COPY

Ratification Number 2014-26

AN ORDINANCE

TO AMEND THE CITY OF CHARLESTON CENTURY V 2010 COMPREHENSIVE PLAN UPDATE, ADOPTED BY CHARLESTON CITY COUNCIL ON FEBRUARY 22, 2011, RELATED TO LAND USE RECOMMENDATIONS IN THE CAINHOY PENINSULA.

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

Section 1. That the City of Charleston Century V 2010 Comprehensive Plan Update be amended by striking the last two sentences of the paragraph after the subheading "Cainhoy Peninsula" under the **Existing Land Use** section on page 57, and inserting the following new paragraphs:

> It is anticipated that the Cainhoy Peninsula will ultimately include well over 30,000 residents. Public works and services are already in place or planned to serve this growing section of the City. Water, sewer, and other utilities are already in place to serve new development in this area, and the City of Charleston has existing fire stations on Daniel Island and on Marina Drive, off of Clements Ferry Road, and is working on a second fire and public safety station toward the north end of the Cainhoy Peninsula.
>
> The Berkeley County School District is planning new schools on the Cainhoy Peninsula, including a new high school, which is funded and will be located in the Cainhoy Plantation development. The high school construction is projected to begin in 2015.
>
> Berkeley County has identified Clements Ferry Road as a road designated for improvements from its penny sales tax initiative. Funds are available for widening and other improvements to Clements Ferry from I-526 to Jack Primus Road. The section of Clements Ferry Road between Jack Primus Road and the intersection with Highway 41 will be a second phase of these improvements. Clements Ferry Road will be the significant public space on the Cainhoy Peninsula in terms of everyday quality of life for residents. The design and timing of improvements to Clements Ferry Road should be a high priority. The phasing and timing of widening and other improvements should be coordinated with the new Berkeley County High School construction.

Section 2. That the City of Charleston Century V 2010 Comprehensive Plan Update be amended by striking the paragraph after "Future Planning Area" under the **Future Land Use Maps** section, page 67, and replacing it with the following paragraphs:

> **Cainhoy Plantation Area**: Based on planning and public meetings conducted in 2013 and 2014, this portion of the City will follow the Cainhoy Plantation PUD master plan text and maps as set out in the Cainhoy Land & Timber PUD Master Plan and Zoning Text,

the Cainhoy-ST PUD Master Plan and Zoning Text and the Cainhoy-T7 PUD Master Plan and Zoning Text adopted by Charleston City Council in 2014. The area will include a mixture of uses, with a variety of residential densities, not to exceed 2.1 units an acre for the entire tract. In addition to residential uses, the tract will contain commercial uses, offices, institutional uses, employment centers, and open spaces/parkland.

Rather than an independent, private community, the Cainhoy Plantation Area should be developed as a part of the whole Cainhoy Peninsula community, connecting existing and historic neighborhoods with new places.

The City of Charleston should develop a specific plan for park and recreation spaces within the Cainhoy Plantation development and across the Cainhoy peninsula. The centerpiece of this plan should be a new community center and active park that will be highly accessible to all Cainhoy Peninsula residents and neighborhoods.

As part of the adoption of the master plan for the Cainhoy Plantation Area, the City of Charleston recognizes that there are historic resources in the area that should be preserved. Additionally, the City recognizes that Cainhoy Road is a scenic, historic road that serves as a gateway to the Francis Marion National Forest. All developments along Cainhoy Road should respect the character of the roadway with significant buffers and limited access points.

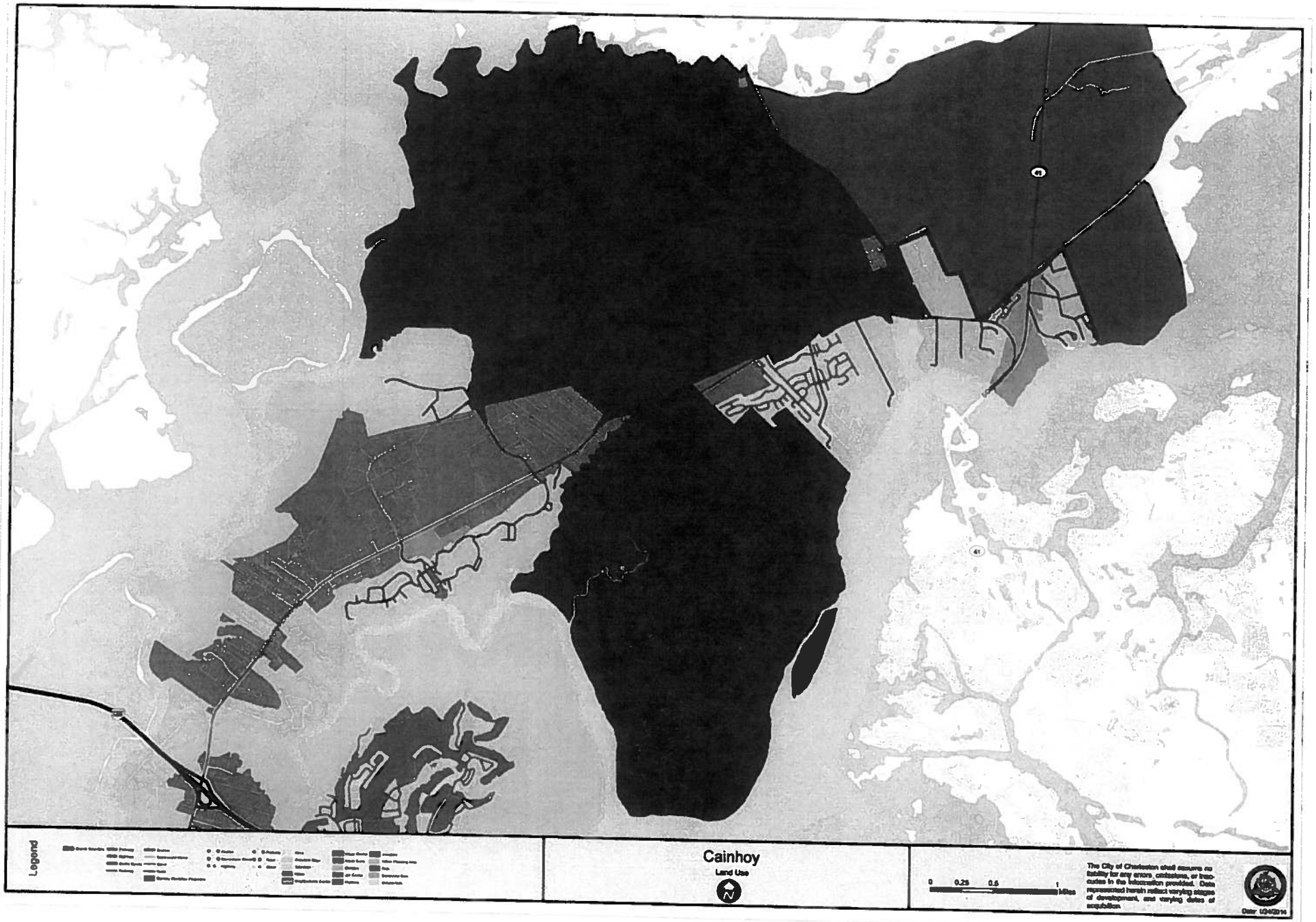
Section 3. That the City of Charleston Century V 2010 Comprehensive Plan Update be amended by removing the future land use map titled "Land Use Upper Cainhoy" in the Land Use chapter, page 73, and inserting in its place the attached map titled "Cainhoy Land Use."

Section 4. This ordinance shall become effective upon ratification.

Ratified in City Council this 25th day of February in the Year of Our Lord 2014, in the 238th Year of Independence of the United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: Vanessa Turner Maybank
Vanessa Turner Maybank
Clerk of Council


Legend
Cainhoy
Land Use
N
0 0.25 0.5 1 Miles
The City of Charleston shall assume no liability for any errors, omissions, or inaccuracies in the information provided. Data represented herein reflect varying stages of development, and varying dates of acquisition.
Date: 1/24/2014

COPY

Ratification Number 2015-074

AN ORDINANCE

TO AMEND PART 3, SECTION E, MUNICIPAL SERVICES AND FACILITIES, OF THE CHARLESTON CENTURY V CITY PLAN TO MODIFY THE SERVICE AREA FOR THE COLLECTION OF ENVIRONMENTAL SERVICES IMPACT FEES SO AS TO EXCLUDE THEREFROM THE DANIEL ISLAND, CAINHOY, AND THOMAS ISLAND AREAS OF THE CITY EFFECTIVE AS OF SEPTEMBER 1, 2005 AND TO TERMINATE THE COLLECTION OF ENVIRONMENTAL SERVICES IMPACT FEES AS OF MAY 19, 2015.

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

Section 1. Findings.

By Ordinance Number 2003-37, ratified April 22, 2003, City Council amended the Charleston Century V City Plan (the "Century V Plan") by adding to Part 3, Section E thereof, a provision relating to Capital Improvement Planning, Land Use Assumptions and Growth and Demand Projections, and a new subsection E-1 that provided a mechanism and means to impose impact fees to fund certain public safety and environmental service capital improvements anticipated to be necessitated by expected new growth and development. By Ordinance 2003-38, ratified on April 22, 2003, City Council amended the Code of the City of Charleston by adding thereto Section 2-271, imposing and authorizing the collection of public safety impact fees and environmental service impact fees. Projections of growth and development made at the time demonstrated that seven new garbage trucks would be needed to serve new users that would be added to the system during the life of the impact fee program.

Effective September 2005, City Council approved the use of private contractors to provide sanitation services to the Daniel Island/Cainhoy/Thomas Island areas of the City. In July 2014, City Council approved the use of private contractors to provide sanitation services to certain parts of the City located West of the Ashley. As a result of this privatization, the need for new trucks diminished. The Century V Plan estimated that seven additional garbage trucks would be necessary to serve new development. The privatization of services has reduced this number to four trucks, all of which have been purchased. Because the partial privatization of environmental services has reduced the number of additional garbage trucks that will be required to serve new growth and development, City Council deems it appropriate and in the interest of the public that the Century V Plan be

amended to, effective as of September 1, 2005, delete the Daniel Island/Cainhoy/Thomas Island areas of the City from the geographic service area to which environmental services impact fees apply and to terminate the collection of the environmental services impact fees as of May 19, 2015.

Section 2. The Century V Plan is hereby amended so as to terminate the environmental service impact fee provided for therein as of May 19, 2015, said amendment to be made to page 52 of the Plan by deleting the last full sentence of the last paragraph on page 52, and inserting in its place and stead the following underlined sentences:

"The impact fee program for public safety facilities will last until 2015. The impact fee for environmental services will terminate on May 19, 2015. All monies collected from the imposition of these fees will be expended by December 31, 2015."

Section 3. The Century V Plan is hereby amended so as to exclude from the service area for the imposition and collection of environmental services impact fees the Daniel Island/Cainhoy/Thomas Island areas of the City as of September 1, 2005, said amendment to be made to page 54 of the Plan by deleting the first sentence "The environmental services impact fee will apply to the entire city," in the second paragraph thereof, and inserting in its place and stead the following:

"The environmental services impact fee will apply to the entire city; provided however, the Daniel Island/Cainhoy/Thomas Island areas of the City shall be excluded from the service area for the environmental services fee as of September 1, 2005."

Section 4. This ordinance shall become effective upon ratification.

Ratified in City Council Chambers this 21st
Day of July, 2015, in the 240th year of
The Independence of the United States of America.

Joseph P. Riley, Jr., Mayor

(ATTEST) Vanessa Turner Maybank
Clerk of Council

Ratification Number 2015-145

AN ORDINANCE

TO AMEND THE CITY OF CHARLESTON CENTURY V 2010 COMPREHENSIVE PLAN UPDATE, ADOPTED BY CHARLESTON CITY COUNCIL ON FEBRUARY 22, 2011, RELATED TO LAND USE RECOMMENDATIONS FOR THE UPPER PENINSULA AREA.

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

Section 1. That the City of Charleston Century V 2010 Comprehensive Plan Update be amended by altering the Map titled "Land Use Peninsula" in the Land Use chapter of the plan so that the area on the map indicated as the 'Urban' designation in the blocks bounded by Morrison Drive, Conroy Street, Meeting Street and Williman Street be changed so as to be indicated as the 'Urban Core' designation.

Section 2. This ordinance shall become effective upon ratification.

Ratified in City Council this 27th day of October in the Year of Our Lord 2015, in the 240th Year of Independence of the United States of America.

By: _____
Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

Ratification Number 2016-110

AN ORDINANCE

TO AMEND THE CHARLESTON CENTURY V PLAN, AS AMENDED BY THE 2010 COMPREHENSIVE PLAN UPDATE BY INDENTIFYING ON THE LAND USE PENINSULA MAP AND THE LAND USE LOWER CAINHOY/DANIEL ISLAND MAP LOCATIONS OF COMMERCIAL GATEWAYS INTO THE CITY THAT ARE APPROPRIATE FOR MIXED-USE DENSE RESIDENTIAL DEVELOPMENT. **(AS AMENDED).**

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

Section 1. The Charleston Century V Plan, as amended by the 2010 Comprehensive Plan Update, is hereby amended by identifying on the Land Use Peninsula Map and the Land Use Lower Cainhoy/Daniel Island Map locations of commercial gateways into the City that are appropriate for mixed-use dense residential development, copies of said Maps being attached to this Ordinance as Exhibit A and made a part hereof.

