

**CITY COUNCIL MEETING  
COUNCIL CHAMBER**

Regular Meeting

March 22, 2022

The one hundred twentieth meeting of the City Council of Charleston was held this date convening at 6:00 p.m. at City Hall and over video conference call (Zoom).

A notice of this meeting and an agenda were made available on the City's website March 17, 2022 and appeared in the Post and Courier on March 21, 2022.

PRESENT (13)

The Honorable John J. Tecklenburg, Mayor

Councilmember Gregg	District 1	Councilmember Waring	District 7
Councilmember Shealy <i>(excused 6:47p.m./returned 8:31p.m.)</i>	District 2	Councilmember Seekings	District 8
Councilmember Sakran	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Bowden <i>(excused 8:08p.m.)</i>	District 10
Councilmember Brady	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Parker	District 12

Mayor Tecklenburg called the meeting to order at 6:00 p.m.

The Clerk called the roll.

Mayor Tecklenburg said, "Now, if you all would like to join us, Councilmember Shahid will lead us in an [invocation](#) and the [Pledge of Allegiance](#)."

Councilmember Shahid said, "Thank you, Mr. Mayor, members of Council, and Madam Clerk. I'm going to ask to do something a little different tonight in our invocation. I've asked Councilmember Appel to join me. I have prepared a prayer for tonight, which is a hybrid of two prayers that I found on dealing with the Holocaust Memorial Week, since our first order of business is going to be the Holocaust Remembrance Proclamation. So, please join with me, Councilmember Appel, as we go through this."

Councilmember Shahid and Councilmember Appel opened the meeting with an invocation.

Councilmember Shahid then led City Council in the Pledge of Allegiance. Mayor Tecklenburg said, "Thank you. Please be seated, and thank you for your patience as we got a little late start today. This is just one of those announcements that we should never have to use, but just in the outside event that we would have to evacuate the building, the way out is these two doors here, and there's one door out from the room to my right. In that case, don't use the elevator, but go down the two steps and then out the steps in the front. That's how we get out, just in case we needed to leave the building."

So, first up, I'd like to just share with Council the sadness of the loss of one of our citizens of the area, at least he was a citizen of Awendaw, that's a former Mayor, William Alston. He was also the longstanding pastor of Macedonia AME Church. It used to be over on Alexander Street, and they've now moved to West Ashley. I knew Mayor Alston back in my days when I worked in the City in the '90s in various efforts. He was a fine, fine gentleman. I offered a resolution to the family on Council's behalf, just to let you know, at the funeral this past weekend, but next up is our [Holocaust Remembrance Proclamation](#). So, I would like to ask all kind of folks to come up here and join me. Rabbi Mimran, if you would lead your team here, but I note particularly two Holocaust survivors, both Joe Engel and Diny Adkins, who are coming up to the counter right now. Joe, good to see you. God bless you."

Joe Engel said, "It's a pleasure to be here."

Mayor Tecklenburg said, "That was a beautiful prayer and remembrance. Thank you, Councilmember Shahid and Councilmember Appel. I have the proclamation, but first I would like to ask Rabbi Mimran to read a prayer for the six million. Rabbi."

Rabbi Sholom Mimran said, "Thank you. Thank you, Mayor, Councilmembers, for this proclamation and for showing Holocaust Remembrance the importance that it deserves. I would like to very briefly mention our gratitude to the Mayor for agreeing to attend a Holocaust Remembrance ceremony on Sunday at our synagogue as part of the Holocaust cattle car together with Senator Scott and other dignitaries. All Councilmembers are invited, along with the public. Now, for the prayer, I'll say it first in Hebrew and then in English.

אל מלא רחמים שוכן במרומים, המצא מנוחה נכונה על פנפי השכינה, במעלות קדושים וטהורים, כזהר הקיע מזהירים את נשמות ששת מיליון הקדושים, אנשים נשים וטף קהלות הקדש, שמקרו נפשם על קדשת השם ביניהם תיבוקות של בית רבן שלא טעמו טעם חטא הנאומים והנעימים, בחייהם ובמותם לא נפרדו בגן עדן תהא מנוחתם לכן בעל הרחמים, יסתירם בסתר פנפיו לעולמים, ויצרר בצרור החיים את נשמותיהם ה' הוא נחלתם ויגוהו בשלום על משכבותיהם, ונאמר אמן

God, full of mercy who dwells in the heights, shelter them beneath the wings of your presence. High among the holy and the pure, who shine like the brilliant heavens, shelter the souls of the innocent six million men, women, and children, holy communities, who were slaughtered in the Holocaust, strangled, suffocated, and burnt to ash, amongst them young children who never tasted sin in their life and their deaths were never separated. Their holy souls pass into your care. Let the Garden of Eden be their resting place, Master of Mercy, drape them and keep them forever in your protecting presence and bind their souls to the living and to the life. God, you are their inheritance and where they rest. Ease them with peace, and let us say Amen."

Mayor Tecklenburg said, "Thank you, Rabbi, and members of the Jewish Federation who are here with us this evening. Here is our proclamation regarding the Holocaust Remembrance." Mayor Tecklenburg read the proclamation.

---INSERT PROCLAMATION---

Mayor Tecklenburg said, "And with that, if Rabbi or anyone from the Jewish Federation would like to make brief remarks, I would also like to further recognize Charleston's esteemed Joe Engel and Diny Adkins, if they would like to make brief remarks, as well. Anybody want to?"

Diny Adkins said, "Hello, I am Diny Adkins. I'm 84 years old, and two years ago I was attacked because I was a 'dirty Jew' and, naturally, our police were very helpful, but I ended up in the hospital. I go to schools, and I go to organizations, and whoever wants me can always, you know, give me a call. I have my children. When I'm not here anymore, my daughter, Phillis Mair, is going to take over for me. We have to remember, we cannot forget especially, anybody. You should be love. Right now, we have so much turmoil in the world that every night I pray that everything will be okay. Thank you. Amen."

Mayor Tecklenburg said, "Thank you, Diny."

There was applause in the Chamber.

Mayor Tecklenburg said, "There's even a movie out about this guy."

Joe Engel said, "Ladies and Gentlemen, whenever you watch the television now, what happened in Ukraine, I went through everything when I was a little boy. When the Germans bombed our City, we walked for 24 hours to Warsaw, and in Warsaw, everything was destroyed. They couldn't find any place to live, but after a while we found a place in the bunkers. I hope things like this never happen to anybody. We must keep our eyes open to prevent for us and for the future generations. Things like this should never happen to anybody, what I went through. I was in the ghetto, I was in Auschwitz, I escaped, I was in the resistance, and thank, God, now I am here."

Mayor Tecklenburg said, "Thank God."

Mr. Engel continued, "Thank God, I'm here, so I want to thank you. I've been coming here for what, I don't know for how long. I hope to be here another ten years, and thank you, all."

Mayor Tecklenburg said, "Thank you, Joe."

There was a standing ovation in the Chamber.

Scot Rittenbaum said, "Hello, my name is Scot Rittenbaum, and I'm a volunteer for the Charleston Jewish Federation's Remember Program, which consists of Holocaust survivors, their descendants, educators, and concerned citizens, such as everybody here. Now I look away from my script because, after listening to Diny and Joe, what's written down here feels mighty inadequate. So, I would like to say from my heart that I stand here with a lot of humility beside them and with a lot of gratefulness for being part of this community where our community is welcome and that I hope, as the Mayor has said earlier, that you will join us on May 2<sup>nd</sup> for Yom HaShoah, a Day of Remembrance, where we'll be together as a whole community for everyone, those who are Jewish and others who perished during the Holocaust. Thank you very much."

Mayor Tecklenburg said, "Thank you."

There was applause in the Chamber.

Brandon Fish said, “Yes, one more thing to draw to your attention. Councilmember Appel handed out some flyers for us, but this Sunday at Congregation Dor Tikvah there is a traveling exhibit that is housed in a cattle car like the ones used in the Holocaust. We’re having an opening ceremony for that exhibit on Sunday, March 27<sup>th</sup> at 12:00 p.m. at Congregation Dor Tikvah. You all have the information in front of you, and we hope to see some of you there. I know the Mayor has confirmed that he is attending and Senator Scott, as well, so we look forward to seeing some of your faces, too. Thank you.”

Phillis Mair said, “And bring your children 12 and up because it’s so important that we share this history because, obviously, you see we say, ‘never again, never again,’ and look where we are right now. We are in the thick of it right now, and this brings so much terror to these people that have already lived through something like that. So, by going to this event that’s coming up on Sunday, it’s an immersive event, so it’s a replica of a cattle car, but when you get in there, it tells a story, and it’s the history that we need to tell. So, please, I actually beg of you to, and if you don’t come to this event on Sunday, I beg that you come to our event for Yom HaShoah because these folks are not going to be here much longer, and just to hear their stories and hear the things that our committee puts together so that we can educate and continue this plight. It’s not over, and it’s just starting. We need to all learn and love each other, like my mom always taught me. So, thanks.”

Mr. Engel said, “Amen.”

Mayor Tecklenburg said, “Amen.”

There was applause in the Chamber.

Councilmember Seekings said, “Mr. Mayor.”

Mayor Tecklenburg recognized Councilmember Seekings.

Councilmember Seekings said, “Just by way of a little bit of good news, the other day I was having a late breakfast/early lunch at the Variety Store, and behind me there was a huge commotion, as if a rock star had walked in the door. Well, it happens that a rock star did, it was Mr. Engel. He came wandering in. So, the good news for everybody is we just extended the lease on the Variety Store for another 25 years, so you’ve got a good place to go breakfast after you come visit with us.”

Mayor Tecklenburg said, “So, you all, not to belabor the point, but when we had our service a week or so ago supporting Ukraine and showing solidarity, I did a little quick research, and I’m sure there were some Jewish communities in Europe that were completely wiped out during World War II, but in Ukraine, at the beginning of World War II, there were nearly three million Jews in Ukraine. At the end of the war, there were less than 100,000 left. They had been annihilated. Literally, the entire Jewish population of Ukraine had been murdered, and it’s so poignant, as noted, with what’s going on today that Vladimir Putin has unleashed on that country and the world. It’s genocide. It’s murder. He is a war criminal, and I just applaud again and again all of our citizens who are coming together to assist the citizens of Ukraine in every way. Councilmember Appel just attended a gathering in Avondale, West Ashley, last Friday, and citizens are getting medical supplies. Joint Air Base Charleston, I believe, was going to help us fly some over there, but private citizens have been chartering planes. I talked to citizens who are booking flights on commercial airlines and just take as big of bags as they can with supplies

to get to Ukraine and then come right back. It's just amazing the outreach that's occurring all over the world, but right here in Charleston, as well. So, we won't forget, we can't forget, and it's sinful and shameful that yet another evil event is happening as we speak and watch every night on the news, so I couldn't go without saying that."

Councilmember Shahid said, "Mr. Mayor."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Are we going to light these candles?"

Mayor Tecklenburg said, "We are not. We've been asked by the Fire Marshal not to do so, and I'm going to ask everybody just in your most vivid imagination to shine your light in these efforts to remember the Holocaust and to help our brothers and sisters in Ukraine. So, next up we have a [Proclamation recognizing the American Red Cross](#), and I would like to invite my friend and our friend, Katarina Fjording, to come forward. She is the Board Chair this year of the Lowcountry Chapter of the American Red Cross. Please come up and join me, Katarina. For you that don't know her, she is a big wig with Volvo, and she really got the Volvo plant going here in Charleston. We're so thankful to you for that work you've done, as well."

Mayor Tecklenburg read the proclamation.

---INSERT PROCLAMATION---

Mayor Tecklenburg said, "Katarina."

There was applause in the Chamber.

Katarina Fjording said, "I'll say a few comments. I was not aware of who was going to be before me. I'm from Sweden, for those of you who don't know, so, I've been very privileged the way I grew up, and many of us here are privileged because we are at the giving end and not the receiving end of the Red Cross. Not everyone is that lucky. I do remember, as a child, in our ancestral home, which is very close to the Norwegian border on the Swedish west coast, we had this little room that we used as an extra guest room. Behind a drape, there were all of these military clothes hanging, mainly the ones with camouflage for snow. It looks like little sheets, wool thingies, and I tried to understand what they were doing there because we were not at war, and I knew that. My ancestors helped the Norwegian Resistance Movement because they were very active fighting the Nazis in Norway, and they could cross the border to Sweden and hide in our archipelagos and in our woods, and that's how my ancestors tried to help them. So, I understood already then the importance of what had been going on during the second World War.

I'd like to say a few words about Ukraine from a Red Cross perspective. All of the reasons why the Red Cross has been so successful in aiding during World Wars throughout decades, it's because it's a non-political organization. We cannot afford to be political. I get a lot of questions, and not just myself, but the Red Cross in these times, 'why aren't you making statements about Ukraine?,' because we will not put our people, the staff and volunteers, in danger. So, right now there are people in Ukraine who are facing the very tragic dilemma of should they leave their home country to keep their families safe and actually flee into Russia because they're so close to the Russian border that that's the safest thing for them to do. The Red Cross is on both sides of those borders helping all of these families who have to leave

everything, and it's the same in some other places, obviously, other borders towards the other countries, so I just wanted to say that.

I also want to talk about a few facts. I want to thank the City of Charleston for being such a great supporter of the Red Cross and the County and the community. We actually ran about almost 4,000 blood drives collecting 80,000 units last year and, as you know, when you donate blood through the Red Cross, the money we get for selling that to the hospitals goes back in, and that's how we can help. We aided directly 1,200 people and we responded, only in the Lowcountry, to almost 400 disasters. This is a non-evacuation year. Remember we had some years where we had to evacuate twice where we keep people in shelters for a really long time, but 360 disasters for someone, it is real. Then, of course, we do aid financially directly, some Mayor Tecklenburg mentioned a few during the fires. Last year, it amounted to actually to a quarter of a million, so it's a lot. So, again, thank you for your support, and thank you for running blood drives. I look forward to continued strong and great cooperation and, again, most of us are privileged because we're at the giving end. Thank you so much."

Mayor Tecklenburg said, "Thank you."

There was applause in the Chamber.

Mayor Tecklenburg said, "Alright. So, next up is our [public hearings](#). We have a few of those this evening, and I believe Christopher Morgan or, in this case, Julia Copeland might be announcing or presenting these to us, and then we will allow the public to make comments, two minutes limit, on those comments. [Number one](#). Julia."

Julia Copeland said, "Evening, Mayor and Council. This is a public hearing on the road abandonment of Ackerman Court. This is in relation to Courier Square Phase 2, which they're still in the early planning stages, but this is one of the phases that they need to get through. This is along Line Street and King Street with St. Philip. It's a half of a block. So, they petitioned for the road abandonment on September 17, 2021. The Public Works Committee heard this in October of 2021 and approved it moving forward, so this is the public hearing stage here. Tom O'Brien asked me to let you all know that we sent out notices to all utility companies, and Dominion is the only one that responded with a request that they have the potential for an easement for overhead secondary lines at 236 St. Philip, but that could actually change once the actual plans are developed, so that's where we are. Also, just so you know, the road is adjacent to a piece of private property owned by the Cain's, and the developer was working with them privately to try and work out a settlement, but now we've just decided to go ahead and cut the road in half, to give half to the Cain's for their property, and then the other half would go to the developer as the process normally plays out. Any questions?"

Mayor Tecklenburg said, "Would anyone like to be heard on this matter? Yes, sir. Please state your name and address."

The Clerk said, "Mr. Mayor, what's the time limit?"

Mayor Tecklenburg said, "Two minutes."

1. Anthony Bryant said he went to the County Council meeting, and all of his old friends from the County appointed him many years ago as Anthony Bryant, Charleston County Board of Zoning Appeals with the Board of Adjustments before that. He filed several complaints against the Post and Courier. He said they had a lot of property

downtown, and maybe they could do a homeless shelter. His name was Anthony Bryant vs. Administrative Offices of the United States Courts. He filed a complaint and a lawsuit in protest against the Evening Post Industries and their influence over Council in referring people's names and indirect initiatives to law enforcement. He wanted to be clear on freedom of speech. He told Teddy Pryor that, with speech, it was vitally important that they put their speech out there and that their speech could be given to liars in local, State, and Federal police that could lie to people and other people about them and deny them their Constitutional rights. That was why he was against the Post and Courier. He told Council to vote however they wanted. He was going to file more complaints.

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard?"

No one else asked to speak.

Mayor Tecklenburg said, "Alright. It comes to Council."

Councilmember Shealy said, "Move for approval."

Councilmember Seekings said, "Second."

Mayor Tecklenburg said, "We have a motion to approve and a second. Any discussion?"

No one asked to speak.

On a motion of Councilmember Shealy, seconded by Councilmember Seekings, City Council voted unanimously to approve the closing and abandonment of Ackerman Court.

Mayor Tecklenburg said, "[Number two.](#)"

Christopher Morgan said, "Yes. Thank you, Mr. Mayor and members of Council. This is E-2. It's a rezoning. It's on Meeting Street. This is on Meeting Street right near where the I-26 off ramp comes into downtown. It is a combination of five different parcels, three of which are owned by the applicant, as well as two that are owned by the City. They're going to be part of that ultimate development on this site. We are going to have parcels 459-05-04-077, 078 and 079 moved from the Accommodations District, A-1, to the A-4. That would allow for a 100-room hotel, and we would also include properties that are owned by the City, which are parcels 216 and 222, adjacent to the south, coming up in line with where that Cooper Street right-of-way could be. Those will also be part of that A-4 Accommodations Overlay. I'll show you some images of the site. This is in our Comprehensive Plan as our City Center designation for the most intense type of development. Here is an aerial image. It's currently vacant property. It's next door to the Grace Homes and, ultimately, there will be an alleyway worked out between the Grace Homes and this property that will connect with Cooper Street. Here is another image of the property. Another image from Lee Street at Meeting, and here we have across the street, and across the street south of Cooper. This is just some information on what the Accommodations Zones are and, again, this would allow for the 100-room on the site. The Planning Commission recommended approval 5 to 0 for these changes."

Mayor Tecklenburg said, "Alright. Would anyone like to be heard on this matter? Yes, sir."

1. Anthony Bryant said this would probably be a standard comment, Anthony G. Bryant

vs. Administrative Offices of the United States Attorney Courts because 130 Federal judges in the country had not disclosed their stock exchanges, their trades, and family members. He said they wanted to know whether or not any of Council had any interest in anything coming before Council. He said if Council was going to come at the Mayor, they needed to know if anybody had any conflicts or interests on all issues as it was their Constitutional responsibility to fully disclose whether or not Council had interests in this, as well.

Mayor Tecklenburg said, "Thank you, sir. Yes, sir."

2. Richard Gowe, LS3P, said he was there for Mr. Patel. Mr. Patel purchased the property many years ago and held off on the potential development until the City worked a lot of things out. He said it was a great location. It was a gateway site if there ever was one, and a hotel, a welcoming building, would be an awesome use for this particular location.

Mayor Tecklenburg said, "Great. Thank you."

Councilmember Seekings said, "Can I ask a question?"

Mayor Tecklenburg said, "Sure. Anybody else want to be heard though from the public? If not--"

Councilmember Seekings said, "I just want to ask Mr. Gowe really quickly."

Mayor Tecklenburg recognized Councilmember Seekings.

Councilmember Seekings said, "Have you gotten far enough along in the process to think about how you're going to park this?"

Mr. Gowe said, "We have a plan to park the cars within the building."

Councilmember Seekings said, "Okay. I figured."

Mayor Tecklenburg said, "So, I'll open up questions from Council."

Mayor Tecklenburg recognized Councilmember Gregg.

Councilmember Gregg said, "Thank you. Would the City be selling those other two parcels to this particular developer at some point in the future? Is that the plan?"

Mayor Tecklenburg said, "Are we selling any properties?"

Councilmember Gregg said, "There are two properties that they mentioned that the City owns. Will the City be selling those? Does anybody have clarification?"

Mayor Tecklenburg said, "I think probably Christopher has the best understanding."

Mr. Morgan said, "And that would be my understanding, that those would be sold assuming the rezoning happens and all terms are met."

Mayor Tecklenburg said, "Go back to the map, if you don't mind, Christopher, that shows all of the parcels and just share with us."

Robert Summerfield said, "So, if I may, Mr. Mayor---"

Mayor Tecklenburg said, "This is not including this piece, right here."

Mr. Morgan said, "Correct."

Mayor Tecklenburg said, "That's the City parcel."

Mr. Morgan said, "Correct."

Mayor Tecklenburg said, "Then, it's a thought that we open up Cooper Street?"

Mr. Morgan said, "That could be a possibility in the future."

Mayor Tecklenburg said, "But these two are the City parcels?"

Mr. Morgan said, "Right."

Mr. Summerfield said, "And, so, just to be clear, part of the anticipation is that there will be a partial sale, and it will be partial, that it will be a land swap so that we can do an alley between the Grace Homes site and where the hotel is proposed so that that can connect there. Then, as the Mayor had mentioned, create some connectivity between Cooper and Meeting Street. So, it's anticipated that it will be a mix of a land swap between the City properties and the landowner's properties with, there may be some portion left over for sale, for clarity."

Mayor Tecklenburg said, "Any further questions?"

Mayor Tecklenburg recognized Councilmember Sakran followed by Councilmember Mitchell.

Councilmember Sakran said, "You can go ahead. You had your hand up first."

Mayor Tecklenburg recognized Councilmember Mitchell followed by Councilmember Sakran.

Councilmember Mitchell said, "The property we are talking about now, it's in the district I represent. That property, that was approved a long time ago. A long time ago it was approved. We were just waiting, waiting, and waiting until the City could get some other things, entities, together, but this was always a follow up, approved, and the owners I have spoken with them a lot. I had them go before the neighborhood association, which they did, and the neighborhood association didn't have a problem with it, so that's why we went and had it approved during that time. So, they're just waiting for the City to finish up what they needed to do, and that's why it's back here today. The neighborhood, the community is satisfied with it, and so once the community is satisfied with it, I don't have a problem with it. They will be working with the community and doing some other things also, so that's another plus for the community on the Eastside. So, that's all I've got to say."

Mayor Tecklenburg said, "Thank you."

Mayor Tecklenburg recognized Councilmember Sakran.

Councilmember Sakran said, "Thank you, Mayor. So, maybe this was discussed, but just for my own edification, moving from A-1 to A-4, what does that mean?"

Mr. Morgan said, "It goes from an allowance for a 50-room inn to a 100-room inn."

Councilmember Sakran said, "Okay, and to Councilmember Mitchell's point, this was already approved?"

Mr. Morgan said, "The accommodations and the 50-room inn on the three parcels there on Meeting to the north, yes, but it's adding in the other two that are owned by the City, and then it would become a larger parcel that could accommodate a larger hotel."

Councilmember Sakran said, "I can't wait for another hotel, Councilmember Mitchell."

Councilmember Mitchell said, "We need some more."

Councilmember Sakran said, "Sorry. Can I add to that? These are the questions I get, that folks in the general public don't understand that this was approved years ago. So, when they see the building of this hotel, you know, I just want to be able to explain to them that this occurred not necessarily on my watch, but this was approved by previous Councils."

Mayor Tecklenburg said, "The use was. Technically, you're increasing the capacity from 50 to 100, correct?"

Councilmember Mitchell said, "Yes, right."

Mayor Tecklenburg recognized Councilmember Appel.

Councilmember Appel said, "Thank you, Mr. Mayor. Jason, just to piggyback on that, even if we approve this today, nobody has a right to build a hotel by dint of the fact that they're in the Accommodations Overlay. They still have to go to the BZA for a special exception for a hotel, so there is a whole other layer of review and opportunity for public comment, and under the Accommodations regulations that have been tweaked several times over the last several years, there are now provisions for affordable housing and all of these other different types of things that are put into the framework, so there is another level of review even after this this evening. So, I just thought I'd put that out there for what it's worth."

Councilmember Mitchell said, "Mr. Mayor."

Mayor Tecklenburg recognized Councilmember Mitchell.

Councilmember Mitchell said, "As Councilmember Appel stated, they already did that. That's already been done."

Councilmember Gregg said, "It already got approved?"

Councilmember Mitchell said, "Yes. So, the next step is when they're going to start building it and, like I stated, this is an attraction for the Eastside because they are ready for it, they

approved it, and they are satisfied with it, even with the housing that they built there. When I pushed to have that done and that whole tract, what I placed when we voted on this Council to have the whole tract for affordable housing, and I'm going to make sure while I'm here, you're not going to go change, and that's with the Cooper River Bridge. I fought hard, very hard. I think a lot of you all weren't here, but I fought hard to make sure that all of those properties were going to be used for affordable housing since we lost a whole lot of homes in that area. I mean, beautiful homes, when the bridge came down. A lot of people lost a lot of homes there, and I had a lot of seniors that died because they didn't want to move, and a lot of people didn't know the history about that. They moved because of the Gaillard Auditorium, they moved because of the Septima Clark, and they moved again when the bridge came down, and some of my seniors died because they didn't want to move, so that was a very touchy situation in there, so I wanted to make sure that we knit this community back together by building homes back. DHEC stated that they couldn't build single-family homes back, but I said multi-family we can, so that's what we're doing. So, you will find there is no yard there for kids to play. They said that DHEC says it's contaminated, so you can't play in the yards and stuff, so that's why most of it's going to be multi-family. You know that we did the first group, and the second phase is the James Lewis Complexes coming up, and that's going to be 18 months to finish that. Once that's completed, then we will go on to the next phase, which is going to be Phase 3, and then we will see what happens with the property that's going near Morrison Drive. Also, we have South Carolina State University, we are waiting for that ribbon cutting. We hopefully will have that next month in April they told me. The people from Washington, D.C. wanted to come down here to the ribbon cutting, so I'm talking with Delbert Foster to make sure that's going to happen. So, once we hear that, then I'll be able to let the Council know, and we will be getting some information on that. That's going to be a historical event. That's the first time in history that a historical African American university has a presence in the City of Charleston, first time. It's not the university itself, but it's a part of it because it's a community center, but it's a community center that's going to serve the whole Charleston community, and it's built right there on the Eastside there, along with the pool that we renovated, so there are a lot of amenities going there to knit that community back together. That's what I was fighting for for a long time, so it's coming to fruition now. Thank you."

Mayor Tecklenburg said, "Alright. Any other comments?"

Mayor Tecklenburg recognized Councilmember Seekings.

Councilmember Seekings said, "Just very briefly, Mr. Mayor. I think just looking at this and if you look at where it is in the world, I really want to applaud the Planning Commission for sort of having some vision on this, having seen what's been going on around in that area. I mean, you could build a whole bunch more apartments up there, or right there, where you get off of I-26 at the Meeting Street ramp, you're going to have an accommodations use right there. It seems to me it fits in really well, and I think the neighborhood saw that, as well. I also, I think I'm right about this, Mr. Gowe, but right across the street used to be the old Thunderguard."

Councilmember Mitchell said, "No, it's up another block."

Councilmember Seekings said, "The next block up."

Mayor Tecklenburg said, "The old what?"

Councilmember Seekings said, "The Thunderguard, right there, yes, so right caddy-corner to where you're going to be."

Mayor Tecklenburg said, "Yes."

Councilmember Seekings said, "So, some commemoration and memorialization of that in the lobby would be really great. Anyway, but I think this is really actually going to fit in right to that gateway comment that you made. It's a good use."

Councilmember Mitchell said, "The Thunderguard also is being renovated, that particular building, the Thunderguard. I had so many friends there. I couldn't ride on motorcycles, but, anyway, I used to go there, but that's being renovated. A business, I think, coming off of Hanover Street will be moving there. They will be leasing that particular Thunderguard building, so they are renovating it now. Then, we also have another hotel that might be coming that was approved years ago on the corner of Huger and Meeting Street, and he was approved before any one of these other hotels were built. I don't know what's taking them so long, but they had some problems, and I think he still might do a hotel. I don't know, but that's, yeah, Buck, so I don't know what's going to happen. I'm just waiting for him to come back to me because he was turned down by the BAR, and then he went back and got a conceptual approval, so I don't know what's happening right now with it. So, that's another hotel that might be coming right by I-26 as you are going to Mt. Pleasant, so we are waiting for that, so that will be another hotel coming, if they're still planning to do it."

Mayor Tecklenburg said, "Alright. Any other comments or questions?"

The Clerk said, "We need a motion."

Mayor Tecklenburg said, "We need a motion on the floor first. I thought we had one."

Councilmember Shealy said, "So moved."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "We have a motion to approve and a second. Any further discussion or questions?"

No one asked to speak.

On a motion of Councilmember Shealy, seconded by Councilmember Mitchell, City Council voted to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that properties on Meeting Street (Peninsula) (approximately 0.37 acre) (TMS #459-05-04-077, 078 and 079), (Council District 4), be rezoned from Accommodations Overlay District (A-1) classification to Accommodations Overlay District (A-4) classification and to include properties on Meeting Street (Peninsula) (approximately 0.14 acre) (TMS #459-05-04-216 and 222) (Council District 4) within the Accommodations Overlay District (A-4). The properties are owned by Grace Hotel Inc. and the City of Charleston.*

The vote was not unanimous. Councilmember Sakran voted nay.

Councilmember Shealy was excused from the meeting at 6:47 p.m.

Mayor Tecklenburg said, "Next up is [number three.](#)"

Mr. Morgan said, "This is the one I think Councilmember Mitchell was also referencing. It's the same owner just up the street at Meeting and Huger Street. This is a request to rezone the actual corner parcel at 590 Meeting Street. It's about a quarter acre to go from General Business and the 5 Story Old City Height District to Upper Peninsula, which is our UP District, in the 4-12 Story Old City Height District and also to add the Accommodations classification. So, on this site, this is already in the UP and 4-12 District and the hotel has been approved in this location and been through the BZA. Now, they would like to add in this parcel into the UP zoning and the same Height District, and allow for that hotel to come across both of these properties, and that will again necessitate another visit to the BZA for a new Special Exception on that, but that is the request here. Just to give you orientation, of course, Huger Street is running east/west here roughly. There is a new apartment building caddy-corner, the Grace Homes owned by the Housing Authority are directly across Meeting Street, there is a relatively recent church to the south that's going to be redeveloped into an apartment complex, and then to the north is another hotel that was approved a number of years ago that has not yet started construction at the northeastern corner of Huger and Meeting. This is in our City Center area in the Comprehensive Plan. Then, the aerial image shows there is an existing one-story structure that's in a dilapidated condition here. There is a view of it from the street. Here is the intersection looking south on Meeting Street, here it is looking east on Huger Street, and that is caddy-corner to the new apartment complex there, the Meeting Street Lofts. The Planning Commission did review this and recommended approval 5 to 0."

Mayor Tecklenburg said, "Would anybody like to be heard on this matter? Yes, sir."

1. Anthony Bryant again said there were 130 Federal judges that didn't pay and fully disclose all of their trades. He had his first home on Huger Street. He sold that house to a church on Huger Street years ago. He said Kwadjo Campbell and Anthony G. Bryant were on Carolina Gang with Warren Peper, Councilmember Seekings, and Ms. Senn. He said they talked about what was going to happen to Black people in that the unintended consequences of the market would wipe them out because they didn't get capital and they didn't get good insurance. He said that was Adam Smith and Thomas Sowell. He was sick and tired of hearing Black people sit up in the Council Chamber and act like the market didn't devastate them. He said they had produced the racial commissions, brick and mortar enclosed by glass with bad memories and historical nightmares, but that wasn't helping anyone right now.

Mayor Tecklenburg said, "Thank you, sir."

2. Richard Gowe, with LS3P, said he represented The Montford Group and that Mr. Patel had acquired the corner, which was why there had been a delay. It had gone to BZA, but it would have to go back because they were going to make it a Mixed-Use building. He said it would have some residences, a few number, so it wouldn't have to be in that zone, but it would be covering affordable housing and all of those other requirements through the hotel ordinance that the City had in place. He said Mr. Patel said that whatever they needed to do to make Huger Street wider in that corner the better and that he was all in, as long as there was 50 sq. ft. or less.

Mayor Tecklenburg said, "Any questions for Mr. Gowe?"

Mayor Tecklenburg recognized Councilmember Appel.

Councilmember Appel said, "Thank you, Mr. Mayor. Just real quickly, the property that we just considered prior, that will have to go back before the BZA, correct?"

Mr. Gowe said, "I believe it will."

Councilmember Appel said, "Okay. I just wanted to make sure. I didn't want to misspeak."

Mr. Gowe said, "We have a lot of drawings but, obviously---"

Councilmember Appel said, "For under 100 units, you have to---"

Mr. Gowe said, "Yes. BZA wouldn't have seen it if you didn't have a zoning for it, so you got the order right."

Councilmember Appel said, "That's what I figured."

Mayor Tecklenburg said, "Mr. Gowe, can I ask you a question, as well? At this point, I know that UP has a lot of flexibility with the height. Do you know what you all are planning to do in terms of the height for this parcel and the newly acquired parcel?"

Mr. Gowe said, "So, all of that came up in the Planning Commission meeting, and Mr. Patel has told us that he doesn't need to go more than five stories along Meeting. As you know, all along Meeting Street the height is lower at the street and steps up into the property. He has every intention of following that normal pattern in the City. We just need for those to connect because the line is going to be a little bit--we don't know exactly where it is because it's not fully designed. We just need to get the zoning so we can proceed with the design work."

Mayor Tecklenburg said, "Thank you."

Mayor Tecklenburg recognized Councilmember Seekings followed by Councilmember Mitchell.

Councilmember Seekings said, "Thank you. Richard, the UP zoned parcel, is that the old Chase property?"

Mr. Gowe said, "Yes."

Councilmember Seekings said, "It is?"

Mr. Gowe said, "Yes."

Councilmember Seekings said, "So, you all who haven't been here for a long time, you know what was proposed to be there within the last decade and in the time that three of us, at least, on this Council sat here? Mayor, do you know what was proposed to be there?"

Mayor Tecklenburg said, "No."

Councilmember Seekings said, "A shooting range, so we have come a long way from a shooting range to UP zoning. Anyway---"

Mayor Tecklenburg said, "I did not know that. Thank you."

Mayor Tecklenburg recognized Councilmember Mitchell.

Councilmember Mitchell said, "Yes, Mr. Mayor. Well, I think you all see everything that's happening in the district I represent, but that particular parcel there was owned by Chase, and they came to us with a shooting range, and we made sure we turned that down because we had so much shooting going on in the community before. So, I told them there was no way we're going to put a shooting range there and that parcel, Chase, they came to me, and I had a meeting with the neighborhood association, Greater Refuge Church, the minister across the street, and some people in the community just letting them know what was happening in that particular area, what was going to happen, and then he sold it anyway. So, it went to Mr. Patel, and I met with him all the time and let him know exactly what we are looking for in that particular area, and he is working with me and anything I want to see there, that's what's going there. I told him, 'Now, we're not going too high.' I think they really know how I go. I said, 'Not too high, we're not going too high there,' and part of the neighborhood association came to me, the president. The president met with us, too. We all met across the street and with Greater Refuge during that time when Chase had it and then after Chase sold it, then it came back, but it still was going to be a hotel, regardless. I think Mr. Patel is going to do a mixture there with some housing. There's going to be some affordable housing there along with a small boutique hotel, so that's the changes that we have made to put some housing there because I told him I would like to see some housing in that particular area, so some people there can still be able to live in that particular area. So, that's the way it is right now."

Mayor Tecklenburg said, "Alright. There's another member of the public who would like to be heard on this matter. Yes, sir."

3. Mohammed Idris thanked Councilmember Waring for doing a great job. He said when Councilmember Waring first came on Council, they were in a fight. He said somebody told him a lie. He was a reporter, so he reported what they said, and Councilmember Waring straightened it out, so God bless him. He said God had a way of showing people things. He said the City had a good Police Chief in Luther Reynolds, and he worked with Chief Reynolds like he worked with Reuben Greenberg, and may God please be pleased with him. He said he had been coming to the Council Chamber close to 30 years. When many on Council weren't there, they would say the hotel wasn't going up but three stories, and now the poor people couldn't stay on the Peninsula because the hotels were going up 10, 15 stories. They kept telling a lie over and over, and they thought that the flood was not going to hit Charleston. They were crazy because they were doing wrong over and over again, and they continued to do wrong.

The Clerk said, "Time."

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard on this matter?"

No one else asked to speak.

Mayor Tecklenburg said, "Hearing none, the matter comes to Council."

Councilmember Seekings said, "So moved."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "Any questions or comments?"

Mayor Tecklenburg recognized Councilmember Parker.

Councilmember Parker said, "I think I do, just because these are long, these are a lot. I don't know if I need to, but again, I lean on my fellow Councilmembers. This is your district, Councilmember Mitchell. I lean on you, like you said, if the community supports it, I certainly have not done enough research into this. I wouldn't know, so I mean I have to lean on you for this."

Mayor Tecklenburg recognized Councilmember Mitchell.

Councilmember Mitchell said, "This was done a while back, and that piece of property up front you see was years ago, a beauty shop, that little piece right there on the front, Ebony Beauty Shop, long years ago. I grew up around there, long years ago, so then it was closed I think for what, 7, 8, 9, 10 years? So, they eventually, the young man who owned it had owned a pizza business, I think, and then he finally sold it to Mr. Patel, who bought the property that Chase had. So, that's why he joined both together because it was sitting right there next door. In the blue area you see is the church. That was Eastside Baptist Church. They have moved off of the Peninsula. They sold that, too. That's going to be housing there in that blue area right next door to it, and that's going to be renovated pretty soon, but he is still letting the church use it, the owner who bought the church, letting the church use it because they are building a church on Cross County Road. So, I met with them, and all of this has already been done in that particular area, so there is going to be housing in that blue area, all housing is going to be in that blue area there. All of that's been approved and everything through BAR and everything before, but we're just right now getting the small hotel there. Across the street, Mr. Mayor, will you point to that? There is another hotel that was approved, must be 5, 6, 7, 8 years ago."

Mayor Tecklenburg said, "More than that, ten years."

Councilmember Mitchell said, "More than ten years old. It might have been ten years ago. That's the one Buck owned, Councilmember Seekings, and that was the first hotel approved on the Peninsula before any of these other hotels were approved, but then I think he is going to draw back on it. I don't know what he is doing with it yet, but it was approved, and he got conceptual agreement. First, the BAR didn't like the design, so we had to go back and forth, and they gave it conceptual approval on the design, but he still hadn't started anything yet, so I was meeting with these people like 10, 15 years ago with all of these things."

Mayor Tecklenburg said, "Any other questions or comments?"

No one else asked to speak.

Mayor Tecklenburg said, "I have a question, and I just wanted a review of the heights, Christopher."

Mr. Morgan said, "Yes, sir."

Mayor Tecklenburg said, "I think these numbers here indicate the height settlements that are allowed. This is four stories on the property that the Housing Authority owns?"

Mr. Morgan said, "Yes, sir."

Mayor Tecklenburg said, "So, this would be five stories for this future development, right?"

Mr. Morgan said, "Yes."

Mayor Tecklenburg said, "And this is five right now. I counted them when you showed the picture."

Mr. Morgan said, "That one may go to six at certain parts of it. Yes, sir."

Mayor Tecklenburg said, "And this one can go to eight."

Mr. Morgan said, "Yes, sir."

Mayor Tecklenburg said, "So, UP allows 4 up to 12, right?"

Mr. Morgan said, "Yes, sir, if they earn the points. Yes, sir."

Mayor Tecklenburg said, "And, so, I certainly honor the comments that they plan to keep this at five stories and step up, but it does concern me that a future owner or someone down the road might do something different. That could be a long time from now, but it's unlikely that this property across the street is going to change because those are kind of historic houses, and they're only two or two-and-a-half stories high. If somebody ever put a 12-story or something here on the corner, I think it would be out of step, out of character. So, is there some way to give them what they need on the zoning, but to limit the height on it just to make sure that that step back and step up occurs?"

Mr. Morgan said, "Because it's a standard rezoning, Council can't put conditions on it. If it was a PUD or something like that, you could. They would have to earn 12 stories through the points system, which would be difficult because a lot of points go to things like open spaces and things like that, and it's such a tight site, it would be tough to provide enough open space to get to 12 stories, for example, so I think it's going to be difficult. I think that while BAR can't take the height away, I think they would be encouraging them to respect the building that's to the south that has the five stories and the buildings that are across the street that are two stories there. As Mr. Gowe said, the individual who owns it now, Mr. Patel, does not have an intention of going above five stories on it."

Mayor Tecklenburg said, "But is there even a setback requirement from the street?"

Mr. Morgan said, "The only requirement, as far as setbacks, is that you have to have at least, I think if you go above five floors or maybe six floors, you have to have at least a 10-ft. sidewalk, which the sidewalks there are pretty narrow, so you would have to be backing up a little bit for that. Now, BAR can kind of mold and ask them to create some more spaces and things like that, too. Yes, sir."

Mayor Tecklenburg said, "And to let you all know, and I think Mr. Gowe mentioned this, that there is a little taking that's contemplated by the Highway Department when they do the Huger Streetscape, so I think they're planning on taking 10 ft. on the corner. I don't know if it wraps all of the way down to the end of the property line. Do you know?"

Mr. Gowe said, "I learned of this just yesterday, and when Mr. Morgan said it would be about 50 sq. ft., and Mr. Patel said, 'if that's what the City needs, I'm fine with that.'"

Mayor Tecklenburg said, "It's a DOT project, I think, but still, I mean, it's a public use."

Mr. Morgan said, "Mayor, I think, what probably would be happening with that is you notice how DOT has extra right-of-way here at this diagonal? So, I would imagine there's been some sort of diagonal to make that curve here."

Mayor Tecklenburg said, "Alright."

Councilmember Mitchell said, "Mr. Mayor."

Mayor Tecklenburg recognized Councilmember Mitchell.

Councilmember Mitchell said, "On Huger Street, you know we're still talking about this streetscape."

Mr. Morgan said, "On Huger Street, yes."

Councilmember Mitchell said, "They're still working with Huger Street itself. They're still about the streetscape, and they are talking with the pastor of Greater Refuge Church because he's going to have to give up a little space. I think they have worked something out with him so far, I believe, and also they want to give him, the abandonment, it's the end of the street, Hanover Street or something, Hanover or Nassau Street."

Mr. Morgan said, "Yes, split."

Councilmember Mitchell said, "Giving that back, the dead end, giving over to them that piece, the abandonment, just give them that piece of street in the back. So, if they have that, they can drive back and turn around and come back out, so all of that's in that particular area there, but, see, you have two different neighborhood associations. Once you cross Huger Street to the north, that's East Central. When you're on the south side, it's the Eastside, so that street splits two different neighborhood associations in that particular area. So, that's Ms. Jenkins on that side, and we have a new president on the Eastside, so I had to work with both of them to make sure that they are in agreement with this even though they might not represent that district, it's still abutting them. They're close, they're like neighbors, so they still have to work together with one another."

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "I've got one basic question. If we don't want to give 12 stories, if we don't want 12 stories, why do we have that in front of us?"

Mayor Tecklenburg said, "I think it's because what Mr. Morgan just described."

Mr. Morgan said, "Because of the UP District, all properties that we've zoned UP go to the 4-12 District. That's a Height District that was set up just for the UP zoning because you have to earn the heights above four stories via the points of the UP zoning for, you know, like, again, putting affordable housing in, putting in public spaces, putting in accoutrements for bicycles and things."

Councilmember Waring said, "I understand that, Mr. Morgan."

Mr. Morgan said, "Yes, sir."

Councilmember Waring said, "But we don't have an alternative that would be shorter?"

Mr. Morgan said, "Not that works with the UP District. It's a specially put together zoning district that has that 4-12 District."

Councilmember Waring said, "Can we amend that zoning district that would allow for a lower height?"

Mr. Morgan said, "We have not done that before. I don't know."

Councilmember Waring said, "I mean, obviously, it's going to be overpowering being potentially 12 stories. He has the right to do it. Whether he will do it or not is his discretion, but under our ordinance, once we vote on this, he'll have the right to do it. Why don't we have something in our zoning ordinance, and if that means we need to do it at a later date that does what the Mayor is actually saying? I mean, we want to go forward with this thing, but potentially 12 stories is overpowering on that corner."

Mayor Tecklenburg said, "Well, I don't think it would ever happen, but I agree with you that I think we ought to modify UP so that, in cases like this, we can set a limit."

Councilmember Waring said, "I agree. That's what I'm getting at."

Councilmember Mitchell said, "Councilmember Waring, you're talking about the property on Huger Street now?"

Councilmember Waring said, "The corner of Huger and Meeting."

Councilmember Mitchell said, "When I spoke with them, I told them, even the previous owner, if they go up higher than four to five stories, I'm not going to support it. I told him that in the beginning, so this is what happened. We still need to come up with some mechanism."

Councilmember Waring said, "Yes, sir, but zoning is a right, once they get it."

Councilmember Mitchell said, "It's UP zoning."

Councilmember Waring said, "If they were to sell it, somebody else would have that zoning and may not have the verbiage that's agreed to here."

Mayor Tecklenburg said, "Any other questions or comments?"

Councilmember Waring said, "It's the UP zoning."

Mayor Tecklenburg recognized Councilmember Brady.

Councilmember Brady said, "Yes. Thank you, Mr. Mayor. So, I was just, maybe it's for my own edification, so what do you get under UP that you wouldn't have under General Business in terms of zoning uses since GB is generally our most broad, other than the Height District?"

Mr. Morgan said, "So, the uses are the same, but it would give them the ability to build across the lot lines because it's going to be complicated, and I'm not quite sure how it would happen if we had both a General Business and a UP zoned property that were part of the same project because their interest is building across this property line. So, I don't know how we would logistically handle that because you have the portion that was the UP zoning earning its height through the different points, and then GB is just an automatic. At present, you've got five stories there."

Councilmember Brady said, "But if they want to go across the property line, why wouldn't you just put it through as a PUD?"

Mr. Morgan said, "That is possible. It's just more complicated, and it would take more time."

Councilmember Brady said, "Okay."

Mayor Tecklenburg said, "Alright. Well, I'm going to vote to give this first reading, but I'm going to ask our staff to come back to us with a revision of UP zoning to allow some flexibility on height allowance in cases like this. I don't plan to give it a 'yes' vote on second or third reading until we have that approved. I think the timeline of the project is such that, that would be okay. I hope so, but I think it's appropriate for us to limit it at that corner myself."

Mayor Tecklenburg recognized Councilmember Seekings.

Councilmember Seekings said, "I would just ask, as you do that, let's do an analysis on this lot vis-à-vis that UP zoning. I don't believe, and I haven't looked at the particulars of it in a while, but there is no way they're going to get enough points to get anywhere near 12 stories. Secondly, remember, this is not in three dimensions. What's going to be across the street and what's right behind the northern parcels there is the on-ramp to the highway and the highway. So, in looking at it and a project like that, I mean, it's not going to block anything other than a highway if it goes to five or six stories, and right there across the street, you counted, Mayor, on the street face, but actually if you go back behind, it goes up a couple of more stories as the ramp comes back behind it. So, I think if we're going to go and re-do a whole zoning district, let's look at this lot first before we go and undo a whole zoning district. Also, Christopher, if I'm not mistaken, almost all of the parcels in the UP Zoning District, which is principally along Morrison Drive, are entitled, built, or under construction, right? We don't have that many left."

Mr. Morgan said, "There are a few."

Councilmember Seekings said, "A few, but not many."

Mr. Morgan said, "Not many. There's a limit. Yes, sir."

Mayor Tecklenburg said, "So, my consideration is mostly being across the street from this which is, I think, that would be just kind of out of character. I agree with you I don't think you can earn it, but we've got time, and we can make some adjustments, so we'll see where that leads us."

Mayor Tecklenburg recognized Councilmember Mitchell.

Councilmember Mitchell said, "This is the last time, but all of that housing you see across the street, the white buildings?"

Mayor Tecklenburg said, "Yes, sir."

Councilmember Mitchell said, "That's the Housing Authority. All of that's going to be torn down."

Mayor Tecklenburg said, "No, not the white ones. The ones behind there are going to be torn down. These white ones are going to stay."

Councilmember Mitchell said, "Yes, the ones behind there. They're going to renovate the ones there, but behind is going to be torn down. I don't know how high they're going to go up."

Mr. Morgan said, "Four stories."

Councilmember Mitchell said, "Four stories?"

Mr. Morgan said, "Yes, sir."

Councilmember Mitchell said, "You see, they're going to be higher than those."

Mayor Tecklenburg said, "Right. Alright. So, we've got a motion on the floor to approve this, just giving it first reading. I'm going to call the question. What's that?"

Councilmember Waring said, "Does the motion include the discussion of staff that you (inaudible)?"

Mayor Tecklenburg said, "Well, it can. I'm going to do that anyway. A roll call, please."

The Clerk said, "Councilmember Gregg."

Councilmember Gregg said, "Aye."

Councilmember Shealy was not present for the vote.

The Clerk said, "Councilmember Sakran."

Councilmember Sakran said, "Nay."

The Clerk said, "Councilmember Mitchell."

Councilmember Mitchell said, "Aye."

The Clerk said, "Councilmember Brady."

Councilmember Brady said, "Nay."

The Clerk said, "Councilmember Gregorie."

Councilmember Gregorie said, "Aye."

The Clerk said, "Councilmember Waring."

Councilmember Waring said, "Aye."

The Clerk said, "Councilmember Seekings."

Councilmember Seekings said, "Aye."

The Clerk said, "Councilmember Shahid."

Councilmember Shahid said, "Aye."

The Clerk said, "Councilmember Bowden."

Councilmember Bowden said, "Aye."

The Clerk said, "Councilmember Appel."

Councilmember Appel said, "Aye."

The Clerk said, "Councilmember Parker."

Councilmember Parker said, "Nay."

The Clerk said, "Mayor Tecklenburg."

Mayor Tecklenburg said, "Aye."

The Clerk said, "The motion passes."

