



*City of Charleston
South Carolina*

Clerk of Council Department

WILLIAM S. COGSWELL, JR.
MAYOR

JENNIFER B. COOK
CLERK OF COUNCIL

COMMUNITY DEVELOPMENT COMMITTEE AGENDA

A meeting of the Community Development Committee will be held at **3:00 p.m., Thursday, May 15, 2025**, at City Hall, 80 Broad Street and via Conference Call at 1-929-205-6099, Access Code: 759694505. The agenda will be as follows:

- Invocation

a. Public Participation

Any person who speaks at a Community Development meeting shall conduct himself or herself in a manner appropriate to the decorum of the meeting and is asked to observe Section 2-28 (a) of the Code of the City of Charleston, Rules of Decorum. Violation of the Rules of Decorum may result in the forfeiture of audience before the Committee and/or removal from the meeting.

Citizens can participate virtually by telephone or leave comments for the Committee by completing the form at <http://innovate.charleston-sc.gov/comments/>. If requesting to speak by telephone, please provide your name and telephone number. Requests to speak at the meeting and comments must be received by 12:00 p.m., Thursday, May 15, 2025.

b. Approval of Minutes

- i. March 20, 2025

c. Old Business

None

d. New Business

- i. Resolution Certifying One(1) Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 82 Radcliffe Street, Charleston, South Carolina, and having Charleston County Tax Map No. 460-15-02-051
- ii. Discussion and potential vote on how to move forward with the City's investment in WestEdge
- iii. Presentation on the Missing Middle -- Josh Dix, Charleston Area Board of Realtors (CRE)

- iv. An ordinance to amend Chapter 2 (Administration), Article IV (Boards and Commissions), Division 11 (Human Affairs and Racial Conciliation) of the Code of the City of Charleston

Miscellaneous Business

Adjourn

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.



RESOLUTION

Certifying One(1) Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 82 Radcliffe Street, Charleston, South Carolina, and having Charleston County Tax Map No. 460-15-02-051

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the "ACT") was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) "Abandoned Building" means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a "Notice of Intent to Rehabilitate". For purposes of this item, a building or structure that otherwise qualified as an "abandoned building" may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purpose of determining whether each subdivided parcel is considered to be abandoned.

(2) "Building Site" means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes; and

WHEREAS, *Frazier Family Estates, LLC* (the "Taxpayer") intends to develop certain real property located at 82 Radcliffe Street, in the City of Charleston, County of Charleston, South Carolina, which property is further identified as Charleston County Tax Map No. 460-15-02-051; and

WHEREAS, the Property is located within the city limits of Charleston, South Carolina; and

WHEREAS, the Taxpayer plans to develop the Property for residential apartment use consisting of one structure (the "Building Site") which shall encompass the entire building site; and

WHEREAS, the Taxpayer intends to file a Notice of Intent to Rehabilitate this abandoned building site with the South Carolina Department of Revenue; and

WHEREAS, the Taxpayer has requested that the City of Charleston, by way of a binding resolution, pursuant to Section 12-67-160(A) of the Act, certify that this Building Site is an eligible abandoned building site as defined by Section 12-67-120.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA, this _____ day of _____, 2025, as follows:

Section 1. The Taxpayer has submitted to the City's Planning and Development Services Department a request for a binding resolution to certify the Building Site as abandoned pursuant to Section 12-67-160 of the Act (the "Request to Certify").

Section 2. The City has reviewed the Request to Certify, conferred with the Taxpayer, and conducted a review of its records and the Property;

Section 3. The City hereby certifies that: (i) the Property consists of one (1) abandoned building site as defined in Section 12-67-120(1) of the Act, and (ii) the geographic area of this Building Site is consistent with Section 12-67-120(2) of the Act.

Section 4. This Resolution provides no tax relief whatsoever, and the City expresses no opinion regarding the availability of tax relief to the Taxpayer beyond the certification contained herein.