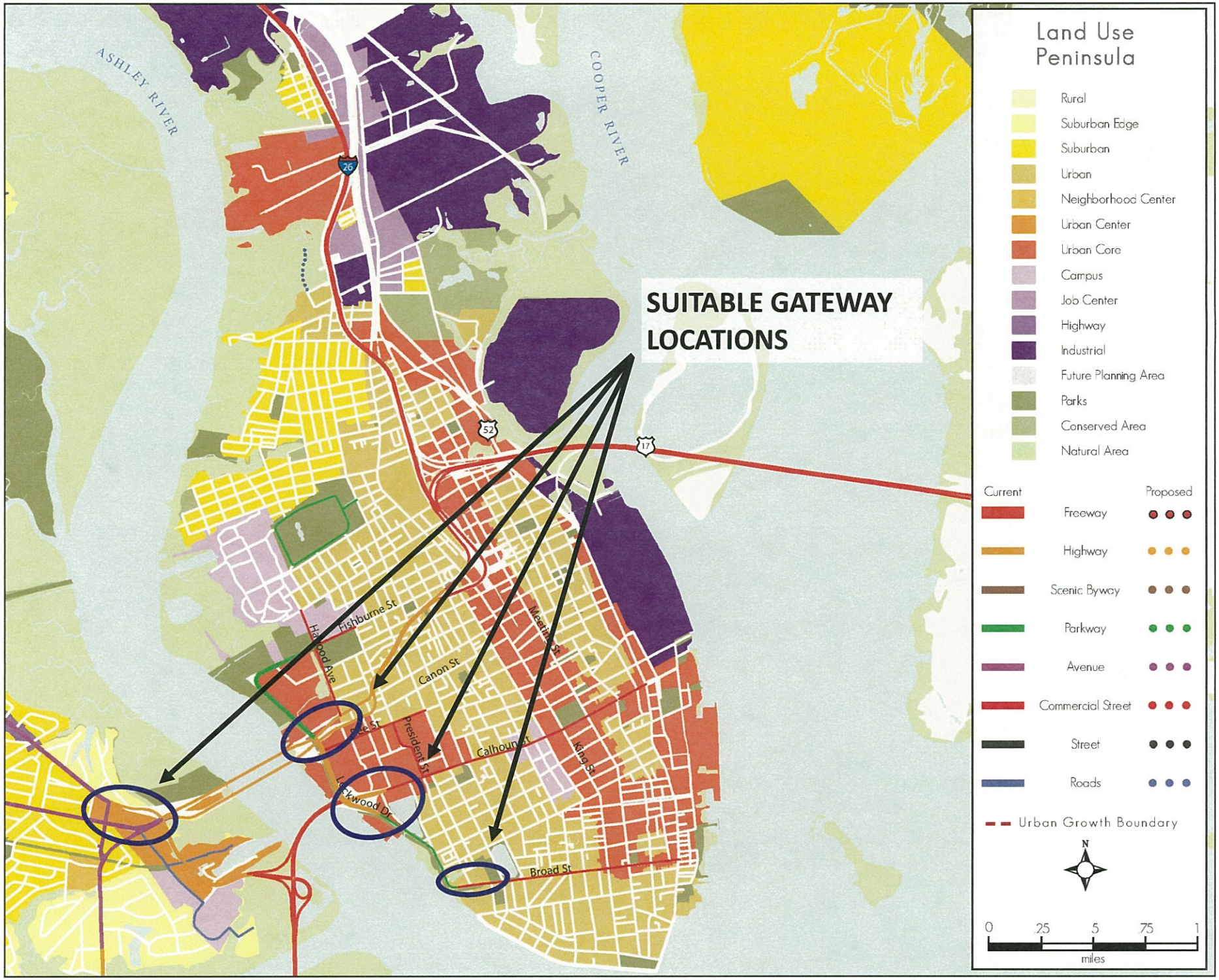
Section 2. This Ordinance shall become effective upon ratification.