On a motion of Councilmember Seekings, seconded by Councilmember Mitchell, City Council voted to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 590 Meeting Street (Peninsula) (approximately 0.23 acre) (TMS #459-01-03-047) (Council District 4), be rezoned from General Business (GB) and 5 Story Old City Height District classification to Upper Peninsula (UP) and 4-12 Story Old City Height District classification and to be included within the Accommodations Overlay District (A) classification. The property is owned by Meeting Street Properties.*

The motion passed 9 to 3. The vote was not unanimous. Councilmembers Sakran, Brady, and Parker voted nay. Councilmember Shealy was not present for the vote.

Councilmember Mitchell was excused from the meeting at 7:11 p.m.

Mayor Tecklenburg said, "Alright. [Number four](#), or are we just on number three? We're on number four."

Mr. Morgan said, "Yes, sir. E-4. So, this is a property on Wappoo Road, 1224 Wappoo Road in West Ashley. It's a third of an acre parcel. It's actually two parcels that comprise a third of an acre, and its request is a rezoning from General Office to Commercial Transitional. Now, this was an item that was recommended for disapproval by the Planning Commission. I think there were concerns about impacts to the neighborhood here. There was no one from the neighborhood who spoke on this. I don't know if anybody will be here tonight or not, but I did want to outline a few things to kind of explain why staff was supportive of this request, and that is that, essentially, Wappoo Road in this location is a commercial street. All of the parcels that front on it in this block and the blocks to the north are commercially zoned. The area in blue that you see there is actually a Charleston County Overlay that allows for I think they call it Commercial Core is in blue, and the areas that are in crosshatch over here are Light Commercial in the County. Then in the City, we have General Business Commercial across the street, Residential Office to the south, General Office to the north, and then General Business at the corner of Sam Rittenberg and Wappoo Road, so there is a real mix of Commercial zonings. There are some former houses that are here that are commercially zoned, and some are utilized in a Commercial fashion. Some are still residences, but the Commercial designations have been in this area for a good while, at least 20 to 30 years I would estimate. The County's Overlay went on top of properties that I believe are already Commercial, but it was implemented probably seven or eight years ago, so it's been a good while there has been Commercial in this Corridor. I'll show you some images of it. This shows up in our Suburban designation, so that does allow for limited Commercial, such as CT, which is what the applicant is requesting here. Here is an aerial image of the property, and then here you see it from the street. It's currently an office, it has parking to the side of it, has a sign out in front, so you get a sense of what's going on in the area. This is looking down Wappoo Road. Again, you see the subject property with the sign on the left. The building on the right is zoned General Business. Although it may still be Residentially zoned, it is General Business, and then there is the subject property on the right again. So, the Planning Commission did recommend disapproval, but from a staff standpoint, we felt like it was an appropriate request because it's a Commercial Corridor."

Mayor Tecklenburg said, "Alright. Would anyone like to be heard? Yes, sir."

1. Anthony Bryant said he supported staff's position. He served on the Board many years ago. He said Overlay Districts were problematic and, based on the fact Council allowed other uses to be approved that evening, large uses that would absorb a lot of water, a lot of sewer, and whole lot of stuff, he asked why this small business suffered because of something that happened 20 years ago. Those entitlements all ran together for 20, 30 years, so why wouldn't Council approve it and move on.

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard? Yes, sir."

2. Keane McLaughlin said he represented John and Jean Peters. Jean Peters ran Jean's Workshop, which was a high-end window fabrication and drapery shop. She made curtains. He said they currently had an operation on Sam Rittenberg, as well as the studio at the Wappoo Road site, and they wanted to co-locate them and bring them together, so that's why they sought the rezoning. He said they searched for an alterations/fabrication/manufacturing within the Zoning Code, and they couldn't find anything that was suitable in the GO category, so that was why they looked for CT. He said fabricated window coverings/draperies was what they were doing. He didn't think

that would be too intensive a use. Architecturally, the Corridor was pretty much already Commercial, so they saw no reason to disapprove it. He said they felt they would add some positive attributes to the area. He said they would bring the building forward and build a small area out onto the building behind so that all of the work could be done in one area. He thought their use was very appropriate to the area as there was already a gas station, a couple of title shops, and a warehouse that did MMA wrestling. What they were caught up on was use and context. He thought their context and character were very appropriate, and he thought the use was very appropriate.

Councilmember Mitchell returned to the meeting at 7:18 p.m.

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard?"

No one else asked to speak.

Mayor Tecklenburg said, "Seeing none, the matter comes to Council."

Councilmember Shahid said, "Move for approval."

Councilmember Seekings said, "Second."

Mayor Tecklenburg said, "Alright."

Mayor Tecklenburg recognized Councilmember Parker followed by Councilmember Shahid.

Councilmember Parker said, "I did just have a quick question. Did you say there was going to be construction on the property?"

Mr. McLaughlin said, "Excuse me. No, this would be, eventually we're going to have to build a larger facility. That's the only construction we're going to have, but the use will be fabrication of curtains is what we're looking at long term."

Councilmember Parker said, "Right, and so are there building restrictions with this the new--"

Mr. Morgan said, "In a CT District, yes, ma'am. There's square footage limitations. Yes, ma'am."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Thank you, Mr. Mayor. Mr. Morgan, would you explain for Council the difference between a Commercial and a Commercial Transition? What's the difference in the two classifications?"

Mr. Morgan said, "You mean the General Office?"

Councilmember Shahid said, "General Office, I'm sorry."

Mr. Morgan said, "So, the General Office that it's currently zoned would just allow office-type uses and office-type activities, hence, the reason that the design studio can't locate there if

they're going to have the stitching of drapes and things like that, a seamstress-type work. So, in CT, you can have Limited Commercial-type uses. There are square footage limitations, you can have small restaurants, but in an instance like this, you wouldn't be able to have outdoor dining because of the close proximity of Residential zoning. You can have offices, you could have Residential, and things like that, but it's a transitional type of Commercial that we feel is appropriate when you've got adjacent Residential units."

Councilmember Shahid said, "And Donna Jacobs was on the Planning Commission. I talked with her about this and her concern, and it was a unanimous vote to disapprove, was that a subsequent owner could take this property and change it from a drapery shop to something more, and I think invasive is what they were concerned about. So, this cannot be used for other purposes such as a shooting range, an indoor shooting range. It can't be a liquor store there, and there's a whole host of things that are prohibited from being under this new CT, right?"

Mr. Morgan said, "Correct."

Councilmember Shahid said, "So, down at the corner from this, Councilmember Appel, is that nefarious operation called Appel Vision from over here. What the concern is, and I talked to Ms. Jacobs about it, the concern is that this backs up into this old neighborhood called Pinecrest, and as Mr. Morgan has pointed out, this is spotted because some of the property is in the County, and some of it's in City jurisdictions, so you've got this sort of mixed zoning going on with it, but it is Commercial on both sides of the street. There are residences that come close to this. This was built as a residence. Right now, I believe there's a Commercial use taking place in there, so it's like a shop of some sort, a retail shop going on. This does not violate the spirit of Plan West Ashley. We double-checked that. This seems to be a very non-invasive type of manufacturing, which is drapes. It's a pretty cool thing to do. A good old fashioned industry of things and sorts, so I think this is okay to change this zoning. Let's allow this to be used. This is a local industry, and we're trying to provide economic opportunities in West Ashley, and this is a golden opportunity to do that. So, I would urge you all to go ahead and support the rezoning."

Mayor Tecklenburg said, "Alright. Any other questions or comments?"

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "A lot of years ago on the corner of Moultrie and Rutledge, I bought a vacant lot and had it rezoned to Commercial Transitional because it abuts a Residential area. Commercial Transitional is designed to do just that, limits. You could put a florist there, in this case, this drapery shop, that has controlled hours of operations so nobody can be working there at 11:00 p.m., 12:00 p.m. at night. It's designed to go from high impact to a Limited Commercial use as you progress into a neighborhood. This, for anyone who knows, is highly traveled, it's a little short two blocks, but a ton of traffic goes through there. I wouldn't want my kids playing in the front yard on Wappoo Road right there, so, I, you know, being 17 years on the Planning Commission, really don't like to go against them, but I think, in this case, I agree with Councilmember Shahid on this one. If you go up to the Hirose area north of that where you see the bigger building with the CC on it, that used to be the old Merita Bread place, and you had delivery trucks going in and out of there all of the time. Yes, sir, right there, all of the time, and that was there for decades. So, if that neighborhood can grow in pride with the Merita Bread Company being there with delivery trucks coming and going, they can survive with a drapery shop. Thank you."

Mayor Tecklenburg said, "Any other questions?"

No one else asked to speak.

Mayor Tecklenburg said, "I have one. Would this property, when they add on to the building, be subject to the Design Review Board?"

Mr. Morgan said, "I believe that Wappoo Road has review. I would have to check that, Mayor."

Mayor Tecklenburg said, "He's shaking his head yes. He's checked it already."

Mr. Morgan said, "Yes."

Mayor Tecklenburg said, "Well, that's good. Alright. Any other questions?"

No one else asked to speak.

On a motion of Councilmember Shahid, seconded by Councilmember Seekings, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1224 Wappoo Road (West Ashley) (approximately 0.33 acre) (TMS #351-12-00-192 and 028) (Council District 9), be rezoned from General Office (GO) classification to Commercial Transitional (CT) classification. The property is owned by John Peters.*

Mayor Tecklenburg said, "Next up, [number five.](#)"

Mr. Morgan said, "This is on Folly Road. This is 1144 and 1150 Folly Road. It's 8/10ths of an acre between the two parcels. They're currently zoned RO, and the request is to go to Limited Business. To orient you to the area, the Walmart on Folly Road is just a little bit further south and across the street. There is a retail center directly across the street that's zoned Limited Business. There is Residential to the rear, a little bit of a similar circumstance to what we were seeing in the previous case. A vacant Commercial lot to the northwest. I'll show you some images here. This is a little bit broader view. You can see the Walmart is down to the southwest of the property zoned GB. There are parcels on this street that have been zoned to CT as they converted from residents to Commercial uses, but then there are also parcels that are in the LB category or the RO category, as well. The Town of James Island has had some conversions of properties to Commercial uses, as well, along here. In our Comprehensive Plan, it's in our Neighborhood Edge designation, so limited-type Commercial uses are allowed or recommended in that category. Here is an aerial image. It's two former residential structures. One, which has already been converted to some office uses as the RO allows for at present. Here they are from the street view. You can see the sign that's out in front for offices, and here is a look down Folly Road. The subject properties are on the left. The retail center across the street is to the right, and this is looking north on Folly Road, some of the other Commercial in the area, and to the south some of the Commercial that's converted houses along Folly Road and, again, that's the center that's directly across the street that's zoned Limited Business, as well. And just the Folly Road Overlay requirements, which gives us, staff, an extra level of comfort because there are buffer requirements, things like that, and of course, we have Design Review over any exterior changes on the property, as well. This is just a little bit more about what those requirements are, and Planning Commission did recommend approval of this request."

Mayor Tecklenburg said, "Would anyone like to be heard on this matter?"

No one asked to speak.

Mayor Tecklenburg said, "Seeing none, it comes to Council."

Councilmember Mitchell said, "Move for approval."

Councilmember Parker said, "Second."

Mayor Tecklenburg said, "A motion to approve and a second. Any conversations or questions?"

Mayor Tecklenburg recognized Councilmember Parker.

Councilmember Parker said, "No."

Mayor Tecklenburg said, "So, Christopher, if I may ask, so what is the need here? What are they going from to that they need this change of zoning?"

Mr. Morgan said, "There are uses that they want to have in the structure, as I understand it, that are not allowed in RO. I believe it's some sort of workout-type facility that's not allowed in RO, so they wanted to go up to a more intensive category that would allow it. An LB would allow it."

Mayor Tecklenburg said, "But a LB would also allow many other uses, much more extensive than a CT."

Mr. Morgan said, "Yes, sir. Because of the limits on the hours of operation."

Mayor Tecklenburg said, "Would a CT not have worked for them?"

Mr. Morgan said, "They did not request CT. There are some CT parcels that are similar to this along here, as well as some LB. The LB still limits the hours of operation, and it has limits on drive-throughs, things like that, so we didn't have a huge concern with the difference. The CT does have the square footage limitations, which LB does not. That's probably the biggest difference."

Mayor Tecklenburg said, "Alright."

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "I agree with the Mayor on that one. Mr. Morgan, if you look at the two residences behind there on that, I guess that's the western side. I'm sorry, that's the northeastern side. Right. Is there some sort of buffer zone so the neighbors won't get surprised at some high activity behind them?"

Mr. Morgan said, "Yes, sir. The Overlay requires a buffer to the rear, and we'll go to that section. The building height is limited to 35 feet, I'm looking for a minimum, 15-foot right-of-way buffers out front, and then a minimum 20-foot vegetated rear buffer is required adjacent to Residentially zoned parcels, so they'll have to have a 20-foot buffer at the rear."

Councilmember Waring said, "Let me ask one other question. Can a liquor store be put in LB?"

Mr. Morgan said, "I would have to go check the codes on that because I know that liquor stores typically aren't open past like 7:00 p.m. or whatever the State regulates on that, so it could be that it's a use that's allowed, but there are the hours of operation limitations."

Councilmember Waring said, "Okay. I just wanted to discuss some of those high impact uses for Councilmember Parker to know that. It's in your district."

Councilmember Parker said, "Yes."

Councilmember Waring said, "Okay, but if you're in favor of it, I'm good."

Mayor Tecklenburg said, "Alright. Anyone else?"

Mayor Tecklenburg recognized Councilmember Sakran.

Councilmember Sakran said, "I'm going to support this, but I'm familiar with the owner who has been trying to call in if there's any questions. He did ask for public comment. He was trying to call in, but he was having issues trying to connect. So, I'm sure if there are questions, but he is available. I think he signed up for public comment and then---"

Mayor Tecklenburg said, "He can comment. You know, this is a public hearing."

Councilmember Sakran said, "Yes."

Mayor Tecklenburg said, "If he's online---"

Councilmember Sakran said, "He's online, but he can't connect. He's having technical issues connecting."

Councilmember Parker said, "Move for approval."

Councilmember Sakran said, "Okay. I'll second it."

Mayor Tecklenburg said, "I'm sorry. What was the motion?"

There was laughter in the Chamber.

The Assistant Clerk said, "There's already a motion."

The Clerk said, "Councilmember Mitchell seconded by Councilmember Parker."

Mayor Tecklenburg said, "Okay. I thought we had a motion on the floor already, but I'm glad to have another one. Okay. Any further discussion?"

No one else asked to speak.

On a motion of Councilmember Mitchell, seconded by Councilmember Parker, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1144 and 1150 Folly Road (James Island) (approximately 0.88 acre) (TMS #425-13-00-030 and 031) (Council District 12), be rezoned from Residential Office (RO) classification to Limited Business (LB) classification. The property is owned by Bennett Construction & Realty LLC.*

Mayor Tecklenburg said, "It's just the first reading, so if he wants to come make comments to us before next reading, he could."

The Clerk said, "We didn't have anyone on the list for this item."

Mayor Tecklenburg said, "Alright. Let's keeping it moving along here. Item [number six](#) is next."

Mr. Morgan said, "Yes, sir. This is an ordinance amendment. This is a little bit of an unusual situation because this ordinance amendment comes from the private sector, from a property owner/developer in town, who is asking for this amendment to our zoning ordinance, which our ordinance does allow for. Of course, it has been reviewed by the Planning Commission. I'll go into that in a minute, but this is an amendment to our Workforce Housing Districts and Opportunity Zones that would allow for different off-street parking requirements for different types of Residential units.

And, you should have in your packets, the ordinance. What this does is it creates a definition of a small, efficiency dwelling unit – a micro unit. And these are things that are being seen around the Country and that the applicant is going to talk to you all a little bit about this. Just so you all know where he's coming from on this, they are typically 250 sf. to 375 sf., that are in much more limited locations, that are typically in areas where people can walk to more uses, such as grocery stores, and in fact, there's a definition for what a grocery store would qualify as in this amendment, and then info about how close these types of uses would need to be to a grocery store to have the benefit of this amendment for the reduced parking requirement.

So, it is definitely something that is a new trend in housing around the Country and in different areas of the United States, in more urbanized areas, and of course, the City of Charleston is getting more urbanized. Our Zoning Administrator has gone through these proposed amendments and done a few tweaks that makes it fit in our Zoning Ordinance a little bit better. Our Planning Commission reviewed it. Their comments, well, I'm not going to go through the applicant provided exhibit here, but the Planning Commission did recommend approval of this change, and it now comes to Council for your thoughts and action."

Mayor Tecklenburg said, "Would anyone from the public would like to be heard? Yes, sir."