Section 5. This Resolution does not provide any approvals or permits for the project. The Taxpayer is required to obtain all necessary approvals and permits for the project from the City pursuant to the City's ordinances.

Section 6. This Resolution shall become effective upon the date of enactment.

PASSED AND APPROVED, this ____ day of _____, 2025

William S. Cogswell, Jr., Mayor
City of Charleston

ATTEST:

Jennifer Cook
Clerk of Council

Approved by:

MAYOR, CITY OF CHARLESTON

Approved as to form:

ATTEST:

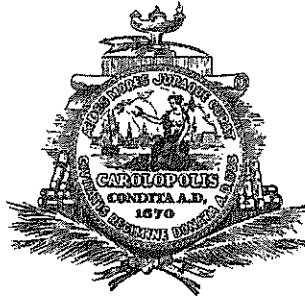
City Attorney

City Clerk

Introduced:

Final Reading:

d(iv).



Ratification
Number _____

AN ORDINANCE

TO AMEND CHAPTER 2 (ADMINISTRATION), ARTICLE IV (BOARDS AND COMMISSIONS), DIVISION 11 (HUMAN AFFAIRS AND RACIAL CONCILIATION) OF THE CODE OF THE CITY OF CHARLESTON

Section 1. Chapter 2, Article IV, Division 11, Human Affairs and Racial Conciliation Commission is hereby amended by adding the text shown with a double-underline and deleting text shown below with a ~~strike-through~~:

~~"Division 11-Human Affairs and Racial Conciliation Commission~~

Sec. 2-206. Establishment.

There is hereby established a standing Commission to be called the "City of Charleston Human Affairs ~~and Racial Conciliation~~ Commission, (hereinafter "HARCC")."

(Ord. No. 2022-018, § 2, 2-9-22)

Sec. 2-207. Purpose.

(a) The purpose of HARCC is to promote equity and inclusion, ~~and racial conciliation~~ through meetings, presentations, and research regarding all forms of institutional and community discrimination and assist in implementing any recommendations from the mayor and council through its standing committees to the public, assist with education and implementation of any directive from council. Equity, for the purposes of HARCC's duties and responsibilities, shall be defined as the guarantee of fair treatment, access, opportunity, and advancement while at the same time striving to identify and eliminate barriers that have prevented the full participation of some groups.

(b) HARCC will ~~prioritize~~ address racial equity and will work with city government and partner with outside agencies, in an effort to encourage and ensure diversity, fairness, equity, and inclusion throughout the city.

(c) HARCC will act in an advisory role to the mayor, city council and city departments in the duties and responsibilities outlined in section 2-208. Nothing in this division authorizes HARCC to enact, implement, or mandate, any laws, mandate legal opinions, policies, or procedures.

~~(d) HARCC is under no obligation to use the EIRC commission report as a blueprint, framework or path forward. Notwithstanding, within the first five (5) months from the first duly called meeting of the HARCC, it shall review the CEIRC report and provide a status report to council as to its progress on this review by December of 2022.~~

(e) All recommendations to Council shall adhere to the principles of equity, inclusion and equal opportunity in accordance with City, State and Federal nondiscrimination laws and the protective classes therein. This

provision is not intended to restrict HARCC 's ability to make recommendations to council for changes to existing laws where there may be unintended discrimination against a protected class.

(f) HARCC is to pursue initiatives that honor the contributions of those who were enslaved; ameliorating the remaining vestiges of slavery and Jim Crow era laws; changing our local government to reflect equity and inclusion for all people.

(g) HARCC is not a blueprint to implement all the recommendations in the Special Commission Report nor will it advocate to defund the police, provide cash reparations, teach critical race theory or advocate to violate the South Carolina Heritage Act.

Sec. 2-208. Duties and responsibilities.

(a) Provide recommendations to the mayor and city council on development of a racial equity framework that will serve as a tool and processes to analyze, influence, and improve internal decision-making in a way that supports racial equity within the city as an organization and through its services;

(b) Assist city staff and participate in conjunction with the city in public engagement, education and outreach activities that promote equity, inclusion, racial conciliation, and engagement;

(c) Provide educational and outreach support to established programs and organizations in the community to promote a more inclusive and equitable city;

~~(d) Identify and provide active assistance toward training and resources to educate community members about the importance of and helpful guidance toward respectful and meaningful conversation;~~

(e) Identify and provide active assistance toward training and resources to provide any needed resources and support to city's office of Human Affairs Office.

~~(f) Work with city staff toward the development of a strategic outreach plan to engage a broad spectrum of community members to provide input to the mayor and city council;~~

(g) At the direction of the mayor and council, meet and collaborate with community partners such as educational institutions, civil rights organizations, business organizations, local chambers of commerce, Charleston Regional Development Alliance, and Lowcountry Local First for input and assistance toward its goals;

~~(h) They will fully vet whether to become a community relations council in partnership with SC Human Affairs Commission;~~

(i) Report annually to the city council on the status of its work, its recommendations, and any activities related to carrying out the duties and responsibilities of the HARCC;

(j) Assist in the review and provide recommendations in any other areas of equity and inclusion, ~~and racial conciliation~~, as needed, and engage the mayor and city council as needed in furtherance of the welfare of the city; and

(k) At the direction of the mayor and council, carry out any other issue that they deem necessary to carry out its duties, and responsibilities.

Sec. 2-209. Organization.

- (a) *Membership.* The HARCC shall consist of thirteen (13) members; two (2) three (3) of which shall be members of city council. and the remaining ten (10) appointees shall be members of the community. Each council member who was not appointed to be a member of the commission and the mayor shall each nominate one (1) community member, subject to approval by council. All nominees will be properly vetted and approved by council consistent with the principles set forth for appointments to other standing city commissions and committees. In the event any seat remains open for more than three (3) meetings attributable to a council member appointment, and upon notice to that council member and opportunity to replace, the mayor may offer a nomination for council consideration. Six (6) members will each specialize in one or more of the following areas of expertise: private or public sector professionals in the health administration, public service, environmental, police, education, and non-profit arena; three (3) members who represent community leadership; and two (2) undergraduate or graduate students.
- (b) *Management.* The commission shall be supported by the city's manager of human affairs and racial reconciliation and other city staff and consultants as needed.
- (c) *Subcommittees.* The commission will have the authority to designate subcommittees on matters including but not limited to housing, health care, criminal justice, small business and economic development, and communications.
- (d) *Meetings and minutes.* The commission shall establish a regular time and place of meeting and shall hold at least one (1) regular meeting every month. For purpose of action, a quorum of the commission shall consist of five (5) members of the commission in attendance. The commission shall keep a written record of its proceedings and file the record with the clerk or council after the completion of any meeting.
- (e) *Procedure.* The commission shall make and alter rules governing its organization and procedures that are not inconsistent with any city ordinance or Roberts Rules of Order.
- (f) *Periodic review by council.* Council shall have the opportunity to review and reauthorize HARCC every three (3) years to ensure that it is meeting its goals and objectives and make amendments as necessary.
- (g) *Transition period of new members.* Upon appointment of new members, a transition period of ninety (90) days wherein the outgoing members are to advise, brief and update the incoming members on any old, ongoing and new business of HARCC.

Sec. 2-210. Intragovernmental relations.

All city departments shall cooperate with and provide any needed information to HARCC in the performance of its duties.

Sec. 2-211. Reserved.

Section 2. **This Ordinance shall become effective upon ratification.**

Ratified in City Council Chambers this _____
Day of _____, 2025, in the _____ year of
the Independence of the United States of America.

William S. Cogswell, Jr., Mayor

(ATTEST) _____
Jennifer Cook
Clerk of Council