

# Unincorporated James Island

# Annexing Into The City of Charleston

## Fast Facts

- ★ Applying is free and takes less than 2 minutes
- ★ Annexation takes just a few weeks and doesn't require any of your time or money - City Staff attends all Public Meetings on your behalf and the process is completely free for property owners
- ★ Save money at the Muni and other City recreation facilities by annexing!

## Benefits of Annexation

<b>More Services</b> City provides many services while Public Service Districts only provide fire service and garbage pick-up	<b>City Representation</b> Gain the ability to vote for Charleston City Councilmembers and Mayor
<b>Dozens of City Parks</b> Stephen Washington Park, Angel Oak Park, Harborview/Fort Johnson Park, many dog parks & more	<b>Recreation Facilities</b> Lower fees for City tennis centers, pools, Municipal Golf Course, community centers, & summer camps
<b>Livability Department</b> Devoted specifically to resolving non-emergency and non-criminal issues in residential neighborhoods	<b>Public Safety</b> The largest police department in SC and multiple City-operated fire stations on James Island

## Learn More & Contact Us

**Mollie Conner**  
Annexation Planner  
843 - 577- 1686  
[connerm@charleston-sc.gov](mailto:connerm@charleston-sc.gov)  
[charleston-sc.gov/join](http://charleston-sc.gov/join)



## How it Works

**1** Contact the City about your property's eligibility to annex

**2** Submit an Application & Petition

Discuss with Staff any preference for a specific zoning district (typically Single-Family Residential if annexing your home).

**3** City Council Hearings

Your property should be on the next available Council meeting & a public notice will be placed. Council will vote twice on your annexation.

**4** Annexation Ratified

You'll receive a Welcome Letter detailing your new City services and resources. Utilities & other jurisdictions are notified. Residential property owners will see decrease in CWS water and/or sewer bill within 2 months. Property tax adjustments will be reflected on the subsequent year's tax bills issued by Charleston County.

**5** Zoning & Finalization

The Planning Commission will make a recommendation for your property's zoning to City Council, and a Zoning notice will be placed. City Council will review the recommended zoning and vote on it at 2 meetings. Welcome Home!

# Residential Annexation

## *Frequently-Asked Questions*

### What is Annexation?

Annexation is the legal process that incorporates a property into the boundaries of a town or city.

### Will I have to pay two tax bills if I annex?

No. You will continue to pay your property tax bill through Charleston County. The County will bill you as a City resident rather than an unincorporated property owner.

### Will annexation affect my school district?

No. School districts are separate legal entities, unaffected by annexation. School attendance zones are set by your school district.

### Will annexation change the zoning of my property?

In most cases, zoning assigned to newly-annexed properties will be similar to their zoning in the County. The City, Charleston County, & Berkeley County all have different Zoning Ordinances, so all annexations result in a rezoning.

### Why did I get this letter?

You own an unincorporated property that is surrounded by or touching City Limits. These are often areas that had been developed prior to being adjacent to City limits, and have resulted in a patchwork of City, County & private services.

### How do I benefit by annexing?

**Preservation** - The City of Charleston has franchise agreements with Dominion Power and prioritizes undergrounding of power lines that allow historic trees to remain undisturbed.

**Service** - City residents enjoy an enhanced level of service including garbage & trash services, a dedicated Citizen Services department, neighborhood programs, the largest Police Department in SC, & much more!

**Representation** - As a City resident, you will continue to vote for County Commissioners but gain eligibility to vote in City elections for City Council and Mayor.

**Savings** - Save money annually by annexing! Reduced recreation center and City program rates for residents.

### How can I get more information?

Visit us online or contact city staff for more info.



Mollie Conner | Annexation Planner  
843.577.1686 | [charleston-sc.gov/join](http://charleston-sc.gov/join)  
[annex@charleston-sc.gov](mailto:annex@charleston-sc.gov)

# Chickens & the City of Charleston

## Can I have chickens in the City?

Charleston welcomes responsible chicken ownership, allowing up to four chickens per household! Coops should be 150 feet from neighbors unless neighbor has given written permission. No application is needed for coops located more than 150 feet from neighbor(s)!

Still have questions about chickens? Contact the Livability Department at 843-805-3226. The City of Charleston supports a friendly environment for residents and their feathered friends!

## *Connecting With The* **City of Charleston**

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### **Topic**

#### **Short Term Rentals (STR)**

- STR Requirements
- Zoning and Eligibility
- STR Process

#### **Undergrounding Power Lines**

- Utility Undergrounding
- Non-Standard Service Fund
- Project Status

#### **Zoning**

- Residential Renovations
- Setback Requirements
- Tree Protection
- Zoning Verification Letters

#### **Revenue Collections**

- Business License Application/ Renewal
- Quick Permits
- Accommodations Tax

#### **Livability & Tourism**

- Code Enforcement
- Building Compliance
- Quick Response Squad
- STR Enforcement
- Swine & Poultry

### **Dedicated City Staff**

#### **Jason Rowe**

Zoning Compliance Coordinator  
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#### **Mac Gandy**

NSSF Undergrounding Project Manager  
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#### **Omar Muhammad**

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#### **Joshua Richards**

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#### **Dan Riccio**

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