1. Jeff Roberts said he was the developer, and they could no longer design a city around an automobile. Prior to the pandemic, they planned, and a lot of the Councilmembers and certainly Planning had known him for years for multiple decades. They were at the forefront of Urban Development and had won awards and on many joint ventures with the City. Prior to the pandemic, they looked at a property in the Medical District that would develop into co-living, which was really luxury apartments that had private bathrooms, four bedrooms per pod, with community space, kitchens, and amenities. He said the market for that was more of a 'Gen Zer,'

to use the joking metaphor, latte drinking, skinny jean wearing, 'Gen Zers,' but they decided that the City needed a more price approachable type of resident and would have a private, beautiful little Class A apartment, and the true amenity would be that they could live by themselves. He said the small, efficiency dwelling unit only worked in areas that were near the Medical District, on a transit line, bicycle, walk to work, walk to a major supermarket. It worked in what was in the Comprehensive Plan of the City Center. It did not work in a lot of parts of town. They didn't have a light rail, so it was made for people who didn't really need to drive. He said what they did was reduce the parking requirement from one to one. They could create four bedroom apartments that were for co-living, and it would be one parking spot for those. A hotel was two spaces --

The Clerk said, "Time."

Jeff Roberts continued and said a hotel had two spaces for three bedrooms. Mixed-use was one for four. They thought this was perfectly price approachable and brought housing stock to the community.

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard? Please come forward. Yes, ma'am. Welcome."

2. Erica Harrison said she had the opportunity to work with Mr. Roberts in the past, and she had worked for a lot of developers. She said one of their goals had always been to do more affordable housing, and they looked at the ordinance for Mixed-Use Workforce Housing. She said sometimes they needed a disrupter in the space of housing and development, and this type of ordinance did that. She looked at the 2020 income guidelines, and when she came back to Charleston in 2004 when she graduated from law school, she made just \$1,500 over the area medium income at the time. She had lived with her parents for about a year and saved a lot of money. All she wanted was a tiny townhome in Summerville for \$130K. Someone said that was a crazy idea and asked why she didn't live in Charleston. She said that happened, and now she got to live and was more invested in the community that she never thought she would be able to afford. Every day, those types of events happened, where they had someone who couldn't actually afford to be in Charleston. She said to imagine driving to downtown Charleston from Summerville for a year and what that meant to their actual income, student debt, and student loans. She said this type of ordinance solved that problem for those persons who were single. Because when they brought people to the City, they became invested, they were part of the community, and they did things, like she did, which was become active in all parts of the City, the planning, and became active members and residents. This type of ordinance created the communities they wanted to build in the City and made people invested in the communities.

Mayor Tecklenburg said, "Great. Thank you. Mr. Karesh."

3. Charlie Karesh said he was a West Ashley resident and a member of the City's Planning Commission. He thanked Council for the honor of being a member of the Planning Commission. He appreciated that, and he thanked staff. Mr. Morgan did a wonderful job and all of the staff. They had a lot of new members on the Commission. Council knew because they approved them. They were pretty demanding as staff these days, demanding of the affordable housing concerns they

had, and the City had. They supported the micro-unit 100%. They were more affordable than what people could get, and they felt like it made a lot of sense. They knew there was no silver bullet to solve the problem. Council knew that, and they knew that. Councilmember Waring sat next to him on Planning for many years, and they wished they could solve a lot of problems. He knew Council was going to help solve them, but they thought this was one ingredient that would help, but they thought that relying on the private sector was going to be a key ingredient to solving this problem. They wished, as a city, they had great people and great staff who could solve it on their own, but they knew the private sector was the key because they were the one who was investing. They would like to have more interaction with them and actually have some dialogue with them about the ideas they could send to Council. They appreciated that and appreciated Council's support, as well.

Mayor Tecklenburg said, "Thank you for your service on the Planning Commission."

Mr. Karesh said, "Thank you, sir."

Mayor Tecklenburg said, "Yes, sir. Yes, sir."

4. Anthony Bryant said he had some concerns, and one was Federal Opportunity Zone by Senator Scott. He asked what were the incentives and the process?

Mayor Tecklenburg said, "I believe its Federal Opportunity Zones."

Anthony Bryant continued and said Federal Opportunity Zones did not provide for reporting. It didn't give accurate reporting in terms of those incentives. If it was an Enterprise Community and the Enterprise Zones from the 1990s which led to the redevelopment of the neck area and others. He said when someone came to the body, he was not privy to what was going on, and said they would create an amendment or an ordinance, and it was something new. The question became, 'How many times had this been done before?' One, two, the reporting for the Opportunity Zones and those credits. Secondly, the continuity of care. Now, the City of Charleston had been part of the continuity of care, Economic Solution Grants since 2013. He made a comment in 2013 to the Department of Commerce, so the question became was this some special consideration with someone their relationship was in business.

Mayor Tecklenburg said, "Thank you, sir. Mr. Dix."

5. Mr. Dix said he was the Government Affairs Director for the Charleston Trident Association of Realtors, and they were in favor of the initiative as small, efficiency dwellings were the future. As they looked to reshape how the Neck area was zoned, with LCRT coming online in the near future, they needed this type of zoning to support the ridership, and they needed the ridership to support the housing. He said those were the types of ideas they applauded. He said they thanked Council for taking the time to look at those new ways of doing the Zoning Code, and they looked forward to working with Council in the future on some other housing initiatives.

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard?"

Councilmember Seekings said, "Move for approval."

Councilmember Appel said, "Second."

Mayor Tecklenburg said, "We've got a motion to approve."

Mayor Tecklenburg recognized Councilmember Gregorie followed by Councilmember Appel and Councilmember Parker."

Councilmember Gregorie said, "Mr. Mayor, I am definitely going to support this. I think it's a good way for us to deal with that middle-income gap, however, I don't like the process. I don't like the fact that this went to Planning and did not come to the Community Development Committee, of which all land use and zoning, consistent with §2.50, and I am supporting something Councilmember Parker was concerned about at our last meeting. How do these things get here without us having some input?"

I think the fact that we have spent the last hour or so, and I understand there is a need for a public hearing, but I think it's very, very important that we follow the process, Mayor. We having a Standing Committee for Community Development, and it's clear in the ordinance, in the law, that these kinds of land use, zoning, and development, should come through Community Development. While I support this, I still think that we need to respect the process.

Going back to Councilmember Appel and Councilmember Parker's concern at our last meeting, this is a prime example, at least to me, where we are not following the process, and we should. We should give Community Development an opportunity to review the proposed ordinance and make comments accordingly. Bringing these things to the committee of a whole defeats the purpose of the Standing Committees. Why have them if we're going to by-pass them and Planning says 'Yay,' are we necessary? I think we are, but I demand, I demand, that we adhere to the City Codes as it relates to land use development, zoning, planning. All of it comes through that Committee.

So, for us going to the committee of a whole, I think it's inappropriate without giving the Standing Committee that's responsible for these an opportunity to review and comment and possibly make it even better, so I just want the record to reflect that this should not continue to happen, that things should go through the appropriate Standing Committee before it goes to Planning, before it goes to the committee of a whole to have an hour-and-a-half discussion on something that we could vet through the Standing Committee process. I don't know who makes the decisions to bypass the rules, but I think it's time for us to stay focused and consistent with the laws of this City. So, I'm just saying this because, again, I think there was a very, very great concern that was brought up at our last meeting by two of our fellow Councilmembers, and I think this is an example of the kind of issues that they were raising. We need to follow the rule, and the rule is clear in §2.50 that the responsibility lies in the Standing Committee. I just want to make the record clear, Mayor. I mean, I've been fighting for this for years, to make sure that our Standing Committees have the kind of relevance and importance that they were designed to do. Yes, it means more work, much more work for us, but I think we've been doing pretty good, Mayor, because you've been piling on."

There was laughter in the Chamber.

Mayor Tecklenburg said, "But I'm happy for this matter to go to the Committee that you're talking about."

Councilmember Gregorie said, "I know you are. I just want to make sure."

Mayor Tecklenburg said, "I think maybe Mr. Morgan's comment that this came to us by way of a citizen rather than through City staff may have something to do with that, but, anyway, I'm glad, if you all want to report it to Committee, that's fine."

Councilmember Gregorie said, "All the more reason, Mayor. I'm not finished. I have ten minutes. I'm not finished."

Mayor Tecklenburg said, "Oh, I thought you were finished. Sorry."

Councilmember Gregorie said, "I mean, I'm saying, all the more reason, Mayor, particularly that it came from a private citizen, and I must admit, I had dialogue with them back in October. They were the ones keeping me abreast, not staff. It is staff's responsibility to keep our Standing Committees abreast of what's going on in the City. Thank you, Mr. Mayor."

Mayor Tecklenburg said, "Yes, sir."

Mayor Tecklenburg recognized Councilmember Appel follow by Councilmember Parker.

Councilmember Appel said, "Thank you, Mr. Mayor. Councilmember Gregorie, I can't agree with you more on what you just said. I think that it's a shame, frankly, how infrequently the Community Development Committee meets. Councilmember Shahid mentioned earlier today, or it may have been Councilmember Waring, regardless, I know you all feel the same way. Yes, we talk a lot about the two most important issues facing the City, affordable housing and flooding.

Public Works and Utilities Committee meets regularly, every two weeks, and we do a lot of really good work. If you look around, we're making some really good progress on storm water all over the City, so I think we can make the same amount of progress on the affordable housing issue if we have that Community Development Committee meeting more often. So, we could do a little bit more legislating from our seats here, and we can take a recommendation or two from the report. We could take a recommendation from several of these very dynamic, we call them brain trust, I mean, there's a lot of smart, creative developers in this community. We heard from one this evening, who's done a lot of incredible work in the City, and this is his idea. Nobody understands the market better than the folks that are on the frontlines of it every single day, and so, I think it's wonderful that we have somebody bringing this very, very exciting, innovative measure forward to advance our affordable housing stock on the Peninsula. It's not coming at the expense of a dollar of City money. All he is asking to do is just change our rules, so that the law of the market and the economics can work, so that developers can actually make money building affordable housing. Let me say that again, so developers can make money building affordable housing.

That right there is the ticket that we can solve in this City if we come up with, well first, let's pass this, but come up with some other ordinances very much like this, so we can really get the private sector engaged on solving this issue. Our Comp Plan calls for adding 16,000 affordable units in the Peninsula over the next decade. We honored Don Cameron here several months ago, and Don's had an unbelievable career leading the Charleston Housing Authority for decades. I think it was close to 40 years, and we talked about at his honoring that he had brought 2,500 units of affordable housing to the market in 40 years.

We need 16,000 within the next ten years. Charleston Housing Authority, Ms. Shaw-Johnson, they do outstanding work, and this is not to denigrate anything that they do. They need to keep doing what they're doing, but we cannot solve the problem with the public, with the sort of traditional way of doing affordable housing which is important, and we can still keep doing that. We have to unleash the private sector on this, so that normal people can live on the Peninsula. We're going to hear about, later on in this meeting, we'll eventually make our way through this agenda, I promise, about what's happened with the African-American population on the Peninsula.

We are all talking about how, in our redistricting conversations, the Peninsula has lost a lot of population over the last ten years. They lost population the ten years prior to that. These are the ways that we can start shoring up some of these dynamics by allowing the economy to work in such a way that regular people can afford to live on the Peninsula. So, firefighters could live on the Peninsula, right? Imagine that, normal people living on the Peninsula, so we can have a breathing, thriving, dynamic City. This is an extremely exciting measure. I think that it incorporates a lot of smart, modern, progressive approaches to affordable housing.

Jeff Roberts mentioned earlier, sort of by de-coupling parking requirements from development. The reason we keep seeing the same type of development, whether it's on the Peninsula or it's out in the suburbs, is because our Zoning Ordinance essentially creates these very narrow boxes of where development can be profitable. We need to expand that. We need to get creative with our regulations, and we can start seriously making an impact on our affordable housing stock, so I want to applaud Jeff for bringing this forward. His leadership, frankly, I think everyone around this room can take some lessons from Jeff. Jeff is legislating. That's our job. He's legislating from the perspective of coming up with an idea, bringing it forward, and moving it through the process. Every single one of us needs to be doing that when it comes to these sort of issues. Not just on affordable housing, but everything. Working it through the committees process the way it works. So, I'd like to challenge us tonight. Let's have a standing Community Development Committee meeting every month. There's absolutely no reason why that committee should not be meeting every month. I think it should be meeting every couple of weeks."

The Clerk said, "Councilmember Appel, they have a regularly scheduled meeting every month."

Mayor Tecklenburg said, "There is one."

Councilmember Appel said, "Well, I'm on the Committee, and I can tell you I haven't attended a Community Development Committee meeting in several months."

Councilmember Mitchell said, "I don't know where you were."

Councilmember Appel said, "You all aren't putting me on the e-mails, then."

Councilmember Mitchell said, "Inaudible."

Mayor Tecklenburg said, "Alright---"

Councilmember Appel said, "It's far more infrequent than our other Standing Committees."

Mayor Tecklenburg called for order.

Mayor Tecklenburg said, "Let's stay on the topic, please, you all."

Councilmember Appel said, "I'm just echoing Councilmember Gregorie."

Mayor Tecklenburg recognized Councilmember Parker.

Councilmember Parker said, "Thank you, Mr. Mayor. Yes, Councilmember Gregorie, I could not agree with you more. I am the prime example of when an ordinance like this, I promise you, when I first read this I just, I get confused. So, rather than talk about what I don't understand, can we make a motion just to put it back into Committee and do that, I mean, if that's the process? Can I make a motion to move this back to Committee, so we can discuss this there and bring it back to Council, rather than discussing it all tonight?"

Mayor Tecklenburg said, "I believe we have a motion on the floor already to approve. You could make a motion to defer, and then, that would take precedence, but unless someone were to withdraw their motion, you couldn't make another, or you could wait until that motion is cleared, and then make a new motion to send it to the Committee, as well."

Councilmember Parker said, "Who made the motion?"

Mayor Tecklenburg asked, "Pardon me, Councilmember Parker?"

Councilmember Parker said, "I wasn't sure who made the motion."

Councilmember Seekings said, "I did."

Mayor Tecklenburg asked, "Do you want to make a motion to defer?"

Councilmember Parker said, "Motion to defer, if you're not going to take it off the floor, yes."

Mayor Tecklenburg said, "Okay. We have a motion to defer. Is there a second?"

Councilmember Waring said, "I'll second that."

Mayor Tecklenburg said, "We have a second. Okay, I'm going to keep in order. Councilmember Shahid had his hand up next. Then, I'll go back to Councilmember Gregorie."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Thank you, Mr. Mayor. Mr. Morgan, a couple of questions. Is there a geographical or jurisdictional limit as to where these types of units can be constructed?"

Mr. Morgan said, "They would have to be in a location that has the..."

Councilmember Shahid said, "Gentlemen, excuse me. Gentlemen. Thank you."

Mayor Tecklenburg called for order.

Mayor Tecklenburg said, "Let's speak one at a time, please, you all."

Councilmember Shahid said, "Go ahead."

Mr. Morgan said, "They would have to be at a location that has the MU/Workforce Housing or as one of the Opportunity Zone situations that's described in the ordinance."

Councilmember Shahid asked, "So, that would fall into what areas?"

Mr. Morgan said, "At present, that's on the Peninsula."

Councilmember Shahid asked, "The second question I have is once, if this ordinance is approved and someone goes ahead and constructs these units, can they be rented out for short-term rental?"

Mr. Morgan said, "They would have to be in an Accommodation situation and treated more like hotel rooms. I believe the applicant, the intent is, and the applicant may want to respond to this but, the intent is for 30 days or greater. Am I correct on that, or are you in the Accommodations under this?"

Mr. Roberts said, "Mr. Morgan, we have never not reviewed this type of typology in or around this City to be Accommodations. These are currently like apartments or similar and traditionally about 30%-35% less than a studio and anything that was developed Accommodations would have to go through the rigorous Accommodations Overlay and Special Exceptions for zoning. So, that was never, never contemplated as a Trojan horse or back door to go into an Accommodations play for special circumstances."

Mayor Tecklenburg said, "Thank you."

Councilmember Shahid, "I appreciate the intent here for this property, but I just want to make sure, because I love this idea. I think it's a great idea in what we are trying to accomplish here. There was a wonderful New York Times article about this exact type of housing and people were taking advantage of it. What I don't want to occur, if we approve this ordinance, that somehow this gets converted into short-term rental property instead. So, if we've got the safeguards on here that gives me a little bit better level of comfort. That's why I was asking about the jurisdictional component of this, where it can be included and restrictions on short-term rental. Thanks."

Mayor Tecklenburg said, "Thank you."

Mayor Tecklenburg recognized Councilmember Gregorie followed by Councilmember Seekings.

Councilmember Gregorie, "I really think we should take this thing through first reading, because if you go to §54.299.2 of the Zoning Ordinance, that is really the gut of what is going to be applied here to these units. We have the fee-in-lieu. We have a specific percentage of units that would be affordable, so I think that we should do first reading, and that gives us two weeks to really work out the kinks and educate each other with regard to it. Because for me, the concept is a great concept. My issues are more process-oriented. I really think we should give this first reading, and I would advise all of my colleagues when they do have an opportunity to

read it again, go to §54.299.2. That gives you a whole lot more in terms of the where's and what's with regard to the micro-housing.”

Mayor Tecklenburg recognized Councilmember Seekings.

Councilmember Seekings said, “Thank you, Mr. Mayor. I agree with Councilmember Gregorie, and the reason why I didn't withdraw my motion is we spent a lot of time working on this tonight. Lesson learned and point made by Councilmember Gregorie appropriately to follow the process. What I would say is this, I think it's great that we're involving the public, the private sector. Mr. Roberts is well-known to us. We've partnered with him many times, and there are lessons learned in everything, Jeff, and one of which is I think, if a citizen, or developer, or whoever has an idea like this and has an ordinance in mind, partner with someone on City Council, just to make sure the process is followed, so it goes in the right direction, and we don't have these sort of gaps. Because we spent a lot of time tonight talking about process, about a really great idea that's ultimately going to get approved, right? Let's give it its first reading, let's send it to Councilmember Mitchell's Committee for review with the understanding to talk again about process to make sure we follow it, and let's keep moving forward, not take a step back. Because one of the fears I've got is we withdraw the motion, it gets deferred, we start all over again, and two things, we spend an enormous amount of time talking about process, and two, we don't get this in place, and we need to get it in place, so that's my reason for doing that. I'm going to vote to give it a first reading, and I hope you all will do it, too. Get the process going, and from now on, those of you out there that have great ideas, please include us on the front end, so that we can put it in place to get it streamlined.”

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, “Thank you. I seconded your motion to defer because I thought you wanted to send it to Committee. I would agree with giving it first reading if we send it to the Committee.”

Councilmember Seekings said, “Yes, absolutely.”

Councilmember Waring said, “Because one question, I don't want an answer now. Because in Committee, I don't understand why, if we found the right pocket close to CARTA lines, West Ashley, even James Island, why couldn't we create housing like that? West Ashley or James Island, if it's close to mass transit bus lines. Right now, this ordinance is just on the Peninsula. Land is a little bit cheaper West Ashley and James Island than downtown. So, if there's anyway Councilmember Parker would withdraw her motion, I will withdraw the second, under the proviso it receives first reading, and then it goes to committee. Then we can vet this out.”

Councilmember Seekings said, “That's fine.”

Councilmember Parker said, “Sure. I withdraw.”

Councilmember Waring said, “I withdraw the second.”

Mayor Tecklenburg said, “We're going to withdraw the motion to defer, is that right? Or you're just withdrawing the second?”

Councilmember Gregg said, “Is the motion now to approve---”

Mayor Tecklenburg said, "The following motion will be to give the first reading to the matter at hand. Councilmember, would you like to be recognized?"

Mayor Tecklenburg recognized Councilmember Gregg.

Councilmember Gregg asked, "My question was whether we're voting for first reading and to send it to Committee."

Councilmember Mitchell said, "That's right."

Councilmember Gregg said, "Okay, thank you."

Mayor Tecklenburg said, "Terrific. Any other comments or questions?"

No one asked to speak.

Mayor Tecklenburg said, "I would just concur that some further thought needs to go into this. I commend you for the idea and, generally, I'm in accord, but I do want to just bring up one instance, and I ask the Committee to really consider this, and I'm looking over at Councilmember Mitchell here, because, for example, at Grace Apartments, which is affordable housing, we reduced the parking requirement, right, and now the units are all filled up. And then those units across the street were a similar situation with all good intentions of people riding their bikes and being able to walk to work and even get to a store and all. I think there's a distinction in Workforce Housing that everybody has a car, whether you like it or not. I do think it's thoughtful that you put in the proposed ordinance, that these folks would not be eligible for a neighborhood parking decal. You're almost putting a little binder on them, but it's not quite as strong as if you're a freshman at the College of Charleston. You cannot bring a car, right, when you come live in the dorms. The net result though is all that neighborhood down Lee Street, Nassau Street, there's nowhere left to park because even though it was a good intention of reducing the requirement to make the housing more affordable, people have cars anyway. So we just need to be thoughtful about that as it goes to committee. Anyway, I just thought I would add that. Somebody sent me some pictures of the neighborhood the other day, and it's jammed over there. Right?"

On a motion of Councilmember Seekings, seconded by Councilmember Appel, City Council voted unanimously to give first reading to the following bill and send it to the Committee on Community Development:

*An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) Article 2-Land Use Regulations, Part 15-Workforce Housing Districts and Opportunity Zones; and Article 3- Site Regulations, Part 4-Off-Street Parking Requirements.*

Mayor Tecklenburg said, "Alright. We're moving half-way down to page two, you all, [number seven](#) now."

Councilmembers Gregorie, Sakran, and Waring were excused from the meeting at 8:03 p.m.

Mr. Morgan said, "Yes, sir. This is 2309 Lazy River Drive in West Ashley. It's a recent annexation, and it would be zoned RR-1. This is because it is in the Low Impact and Conserved area of our recommended land uses in the new Comprehensive Plan. We're trying to keep the densities down in those areas, but also allow for what is already a subdivided lot. It would meet the standards of the RR-1 in this location. Both staff and Planning Commission recommended approval of the RR-1 in this location here, and here's an image of the property."

Mayor Tecklenburg said, "Alright, would anyone like to be heard on this matter? Yes, sir."

1. Anthony G. Bryant said he was not a lobbyist or grassroots lobbyist working with anybody. He thought they needed to get some type of ordinance in place for grass root and direct lobbyists who came in the Council Chamber, who had relationships with people. They needed full disclosure of those relationships. He said what happened at the last meeting was not cool. The reason for that was the 2030 census would be coming up. They had not done the redistricting yet for the 2020 census. He did an annexation public comment to the South Carolina Senate. He would talk about that with his public comment. He asked Mr. Morgan how many annexations had led to the dilution of the Black vote because he could ask that question of all annexations he had done before Council.

Councilmember Sakran returned to the meeting at 8:04 p.m.

Mayor Tecklenburg said, "Thank you, sir. Would anyone else like to be heard?"

No one asked to speak.

Mayor Tecklenburg said, "It comes to Council."

Councilmember Sakran said, "Move for approval."

Councilmember Shahid said, "Second."

Mayor Tecklenburg said, "We have a second. Any discussion, questions?"

No one asked to speak.

On a motion of Councilmember Sakran, seconded by Councilmember Shahid, City Council voted to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2309 Lazy River Drive (West Ashley) (approximately 0.46 acre) (TMS #310-14-00-017) (Council District 11), annexed into the City of Charleston February 8, 2022 (#2022-023), be zoned Rural Residential (RR-1) classification. The property is owned by Seel Living Trust.*

The vote was not unanimous. Councilmembers Gregorie and Waring were not present for the vote.

Mayor Tecklenburg said, "[Number eight.](#)"

Mr. Morgan continued, "This one is also in West Ashley. It's at 1517 and 1521 Wappoo Drive, as opposed to Wappoo Road. These are properties that would come into the City as STR, Single- and Two- Family Residential given the configuration of the properties and the uses at present on the properties. It is a very mixed neighborhood over here. You've got DR-F1 as well as SR2. So, there's a diversity of zoning over there, and we felt the STR would be appropriate on the property. It's in our suburban designation, which is 4-8 units an acre. It has a daycare use on the property at present, but that is grandfathered in under the current zoning."

Mayor Tecklenburg said, "Alright. Would anyone like to be heard on this matter?"

No one asked to speak.

Mayor Tecklenburg said, "Hearing none, it comes to Council."

Councilmember Shahid said, "So moved."

Councilmember Appel said, "Second."

The Clerk said, "Mr. Mayor, William Wheeler is on the line. I wasn't sure if he wanted to speak, but he did sign up in case Council had any questions."

Mayor Tecklenburg asked, "Oh great. You want to speak, Mr. Wheeler?"

Mr. Wheeler replied, "Not at this time. I'm here if anyone has any questions. Thank you, sir."

Mayor Tecklenburg said, "Thank you, sir."

Mayor Tecklenburg recognized Councilmember Appel.

Councilmember Appel said, "We're just dying to know here, sir, where you got the idea for the name for your entity?"

Mr. Wheeler said, "I'm a Big Lebowski fan."

Councilmember Appel said, "You just made my night. Thank you."

Mr. Wheeler said, "The dude abides."

Mayor Tecklenburg asked, "What was his response?"

Councilmember Appel said, "He said he's a Big Lebowski fan. It's a movie."

Councilmembers Gregorie and Waring returned to the meeting at 8:07 p.m.

Mayor Tecklenburg said, "Gotcha. The Little Dudes. Gotcha. Any discussion or questions?"

No one asked to speak.

On a motion of Councilmember Shahid, seconded by Councilmember Appel, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1517 and 1521 Wappoo Drive (West Ashley) (approximately 0.54 acre) (TMS #351-12-00-115 and 207) (Council District 9), annexed into the City of Charleston February 22, 2022 (#2022-031), be zoned Single- and Two-Family Residential (STR) classification. The property is owned by Little Dudes LLC and the Dude Invests LLC.*

Mayor Tecklenburg said, "And finally, [number nine.](#)"

Mr. Morgan said, "I'm trying to get the slide to advance. We might have a little problem with the slide. You all have the maps in front of you. This is at 2131 Clayton Drive in West Ashley. It's a request for a recently annexed property to be zoned Single-Family Residential, SR-1. There we go. It came up. There we go. It was R-4 in Charleston County prior to annexation."

Mayor Tecklenburg said, "Alright. Would anyone like to be heard on this matter?"

No one asked to speak.

Mayor Tecklenburg said, "Seeing none, it comes to Council."

Councilmember Shahid said, "Move for approval."

Councilmember Sakran said, "Second."

Mayor Tecklenburg said, "We have a motion to approve and a second. Any questions or discussion?"

No one asked to speak.

On a motion of Councilmember Shahid, seconded by Councilmember Sakran, City Council voted unanimously to give first reading to the following bill:

*An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2131 Clayton Drive (West Ashley) (approximately 0.25 acre) (TMS #310-12-00-018) (Council District 11), annexed into the City of Charleston February 22, 2022 (#2022-030), be zoned Single-Family Residential (SR-1) classification. The property is owned by David William Ogden and Erin Hope Leach-Ogden.*

Mayor Tecklenburg said, "So, next up, thank you all for participating in our public hearings. Next is approval of City Council minutes. We had February 22<sup>nd</sup> and also March 8<sup>th</sup>. We have a motion and a second. Any additions, deletions, corrections?"

No one asked to speak.

On a motion of Councilmember Waring, seconded by Councilmember Shahid, City Council voted unanimously to approve the minutes of the February 22, 2022 and March 8, 2022 City Council meetings.

Mayor Tecklenburg said, "Councilmember Bowden is on his way to become a new father."

Councilmember Seekings said, "He's on his way to fatherhood."

There was applause in the Chamber.

Mayor Tecklenburg said, "Good luck to you. We'll talk to you soon. Next up is our Citizens Participation Period. I think we have just a few folks."

Councilmember Bowden was excused from the meeting at 8:08 p.m.

The Clerk said, "We have ten people signed up to speak."

Mayor Tecklenburg said, "Alright."

The Clerk asked, "And is there a time limit?"

Mayor Tecklenburg said, "Just given the hour of the evening, let's say 90 seconds, please."

Mayor Tecklenburg called for order.

Mayor Tecklenburg said, "Alright. Order. We are going to proceed with our [Citizens Participation Period](#). Madam Clerk."

The Clerk said, "Our first speaker is Anthony Bryant, and we have 90 seconds."

1. Anthony Bryant discussed death penalty by firing squad. In 1989, his identity was stolen. By 2008, the Public Safety Police Department put his name and social security number on a police report to humiliate him. DHEC referred his name to the Attorney General. He was there to defend his honor absent of any person in the room. His father worked hard for his house and for his sons. He was offended by the fact that Mr. Hembree and others thought they could lie on Black people, put them in prison, and do them in. That is what was going on in the Judicial System in the State with the bigots and racists. He said they were playing games with Black people and Black people's lives. They played with his. He said there was their work, there was their file, and asked the police to come take it and give it to the Mayor. He said it wasn't fair there. He was a powerful, strong Black man and he had no fear of the police at all.

The Clerk said, "Time. Brandon Fish."

No one asked to speak.

The Clerk said, "Nathan Gates."

2. Nathan Gates said he was also a member of the Charleston Fire Department. He came before them to let Council know the status of how things were going. He said they were still 46 down. In the next two weeks, they were going to be 48 positions

short. He said the cost to the taxpayer was approximately \$0.5 million to replace the empty positions. Currently, they had the academy going, and that would be completed in June or July of this year. If they looked at some of their comparables, Cary, Durham, Raleigh, Savannah, Hilton Head, they fell behind from their entry level positions to their top positions, 7% below at the bottom, and then 20% lower at the top. Their brothers and sisters in Durham recently received a 14.3% raise in January. They realized they were only 41 days into the 90-day review period in order for the first responder pay. They looked forward to seeing what BFRC and Human Resource had collected, and they hoped, at that time, they considered a livable wage and made their findings public, so they could review it.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk called, "Bryan Axelrod."

3. Mr. Axelrod said he was a firefighter with the City of Charleston. He had been a member of the department for eight years, and in the eight years he had been there, he had seen over a 150 of their brothers and sisters leave. The majority was because of pay. He only made \$15.65 an hour, and the only reason for that was because the 4½% recently given to them. The starting pay was still \$12.88. Livable wage in Charleston was quoted at \$16.65 to \$17.26. So, they were not in the line of work where they could hire a new person and actually fill that void. They were at the point they were hemorrhaging experience and knowledge that was invaluable. They had lost 318 years of experience in the past year. He said Council was just speaking about the Golden Rule, 'Do better for others as you would for yourself.' They looked forward to the results of the BRFC pay plan.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Mohammed Idris."

4. Mr. Idris thanked Councilmember Waring and those who said they should follow the Golden Rule. They knew that the one who got the gold, made the rules, so they should be seeking people to get people to build the center for the homeless who have talent because they knew that people who stayed at homeless places had talent. He said to keep from paying rent while on their job, they went to the homeless place and stayed. The Engineers were in different places. There were people in jail doing nothing, but had talent who didn't kill anybody or anything. He said Council should get them to help build a homeless center, like Councilmember Waring had said, and it could be done. He said at one time in the country, that was what they used to do. The people in jail would be in the chain gangs. They got to do a whole lot of different things. They didn't sit in jail and have a man hit them in their head. They went to jail, and he went to the hospital. Then he had to pay for him to stay in jail, and he sat in jail looking at television.

The Clerk said, "Time."

Mr. Idris said, "Excuse me, could I just finish?"

Mayor Tecklenburg said, "Please wrap up. Yes, sir."

Mr. Idris said he sat in jail, having a visit from his wife, and having all sorts of privileges, and he sat in the hospital, and his taxes were going up.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "The next speaker, I think the name begins with Lieutenant?"

5. 'Lieutenant Tan Stay-a-Fam' said it would take a tremendous amount of positive energy to crack that shell and he doubted if there was enough good will left in Charleston to do it. There had to be a few sparks of sweet humanity left, and he just had to figure out a way to mobilize it. He said they needed something that everyone in town could get behind, a symbol, something that appealed to the best in each and every one, something good, something decent, and something pure.

The Clerk said, "Time."

Mayor Tecklenburg said, "Please wrap up."

Lt. Stay-a-Fam continued that he would like to help the veterans who were experiencing homelessness in the area. He was trying to move his podcast to the streets. It was based out of his home right now.

Mayor Tecklenburg said, "Thank you, sir."

Lt. Stay-a-Fam said he'd like to know how and where he could go.

Mayor Tecklenburg said, "Thank you, sir. This is a comment period. Appreciate your comments. Thank you."

The Clerk said, "And we will move on to our online speakers. Jerome Harris, if you're on the line, if you could press \*6."

6. Mr. Harris said he was there, and he was trying to recapture the spirit of the opening prayer and the proclamation. He said they talked about 'Never Forget,' and they couldn't forget the horrors of the Holocaust or the fact the Germans based their whole concept of the final solution on what was happening in the United States, the Jim Crow approach. He said they should also not forget that Black veterans fought to free those folks, and they came home and were treated not like first class citizens. He thanked the Council for moving forward, passing the Resolution for the ordinance, but he questioned whether Council had made action to implement the ordinance, the appointments to the Commission. He congratulated the GIS department on creating the racial justice and equity tool. It was also important who would be appointed. That data, information, and the ability to be in the spirit of the resolution or the proclamation passed, to talk about and focus on humanity. If the members were not in that space, if they didn't have that kind of sensibility, they would not be able to move forward.

The Clerk said, "Time."

Mr. Harris said, "Thank you for your time."

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "Tony Daniell."

