



*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., Wednesday, June 18, 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., Wednesday, June 18, 2025.

b. Approval of Minutes

- May 15, 2025
- June 12, 2025

c. Old Business

None

d. New Business

- 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 1 Rosemont Street, Charleston, South Carolina, and having Charleston County Tax Map No. 460-11-02-127
- Presentation and potential action regarding proposed changes to the conditional use affordable housing lot dimensional standards for the SR-6 (Single-family Residential) zoning district – Planning & Preservation staff

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 1 Rosemont Street, Charleston, South Carolina, and having Charleston County Tax Map No. 460-11-02-127

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, *158 Spring 2 LLC* (the "Taxpayer") is the developer of certain real property located at 1 Rosemont Street, in the City of Charleston, County of Charleston, South Carolina, which property is further identified as Charleston County Tax Map No. *460-11-02-127*; and

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

WHEREAS, the Taxpayer plans to develop the Property for office use by rehabilitating two existing structures (the "Building Site") on the 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 two existing buildings on 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.

Approved by:

MAYOR, CITY OF CHARLESTON

Approved as to form:

ATTEST:

City Attorney

City Clerk

Introduced:

Final Reading: