL GOVERNMENT

Div. #    Div. Name

#### DEPARTMENT OF CLERK OF COUNCIL

100000	City Council		
	Personnel		642,382
	Fringe Benefits		305,431
	Operating		115,812
	Capital		-
	<b>Total</b>		<b>1,063,625</b>

101000	Records Management		
	Personnel		83,481
	Fringe Benefits		32,759
	Operating		11,777
	Capital		-
	<b>Total</b>		<b>128,017</b>

#### EXECUTIVE DEPARTMENT

110000	Municipal Court		
	Personnel		1,120,128
	Fringe Benefits		457,030
	Operating		336,274
	Capital		-
	<b>Total</b>		<b>1,913,432</b>

120000	Mayor's Office		
	Personnel		674,177
	Fringe Benefits		189,245
	Operating		70,400
	Capital		-
	<b>Total</b>		<b>933,822</b>

**DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS**

130000	Budget and Finance Administration	
	Personnel	405,424
	Fringe Benefits	120,794
	Operating	23,350
	Capital	-
	<b>Total</b>	<b>549,568</b>
131000	Finance	
	Personnel	941,093
	Fringe Benefits	348,753
	Operating	170,590
	Capital	-
	<b>Total</b>	<b>1,460,436</b>
132000	Revenue Collections	
	Personnel	446,345
	Fringe Benefits	169,437
	Operating	371,425
	Capital	-
	<b>Total</b>	<b>987,207</b>
133000	Budget and Management	
	Personnel	412,105
	Fringe Benefits	138,532
	Operating	18,380
	Capital	-
	<b>Total</b>	<b>569,017</b>
134000	Procurement	
	Personnel	254,518
	Fringe Benefits	91,020
	Operating	115,250
	Capital	-
	<b>Total</b>	<b>460,788</b>
135000	Real Estate Management	
	Personnel	227,843
	Fringe Benefits	77,639
	Operating	61,350
	Capital	-
	<b>Total</b>	<b>366,832</b>
136000	Process/Service Improvement	
	Personnel	182,776
	Fringe Benefits	59,955
	Operating	332,800
	Capital	-
	<b>Total</b>	<b>575,531</b>

137000	Permit Center		
	Personnel		166,731
	Fringe Benefits		65,474
	Operating		22,050
	Capital		-
	<b>Total</b>		<b>254,255</b>

**EXECUTIVE DEPARTMENT**

140000	Internal Auditing		
	Personnel		120,426
	Fringe Benefits		40,115
	Operating		16,880
	Capital		-
	<b>Total</b>		<b>177,421</b>

141000	Corporation Counsel		
	Personnel		722,935
	Fringe Benefits		216,550
	Operating		633,440
	Capital		-
	<b>Total</b>		<b>1,572,925</b>

142000	Prosecutor's Office		
	Personnel		246,828
	Fringe Benefits		87,847
	Operating		76,757
	Capital		-
	<b>Total</b>		<b>411,432</b>

**DEPARTMENT OF HUMAN RESOURCES**

150000	Human Resources		
	Personnel		776,456
	Fringe Benefits		275,626
	Operating		179,275
	Capital		-
	<b>Total</b>		<b>1,231,357</b>

**DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS**

151000	Safety Management		
	Personnel		156,601
	Fringe Benefits		55,388
	Operating		103,950
	Capital		-
	<b>Total</b>		<b>315,939</b>

**DEPARTMENT OF INFORMATION TECHNOLOGY**

161000	Information Technology		
	Personnel		1,135,968
	Fringe Benefits		395,133
	Operating		2,655,705
	Capital		489,265
	<b>Total</b>		<b>4,676,071</b>

162000	GIS		
	Personnel		323,035
	Fringe Benefits		112,735
	Operating		121,200
	Capital		-
	<b>Total</b>		<b>556,970</b>

163000	Telecommunications		
	Personnel		125,449
	Fringe Benefits		49,185
	Operating		743,387
	Capital		-
	<b>Total</b>		<b>918,021</b>

**DEPARTMENT OF PARKS**

170000	Electrical		
	Personnel		449,500
	Fringe Benefits		170,188
	Operating		3,791,908
	Capital		-
	<b>Total</b>		<b>4,411,596</b>

170100	Facilities Maintenance		
	Personnel		472,151
	Fringe Benefits		182,768
	Operating		1,665,079
	Capital		-
	<b>Total</b>		<b>2,319,998</b>

**DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS**

171000	City Hall		
	Personnel		-
	Fringe Benefits		-
	Operating		216,197
	Capital		-
	<b>Total</b>		<b>216,197</b>

**DEPARTMENT OF HUMAN RESOURCES**

171100	Mailroom		
	Personnel		24,626
	Fringe Benefits		12,973
	Operating		15,455
	Capital		-
	<b>Total</b>		<b>53,054</b>

**DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS**

171300	116 Meeting Street		
	Personnel		-
	Fringe Benefits		-
	Operating		56,650
	Capital		-
	<b>Total</b>		<b>56,650</b>

171310	Gaillard Complex		
	Personnel		-
	Fringe Benefits		-
	Operating		684,894
	Capital		11,100
	<b>Total</b>		<b>695,994</b>

**DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS**

171500	Gallery at Waterfront Park		
	Personnel		-
	Fringe Benefits		-
	Operating		70,156
	Capital		-
	<b>Total</b>		<b>70,156</b>

171600	Lockwood Municipal Building		
	Personnel		-
	Fringe Benefits		-
	Operating		263,661
	Capital		-
	<b>Total</b>		<b>263,661</b>

171700	50 Broad Street		
	Personnel		-
	Fringe Benefits		-
	Operating		22,160
	Capital		-
	<b>Total</b>		<b>22,160</b>

**NON-DEPARTMENTAL**

180000	Pensions		
	Personnel		-
	Fringe Benefits		572,653
	Operating		-
	Capital		-
	<b>Total</b>		<b>572,653</b>

181000	Employee Benefits		
	Personnel		-
	Fringe Benefits		3,665,536
	Operating		11,000
	Capital		-
	<b>Total</b>		<b>3,676,536</b>

182000	General Insurance		
	Personnel		-
	Fringe Benefits		-
	Operating		2,380,027
	Capital		-
	<b>Total</b>		<b>2,380,027</b>

900000	Non-Departmental	
	Personnel	(1,661,424)
	Fringe Benefits	65,000
	Operating	2,181,444
	Capital	-
	<b>Total</b>	<b>585,020</b>
	<b>Total General Government - General Fund</b>	<b>34,446,368</b>

## PUBLIC SAFETY

### POLICE DEPARTMENT

200000	Police	
	Personnel	29,587,331
	Fringe Benefits	11,161,705
	Operating	5,697,432
	Capital	130,000
	<b>Total</b>	<b>46,576,468</b>
203000	Police Radio Shop	
	Personnel	227,734
	Fringe Benefits	85,689
	Operating	572,744
	Capital	-
	<b>Total</b>	<b>886,167</b>
206000	Community Outreach	
	Transfer Out	1,500
	Personnel	-
	Fringe Benefits	-
	Operating	85,960
	Capital	-
	<b>Total</b>	<b>87,460</b>
207000	Victims Assistance	
	Personnel	111,891
	Fringe Benefits	46,485
	Operating	33,425
	Capital	-
	<b>Total</b>	<b>191,801</b>

### FIRE DEPARTMENT

210000	Fire	
	Personnel	19,234,705
	Fringe Benefits	7,109,237
	Operating	2,884,455
	Capital	199,060
	<b>Total</b>	<b>29,427,457</b>
211000	Fire Department Training	
	Personnel	488,060
	Fringe Benefits	166,355
	Operating	573,547
	Capital	30,000
	<b>Total</b>	<b>1,257,962</b>

213000	Fire Marshal's Office		
	Personnel		677,352
	Fringe Benefits		238,596
	Operating		73,995
	Capital		-
	<b>Total</b>		<b>989,943</b>

**DEPARTMENT OF PUBLIC SERVICE**

220000	Engineering		
	Personnel		401,432
	Fringe Benefits		152,548
	Operating		51,050
	Capital		-
	<b>Total</b>		<b>605,030</b>

221000	Inspections		
	Personnel		1,056,422
	Fringe Benefits		395,839
	Operating		80,542
	Capital		-
	<b>Total</b>		<b>1,532,803</b>

**DEPARTMENT OF LIVABILITY AND TOURISM**

225000	Livability		
	Personnel		608,180
	Fringe Benefits		250,197
	Operating		108,030
	Capital		-
	<b>Total</b>		<b>966,407</b>

**DEPARTMENT OF TRAFFIC AND TRANSPORTATION**

230000	Traffic and Transportation		
	Personnel		1,014,851
	Fringe Benefits		395,719
	Operating		1,380,513
	Capital		38,952
	<b>Total</b>		<b>2,830,035</b>

**DEPARTMENT OF INFORMATION TECHNOLOGY**

235000	Public Safety Information Technology		
	Personnel		-
	Fringe Benefits		-
	Operating		1,544,698
	Capital		88,400
	<b>Total</b>		<b>1,633,098</b>

	<b>Total Public Safety - General Fund</b>		<b>86,984,631</b>
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**PUBLIC SERVICE****DEPARTMENT OF PUBLIC SERVICE**

300000	Public Service Administration		
	Personnel		336,431
	Fringe Benefits		99,256
	Operating		31,950
	Capital		-
	<b>Total</b>		<b>467,637</b>
311000	Streets and Sidewalks Administration		
	Personnel		179,192
	Fringe Benefits		67,954
	Operating		507,200
	Capital		-
	<b>Total</b>		<b>754,346</b>
312000	Streets and Sidewalks		
	Personnel		957,709
	Fringe Benefits		448,909
	Operating		236,988
	Capital		-
	<b>Total</b>		<b>1,643,606</b>
321000	Environmental Services Administration		
	Personnel		312,065
	Fringe Benefits		118,616
	Operating		171,300
	Capital		-
	<b>Total</b>		<b>601,981</b>
322000	Garbage Collection		
	Personnel		1,480,982
	Fringe Benefits		633,783
	Operating		1,836,507
	Capital		-
	<b>Total</b>		<b>3,951,272</b>
323000	Trash Collection		
	Personnel		1,128,970
	Fringe Benefits		474,931
	Operating		158,150
	Capital		-
	<b>Total</b>		<b>1,762,051</b>
324000	Street Sweeping		
	Personnel		692,099
	Fringe Benefits		363,753
	Operating		37,086
	Capital		-
	<b>Total</b>		<b>1,092,938</b>

**POLICE DEPARTMENT**

331000	Fleet Management	
	Personnel	762,545
	Fringe Benefits	321,231
	Operating	2,448,752
	Capital	36,300
	<b>Total</b>	<b>3,568,828</b>

**Total Public Service - General Fund 13,842,659**

**URBAN AND COMMUNITY DEVELOPMENT****DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

410000	Housing and Community Development	
	Personnel	547,279
	Fringe Benefits	187,892
	Operating	24,000
	Capital	-
	<b>Total</b>	<b>759,171</b>

**DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY**

415000	Planning, Preservation and Sustainability Admin.	
	Personnel	282,435
	Fringe Benefits	96,577
	Operating	665,261
	Capital	-
	<b>Total</b>	<b>1,044,273</b>
420000	Preservation Division	
	Personnel	677,695
	Fringe Benefits	231,756
	Operating	44,200
	Capital	-
	<b>Total</b>	<b>953,651</b>
421000	Design Division	
	Personnel	109,844
	Fringe Benefits	36,490
	Operating	33,223
	Capital	-
	<b>Total</b>	<b>179,557</b>
430000	Planning and Sustainability	
	Personnel	300,636
	Fringe Benefits	100,200
	Operating	10,500
	Capital	-
	<b>Total</b>	<b>411,336</b>

**Total Urban and Community Development - General Fund 3,347,988**

**CULTURE AND RECREATION****EXECUTIVE DEPARTMENT**

500000	Cultural Affairs		
	Personnel	383,597	
	Fringe Benefits	139,102	
	Operating	117,808	
	Capital	-	
510000	Recreation Administration		
	Personnel	207,791	
	Fringe Benefits	73,647	
	Operating	107,605	
	Capital	-	
	<b>Total</b>	<b>389,043</b>	
511000	Recreation Athletics		
	Personnel	553,870	
	Fringe Benefits	179,716	
	Operating	-	
	Capital	-	
	<b>Total</b>	<b>733,586</b>	
511200	Youth Sports		
	Personnel	-	
	Fringe Benefits	-	
	Operating	470,100	
	Capital	-	
	<b>Total</b>	<b>470,100</b>	
511300	Adult Sports		
	Personnel	-	
	Fringe Benefits	-	
	Operating	53,510	
	Capital	-	
	<b>Total</b>	<b>53,510</b>	
513000	Recreation Programs		
	Personnel	659,954	
	Fringe Benefits	173,982	
	Operating	207,495	
	Capital	-	
	<b>Total</b>	<b>1,041,431</b>	
513100	Environmental Programs		
	Personnel	-	
	Fringe Benefits	-	
	Operating	7,155	
	Capital	-	
	<b>Total</b>	<b>7,155</b>	

513300	Playground Programs	
	Personnel	-
	Fringe Benefits	-
	Operating	44,019
	Capital	-
	<b>Total</b>	<b>44,019</b>
513400	Community Programs	
	Personnel	-
	Fringe Benefits	-
	Operating	30,330
	Capital	-
	<b>Total</b>	<b>30,330</b>
515000	Recreation Facilities	
	Personnel	96,161
	Fringe Benefits	27,109
	Operating	2,185
	Capital	-
	<b>Total</b>	<b>125,455</b>
515010	James Island Recreation Center	
	Personnel	256,931
	Fringe Benefits	87,488
	Operating	182,625
	Capital	36,000
	<b>Total</b>	<b>563,044</b>
515020	St. Julian Devine	
	Personnel	137,059
	Fringe Benefits	40,235
	Operating	51,169
	Capital	-
	<b>Total</b>	<b>228,463</b>
515025	Bees Landing Recreation Center	
	Personnel	317,026
	Fringe Benefits	97,912
	Operating	231,540
	Capital	-
	<b>Total</b>	<b>646,478</b>
515030	Arthur Christopher Community Center	
	Personnel	228,651
	Fringe Benefits	74,783
	Operating	153,322
	Capital	-
	<b>Total</b>	<b>456,756</b>

515035	Shaw Community Center		
	Personnel		106,148
	Fringe Benefits		35,664
	Operating		19,860
	Capital		-
	<b>Total</b>		<b>161,672</b>
515040	West Ashley Park		
	Personnel		-
	Fringe Benefits		-
	Operating		43,425
	Capital		-
	<b>Total</b>		<b>43,425</b>
515045	Daniel Island Programs		
	Personnel		122,752
	Fringe Benefits		40,370
	Operating		65,290
	Capital		-
	<b>Total</b>		<b>228,412</b>
516000	Aquatics		
	Personnel		916,043
	Fringe Benefits		310,605
	Operating		274,130
	Capital		-
	<b>Total</b>		<b>1,500,778</b>
516010	WL Stephens Pool		
	Personnel		-
	Fringe Benefits		-
	Operating		1,000
	Capital		-
	<b>Total</b>		<b>1,000</b>
516020	MLK Pool		
	Personnel		-
	Fringe Benefits		-
	Operating		1,000
	Capital		-
	<b>Total</b>		<b>1,000</b>
516030	Herbert Hasell Pool		
	Personnel		-
	Fringe Benefits		-
	Operating		200
	Capital		-
	<b>Total</b>		<b>200</b>
516035	James Island Pool		
	Personnel		-
	Fringe Benefits		-
	Operating		750
	Capital		-
	<b>Total</b>		<b>750</b>

516040	Swim Team		
	Personnel		-
	Fringe Benefits		-
	Operating		29,760
	Capital		-
	<b>Total</b>		<b>29,760</b>
517000	Tennis		
	Personnel		496,347
	Fringe Benefits		146,718
	Operating		-
	Capital		-
	<b>Total</b>		<b>643,065</b>
517010	Charleston Tennis Center		
	Personnel		-
	Fringe Benefits		-
	Operating		153,508
	Capital		-
	<b>Total</b>		<b>153,508</b>
517020	Maybank Tennis Center		
	Personnel		-
	Fringe Benefits		-
	Operating		49,791
	Capital		-
	<b>Total</b>		<b>49,791</b>
517030	Inner City Youth Tennis		
	Personnel		-
	Fringe Benefits		-
	Operating		2,675
	Capital		-
	<b>Total</b>		<b>2,675</b>
518000	Gymnastics		
	Personnel		196,357
	Fringe Benefits		63,073
	Operating		-
	Capital		-
	<b>Total</b>		<b>259,430</b>
518010	Gymnastics Training Center		
	Personnel		-
	Fringe Benefits		-
	Operating		22,745
	Capital		-
	<b>Total</b>		<b>22,745</b>

**DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS**

518550	Maritime Center	
	Personnel	210,579
	Fringe Benefits	98,413
	Operating	264,525
	Capital	-
	<b>Total</b>	<b>573,517</b>

**DEPARTMENT OF PARKS**

520000	Capital Projects	
	Personnel	530,093
	Fringe Benefits	162,018
	Operating	548,878
	Capital	-
	<b>Total</b>	<b>1,240,989</b>
521000	Parks Administration	
	Personnel	808,167
	Fringe Benefits	281,203
	Operating	187,665
	Capital	-
	<b>Total</b>	<b>1,277,035</b>
522000	Grounds Maintenance	
	Personnel	3,071,715
	Fringe Benefits	1,353,978
	Operating	1,636,949
	Capital	34,100
	<b>Total</b>	<b>6,096,742</b>
523000	Construction	
	Personnel	450,337
	Fringe Benefits	190,501
	Operating	242,614
	Capital	-
	<b>Total</b>	<b>883,452</b>
526000	Parks Maintenance Projects	
	Personnel	-
	Fringe Benefits	-
	Operating	76,980
	Capital	-
	<b>Total</b>	<b>76,980</b>

**DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS**

531000	Dock Street Theatre	
	Personnel	313,090
	Fringe Benefits	110,613
	Operating	197,900
	Capital	-
	<b>Total</b>	<b>621,603</b>
	<b>Total Culture and Recreation - General Fund</b>	<b>19,298,406</b>

**COMMUNITY PROMOTIONS****DEPARTMENT OF LIVABILITY AND TOURISM**

600000	Tourism		
	Personnel		266,456
	Fringe Benefits		95,057
	Operating		196,390
	Capital		-
	<b>Total</b>		<b>557,903</b>

**NON-DEPARTMENTAL**

620000	Community Promotions		
	Personnel		-
	Fringe Benefits		-
	Operating		194,850
	Capital		-
	<b>Total</b>		<b>194,850</b>
	<b>Total Community Promotions - General Fund</b>		<b>752,753</b>

**HEALTH AND WELFARE****EXECUTIVE DEPARTMENT**

700000	Public Information		
	Personnel		187,680
	Fringe Benefits		61,572
	Operating		17,430
	Capital		-
	<b>Total</b>		<b>266,682</b>
701000	Mayor's Office for Children, Youth, and Families		
	Personnel		141,034
	Fringe Benefits		51,776
	Operating		21,750
	Capital		-
	<b>Total</b>		<b>214,560</b>

**NON-DEPARTMENTAL**

710000	Assistance Programs		
	Personnel		-
	Fringe Benefits		-
	Operating		436,500
	Capital		-
	<b>Total</b>		<b>436,500</b>
	<b>Total Health and Welfare - General Fund</b>		<b>917,742</b>

**BUSINESS DEVELOPMENT AND ASSISTANCE****EXECUTIVE DEPARTMENT**

810000	Technology Business Development	
	Personnel	152,000
	Fringe Benefits	46,399
	Operating	352,525
	Capital	-
	<b>Total</b>	<b>550,924</b>

**DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY**

820000	Business and Neighborhood Services	
	Personnel	206,058
	Fringe Benefits	73,295
	Operating	6,000
	Capital	-
	<b>Total</b>	<b>285,353</b>

**EXECUTIVE DEPARTMENT**

153000	Youth Programs	
	Personnel	102,246
	Fringe Benefits	21,301
	Operating	11,766
	Capital	-
	<b>Total</b>	<b>135,313</b>

**Total Business Development and Assist. - General Fund 971,590**

**OTHER**

920010	Capital Leases	
	Personnel	-
	Fringe Benefits	-
	Operating	4,887,514
	Capital	-
	<b>Total</b>	<b>4,887,514</b>
920131	Bond, GO 2014 Ref 4.375M GF	
	Personnel	-
	Fringe Benefits	-
	Operating	804,325
	Capital	-
	<b>Total</b>	<b>804,325</b>
920150	Bond, GO 2010 Series B 17.1M	
	Personnel	-
	Fringe Benefits	-
	Operating	1,624,188
	Capital	-
	<b>Total</b>	<b>1,624,188</b>

920160	Bond, GO 2014 22M	
	Personnel	-
	Fringe Benefits	-
	Operating	2,137,125
	Capital	-
	<b>Total</b>	<b>2,137,125</b>
	<b>Total Other - General Fund</b>	<b>9,453,152</b>

### TRANSFERS OUT

932000	General Fund Transfers Out	
	Transfers Out	879,612
	Personnel	-
	Fringe Benefits	-
	Operating	-
	Capital	-
	<b>Total</b>	<b>879,612</b>
	<b>Total Transfers Out - General Fund</b>	<b>879,612</b>

**TOTAL GENERAL FUND APPROPRIATION: 170,894,901**

### ENTERPRISE FUNDS

#### DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS

020010	Old Slave Mart Museum	
	Personnel	104,135
	Fringe Benefits	39,362
	Operating	74,356
	Capital	-
	<b>Total</b>	<b>217,853</b>
021010	City Market	
	Personnel	-
	Fringe Benefits	-
	Operating	1,599,145
	Capital	60,000
	<b>Total</b>	<b>1,659,145</b>
021920	Bond, Revenue 2010 2.1M CM	
	Personnel	-
	Fringe Benefits	-
	Operating	185,255
	Capital	-
	<b>Total</b>	<b>185,255</b>
021930	Bond, Revenue 2010A 3.4M CM	
	Personnel	-
	Fringe Benefits	-
	Operating	317,635
	Capital	-
	<b>Total</b>	<b>317,635</b>

022005	Parking Management Services		
	Personnel		1,024,575
	Fringe Benefits		503,672
	Operating		169,839
	Capital		-
	<b>Total</b>		<b>1,698,086</b>
022010	Parking Tickets Revenue Collections		
	Personnel		218,822
	Fringe Benefits		109,150
	Operating		181,338
	Capital		-
	<b>Total</b>		<b>509,310</b>
022016	Parking Facilities Administration-ABM		
	Transfer Out		283,992
	Personnel		-
	Fringe Benefits		-
	Operating		9,805,323
	Capital		4,576,821
	<b>Total</b>		<b>14,666,136</b>
022035	Parking Lot - B.A.M.		
	Personnel		-
	Fringe Benefits		-
	Operating		3,750
	Capital		-
	<b>Total</b>		<b>3,750</b>
<b>DEPARTMENT OF TRAFFIC AND TRANSPORTATION</b>			
022045	Parking Meters		
	Personnel		184,008
	Fringe Benefits		74,105
	Operating		453,193
	Capital		-
	<b>Total</b>		<b>711,306</b>
<b>DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS</b>			
022075	Parking Garage - Cumberland Street		
	Personnel		-
	Fringe Benefits		-
	Operating		270,000
	Capital		-
	<b>Total</b>		<b>270,000</b>
<b>NON-DEPARTMENTAL</b>			
022940	Bond SCE&G Revenue 1997 16.6M		
	Personnel		-
	Fringe Benefits		-
	Operating		1,224,904
	Capital		-
	<b>Total</b>		<b>1,224,904</b>

022942	Bond, GO 2009 18.1M		
	Personnel		-
	Fringe Benefits		-
	Operating		915,750
	Capital		-
	<b>Total</b>		<b>915,750</b>
022943	Bond, GO 2016 \$12.715M Ref		
	Personnel		-
	Fringe Benefits		-
	Operating		341,944
	Capital		-
	<b>Total</b>		<b>341,944</b>
022956	Bond, IPRB 26.27M 2015-A PK		
	Personnel		-
	Fringe Benefits		-
	Operating		231,904
	Capital		-
	<b>Total</b>		<b>231,904</b>
022957	Bond, IPRB 5M 2015-B PK		
	Personnel		-
	Fringe Benefits		-
	Operating		1,514,333
	Capital		-
	<b>Total</b>		<b>1,514,333</b>
<b>DEPARTMENT OF PARKS</b>			
023010	JPR, Jr. Ballpark		
	Transfer Out		40,317
	Personnel		56,818
	Fringe Benefits		20,678
	Operating		886,792
	Capital		-
	<b>Total</b>		<b>1,004,605</b>
<b>DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS</b>			
024010	Angel Oak		
	Personnel		76,383
	Fringe Benefits		24,436
	Operating		137,650
	Capital		-
	<b>Total</b>		<b>238,469</b>
027010	Charleston Visitor Center		
	Transfer Out		9,256
	Personnel		449,626
	Fringe Benefits		211,100
	Operating		424,306
	Capital		55,000
	<b>Total</b>		<b>1,149,288</b>

**DEPARTMENT OF RECREATION**

028010	Municipal Golf Course	
	Transfer Out	397
	Personnel	733,243
	Fringe Benefits	313,016
	Operating	839,056
	Capital	-
	<b>Total</b>	<b>1,885,712</b>

**TOTAL ENTERPRISE FUND APPROPRIATION:** **28,745,385**

**TOTAL APPROPRIATION:** **199,640,286**

**Section 2.** The above mentioned appropriations shall be expended according to Sections 2-269 and 2-270 of the Code of the City of Charleston and schedules approved by the Committee on Ways and Means. When it becomes necessary to make a transfer within any department, miscellaneous appropriation above or operating transfers between funds, such transfers shall be made only upon the approval of the Chief Financial Officer or Deputy Chief Financial Officer provided, however, that they shall refer transfers in excess of \$40,000 to the Ways and Means Committee for authorization. Encumbrances are considered reappropriated in the ensuing year and are inclusive in the overall budget for the ensuing year.

**Section 3.** The above appropriations are on a basis of twelve (12) months, and are effective as of January 1, 2017, but said appropriations for salaries and operations are subject to cancellation or amendment by City Council as any emergency may make necessary.

**Section 4.** The Mayor is hereby empowered in any emergency and for increased efficiency in administration of government or in the event of any vacancies in any department or division, to transfer any individual or individuals on the payroll from one department or division to another, and any funds from one department, division or administrative function to another.

**Section 5.** The Chief Financial Officer is hereby authorized to refer for final approval any proposed expenditures for salaries or supplies submitted by any department, board, or commission to the Mayor or the Committee on Ways and Means if, in his judgment such referral is advisable.

**Section 6.** That the Emergency Fund shall be allocated by the Mayor, the Chief Financial Officer or the Deputy Chief Financial Officer for improvements, adjustments and emergencies provided, however, that allocations in excess of \$40,000 shall be referred to the Committee on Ways and Means for authorization.

**Section 7.** That if any section, item or portion of this ordinance shall be declared invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining sections, items and portions hereof, which shall remain in full force and effect.

**Section 8.** All Ordinances and parts of Ordinances in conflict with this Ordinance shall be, and the same hereby are repealed only so far as they are in conflict herewith.

**Section 9.** This Ordinance shall take effect as of January 1, 2017.

Ratified in City Council this 20<sup>th</sup> day of December, in the Year of Our Lord, 2016, and in the 241<sup>st</sup> Year of the Independence of the United States of America.

**ATTEST:**

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John J. Tecklenburg., Mayor

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Vanessa Turner-Maybank, Clerk of Council



Ratification  
Number: 2016- \_\_\_\_\_

**AN ORDINANCE**

To raise funds for the fiscal year ending December 31, 2017 and to meet the appropriation of \$199,640,286 authorized by ordinance 2016- \_\_\_\_\_ ratified 20th day of December, 2016.

Be it ordained by the Mayor and Council members of Charleston, in the City Council assembled.

**Section 1.** The revenues of the City government applicable to the financing of the appropriations have been estimated and fixed as shown in the following items:

**GENERAL FUND:**

Item 1.	Property Taxes	\$ 89,668,870
	Less Local Option Sales Tax Credit	\$ (17,850,600)
	<b>Total</b>	<b>\$ 71,818,270</b>
Item 2.	Licenses	\$ 32,211,026
Item 3.	Sales and User Charges	\$ 436,900
Item 4.	Permits and Fees	\$ 5,302,324
Item 5.	Rents and Concessions	\$ 1,669,970
Item 6.	Fines and Forfeitures	\$ 500,000
Item 7.	Penalties and Costs	\$ 741,700
Item 8.	State of South Carolina	\$ 22,410,326
Item 9.	Recreational Facilities	\$ 1,583,912
Item 10.	Franchise Tax	\$ 14,845,800
Item 11.	Commissioners of Public Works	\$ 1,095,000
Item 12.	Miscellaneous Income	\$ 1,236,444
Item 13.	Interest Income	\$ 150,000
Item 14.	Federal Programs	\$ 203,610
	Total General Fund	\$ 154,205,282
	Total General Fund - Transfers In	\$ 9,020,964
	Total General Fund - Other Financing Sources	\$ 1,083,226
	<b>Total General Fund Revenues and Financing Sources</b>	<b>\$ 164,309,472</b>

**ENTERPRISE FUNDS:**

Item 15.	Angel Oak	\$ 243,600
Item 16.	Charleston Visitor Center	\$ 1,149,288
Item 17.	City Market	\$ 2,314,750
Item 18.	Joseph P. Riley, Jr. Ball Park	\$ 859,500
Item 19.	Municipal Golf Course	\$ 1,745,500
Item 20.	Parking Facilities	\$ 28,660,176
Item 21.	Old Slave Mart Museum	\$ 358,000
	<b>Total Enterprise Funds Revenue</b>	<b>\$ 35,330,814</b>

**Total Revenues & Other Financing Sources** \$ 199,640,286

**Total To Be Appropriated** \$ 199,640,286

**Section 2.** That for the purpose of providing the sum of \$71,818,270 for the General Fund operations, set forth in Item 1 above, a tax of 78.1 mills hereby is levied upon every dollar of value of all real and personal property in the City of Charleston to be appropriated for several purposes indicated in the annual Appropriations Ordinance and for the purpose of providing funds for drainage improvements hereby is levied a tax of four (4) mills upon every dollar of value of all real and personal property in the City of Charleston, and for the purpose of providing funds for public safety capital expenditures hereby is levied a tax of one and one-half (1.5) mill upon every dollar of value of all real and personal property in the City of Charleston.

**Section 3.** That for the purpose of deriving the revenue estimated in Item 10 above, there is levied a fee on all amounts received by any person, firm, or corporation from the sale of electric energy used within the corporate limits of the City of Charleston, except electric energy paid for by the City Council of Charleston, and also a fee on all amounts received by any person, firm or corporation from the sale of natural or manufactured gas used within the corporate limits of the City of Charleston, except gas paid for by the City Council of Charleston, to be paid as other fees herein of the City of Charleston are paid, and to be calculated on the amounts received from the first of January of the previous year through the thirty-first of December of the previous year, which fees shall be in addition to all other taxes and assessments. The total fee shall be five percent (5%) of the retail electric and gas revenues.

**Section 4.** All taxes hereby levied shall be paid on or before January 15, 2017.

**Section 5.** That for non-payment of taxes on real estate and other personal property (not motor vehicles) hereby levied in the manner and form hereinabove set out, penalties and costs shall be added and imposed as follows:

January 16, 2017 through February 1, 2017, three percent (3%) plus cost.

February 2, 2017 through March 15, 2017, in addition to the three percent (3%) herein specified, an additional seven percent (7%) plus cost.

After March 16, 2017, in addition to the three percent (3%) and seven (7%) herein specified, an additional five percent (5%) until paid, plus all costs of levy, collections, seizure and sale.

Provided, however, that this shall in no way be construed to extend the time for payments of taxes as hereinabove set forth, and the Officers of the City of Charleston, the County of Charleston or Berkeley County are authorized to proceed with the collection and enforcement by levy, sale or otherwise at any time subsequent to the said first day of February, 2017.

**Section 6.** The Sheriff of Charleston County or Berkeley County shall determine the date to sell all real property upon which taxes levied under this ordinance are unpaid; provided, however, nothing herein contained shall prevent the sale upon a subsequent date of real property not sold on the above mentioned date because of error, mistake, oversight or other cause.

**Section 7.** That the taxes herein levied shall constitute a specific lien on the property taxed paramount to all other liens, except those for State and County taxes, from the time the liability for said taxes shall have accrued for the full term of ten (10) years after the said taxes shall have been due and payable.

**Section 8.** That all funds collected under the authority of this ordinance, except as herein directed, are to be held, used and expended for expenses incurred and to be incurred for the fiscal year 2017 and all such expenses, including those represented by the issuance of tax anticipation notes shall be first paid and shall constitute a first lien upon all such funds, and also upon all to the above levy so far as may be necessary to meet the payment of the said tax anticipation notes for expenses incurred in the fiscal year 2017.

**Section 9.** That all the above items are to be paid as herein set forth so far as may be necessary and subject to the provisions of Section 8 of this ordinance, but any balances in any of the above items not used or specifically set aside for use, shall revert to the General Fund.

**Section 10.** That if any sections, item or portion of this ordinance shall be declared invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining sections, items and portion hereof, which shall remain in full force and effect.

**Section 11.** This ordinance shall take effect January 1, 2017.

Ratified in City Council this 20<sup>th</sup> day of December, in the Year of Our Lord, 2016, and in the 241<sup>st</sup> Year of the Independence of the United States of America.

**ATTEST:**

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John J. Tecklenburg, Mayor

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Vanessa Turner-Maybank, Clerk of Council

I1.)

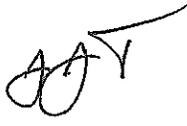


*City of Charleston*

JOHN J. TECKLENBURG  
MAYOR

MEMORANDUM

TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor 

DATE: November 30, 2016

RE: Planning Commission Appointment

As some of you may know, Mrs. Barbara Ellison has resigned after more than three decades of dedicated service on the Planning Commission and prior to that, the Board of Zoning Appeals. We all owe Mrs. Ellison a tremendous debt of gratitude for her remarkable public service.

To fill the vacancy created by Mrs. Ellison's resignation, I would like to recommend the appointment of another James Islander, Mr. Harry Lesesne. I am sure that you all know Mr. Lesesne as the director of the Charleston Parks Conservancy for the past four years, and prior to that, as a senior advisor to Mayor Riley for eight years. Mr. Lesesne has a PhD in History and is a veteran of the United States Army as well. I appreciate your consideration of this appointment.

JJT:mdh

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Southeastern Recapitalization Group, 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 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, identified as (list street names) Sparkleberry Lane, Waterleaf Road, Petunia Alley, Star Flower Alley

as shown and designated on a plat entitled FINAL SUBDIVISION PLAT SHOWING 51 LOTS, 3 HOA AREAS, RIGHTS-OF-WAY, & VARIOUS EASEMENTS LOCATED IN THE GARDENS AT WHITNEY LAKE, PHASE 2B, JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA OWNED BY SOUTHEASTERN RECAPITALIZATION GROUP, LLC

prepared by John David Bass, PLS, dated 20 May 2016, revised 25 July 2016, and recorded on in Plat Book L16 at Page 0410 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 dated 19 April 2010 and recorded in Book 0117 at Page 702 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

\* Mikell R. Scarborough  
as Master in Equity for  
Charleston County

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

Portion of TMS No.:

312-00-00-334

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 Grantor does hereby bind itself and its 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 Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 19 day of August 2016.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness Number One

Penny W. Locklair  
Printed Name

[Signature]  
Witness Number Two

Elliott Locklair  
Printed Name

Grantor  
[Signature]

Jason Long  
Printed Name

\*\*\*\*\*

STATE OF South Carolina )

COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Jason Long, the AUTHORIZED AGENT of Southeastern Recapitalization Group, LLC, a SC LIMITED LIABILITY CO., on behalf of the Grantor on the 19 day of August, 2016.

Signature of Notary: [Signature]

Print Name of Notary: Robert Elliott Locklair

Notary Public for South Carolina

My Commission Expires: January 25, 2017

SEAL OF NOTARY

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:

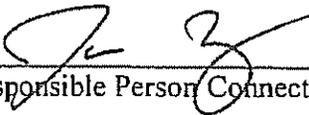
1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Southeastern Recapitalization Group, LLC  
to City of Charleston on \_\_\_\_\_.
3. Check one of the following: The deed is
  - (A) \_\_\_\_\_ subject to the deed recording fee as a transfer 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): Exemption #1 and Exemption #2 (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 \_\_\_\_\_

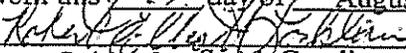
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - (A) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_
  - (B) \_\_\_\_\_ The fee is computed 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 \_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Authorized Agent Jason Long.
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

Jason Long  
\_\_\_\_\_  
Print or Type Name Here

Sworn this 19<sup>th</sup> day of August 2016  
  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: January, 2016



STATE OF SOUTH CAROLINA )  
 )  
 )  
 )  
 COUNTY OF CHARLESTON ) **EXCLUSIVE STORM  
 WATER DRAINAGE  
 EASEMENTS  
 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 Southeastern Recapitalization Group, 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 \_\_\_\_\_ property identified by and designated as Charleston County tax map number 312-00-00-334 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced 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 certain permanent and 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 of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of \_\_\_\_\_ property and which are more fully shown on that certain plat entitled;

" FINAL SUBDIVISION PLAT SHOWING 51 LOTS, 3 HOA AREAS, RIGHTS-OF-WAY, & VARIOUS EASEMENTS LOCATED IN THE GARDENS AT WHITNEY LAKE, PHASE 2B, JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA OWNED BY SOUTHEASTERN RECAPITALIZATION GROUP, LLC

Prepared and executed by John David Bass, PLS dated 20 May 2016,  
 revised on 25 July 2016, and recorded on \_\_\_\_\_ 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 and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water 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 Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water 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 Owner and its 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: CITY OF CHARLESTON

Witness #1 \_\_\_\_\_

By: Laura Cabiness  
Its: Public Service Director

Witness #2 \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by \_\_\_\_\_, the \_\_\_\_\_ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on \_\_\_\_\_.

Signature: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SEAL OF NOTARY

WITNESSES: OWNER:

Witness #1 \_\_\_\_\_

Name: Jason Long

Witness #2 \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Jason Long, the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the Owner on \_\_\_\_\_.

Signature: \_\_\_\_\_

Print Name of Notary: Robert Elliott Locklair

Notary Public for South Carolina

My Commission Expires: 25 January 2017

SEAL OF NOTARY







STATE OF SOUTH CAROLINA )

COUNTY OF BERKELEY ) 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 Daniel Island Associates L.L.C.  
to The City of Charleston on \_\_\_\_\_, 2016.
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 to government entity (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 Exempt.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as 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

Matthew R. Sloan  
\_\_\_\_\_  
Print or Type Name Here

Sworn this 6<sup>th</sup> day of September 2016  
Maggie R. Dusbiber  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 10/16, 2024











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

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 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 Delmo, LLC, a North Carolina limited liability company (herein the "Owner").

WHEREAS, THE CITY is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of Lots #1 and #2 Beresford Hall Commerce Park, City of Charleston, County of Berkeley, South Carolina as conveyed to the Owner by deed recorded in Deed Vol. 11316, at Page 35 property identified by and designated as Berkeley County tax map numbers 271-04-03-001 and 271-04-03-002 (the "Lots"). In order to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the Lots which constitute the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the Lots is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in, over, and upon the Lots necessary therefore.

NOW, THEREFORE, in consideration of the forgoing and the benefits to be derived by the drainage improvements to the Lots, the Owner has granted, bargained, sold, released, and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain NEW Storm Water Drainage Easements as such are identified on the Lots and are more fully shown on that certain plat entitled: "FINAL SUBDIVISION PLAT FOR BERESFORD HALL COMMERCE PARK CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA FOR NAI EARLE FURMAN, LLC." Prepared and executed by Empire Engineering, LLC, certified by Clifton W. Clements PLS #23204 dated May 30, 2005 and recorded on June 8, 2005 in Plat Book Q, Page 387A in the Berkeley County ROD Office (herein the "Plat"). A copy of the Plat is attached hereto as "Exhibit A" and incorporated herein by reference.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location and butting and bounding as shown on the 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 Lots affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair, and replacement of the Storm Water System. These Exclusive and Permanent Storm Water 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 Owner for trees, plants, grass, shrubs, or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water 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 Owner and its successors 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 written above.

WITNESSES:

CITY OF CHARLESTON

\_\_\_\_\_  
Witness 1

By: \_\_\_\_\_

Laura Cabiness

Its: Public Service Director

\_\_\_\_\_  
Witness 2

STATE OF SOUTH CAROLINA )  
COUNTY OF \_\_\_\_\_ )

Acknowledgment

The foregoing instrument was acknowledged before me (the undersigned notary) by \_\_\_\_\_, the \_\_\_\_\_ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina on \_\_\_\_\_.

Signature: \_\_\_\_\_

NOTARY SEAL

Print Name of Notary: \_\_\_\_\_

Notary Public For \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Michelle He

Witness 1

Lydia Davidson

Witness 2

OWNER

[Signature]

Delmo, LLC, a North Carolina limited liability Company, by David E. Looper

Its: Authorized Member

STATE OF SOUTH CAROLINA )  
COUNTY OF Charleston )

Acknowledgment

The foregoing instrument was acknowledged before me (the undersigned notary) by David E. Looper, the authorized member of Delmo, LLC, a North Carolina limited liability company on August 23, 2016.

Signature: Lydia Davidson

Print Name of Notary: Lydia Davidson

Notary Public For South Carolina

My Commission Expires: 4/11/2023







# City of Charleston

South Carolina

Department of Public Service

JOHN J. TECKLENBURG  
Mayor

LAURA S. CABINESS, PE  
Director

November 15, 2016

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

RE: Maintenance of a portion of East Bay Street (US-52) in conjunction with placement of a grease trap at 199 East Bay Street

Dear Mr. Richards:

The City Council of Charleston, at its meeting held December 6, 2016, agreed to accept full maintenance responsibility for the portion of right of way containing the grease trap located within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this portion of the right-of-way in compliance with current ADA and SCDOT standards (*ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, and AASHTO Guide for the Planning, Design and Operation of Pedestrian Facilities*).

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

Sincerely,

Laura S. Cabiness, P.E.  
Director of Public Service

Cc: Michael R. Metzler, Deputy Director  
Thomas F. O'Brien, Deputy Director  
Eduardo A. Calderon, Senior Civil Engineer  
Brian Pokrant, GIS Analyst

# EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE QUITCLAIM AREA AND THE STREETS OF WHICH CAN BE QUITCLAIMED FROM A LOT BEARING ANTRAS: 725 PARK STREET, COLUMBIA, SC 29201.

Cumberland St



Charleston County  
US Route 52 (East Bay Street)  
No Plans

QUITCLAIM AREA  
0.18 Acre

**SCDOT**  
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION  
No Plans  
QUITCLAIM AREA - 0.18 ACRE  
APPROVED  
10/17/2016  
SCALE: 1" = 40'  
Charleston  
County

J2(a)(c)



# City of Charleston

South Carolina

Department of Public Service

JOHN J. TECKLENBURG  
Mayor

LAURA S. CABINESS, PE  
Director

**Date**

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

RE: Maintenance of Standard Construction Materials within the Sidewalk at Skylark Dr. (S-10-2422), near the Intersection of Sam Rittenberg Blvd. (S-10-7).

Dear Mr. Richards:

This letter concerns the proposed concrete sidewalk, 5 feet wide by 158 linear feet long and one ADA ramp with detectable warning assemblies to be constructed in conjunction with the Citadel Mall Outparcel project, within the SCDOT right-of-way at Skylark Dr. (S-10-2422), beginning at the intersection of Sam Rittenberg Blvd. (S-10-7). It is our intention that this will be a public sidewalk.

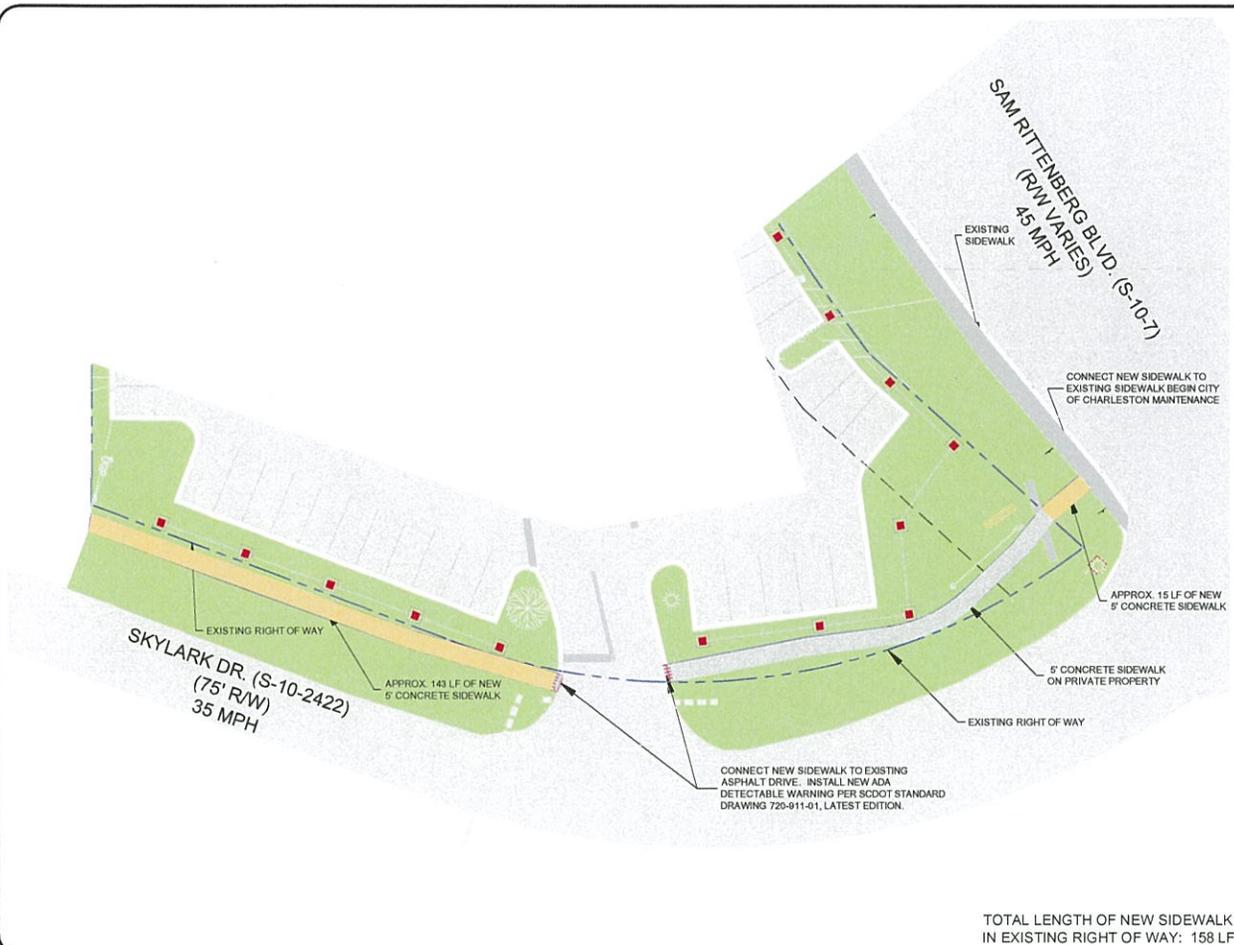
The City Council of Charleston, at its meeting held **December 6, 2016**, agreed to accept full maintenance responsibility for the proposed sidewalk within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner handicap ramps in compliance with current ADA and SCDOT standards (*ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, and AASHTO Guide for Development of Pedestrian Facilities*).

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

Sincerely,

Laura S. Cabiness, P.E.  
Director of Public Service

Cc: Michael R. Metzler, Deputy Director  
Thomas F. O'Brien, Deputy Director  
Eduardo A. Calderon, Senior Civil Engineer  
Anchor Consulting Engineers, LLC  
Brian Pokrant, GIS Analyst



TOTAL LENGTH OF NEW SIDEWALK  
IN EXISTING RIGHT OF WAY: 158 LF

**ANCHOR CONSULTING ENGINEERS, LLC**  
1283 DICKSON AVE. SUITE 103  
HANAHAN, SC 29410  
(843) 818-4662  
WWW.ANCHORCONSULTINGENGINEERS.COM



FOR AGENCY REVIEW

THIS DRAWING SHALL BE PRINTED, TRANSMITTED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ANCHOR CONSULTING ENGINEERS, LLC.



NO.	ISSUED / REVISION	DATE
001	FEBRUARY 19, 2018	

**SUBMITTER:**  
D.H. GRIFFIN CONSTRUCTION CO.  
600 GREEN VALLEY RD., STE. 201  
GREENSBORO, NC 27408

**CITADEL MALL OUTPARCEL BUILDING REPLACEMENT**  
CITY OF CHARLESTON  
CHARLESTON COUNTY, SC

SIDEWALK EXHIBIT			
PLAN AREA	DATE	SCALE	REVISION
14'-116.00'	02/19	N.T.S.	1

1 of 1



# City of Charleston

South Carolina

Department of Public Service

JOHN J. TECKLENBURG  
Mayor

LAURA S. CABINESS, PE  
Director

## Date

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

RE: Maintenance of Standard Construction Materials within the Sidewalk at Sanders Road (S-2032), between Bees Ferry Road (S-10-57) and Reverend Joseph Heywood Road.

Dear Mr. Richards:

This letter concerns the proposed concrete sidewalk, 5 feet wide by 320 linear feet long to be constructed in conjunction with the Sanders Road Townhomes project, within the SCDOT right-of-way at Sanders Road (S-2032), between Bees Ferry Road (S-10-57) and Reverend Joseph Heywood Road. It is our intention that this will be a public sidewalk.

The City Council of Charleston, at its meeting held **December 6, 2016**, agreed to accept full maintenance responsibility for the proposed sidewalk within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk in compliance with current ADA and SCDOT standards (*ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, and AASHTO Guide for Development of Pedestrian Facilities*).

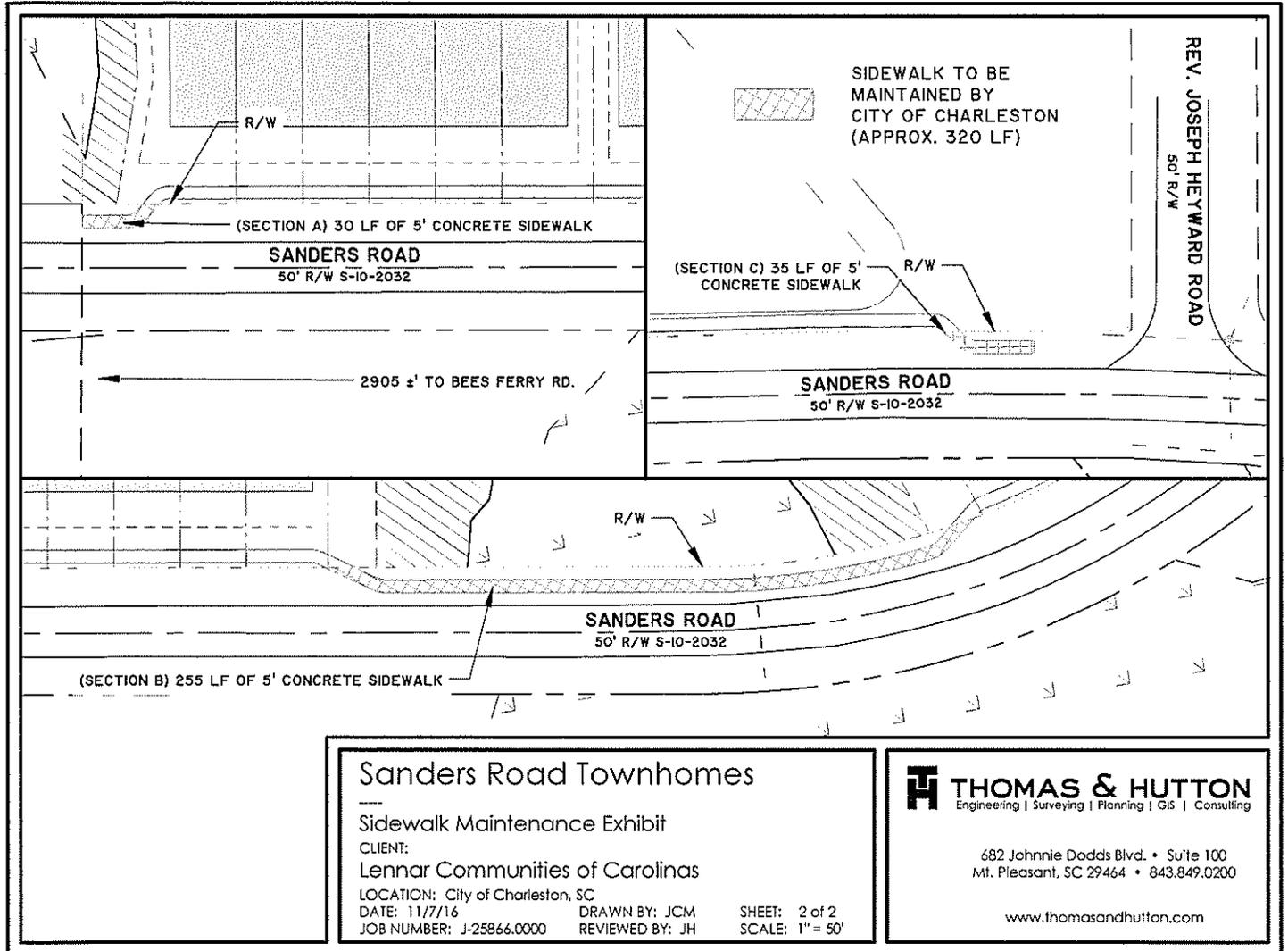
Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at [cabinessl@charleston-sc.gov](mailto:cabinessl@charleston-sc.gov).

Sincerely,

Laura S. Cabiness, P.E.  
Director of Public Service

Cc: Michael R. Metzler, Deputy Director  
Thomas F. O'Brien, Deputy Director  
Eduardo A. Calderon, Senior Civil Engineer  
Thomas and Hutton Engineering  
Brian Pokrant, GIS Analyst





## AN ORDINANCE

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

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

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

WHEREAS, the improved lands located in the area of West Ashley, generally known as Sam Rittenberg Boulevard, as hereinafter designated, are predominantly characterized by certain of those qualities set forth at Section 31-6-30(1)(a) of the Tax Increment Financing Law including obsolescence; deterioration; excessive vacancies; lack of necessary transportation infrastructure; lack of storm drainage facilities; and static or declining land values; and

WHEREAS, the sound growth of vacant lands located in the area generally known as West Ashley is impaired by obsolete platting of the vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazards; and lack of storm drainage facilities; and

WHEREAS, the City Council of the City of Charleston ("City Council") has acknowledged the need to redevelop this area in a manner that will create new economic development opportunities and improve the quality of life in neighborhoods located in and adjacent to the redevelopment project area hereinafter designated (the "Redevelopment Project Area"), and hereby determines that the revitalization of the Redevelopment Project Area through public investment in infrastructure improvements is necessary to reverse the existing conditions of

blight and encourage private investment and is in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Charleston (the "City"); and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The general boundaries of the West Ashley Redevelopment Project Area may be described as beginning at Savannah Highway at Arlington Drive; Arlington Drive extending south to Rondo Street; Rondo Street to a line extending east then north to the intersection of Savannah Highway and I-526; Savannah Highway extending east to just beyond Skylark Drive then south to a line extending to abandoned railroad right-of-way; the abandoned railroad right-of-way extending east to Dunbar Street; Dunbar Street extending west and to a line returning to Savannah Highway; Savannah Highway to a line extending north and generally parallel to Orleans Road and connecting to Sam Rittenberg Boulevard ; Sam Rittenberg Boulevard extending northeast to Orleans Road; Orleans Road extending south to Dulsey Road; Dulsey Road extending east to Dupont Road; Dupont Road extending north to Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending north and continuing to a line extending south to Amy Elsey Drive; Amy Elsey Drive extending to Wappoo Road; Wappoo Road extending north to Ashley River Road; Ashley River Road extending northwest to Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending northeast Trailee Drive; Trailee Drive extending southwest to Trailmore Drive; Trailmore Drive returning to Trailee Drive and Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending northeast to Charlestowne Drive; Charlestowne Drive extending east to Old Towne Road; Old Towne Road extending north to Southgate Drive and where Old Towne Road merges into Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending north to Gamecock Circle; Gamecock Circle extending west then south to Orange Grove Road; Orange Grove Road extending just west then south to a line connecting to Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending southwest to just before Ashley Hall Road and to a line connecting northward and westward to Ashley Hall Road; Ashley Hall Road extending to a line running generally parallel to Sam Rittenberg Boulevard and to Akers Road; Akers Road extending west to Ashley River Road; Ashley River Road extending north to the intersection of Ashley River Road and Ancrum Road then connecting to a line extending west then south to Wallace School Road; Wallace School Road extending south to a line connecting to Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending west to Orleans Road; Orleans Road extending north to Hazelwood Drive; at the intersection of Orleans Road and Hazelwood Drive connecting to a line extending west to I-526 and beyond I-526 to Ashley Town Center Drive; Ashley Town Center Drive extending northwest to Savage Road; Savage Road extending south to N Westchester Drive; N

Westchester Drive extending east to its termination then south to a line that extends just beyond Burris Road and then turns east to a line connecting back to Ashley Town Center Drive; Ashley Town Center Drive extending north and to a line extending east to I-526; I-526 extending south to Savannah Highway; Savannah Highway extending west and returning to the point of origin at Arlington Drive.

SECTION 4. Pursuant to Section 31-6-80(A)(1) of the Tax Increment Financing Law, City Council does hereby expressly approve the West Ashley Redevelopment Plan attached hereto and incorporated herein as Exhibit A, which plan contains a statement of the objectives of the City with regard to the plan.

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

SECTION 6. Pursuant to Section 31-6-80(A)(3) of the Tax Increment Financing Law, City Council does hereby approve the cost estimates of the redevelopment plan and redevelopment projects and the projected sources of revenue to be used to meet the cost including estimates of tax increments and estimates of the total amount of indebtedness to be incurred all as set forth in the West Ashley Redevelopment Plan attached hereto as Exhibit A.

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

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

As a result of discussions with Charleston County (the "County") and Charleston County School District (the "School District") following the notice given pursuant to Section 13 below, City Council further determines, pursuant to Section 31-6-85 of the Tax Increment Financing Law to enter into intergovernmental agreements with the County and the School District, respectively, to establish that the period of participation by the County in the West Ashley Redevelopment Plan shall be limited to 20 years and that the School District will continue to receive 55% of the tax revenues it would, but for establishment of the West Ashley Redevelopment Plan, have received from tax revenues resulting from the parcels in the Redevelopment Project Area. As provided at Section 31-6-85 of the Tax Increment Financing Law, such intergovernmental agreements "shall become effective upon its approval by ordinance and shall be valid and enforceable" upon approval by ordinance enacted as well by the County and by resolution adopted by the School District. Adoption Ordinance of this Ordinance constitutes such approval and enactment by the City.

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

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

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

SECTION 12. Pursuant to Section 31-6-80 of the Tax Increment Financing Law, prior to giving final reading to the West Ashley Redevelopment Plan and this ordinance, the City shall conduct a public hearing thereon after publishing notice thereof in *The Post and Courier* in form substantially as set forth at Exhibit C. Such public hearing and final readings will be held at a regularly scheduled meeting of the City Council. Such notice shall be published in at least one of the two publications above not less than 15 nor more than 30 days prior to the date fixed for the hearing.

SECTION 13. Further pursuant to Section 31-6-80 of the Tax Increment Financing Law, not less than 45 days prior to the date set for the public hearing, notice shall be given by copy of this ordinance and its exhibits to representatives of Charleston County, Charleston County School District, Charleston County Aviation Authority, Charleston County Parks and Recreation District and all other taxing districts which have taxable property included in the Redevelopment Project Area.

DONE IN MEETING DULY ASSEMBLED on December 6, 2016.

CITY OF CHARLESTON, SOUTH CAROLINA

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

First Reading and Public Hearing Conducted: November 22, 2016  
Second Reading: December 6, 2016

**WEST ASHLEY REDEVELOPMENT PLAN  
SETTING FORTH INFORMATION REQUIRED BY  
SECTION 31-6-80 OF THE TAX INCREMENT FINANCING LAW**

One of the great challenges facing cities in the 21<sup>st</sup> century, including the City of Charleston, is revitalizing older suburban commercial districts to better align with contemporary demands for greater personal engagement and creating a sense of place in areas with high automobile dependence, lower densities and a lack of people-friendly infrastructure that have left otherwise stable neighborhoods without healthy, vibrant community centers. A prime example of such an area is West Ashley's Sam Rittenberg Corridor.

The West Ashley Redevelopment Plan, set forth herein (the "Redevelopment Plan") and established pursuant to the State's Tax Increment Financing Law (the "Tax Increment Financing Law"), is a robust suburban revitalization plan keenly focused on the Sam Rittenberg Corridor area (the "Redevelopment Project Area"), one of the primary commercial districts in the heart of West Ashley. The Redevelopment Plan promotes a new vision for the area and establishes a revitalization framework for creating public spaces, recreational facilities and parks; streetscaping improvements; mobility options, improved transportation infrastructure and drainage and mixed-use developments including commercial, office and residential. Funding public investments within the Redevelopment Project Area through tax increment financing will enable the City of Charleston to make the necessary infrastructure and public realm improvements that will, in turn, catalyze private reinvestment in the area. Certain capitalized terms used herein and not otherwise defined shall have the meaning ascribed thereto in the Tax Increment Financing Law.

**BACKGROUND INFORMATION & DESCRIPTION OF WEST ASHLEY REDEVELOPMENT PROJECT AREA**

West Ashley, steeped in a history of farming, community and enterprise, experienced tremendous residential and commercial growth in the latter half of the 20<sup>th</sup> century largely due to increased accessibility with the construction of I-526 and other infrastructure improvements. Today, conventional suburban development occupies most of West Ashley and the area is home to many older large-scale, auto-oriented, single-use strip malls and underutilized retail centers.

The Redevelopment Project Area is illustrated on the attached map "Proposed West Ashley Redevelopment Project Area (TIF District)" (Exhibit B). The Redevelopment Project Area is comprised of 155 parcels and approximately 425 acres. Approximately 61% of the Redevelopment Project Area is commercial, 10% is office, 10% percent is vacant and the remaining is residential, institutional or other uses. The Redevelopment Project Area includes Citadel Mall, numerous underused strip retail centers, aging office buildings, expansive parking lots, and commercial corridors which should be enhanced.

The backbone of the Redevelopment Project Area is the Sam Rittenberg Corridor which includes over 1 million square feet of commercial space. Nearly 10,000 employees work in the area and approximately 10,000 residents live in nearby neighborhoods just outside of the boundaries of the Redevelopment Project Area. However, the corridor has very limited pedestrian facilities, lacks bicycle and transit facilities, and landscaping is either inconsistent in appearance or nonexistent.

Recently, several issues impacting West Ashley's commercial landscape led residents, business owners, public officials and other stakeholders to voice public concern regarding the future of West Ashley. Key issues included high retail vacancy rates, the uncertain future of many underutilized retail centers and the inconsistent quality and appearance of key corridors, including Sam Rittenberg Boulevard. A 2014 economic development study of West Ashley identified the following:

- The Redevelopment Project Area has an oversupply of retail inventory and lacks the residential density to support such retail – with retail per capita nearly double the national average. Regional competition has contributed to the fact that West Ashley has an excess of retail square footage.
- The Redevelopment Project Area has a disproportionate retail-to-office ratio compared to other regional cities.
- Redevelopment efforts in the Redevelopment Project Area should be economically diverse and future retail should be part of mixed-use projects incorporating office, multi-family and civic spaces that provide local residents and workers with quality goods, services and experiences.

Responding to community concerns and realizing the importance of West Ashley to the City of Charleston's future growth and development, the City hired a market research firm to develop a market-driven strategy to address West Ashley opportunities. The result was the West Ashley Strategic Plan which included mixed use revitalization plans and public realm improvements for the Sam Rittenberg Corridor and adjacent areas as well as strategies to reactivate civic spaces, strengthen West Ashley's image, and facilitate the evolution of West Ashley's greenspaces.

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

The City of Charleston sees incredible revitalization opportunities within the Redevelopment Project Area and has established a strong vision for the future of West Ashley. Recently, the City and Charleston County have worked in partnership on several initiatives for West Ashley including the Dupont|Wappoo Community Plan, the Dupont|Wappoo Drainage Basin Study, the Louis P. Waring Senior Center (West Ashley Senior Center), and the Half Cent Sales Tax Program. The City would like to continue and expand upon these efforts and, as such, will provide leadership and direction further enhance West Ashley's future by making critical public realm improvements identified in the West Ashley Redevelopment Plan herein as a means to bolster private

investment in the area. However, successful implementation of the West Ashley Redevelopment Plan is dependent upon the City's ability to secure adequate funding through Tax Increment Financing.

## **CONDITIONS OF BLIGHT WITHIN THE REDEVELOPMENT PROJECT AREA**

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

### **DETERIORATION OF STRUCTURES AND SITE IMPROVEMENTS**

A significant characteristic of this area is the presence of deficient and deteriorating structures and deficient and deteriorating site improvements. Deficient structures exhibit damaged exterior materials and need for maintenance; deteriorating structures exhibit defects such as missing elements, rotten exterior components, and roofs or windows in need of replacement. Deficient site improvements exhibit damaged parking areas, driveways, signage, site lighting or landscaping or site elements not meeting City of Charleston standards; deteriorated site improvements exhibit the aforementioned site elements that are missing or in need of complete replacement. A land use survey by the City of Charleston Department of Planning, Preservation and Sustainability found 35% of the properties within the Redevelopment Project Area have buildings or site improvements that are either deficient or deteriorating.

### **OBSOLETE LAND USES AND STRUCTURES**

Many buildings and land uses throughout the Redevelopment Project Area are aging and obsolete and in need of substantial investment. Single-use retail strip retail centers, underutilized office buildings and expansive desolate parking lots are scattered throughout the Redevelopment Project Area - including prominent intersections. These single-use antiquated properties have failed to keep up with market trends and consumer preferences for walkable, activated environments that include a mixture of uses. These outdated properties also fail to meet architectural design and landscaping standards now required by the City of Charleston.

### **EXCESSIVE VACANCIES**

Commercial and office vacancies exist throughout the Redevelopment Project Area contribute to the lack of investment in the revitalization of the area. Retail demand for regional anchor stores has been displaced elsewhere in the Charleston region and many underused strip centers are either unable to fill vacancies due to the obsolete nature of the property or they re-tenant with lower quality uses. A land use survey conducted by the City of Charleston Department of Planning, Preservation and Sustainability found highly visible retail centers with 23-35% of their storefronts vacant. Stand-alone commercial buildings and office buildings also exhibited vacancies. Additionally, the Redevelopment Project Area contains 78 acres vacant or undeveloped parcels.

### **LACK OF NECESSARY TRANSPORTATION INFRASTRUCTURE**

Key corridors within the Redevelopment Project Area are unattractive and lack transportation infrastructure needed for healthy vibrant mixed use communities. Sidewalks, bicycle routes and public transportation infrastructure are limited or absent from area streets and intersections. The existing transportation infrastructure is obsolete, designed primarily to accommodate vehicle travel, and does not provide sufficient opportunities for other modes of transportation needed to support a diverse community or activated retail environments. Commercial streets along key corridors lack sidewalks, curbs, landscaping, street lighting, and modern transit stops.

#### LACK OF STORM DRAINAGE FACILITIES

The existing drainage infrastructure within the Redevelopment Project Area cannot adequately accommodate significant storm events and properties within the vicinity of the area are subject to flooding. Existing drainage infrastructure is insufficient, antiquated, and fails to meet water quantity needs and modern water quality standards. The drainage needs for this are complex as there are approximately 20 drainage basins that are within or immediately adjacent to the Redevelopment Project Area.

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

#### REDEVELOPMENT PLAN PRINCIPLES

The following principles, [which the City of Charleston developed in consultation with Charleston County Departments of Planning and Economic Development](#), are intended to serve as a guide for innovative revitalization and inspired redevelopment within the Redevelopment Project Area. These principles should also serve as guidance for public infrastructure improvements to be made within the Redevelopment Project Area.

#### DIVERSIFY THE ECONOMY AND REDEVELOP UNDERUTILIZED RETAIL CENTERS INTO MIXED USE DESTINATIONS WITH RETAIL, WORKPLACES AND RESIDENCES

Within the Redevelopment Project Area there are numerous underutilized single-use retail centers. Located at prominent intersections and along key corridors with high traffic counts, these properties have the potential to redevelop into economically diverse mixed-use centers of higher value with retail, residential, office, and civic places. More specifically, key centers could be redeveloped to include a mixture of local and regional retail, services, office space, structured parking, hotel uses, civic or recreational uses and a variety of residential uses. Redevelopment could occur over time in phases or happen all at once. Complete redevelopment would include higher density mixed-use development with two to four-story buildings, interior public park space and hidden parking structures lined with other uses. Redevelopment of existing dated retail centers into vibrant mixed-use centers would provide opportunities for a more diverse economic base which benefits all residents of West Ashley. A few key redevelopment projects in the area will spark additional revitalization and better position West Ashley regionally.

## CREATE AN IMPROVED AND INTEGRATED PUBLIC REALM

Parks and activated civic spaces are powerful economic tools that help create attractive locations for recruiting businesses, retail development, office uses and residential development. Redevelopment within the Redevelopment Project Area should incorporate new public spaces including parks, plazas, squares, outdoor dining, civic buildings, and places for recreation. These public spaces are essential elements in creating appealing locations where people want to live, work and play.

Although West Ashley has many parks and green spaces and additional civic spaces will be created with redevelopment, there is currently a lack of connectivity amongst these areas. Sam Rittenberg Boulevard and other area streets should be improved to include new infrastructure for pedestrian and bicycle travel in order to provide safe connections between West Ashley neighborhoods, existing green spaces and future public spaces.

## IMPROVE THE APPEARANCE AND FUNCTION OF EXISTING STREETS/HIGHWAYS TO INCLUDE STREETSCAPING AND MOBILITY OPTIONS

Investments in streetscaping, walkability and other improvements to transportation infrastructure are key to helping elevate commercial corridors to a position to take advantage of market trends and redevelopment opportunities. The more attractive the corridor, the more appealing it is for private investment and public activity. Existing commercial streets within the Redevelopment Project Area such as Sam Rittenberg Boulevard, Orleans Road, Dupont Road, Ashley River Road, Ashley Hall Road, and Old Towne Road lack landscaping, lighting, transit shelters and infrastructure for pedestrians and cyclists and include a myriad of overhead utility wires. Through unique design treatments, there is opportunity to beautify these and other area streets and highways with enhanced streetscaping to include sidewalks, street trees, landscaped medians, appropriately scaled street lighting, mast arm signals and curb and gutter.

Plans for the Redevelopment Project Area should also incorporate specific strategies to encourage safe means of utilizing alternative transportation systems, including bike lanes and improved transit facilities, all of which must be integrated into the overall mobility system.

Within the Redevelopment Project Area, and particularly Sam Rittenberg Boulevard, there are a number of intersections that present design and other challenges. Each intersection should be studied and redesigned to accommodate pedestrians and bicyclists with new landscaping, signalization and mast arm signals where necessary.

## IMPROVE THE STREET/HIGHWAY NETWORK BY CREATING OPPORTUNITIES FOR CONNECTIVITY

New street/highway connections within the Redevelopment Project Area should be created to link existing neighborhoods, schools, park spaces, retail and services as well as to provide alternate routes for travel. As existing sites redevelop, new streets within those developments should also be built to create a street network and new developable blocks. All new streets /highways should incorporate the necessary elements to provide for a variety of mobility options.

### PROVIDE HOUSING OPPORTUNITIES

Rather than simple single-use retail redevelopment within the Redevelopment Project Area, a variety of new housing opportunities should be built including townhouses, standalone multi-family apartments, and apartments over retail. Infill housing within mixed use developments will provide the density needed support new retail and office uses and will provide opportunities to meet the broader housing needs, including affordable and workforce housing, of West Ashley and the ~~City of~~ greater Charleston area.

### PROVIDE ADEQUATE PARKING FOR REDEVELOPMENT OPPORTUNITIES

In order for redevelopment to occur within the Redevelopment Project Area and, specifically within the existing dated and underutilized retail centers, increases in parking capacity will need to be provided and parking structures will be needed to replace existing surface parking. Parking structures hidden within new redevelopment projects can be added to support mixed-use development at higher densities and can be wrapped with retail, office or residential uses.

### INVEST IN IMPROVED STORMWATER DRAINAGE SYSTEMS

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

### CREATE NEW ZONING STANDARDS TO ENCOURAGE REDEVELOPMENT

Improving the zoning and entitlement process is a key strategy to facilitate suburban redevelopment. To encourage inventive mixed use redevelopment, new height and zoning regulations will be necessary in order to permit and encourage projects of appropriate scale and density. New zoning standards should also include incentives for creating affordable and workforce housing units. While designing new and progressive zoning standards may be necessary, applying existing innovative zoning techniques and incentives similar to those incorporated in the City of Charleston's Upper Peninsula Eco-District should be employed to achieve revitalization goals for the Redevelopment Project Area.

### **SPECIFIC PUBLIC INVESTMENTS**

To help steer the evolution of West Ashley's future, the City of Charleston outlined the need to make the following public investments to help facilitate the transformation of obsolete land uses and aging corridors into vibrant redevelopment opportunities. These public investments in West Ashley will serve all citizens of all jurisdictions.

### CREATION OF NEW PUBLIC OPEN SPACES AND PARKS, AND THE IMPROVEMENT TO EXISTING PARK FACILITIES

New public open spaces such as parks, squares, town greens large enough for community events, trails and pathways could be incorporated in the mixed-use redevelopment of some of the underutilized commercial centers within the Redevelopment Project Area. These public amenities will benefit the redevelopment area by providing community enhancement, open green space and recreational opportunities. Funding derived in part from sources permitted under the Tax Increment Financing Law, including the proceeds of obligations as well as the direct payment of Redevelopment Project costs from the Special Tax Allocation Fund, may be necessary for design, property acquisition and construction.

#### CONSTRUCTION OF CIVIC BUILDINGS, CULTURAL FACILITIES, AND RECREATION/SPORT FACILITIES

West Ashley currently lacks centrally located public facilities. Within the Redevelopment Project Area there is a demonstrated need for civic buildings, cultural facilities and regional recreation/sport facilities. Investments in this category may include civic meeting space, cultural event space, public safety facility, performance space, wellness facility, and recreation/sports facility. Funding derived in part from sources permitted under the Tax Increment Financing Law, including the proceeds of obligations as well as the direct payment of Redevelopment Project costs from the Special Tax Allocation Fund, may be necessary for design, property acquisition and construction.

#### PROVIDING FOR OR CONSTRUCTION OF AFFORDABLE AND WORKFORCE HOUSING

Throughout the Charleston area, there is a need for diversity in housing opportunities, including affordable and workforce housing. Within the Redevelopment Project Area, housing investments may include providing or supporting publicly owned affordable and workforce housing, or providing infrastructure projects to support privately owned affordable and workforce housing per Chapter 6 of Title 31 of the Code of Laws of South Carolina 1976, as amended (the "Tax Increment Financing Law"). Funding derived in part from sources permitted under the Tax Increment Financing Law, including the proceeds of obligations as well as the direct payment of Redevelopment Project costs from the Special Tax Allocation Fund, may be necessary for property acquisition, project design and construction.

#### IMPROVEMENTS TO STREETSCAPING INCLUDING INSTALLATION OF STREET LIGHTING, STREET TREES, LANDSCAPED MEDIANS, AND UTILITY IMPROVEMENTS

In association with corridor enhancements and new street construction within the Redevelopment Project Area, new investments will be made in streetscaping amenities that enhance the public realm. These improvements will include pedestrian scaled street lighting, street trees, landscaped medians, and possibly relocating and burying overhead utility lines. Funding derived in part from sources permitted under the Tax Increment Financing Law, including the proceeds of obligations as well as the direct payment of Redevelopment Project costs from the Special Tax Allocation Fund, may be necessary for design, construction and installation.

#### IMPROVEMENTS TO THE TRANSPORTATION INFRASTRUCTURE INCLUDING THE CONSTRUCTION OF PEDESTRIAN, BICYCLE, AND TRANSIT FACILITIES

The Redevelopment Project Area provides opportunities to link key corridors, public spaces and community destinations. Pedestrian improvements may include new sidewalks, reconstructed sidewalks, walkways, protected crossings. Bicycle facilities may include an enhanced network of bicycle routes, on-street bike lanes, bike paths, shared multi-use paths and crossings. Public transit enhancements may include new sheltered

transit stops with trash receptacles and benches, transit pull-off locations, and park-and-ride facilities. Funding derived in part from sources permitted under the Tax Increment Financing Law, including the proceeds of obligations as well as the direct payment of Redevelopment Project costs from the Special Tax Allocation Fund, may be necessary for right-of-way evaluation, design, construction and installation.

#### IMPROVEMENTS TO THE STREET/HIGHWAY NETWORK, INCLUDING IMPROVEMENTS TO EXISTING STREETS, THE CREATION OF NEW CONNECTING STREETS, AND INTERSECTION IMPROVEMENTS

The construction of new streets and associated improvements will provide new opportunities for connectivity that will enhance the long-term advancement of the overall Redevelopment Project Area. Street/highway connections will be provided to link neighborhoods to commercial and business areas. New streets will also be constructed as part of site specific redevelopment projects. All streets/highways will incorporate streetscaping and opportunities for mobility options.

Where necessary, new or enhanced traffic control and signalization will be added to the street network in the Redevelopment Project Area. The specific intersections that act as major access points to the redevelopment area will be the focus for the investment, with particular emphasis on providing for safe interfaces between vehicular traffic, transit routes, bicycle paths and pedestrian walkways.

Funding derived in part from sources permitted under the Tax Increment Financing Law, including the proceeds of obligations as well as the direct payment of Redevelopment Project costs from the Special Tax Allocation Fund, may be necessary for right-of-way studies, design, right-of-way acquisition and construction.

#### IMPROVEMENTS TO STORMWATER MANAGEMENT INFRASTRUCTURE

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

#### CONSTRUCTION OF PARKING STRUCTURES

Within the Redevelopment Project Area there will be need for parking facilities, including structured parking garages, to support future redevelopment projects – particularly active mixed use centers. Investments in this category may include public parking improvements, new parking facilities, and other strategies for meeting needs for additional parking capacity and transit connections. Funding derived in part from sources permitted under the Tax Increment Financing Law, including the proceeds of obligations as well as the direct payment of Redevelopment Project costs from the Special Tax Allocation Fund, may be necessary for design, land acquisition and construction.

## DURATION OF PLAN

From ~~this date~~ the date of the adoption of the Ordinance approving this plan, the duration of the West Ashley Redevelopment Plan is 25 years. The period of participation by the City of Charleston and Charleston County School District shall expire in 25 years during which time the Charleston County School District will continue to receive 55% of the tax revenues it would, but for establishment of the West Ashley Redevelopment Plan, have received from tax revenues resulting from the parcels in the Redevelopment Project Area. The period of participation by Charleston County in the West Ashley Redevelopment Plan shall expire 20 years from the date of the adoption of the Ordinance approving this plan.

## PROJECT COSTS AND FUNDING SOURCES

Redevelopment project costs are estimated to be \$130,832,000. These costs would be funded from a variety of sources, including but not limited to Community Development Block Grants; economic development grants; local, state and federal transportation funds and other appropriations; incremental tax revenues; as well as from the proceeds of borrowings by the City of Charleston including several series of tax increment bonds, the first of which may be issued at a date no later than ten years from the date of establishment of the West Ashley Redevelopment Project Area. ~~It is anticipated that the~~ The total amount of tax increment indebtedness that will be incurred to implement this plan is dependent upon such variables as interest rates, millage rates, and the pace of private sector investment. will in an amount sufficient to meet the tax increment obligations incurred will be approximately \$69,312,000. It is anticipated that such indebtedness will be in a principal amount of approximately \$60,000,000.

The most recent equalized assessed valuation of all property within the West Ashley Redevelopment Project Area is approximately \$18,216,020. The estimated equalized assessed valuation of the Project Area after redevelopment is \$55,911,344, which would be expected to increase by approximately 3% each year thereafter.

## CONCLUSION

The Tax Increment Financing District is one of several available mechanisms for enabling the City of Charleston to make necessary infrastructure and public realm investments that will serve all citizens regardless of jurisdiction, substantially improve the physical image of West Ashley, and catalyze private investment in the West Ashley Redevelopment Project Area. The proposed West Ashley Tax Increment Financing District also provides opportunity for the City of Charleston and Charleston County to continue their partnership in the revitalization of West Ashley. A successful redevelopment of key underutilized commercial centers within the Redevelopment Project Area - introducing human scale and a creative mix of uses with residential, retail, work place and civic space components - will inspire suburban revitalization and propel new, innovative redevelopment solutions with the West Ashley Redevelopment Project Area.