7. Tony Daniell said his father was listening earlier and had talked about how his brother went to Ohrdruf and freed the prisoners at that concentration camp with Patton. His father was in Korea, and he had three deployments. While he was gone, the roads were blocked and Council didn't enforce the Code. Councilmember Ross Appel said, in writing, they were not going to enforce the Code, so they could allow people to park and stop in front of his house, and have all of this traffic. His father wrote a comment which said, 'I think City Council wants our family to simply evaporate after a lifetime of service.' He wanted to know the number of people in the room to raise their hands and say they defended the Country, they went to those places. Earlier in the day he heard it said, 'Well, I spent the night in a homeless shelter, and it was scary.' He said, 'If you think that was scary, spend a year at war.' He gladly did it, his entire family gladly did it, and they asked to be treated fairly. He said the oath that Council swore when they stood in front of the flag. It was time to fix the situation in Country Club II. The City's lawyer said it was illegal. The roads were supposed to be temporarily barricaded, not permanently with trees planted in the middle of it. A temporary barricade was not what they had. They had permanent displacement, tons of traffic, there were solutions, and nobody looked to find any of the solutions.

The Clerk said, "Bonnie Harris-Lowe."

No one asked to speak.

The Clerk called, "Dr. Herman Daniell."

8. Mr. Daniell said his father (Dr. Herman Daniell) had gone to bed. In speaking on his behalf, he had already brought up the points that were important. Council talked about following the process, following the Code. The law was clear, the rules were clear, and the rules weren't followed. He said a group of individuals went before the City and said they wanted to close the roads. The City said 'No, you cannot,' so they closed them anyway. He asked if that was part of the process that Council said once existed. He asked if this was what Council wanted to represent to the citizens of South Carolina and Charleston.

Mayor Tecklenburg said, "Thank you, sir."

The Clerk said, "We did receive some comments. One person said the war in Ukraine is illegal and so were road closures on Frampton and Fairway. Those both should be condemned. He said he provided numerous traffic screenshots of the morning and afternoon commute, school traffic on Frampton and Harbor View, and that had only increased. He said his father was as important as anyone in the neighborhood and deserved the help of the City because the law supported his position. One person said the road closures were illegal when there is no order to close the roads. One person quoted Leviticus 19:32. We received a comment via e-mail regarding the purchase of the property at 11 Cunnington Avenue. They said the purchase value exceeded the surrounding property values and urged Council to defer the item until a more accurate description based on fair market value was determined. One person advocated for the purchase of 11 Cunnington Avenue to help serve as the base for the Hope Center. The building

would be expanded to include laundry, shower facilities, a kitchen, meal distribution space, and flex space that would be used as a warming shelter in the winter and a cooling shelter in the summer for homeless individuals. Those were all of the comments we received.”

Mayor Tecklenburg said, “Thank you very much. That’s the end of our Public Participation Period this evening. Thank you, everyone, who participated. I would like to, I’m not sure that the e-mail went out to Councilmembers from me late today, but it will tomorrow if it didn’t, regarding the Human Affairs and Racial Conciliation Commission that we have now three Councilmembers who have agreed to serve on the Commission, being Councilmember Sakran, Gregorie, and Bowden, who just departed. So, that means that everybody else on Council needs to submit a nomination to me to serve on the Committee, as Mr. Harris just mentioned. I’m going to respectfully ask that you all try, by next Tuesday, to send me your name, your nomination, so that we can vet it a little bit, and then have it ready for our next City Council meeting for your consideration. Because, then Council has to approve all the new members. So, anyway, more instructions on that.”

Mayor Tecklenburg recognized Councilmember Gregorie.

Councilmember Gregorie said, “On the appointments to the Commission, and the Mayor sort of mentioned it in passing, in terms of vetting, because there is a provision in the ordinance that passed, that says the recommendations will, in fact, go through a vetting process. So, please, whoever you recommend, let’s make sure they have the kind of background, just like we do for all of our Committees. People have a specialty in order for them to be able to participate on those Committees, and I want to hold our City Councilmembers to the same standard for HARCC. I call it HARCC. That the vetting process is one where we need to make sure that the people who will be participating have the kind of background and interest to carry out the duties as articulated in the ordinance for HARCC, Mr. Mayor. I know you didn’t mention the vetting, but I think it’s important that people know that, just as we do for other Committees, to make sure that the background is there. Thank you, Mr. Mayor.”

Mayor Tecklenburg said, “Thank you. Alright, speaking of appointments, we have 1A, B, & C, two of which are just Councilmember [appointments to existing Committees](#), and then Ms. Kennerty to the Commission on the Arts.”

Councilmember Mitchell said, “Move for approval.”

Councilmember Gregorie said, “Second.”

Councilmember Waring said, “Mr. Mayor, I’m going to have to decline service on our History Commission.”

Mayor Tecklenburg said, “I thought you’d be so interested to serve on the History Commission.”

Councilmember Waring said, “I really appreciate your confidence, but that’s one that’s, well, it’s not good for me to do.”

Mayor Tecklenburg asked, “Do I have any volunteers that would like to serve on the History Commission?”

Councilmember Waring said, “I would like to nominate Councilmember Mitchell.”

There was laughter in the Chamber.

Mayor Tecklenburg said, "He just got off of it."

Councilmember Waring said, "I found his history of hotels in Charleston fascinating."

There was laughter in the Chamber.

Mayor Tecklenburg said, "Any volunteers? Councilmembers? Anybody want to serve on the History Commission?"

Councilmember Gregg said, "Inaudible."

Councilmember Parker said, "Yes, Shealy."

Mayor Tecklenburg said, "Okay. Should we nominate Councilmember Shealy to the History Commission?"

Councilmember Parker said, "May I ask a question?"

Councilmember Shahid said, "Negative."

Councilmember Parker said, "Why? If I volunteer for this Commission, my husband, he will laugh. He will go 'I think they picked the wrong one.'"

Councilmember Waring said, "Truthfully, I'm more of a merit person. I can kind of tell for me in this area, so history, I need to be told about history."

Councilmember Parker said, "Okay."

Mayor Tecklenburg said, "Alright. Well, with respect to Councilmember Shealy, I'll ask him later. So, can I have a motion to accept these appointments less Councilmember Waring, without you being a part of it?"

Councilmember Mitchell said, "I'll move for approval of it."

Councilmember Gregorie said, "Second."

Mayor Tecklenburg said, "Yes. Alright."

On a motion of Councilmember Mitchell, seconded by Councilmember Gregorie, City Council voted unanimously to approve the following appointments:

---INSERT APPOINTMENT MEMOS---

1. Appointments:

- a. Commission on the Arts:
  - Kay Kennerty (New appointment)
- b. Tourism Commission:

- Councilmember Boyd Gregg (New appointment)
- c. Commission on History:
  - Councilmember A. Peter Shahid (New appointment)

Mayor Tecklenburg said, “Next, there was this great article you all might have seen about our [Interactive Racial Equity Story Map Tool](#). Amber, she is here. Are you prepared to give us a little tour or explanation of the Map Tour? This was requested that Council take a look at this after that article ran a couple of weeks ago in the paper.”

Amber Johnson said, “So, thank you, Mayor and Council, for the opportunity to present our Interactive Story Map. Although you only see two of us up here today, this was truly a collaborative effort. I’d like to briefly acknowledge everyone who helped us with this project. Casey Conrad, Sandy Gagne, Robert Hauck, Jim Hemphill, Omar Muhammad, and Chloe Stuber, who is with me tonight. This tool is modeled after the Asheville Racial Equity Tool, and it creates an opportunity to discuss the data and use the data to inform our decisions regarding the racial inequities that exist throughout the City. In order for transformation to occur, an understanding of our racialized history is required. A mapping tool such as this is critical for us to use in order for change to occur. During Chloe and I’s discussion about the Comprehensive Plan, which I would note, for the first time, incorporates equity, this project came about. So, we thought it was important to learn about the ‘where’ when looking at statistics about race, history, and economic gaps in an organization learning, talking, and analysis about the ‘where’ is how we solve problems and how to create change. Having equity data in our GIS means that it’s accessible and allows us to integrate it into everything we do in the organization to achieve our equity goals.”

Councilmember Shealy returned to the meeting at 8:31 p.m.

Chloe Stuber said, “Alright. So, I’m going to give a quick tour of what’s in the Story Map. First, if you haven’t heard the term ‘Story Map’ before, it’s just essentially a stand-alone webpage that guides the user through an interactive experience with typically pretty complex information. There’s multiple layers and so it guides them through. There is a lot of graphics in addition to, typically, interactive maps, hence, the map part of the Story Map. Our Stormwater Department does a great job of using this tool to explain their projects. So, in this Story Map, we start with an introduction to racial equity definitions, other key terms, and there is a very **brief** history of Charleston and race. So, we just touch on some key highlights, and the timeline is really focused on specifically the role of local government and not just local government, State and Federal, as well, decisions and actions in the past that have led to some of the racial disparities that we see today. Then, we go into the data of those racial disparities and also the implications of those and gentrification displacement in our City, and then we end with highlights on additional racial equity data resources that we have in the City and some ways that we can use this information going forward to guide our work. One other quick note, these are self-guided, so we’re not taking you through the Story Map itself. We encourage you all to spend time with it, so we are just touching on some key highlights.

One of the pieces in the timeline at the beginning of the Story Map references the 1931 Morris and Knowles Report. This was a report that was prepared for the City of Charleston Planning and Zoning Commission that accompanied the City’s first zoning ordinance. It had explicit racial language in the report itself and also a general Plan Map that had race based residential districts. That was the legend that you saw on the first screen and, though the zoning ordinance and the Zoning Map itself did not have any racial explicit language, these two were

working together, the documents were informing one another, and so this is something that we are going to be doing further work on, analyzing, once we have those digitized, all of the maps that accompanied that report. Right now, our Records Management Office is working with the College of Charleston to get those scanned, so you will be seeing more about that once we have that information.

Another spotlight is an additional Story Map, so there is a Story Map and a Story Map you can click through to open up the Urban Displacement Story Map. This is showing historical imagery next to modern day imagery and the impacts of Urban Renewal Era Projects in Charleston, specifically, major infrastructure projects and the impacts of those projects on predominantly Black communities in Charleston County, not just in the City of Charleston. I'm going to let Amber speak to this one."

Ms. Johnson said, "So, the Racial Equity Timeline Story Map, it's based on a project that Councilmember Sakran and I are participating in with the Federal Reserve Bank of Philadelphia. Part of that project asked us to complete a timeline, so we're able to take that timeline, add related images, and map the locations in that timeline to complete this additional Story Map."

Ms. Stuber said, "We have some graphs in addition to the maps that I'll show you in a second. These are charts that were prepared for the Charleston City Plan. It pulls from both American Community Survey data as well as the City Plan Housing Analysis that we procured, and this is just showing population change by race over time and also by area of the City. We're showing a loss in the Black population. Specifically, this is data that I'm sure you all have heard of before. We're also looking at wage disparities between Black and White households, and that gap has actually increased, or increasing, and then this last graph is showing housing cost burdened by area. Cost burden is when a household pays more than 30% of their annual income on housing. So, these are high across the City, but we did find that predominantly Black neighborhoods are twice as more likely to be cost burdened than majority White neighborhoods.

These are maps showing some of the data. I'm not going to show you all of the maps. There are six in there and, again, these are interactive. You can click on the different elements of the map, and you can zoom in and out. These are just going to be still images. One of the maps is showing that same population change data, but spatially, and so this is by neighborhood. The dark yellow is a decrease in the Black population. This is using the most recent 2020 census data, but at the block level. We have a Neighborhood Change Map, which is a term that is used often interchangeably with gentrification. It's essentially measuring for the same things, so it's looking at not just change in race, but also income, education, cost of rent, and household size. The dark purple are areas of high neighborhood change in the City. We used the Los Angeles indices of Neighborhood Change Methodology for that, so you can click to learn more about that if you're interested.

Then, this last map I'll highlight is a side-by-side comparison between that Neighborhood Change Map and a Housing Cost Change Map. The Housing Cost Change Map shows the change in number of rent burdened households. Again, that cost burden means that they are paying more than 30% of their income on rent. So, the dark blue is showing a decrease in rent burdened households. We found when looking at these side-by-side that the decrease in rent burdened households corresponded almost exactly with areas of high change in the City. That can take a while to process, so I'll kind of walk through the explanations for what could be causing that are either wages are increasing, or housing costs are going down, or those who were rent-burdened previously have since left and people with higher incomes have moved in. Since we know the first two of those, wages are not keeping up with housing prices, housing

costs are not going down, then the third explanation makes the most sense. So, this is something that is not news to many people, that housing costs has an association with gentrification displacement, but this data just shows us that cause and effect and also gives us some measures that we can use to look in the future where we can aim our strategies to prevent displacement and gentrification going forward.”

Ms. Johnson said, “So, the tools that were highlighted in the Story Map can be found on the Open Data Portal under Racial Equity. Currently, what’s featured there is the Street Tree Canopy, Social Vulnerability, and the Charleston Police Department Racial Bias Audit Tracking Dashboard. We hope to be able to add more there in the future. Right now, this is just the beginning of this map. We hope to continue to grow it as the work continues to grow, but we know that, internally, we’re doing a lot of work, and we’d like to share this across departments and also externally with our community partners and academic institutions, so that we can share this information and continue to inform our decisions as we move forward. This is where the map can be found. Thank you for your time.”

Mayor Tecklenburg said, “Great. Yes, sir.”

Mayor Tecklenburg recognized Councilmember Gregorie.

Councilmember Gregorie said, “What they’ve shared is really just the tip of the iceberg of what this Story Map does. I mean, I had the opportunity, well, I took the opportunity to go through it. To click here, click there, see where redlining occurred, and how redlining affected African American communities. It’s a fantastic piece of information that really shows us how we got to where we are and how important it is that we have HARCC because what it does is it substantiates, Mayor, as you know, a lot of the issues and concerns that were raised with the Special Commission. So, anybody that wants to really dig in a little more, it’s just as simple as just clicking that, and it takes you through tons of pages of data and information on race, disparity, inequity, you can actually see it. So, I really applaud the great work that these ladies have done. Thank you, Mr. Mayor.”

Mayor Tecklenburg said, “Chloe and Amber, you all have done a terrific job. Thank you so much. Any other questions for them?”

Mayor Tecklenburg recognized Councilmember Sakran.

Councilmember Sakran said, “I will be brief. Chloe and Amber, thank you for the work. You know, I wasn’t on Council when you all voted on the slavery apology, but I’m going to use that as kind of a reflection point for me. I know many on Council didn’t vote. Some didn’t vote because it didn’t go far enough. I’m thinking of the arc of progress that I’ve seen in watching. So, we have the slavery apology, we have Amber’s office, we have the Commission, and now the newly-formed permanent Commission. I do feel like tonight is a critical moment, and I know this stuff doesn’t get played out in the news, and it’s not really sexy, but we are connecting, implementing action ideas with data, and when you do that, that’s when I think real change occurs because if you aren’t measuring something, you’re not going to improve on it. This is a starting point to measure where we’re headed, so I think it’s a monumental shift because now we’re talking about data, we’re not talking about feelings and emotions. This is real. So, I just want to say thank you, Amber and Chloe, for getting us on this trajectory, which I believe is a new page in our City’s history in terms of reflecting on our past. So, thank you.”

Councilmember Gregorie said, “And it just substantiates the data from the disparity study that was done by Avery. It really, really solidifies it and shows you how it happened.”

Mayor Tecklenburg said, “And it’s up to date, as well. They’ve used the 2020, the more current census data, and the trends are still there, you all. So, this will be an incredible tool for us, but also specifically for the Human Affairs Commission to be able to talk about policy and base it on data, as you say, Councilmember Sakran, rather than emotions or hypotheticals. So, anyway, this is great work. I wanted to share it with all of Council.

So, next up is a very brief report from me. I think Tracy’s at home a little under the weather this evening. All I’m going to [report to you on COVID](#) is that the case numbers, where the CDC had recognized this area as being medium, we’re now low, and so that’s a good thing. Employee cases remain at zero for the second meeting in a row, so both good pieces of news. That’s all I’ve got to report to you on COVID.

Next up is our [Council Communications](#). First is a recognition of local organizations that support and are run by women. Councilmember Parker.”

Councilmember Parker said, “Thank you. Thank you, Mr. Mayor. I just want to quickly say I didn’t get to run down a list. There are so many great organizations in this City that support the women of our City, that are run by women, but I just want to throw out a few. I did not expect tonight to be this long, so I’ll be quick. Postpartum Support Charleston, YWCA, American Association of University Women, Junior League, Women’s Rights Empowerment Network, My Sister’s House, Florence Crittenton Home, Tri-County Speaks, Elevate Tri-County Women’s Project, and Charleston Junior Women’s Club. Obviously, these are all wonderful organizations that support our community. I commend them. Let’s continue to support them as they support the women of our community. Councilmembers, I would love for you, in each one of your districts, to just let me know one thing that maybe the women of your districts may want to be pushed through our Commission on Women. Please just let me know. I would love to bring something, and I know those women work really hard and they’ve, obviously, been on the Commission a lot longer than I have, but bring me one thing from your district. I just hope you can do that, but that’s it. Thank you.”