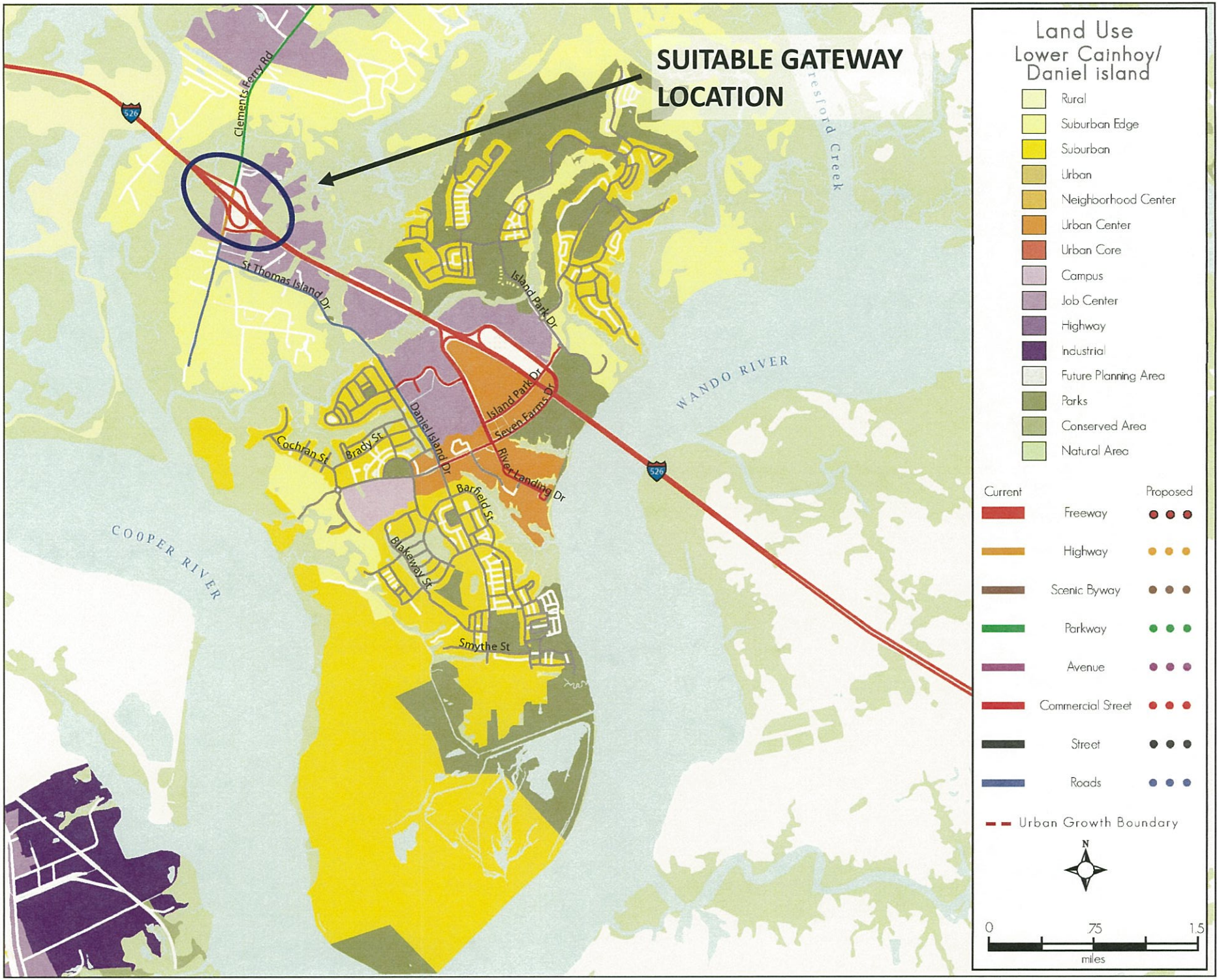
Ratified in City Council this 13th day of September in the Year of Our Lord, 2016, and in the 241st Year of the Independence of the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Vanessa Turner Maybank
Clerk of Council


Land Use
Peninsula
Rural
Suburban Edge
Suburban
Urban
Neighborhood Center
Urban Center
Urban Core
Campus
Job Center
Highway
Industrial
Future Planning Area
Parks
Conserved Area
Natural Area
Current
Proposed
Freeway
Highway
Scenic Byway
Parkway
Avenue
Commercial Street
Street
Roads
Urban Growth Boundary
N
0
.25
.5
.75
1
miles
SUITABLE GATEWAY LOCATIONS
ASHLEY RIVER
COOPER RIVER
26
52
17
Fishburne St
Harwood Ave
Canon St
President St
Calhoun St
King St
Meeting St
Lockwood Dr
Broad St


SUITABLE GATEWAY LOCATION
Land Use
Lower Cainhoy/ Daniel island
Rural
Suburban Edge
Suburban
Urban
Neighborhood Center
Urban Center
Urban Core
Campus
Job Center
Highway
Industrial
Future Planning Area
Parks
Conserved Area
Natural Area
Current
Proposed
Freeway
Highway
Scenic Byway
Parkway
Avenue
Commercial Street
Street
Roads
Urban Growth Boundary
N
0
.75
1.5
miles
Clements Ferry Rd
St Thomas Island Dr
Island Park Dr
Seven Farms Dr
River Landing Dr
Daniel Island Dr
Cochran St
Brady St
Barfield St
Blakeway St
Smythe St
WANDO RIVER
COOPER RIVER
526