TAX PARCELS IN THE WEST ASHLEY REDEVELOPMENT PROJECT AREA  
TO BE INCLUDED IN THE WEST ASHLEY REDEVELOPMENT PLAN

<b>TMS NUMBER</b>	<b>STREET ADDRESS</b>
3091500001	2228 WESTCHESTER DR
3091500002	WESTCHESTER DR
3091500059	2232 WESTCHESTER DR
3091500060	2234 WESTCHESTER DR
3091500069	WESTCHESTER DR
3091500070	WESTCHESTER DR
3091600001	SAVAGE RD
3091600042	3221 ASHLEY TOWN CENTER DR
3091600043	SAVAGE RD
3091600046	3201 ASHLEY TOWN CENTER DR
3091600047	3133 ASHLEY TOWN CENTER DR
3100300028	BURRIS RD
3100300029	BURRIS RD
3100400001	1 SOUTH PARK CIR
3100400004	SOUTH PARK CIR
3100400007	2048 SAM RITTENBERG BLVD
3100400008	2030 SAM RITTENBERG BLVD
3100400009	2068 SAM RITTENBERG BLVD
3100400011	2080 SAM RITTENBERG BLVD
3100400012	SOUTH PARK CIR
3100400017	SAM RITTENBERG BLVD
3100700096	2097 SAVANNAH HWY
3100800001	615 SKYLARK RD
3100800002	2050 SAVANNAH HWY
3100800003	2051 SAM RITTENBERG BLVD
3100800004	2079 SAM RITTENBERG BLVD
3100800010	2049 SAVANNAH HWY
3100800013	2058 SAVANNAH HWY
3100800020	2039 SAVANNAH HWY
3100800021	625 SKYLARK DR
3100800033	SAVANNAH HWY
3100800034	SAVANNAH HWY
3500500045	1963 SAVANNAH HWY

3500500046		SAVANNAH HWY
3500500047	1943	SAVANNAH HWY
3510500043		ORLEANS RD
3510500044		ORLEANS RD
3510700002	1798	ASHLEY RIVER RD
3510700003	1820	ASHLEY RIVER RD
3510700010	1828	ASHLEY RIVER RD
3510700011	1836	ASHLEY RIVER RD
3510800001	1602	SAM RITTENBERG BLVD
3510800003	1630	SAM RITTENBERG BLVD
3510800005	1610	SAM RITTENBERG BLVD
3510800012	1744	SAM RITTENBERG BLVD
3510800013	1610	SAM RITTENBERG BLVD
3510800014	1624	SAM RITTENBERG BLVD
3510800015	1640	SAM RITTENBERG BLVD
3510800016	1646	SAM RITTENBERG BLVD
3510800017	1654	SAM RITTENBERG BLVD
3510800018	1660	SAM RITTENBERG BLVD
3510800019	1704	SAM RITTENBERG BLVD
3510800020	1734	SAM RITTENBERG BLVD
3510800022	1710	SAM RITTENBERG BLVD
3510800023		N WOODMERE DR
3510900015	2070	SAM RITTENBERG BLVD
3510900053		ORLEANS RD
3510900054	2062	ORLEANS RD
3510900056	946	ORLEANS RD
3510900062	2070	SAM RITTENBERG BLVD
3510900063	2064	SAM RITTENBERG BLVD
3511000001		SAM RITTENBERG BLVD
3511000036	1885	ASHLEY RIVER RD
3511000037		ASHLEY RIVER RD
3511000040	1830	WALLACE SCHOOL RD
3511000049	1804	SAM RITTENBURG BLVD
3511000068	1930	SAM RITTENBERG BLVD
3511000069	1940	SAM RITTENBERG BLVD
3511000089	1808	SAM RITTENBERG BLVD
3511000090		ASHLEY RIVER RD
3511100005	1755	SAM RITTENBERG BLVD
3511100050	1599	SAM RITTENBERG BLVD
3511100052	1595	SAM RITTENBERG BLVD
3511100053	1591	SAM RITTENBERG BLVD

3511100116	1739	SAM RITTENBERG BLVD
3511100118	1721	SAM RITTENBERG BLVD
3511100123	1715	SAM RITTENBERG BLVD
3511100126	1745	SAM RITTENBERG BLVD
3511100127		MARGINAL RD
3511300020	852	DUPONT RD
3511300030	873	ORLEANS RD
3511300038	834	ORLEANS RD
3511300047	813	DUPONT RD
3511300063	716	ORLEANS RD
3511300064	1989	DULSEY RD
3511300067	804	ORLEANS RD
3511300068	808	ORLEANS RD
3511300069	828	ORLEANS RD
3511300073	827	ORLEANS RD
3511300074	821	ORLEANS RD
3511300085	2026	SAVANNAH HWY
3511300091		SAM RITTENBERG BLVD
3511300097	832	ORLEANS RD
3511300099	2037	SAM RITTENBERG BLVD
3511300143	2027	SAM RITTENBERG BLVD
3511400001	1859	SAM RITTENBERG BLVD
3511400004	1893	SAM RITTENBERG BLVD
3511400006	1075	JENKINS RD
3511400007	1077	JENKINS RD
3511400062		SAM RITTENBERG BLVD
3511400063		SAM RITTENBERG BLVD
3511400067	1945	SAM RITTENBERG BLVD
3511400076	1881	SAM RITTENBERG BLVD
3511400078	1897	SAM RITTENBERG BLVD
3511400081	1909	SAM RITTENBERG BLVD
3511400087	1863	SAM RITTENBERG BLVD
3511500003	1109	WAPPOO RD
3511500005	1119	WAPPOO RD
3511500051	1811	SAM RITTENBERG BLVD
3511500053	1829	SAM RITTENBERG BLVD
3511500054	1833	SAM RITTENBERG BLVD
3520800002	1140	SAM RITTENBERG BLVD
3520800006	43	SUMAR ST
3520800008	1280	SAM RITTENBERG BLVD
3520800014	1124	SAM RITTENBERG BLVD

3520800015	1114	SAM RITTENBERG BLVD
3520800017	1104	SAM RITTENBERG BLVD
3521100098	1495	SAM RITTENBERG BLVD
3521100099	1301	SAM RITTENBERG BLVD
3521100100	5	SUMAR ST
3521100101	1401	SAM RITTENBERG BLVD
3521100102	1313	SAM RITTENBERG BLVD
3521100103	1141	SAM RITTENBERG BLVD
3521200001	1517	SAM RITTENBERG BLVD
3521200008	1276	CAMERTON ST
3521200009	1280	CAMERTON ST
3521200010	1284	CAMERTON ST
3521200011	1288	CAMERTON ST
3521200012	1597	SPENCER ST
3521200013	1296	CAMERTON ST
3521200014	1298	CAMERTON ST
3521200015	1300	CAMERTON ST
3521200016	1519	SAM RITTENBERG BLVD
3521200017	1525	SAM RITTENBERG BLVD
3521200146	1527	SAM RITTENBERG BLVD
3521200147	1529	SAM RITTENBERG BLVD
3521200148	1531	SAM RITTENBERG BLVD
3521400210		ASHLEY HALL RD
3521400211		ASHLEY HALL RD
3521400212	1632	ASHLEY HALL RD
3521400213	1622	ASHLEY HALL RD
3521400214	1568	SAM RITTENBERG BLVD
3521400216	1566	SAM RITTENBERG BLVD
3521500001	1528	SAM RITTENBERG BLVD
3521500002	1535	SAM RITTENBERG BLVD
3521500004	1551	SAM RITTENBERG BLVD
3521500005	1565	SAM RITTENBERG BLVD
3521500006	1573	SAM RITTENBERG BLVD
3521500054	1551	SAM RITTENBERG BLVD
4150300128	1660	INGRAM RD
4150400136	1664	OLD TOWNE RD
4150400137	1668	SAM RITTENBERG BLVD
4150400139	1217	SAM RITTENBERG BLVD
4150400206	1164	NORTHBRIDGE DR
4150400208	1209	SAM RITTENBERG BLVD



## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, November 22, 2016, at 5:00 p.m. in the City Council Chambers at 80 Broad Street, Charleston, South Carolina, the City Council of the City of Charleston will conduct a public hearing on the approval of the Tax Increment Financing Plan for the Redevelopment of the West Ashley Redevelopment Project Area under the provisions of Chapter 6 of Title 31 of the Code of Laws of South Carolina 1976, as amended.

The proposed West Ashley Redevelopment Project Area shall be that area more particularly described as follows:

The general boundaries of the West Ashley Redevelopment Project Area may be described as beginning at Savannah Highway at Arlington Drive; Arlington Drive extending south to Rondo Street; Rondo Street to a line extending east then north to the intersection of Savannah Highway and I-526; Savannah Highway extending east to just beyond Skylark Drive then south to a line extending to abandoned railroad right-of-way; the abandoned railroad right-of-way extending east to Dunbar Street; Dunbar Street extending west and to a line returning to Savannah Highway; Savannah Highway to a line extending north and generally parallel to Orleans Road and connecting to Sam Rittenberg Boulevard ; Sam Rittenberg Boulevard extending northeast to Orleans Road; Orleans Road extending south to Dulsey Road; Dulsey Road extending east to Dupont Road; Dupont Road extending north to Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending north and continuing to a line extending south to Amy Elsey Drive; Amy Elsey Drive extending to Wappoo Road; Wappoo Road extending north to Ashley River Road; Ashley River Road extending northwest to Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending northeast Trailee Drive; Trailee Drive extending southwest to Trailmore Drive; Trailmore Drive returning to Trailee Drive and Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending northeast to Charlestowne Drive; Charlestowne Drive extending east to Old Towne Road; Old Towne Road extending north to Southgate Drive and where Old Towne Road merges into Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending north to Gamecock Circle; Gamecock Circle extending west then south to Orange Grove Road; Orange Grove Road extending just west then south to a line connecting to Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending southwest to just before Ashley Hall Road and to a line connecting northward and westward to Ashley Hall Road; Ashley Hall Road extending to a line running generally parallel to Sam Rittenberg Boulevard and to Akers Road; Akers Road extending west to Ashley River Road; Ashley River Road extending north to the intersection of Ashley River Road and Ancrum Road then connecting to a line extending west then south to Wallace School Road; Wallace School Road extending south to a line connecting to Sam Rittenberg Boulevard; Sam Rittenberg Boulevard extending west to Orleans Road; Orleans Road extending north to Hazelwood Drive; at the intersection of Orleans Road and Hazelwood Drive connecting to a line extending west to I-526 and beyond I-526 to Ashley Town Center Drive; Ashley Town Center Drive extending northwest to Savage Road; Savage Road extending south to N Westchester Drive; N Westchester Drive extending east to its termination then south to a line that extends just beyond Burris Road and then turns east to a line connecting back to Ashley Town Center Drive; Ashley Town Center Drive extending north and to a line extending east to I-526; I-526 extending south to Savannah Highway; Savannah Highway extending west and returning to the point of origin at Arlington Drive.

The West Ashley Redevelopment Plan is intended to reverse conditions of blight existing within the West Ashley Redevelopment Project Area in order to promote economic development which will increase the tax base and improve the quality of life within the area. Redevelopment projects included in the West Ashley Redevelopment Plan consist of various public infrastructure improvements within the area described above as follows:

Creation of new public open spaces and parks and the improvement to existing park facilities; construction of civic buildings, cultural facilities and recreation/sport facilities; providing for or constructing affordable and workforce housing; improvements to streetscaping including installation of street lighting, street trees, landscaped median and utility improvements; improvements to the transportation infrastructure including the construction of pedestrian, bicycle and transit facilities; improvements to the street/highway network, including improvements to existing streets, the creation of new connecting streets and intersection improvements; improvements to stormwater management infrastructure; and construction of parking structures.

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

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

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

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

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

That the foregoing is a true, correct and verbatim copy of an Ordinance unanimously adopted by the said City Council, having been read at two duly called and regularly held meetings at which a quorum attended and remained throughout on each of November 22 and December 6, 2016.

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

IN WITNESS WHEREOF, I have hereunto set my Hand this \_\_\_\_ day of December, 2016.

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