Mayor Tecklenburg said, “Alright. Thank you. Any questions or comments on that?”

Mayor Tecklenburg recognized Councilmember Gregorie.

Councilmember Gregorie said, “I know what’s coming from my district, paid family leave.”

Councilmember Parker said, “Okay.”

Mayor Tecklenburg said, “Next up is a [discussion regarding mask and vaccine mandates](#) for employees and City buildings, an update of implementation process. Councilmember Parker.”

Councilmember Parker said, “Yes. Thank you, Mr. Mayor. So, again, this is not to be a long drawn out conversation, just an update. Again, I have not received a response from the Attorney General. I’m getting the same response as before, so that’s really all I have. I will continue to work on coming up with a process, bringing it to Committee, and then bringing it to you all. So, I just wanted to update you on that.”

Mayor Tecklenburg recognized Councilmember Shahid followed by Councilmember Gregorie.

Councilmember Shahid said, "I pulled Judge Norton's Order that addressed the lawsuit that was brought out. I'll give you a copy of this, Councilmember Parker. This may answer some of your questions, but this was the Order that denied the Motion for Temporary Relief. On page 38 of the Order, it talks strictly about South Carolina's Home Rule Act, and Judge Norton's Order stamped out any challenge that the Plaintiffs may have had to the Home Rule Act, and it cites the Memorandum you should have received from Corporate Counsel as to this particular issue, as well. The second Order I'm going to give you for your information was filed on February 1<sup>st</sup>. It ended the case completely, with prejudice, so the matter has been resolved, quite frankly. You can get an Attorney General Opinion if you want, and you can pursue that, but the law of the case dealing with this mask ordinance and the Mayor's actions have been validated by those Orders. An Attorney General's Opinion does not trump a Federal District Judge's Order, and that's the end of the matter. If you want to get an Attorney General Opinion, go ahead and do that, but I think this may help you to understand the process a little bit better as to what transpired."

Mayor Tecklenburg said, "Thank you."

Mayor Tecklenburg recognized Councilmember Gregorie.

Councilmember Gregorie said, "I think at some point we need to have a discussion of the difference between a policy and a law. I think that's very important, and the Mayor has the responsibility to carry out either as the executive branch because sometimes we ask our Corporation Counsel for Legal Opinions when they're really policy decisions that can be made by this body without even going to them. Now, don't get me wrong, they're not going to let us make a policy decision that is going to cause us problems, but I think that it is very important that at some point we have a discussion over the distinction between policy and law. Policies tend to be very procedural in nature, policies tend to grow from a law, and vice versa sometimes, but I do think at some point we need to have that kind of discussion, Mr. Mayor, because there is a distinction between a policy and a law. It's much easier for you, Councilmember Parker, to change that policy, and I think what you're talking about is policy really, and you can make a recommendation for changes. All you need is seven votes."

Mayor Tecklenburg said, "Alright. Anyone else before I come back to Councilmember Parker?"

No one else asked to speak.

Councilmember Parker said, "Yes. Just again, more regarding the process, Councilmember Shahid. I'm well aware of everything you've printed out for me. Again, it was just keeping it here. If we go back to the COVID-19 update, it's all but disappeared until it's back, and that's when we need to talk about process and our City staff, so that's the only reason it was on here tonight. If you would like to discuss it further, but I don't. It was just an update."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Well, Mr. Mayor, we've had three Council meetings on this particular subject, and it's the same questions that's come up at the same time. Your actions

and the actions of other jurisdictions have been validated. It's not a question of policy or procedure. It's a question of the Mayor's authority as to implementing what you implemented, and it's been ruled upon. It's not an Attorney General's Opinion. It's not Corporate Counsel's Opinion. It's a decision by a sitting judge who ruled that this was a proper mechanism which you did and what other jurisdictions did, as well, so I'm not sure what the end game is on this matter. I'm glad to continue having a discussion about it, but, at the end of the day, talking about the mask ordinance, or the mask policy, or the mask process that you implemented has been said it's okay, and the case is now over. If you have another crisis that comes up and you follow that same process and someone challenges it, I suspect that the ruling will be pretty identical to what you just did before. So, we can have it back on Council Communications, we can keep on talking about it, but at the end of the day, this matter has been resolved completely and finally."

Mayor Tecklenburg said, "Alright. Thank you. Anyone else?"

No one else asked to speak.

Mayor Tecklenburg said, "Alright, then we're going to move forward. Thank you, Councilmember Parker. We're going to move forward with our Council Committee Reports. First up is Councilmember Waring, [Public Works.](#)"

Councilmember Gregorie said, "Move for approval."

Councilmember Mitchell said, "Second."

Councilmember Waring said, "I second the motion, Mr. Mayor. No. Everything was approved, Mr. Mayor, as you see on the agenda, unanimously by the Committee, and they have already moved."

Mayor Tecklenburg said, "Yes."

On a motion of Councilmember Gregorie, seconded by Councilmember Mitchell, City Council voted unanimously to adopt the Committee on Public Works and Utilities Report, as presented:

**a. Public Service Department Update:**

- (i). Presentation on Third Party Reviews for TRC Projects
- (ii). Approval of the Scope of Undergrounding for the Archer School

**b. Stormwater Management Department Update:**

- (i) Update on Calhoun West Project (**DEFERRED**)
- (ii) Update on Orleans Woods area and Dupont Wappoo Project
- (iii) Update on Cooper/Jackson (Upper East Side) Project. (**DEFERRED**)
- (iv) Discussion on Current Stormwater Capital Improvement Plan Project Allocations and the Drainage Fund Allocation Process
- (v) Request to allocate funding for the Lake Dotterer Outfall Project from the City Drainage Fund (**The Committee voted to allocate \$1.3 million plus a 15% contingency from the Drainage Fund.**)

Mayor Tecklenburg said, "Next up is [Ways and Means](#). I think."

Councilmember Shahid said, "Move for approval."

Councilmember Shealy said, "Second."

Councilmember Mitchell said, "You got Stormwater, right?"

Mayor Tecklenburg said, "As amended."

Councilmember Shealy said, "Second."

Mayor Tecklenburg said, "Right. Okay. I'm sure Madam Clerk has got all of that, right?"

The Clerk said, "Yes, and then the Charleston Museum item from Real Estate was deferred."

Mayor Tecklenburg said, "Alright. We'll approve it as amended."

On a motion of Councilmember Shahid, seconded by Councilmember Shealy, City Council voted unanimously to adopt the Committee on Ways and Means Report, as amended:

---INSERT COMMITTEE ON WAYS AND MEANS REPORT---

(Bids and Purchases

(Budget, Finance and Revenue Collections: An ordinance authorizing and providing for the issuance of City of Charleston, South Carolina Hospitality Tax Revenue Bonds, and other matters pertaining thereto; prescribing the form of bonds issued hereunder; pledging local Hospitality Taxes to the payment of the principal of, premium, if any, and interest on the bonds; and making other covenants and agreements in connection with the foregoing.

(Budget, Finance and Revenue Collections: A first supplemental ordinance providing for the issuance and sale by the City of Charleston, South Carolina of not exceeding \$38,000,000 Hospitality Tax Revenue Bonds, Series 2022, and other matters relating thereto. The proceeds of these bonds will be used for the Low Battery Seawall project.

(Parks Department: Approval of the deposit of Palmetto Pride's 2022 Keep South Carolina Beautiful Grant Award in the amount of \$9,350, for Keep Charleston Beautiful to utilize for litter reduction events, litter education and awareness programming, and beautification efforts within the City of Charleston. This is an after-the-fact request. Due to time constraints, this grant was accepted on February 15, 2022. There is no City match required.

(Parks – Capital Projects: Approval of a Municipal Operations Complex Professional Services contract with Stubbs, Muldrow, Herrin Architects in the amount of \$255,178 for services including a complete inventory of existing facilities, equipment and vehicles, a needs assessment survey and interview with staff, a site analysis of 1820 Harmon St. (W.R. Grace site) and adjoining properties and a conceptual master plan including the programming of space and building interiors for the replacement of the current City operational facilities located at Milford St. Approval of the professional services contract will obligate \$255,178.00 of the \$600,000.00 project budget. Funding sources for this project are 2019 General Fund Reserves (\$600,000.00).

- (Resiliency & Sustainability: Approval to submit the 2023 SC DHEC Solid Waste Reduction & Recycling grant application in the amount of (\$15,000) to support a pilot food scrap composting program at farmers markets. The grant application is due on April 1, 2022. There is no City match required.
- (Resiliency & Sustainability: Approval to submit the 2023 SC DHEC Solid Waste Reduction & Recycling grant application in the amount of (\$110,000) to support food scrap composting and associated infrastructure. The grant application is due on April 1, 2022. There is no City match required.
- (Planning, Preservation and Sustainability/ Business and Neighborhood Services – Approval to apply to the National League of Cities for the City Inclusive Entrepreneurship (CIE) Resource Mapping grant opportunity in the amount of \$15,000. Funding would go towards an asset mapping of entrepreneurial resources and a report of recommendations for improving the ecosystem of entrepreneurial support. There is no City match required.
- (Housing and Community Development: Request the Mayor and City Council approve a contract amendment in the amount of \$50,000. The amendment increases the amount of the award to \$53,825.75. Previously, the City of Charleston awarded \$50k and \$10k respectively to address the needs of low and moderate income residents in the City of Charleston. From the previous award allocation \$3,825.75 remains. The amendment would allow Charleston Habitat for Humanity (CHFH) to continue providing assistance to residents who own their homes and have been identified in partnership with the Department of Housing and Community Development (HCD). The funding for this contract is derived from prior-year Community Development Block Grant funds.
- (Police Department: Approval of a contract between the City and Turn 90 (formerly Turning Leaf) in the amount of \$85,000. Turn 90 provides a post release reentry program for recently released inmates.
- (Police Department: Approval to submit an application for the 2023 JAG OHSJP Grant for \$30,580 for two Multispectral Cameras, a 360° Camera, software, a tripod, and rain kit. The application is due on March 25, 2022. There is a 10% City match required for this grant (\$3,058). **(AS AMENDED)**
- (Police Department: Approval to submit an application for the 2023 SCDPS Safe Neighborhoods Grant for \$163,240 for two portable mass spectrometers and supplies (sampling devices). The application is due April 15, 2022. There is no City match required.
- (Request to allocate funding for the Lake Dotterer Outfall Project from the City Drainage Fund. ***(The Committee voted to allocate \$1.3 million plus a 15% contingency from the Drainage Fund.)***
- (Housing and Community Development: Approval to authorize the Mayor to execute the necessary documents for the purchase of 11 Cunnington Avenue, a 0.08 acre property, which includes a recently renovated building of 3,316 total square feet, located in the Neck Area of the City, for \$1,300,000 subject to the conditions outlined in the attached Agreement of Purchase and Sale. (TMS No. 464-14-00-118) (11 Cunnington Avenue, Charleston, SC 29405) ***(DENIED) (The Committee voted to not purchase 11 Cunnington Avenue. The motion passed 7 to 5. The vote was not unanimous. Councilmembers Sakran, Mitchell, Brady, Bowden, and Appel voted nay. Mayor Tecklenburg abstained from voting on this item.)***
- (Request to authorize the Mayor to execute on behalf of the City of Charleston a Memorandum of Agreement regarding PEN 3A Water Transmission Main Project between City of Charleston and Charleston Water System.

(An ordinance to authorize the Mayor to execute on behalf of the City an Amended and Restated Lease between the City of Charleston and Charleston Water System regarding the use of the recreational Greenway.

(An ordinance to authorize the Mayor to execute a deed and any other necessary documents, approved as to form by the Office of Corporation Counsel, Quit-claiming to Children's Museum of Charleston the City of Charleston's right, title, interest, if any, to that certain portion of property bearing Tax Map Number: 460-16-02-010, and subject to certain exceptions and other matters to be approved by the Office of Corporation Counsel. **(DEFERRED)**)

First reading was given to the following bills:

*An ordinance authorizing and providing for the issuance of City of Charleston, South Carolina Hospitality Tax Revenue Bonds, and other matters pertaining thereto; prescribing the form of bonds issued hereunder; pledging local Hospitality Taxes to the payment of the principal of, premium, if any, and interest on the bonds; and making other covenants and agreements in connection with the foregoing.*

*A first supplemental ordinance providing for the issuance and sale by the City of Charleston, South Carolina of not exceeding \$38,000,000 Hospitality Tax Revenue Bonds, Series 2022, and other matters relating thereto. The proceeds of these bonds will be used for the Low Battery Seawall project.*

*An ordinance to authorize the Mayor to execute on behalf of the City an Amended and Restated Lease between the City of Charleston and Charleston Water System regarding the use of the recreational Greenway.*

4." Mayor Tecklenburg said, "Next up is [bills for second reading](#). I think we've got 1 through

Councilmember Mitchell said, "Move for approval 1 through 4"

Councilmember Brady said, "Second."

Mayor Tecklenburg said, "And number 4 is as amended, as well."

Councilmember Mitchell said, "Number 4, as amended."

Mayor Tecklenburg said, "Any discussions or questions about 1 through 4?"

No one asked to speak.

On a motion of Councilmember Mitchell, one (4) bills (Items L-1 through L-4) received second reading. They passed second reading on motion by Councilmember Brady and third reading on motion of Councilmember Brady. On further motion of Councilmember Mitchell, the rules were suspended, and the bills were immediately ratified as:

**2022-044 - AN ORDINANCE AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ON BEHALF OF THE CITY A NON-EXCLUSIVE STORMWATER DRAINAGE EASEMENT AGREEMENT WITH ASHLEY HARBOR HOMEOWNERS ASSOCIATION**

- 2022-045 -** AN ORDINANCE TO AUTHORIZE THE EXECUTION AND DELIVERY OF LEASE PURCHASE AGREEMENTS WITH TD EQUIPMENT FINANCE, INC. IN ORDER TO PROVIDE FOR THE ACQUISITION OF VARIOUS VEHICLES AND ASSOCIATED COLLATERAL, VARIOUS MAINTENANCE EQUIPMENT AND ASSOCIATED COLLATERAL, INFORMATION TECHNOLOGY EQUIPMENT TO INCLUDE COMPUTER, LAPTOP AND TABLET REPLACEMENT, AND MOBILE DATA TERMINALS FOR POLICE; TO PROVIDE THE TERMS AND CONDITIONS OF SUCH LEASE PURCHASE AGREEMENTS; TO PROVIDE FOR THE GRANTING OF A SECURITY INTEREST TO SECURE ALL OBLIGATIONS OF LESSEE UNDER THE LEASE PURCHASE AGREEMENTS; TO AUTHORIZE THE EXECUTION AND DELIVERY OF ALL DOCUMENTS, INCLUDING ONE OR MORE ESCROW AGREEMENTS, NECESSARY OR APPROPRIATE TO THE CONSUMMATION OF SUCH LEASE PURCHASE AGREEMENTS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.
- 2022-046 -** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A LEASE AGREEMENT BETWEEN THE CITY OF CHARLESTON AND LUCIER ENTERPRISES, LLC.
- 2022-047 -** AN ORDINANCE TO AMEND ARTICLE II (CITY COUNCIL), DIVISION 1 (GENERALLY) OF CHAPTER 2 OF THE CODE OF THE CITY OF CHARLESTON (ADMINISTRATION). **(AS AMENDED)**

Mayor Tecklenburg said, "Our [bill up for first reading](#) has been deferred, and our next regular meeting is going to be on April 12<sup>th</sup>. If somebody just wants to say something for 30 seconds while I sign these things."

Councilmember Appel said, "Challenge accepted, Mr. Mayor. I'd like to see this ADU Ordinance come back before Council. I think we've struck a decent compromise here. This has just been kind of languishing for several, several months now. It's time to get with it. Thank you."

Mayor Tecklenburg said, "Alright."

Councilmember Mitchell said, "Mr. Mayor, one last question. Have we heard anything or have you gotten with Mr. Jones dealing with the bus to take the young kids to Charlotte, yet? Have you heard anything about it?"

Mayor Tecklenburg said, "You know, I don't have any new news on that, I'll be honest with you. Mr. Whack was working on that for me, and I'll have to ask him in the morning."

Councilmember Mitchell said, "Okay."

Mayor Tecklenburg said, "Yes. Any further business to come before us tonight?"

Councilmember Brady said, "Move to adjourn."

Mayor Tecklenburg said, "If not, we stand adjourned."

There being no further business, the meeting was adjourned at 8:52 p.m.

Jennifer B. Cook  
Clerk of Council