

CITY COUNCIL MEETING COUNCIL CHAMBER

Regular Meeting
August 20, 2024

The fourteenth meeting of the City Council of Charleston was held this date convening at 5:00 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 August 14, 2024 and appeared in the Post and Courier on August 19, 2024.

PRESENT (12)

The Honorable William S. Cogswell, Jr., Mayor

Councilmember Gregg	District 1	Councilmember Waring	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember McBride	District 3	Councilmember Tinkler	District 9
Councilmember Mitchell	District 4	Councilmember Bowden	District 10
Councilmember Brady	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Parker (<i>absent</i>)	District 12

Mayor Cogswell called the meeting to order at 5:00 p.m.

The Clerk called the roll.

Mayor Cogswell said, "I'd now like to ask Councilmember Appel to give the [invocation and lead everyone in the Pledge.](#)"

Councilmember Appel said, "Alright. Thank you, Mr. Mayor."

Councilmember Appel opened the meeting with an invocation.

Councilmember Appel then led City Council in the Pledge of Allegiance.

Mayor Cogswell said, "Alright. We've got a special presentation tonight. I would like to invite Lee Batchelder and Nancy Batchelder up on the dais with me, as well as Don Tretola, Chair Emeritus of the Employer Support of the Guard and Reserve of the U.S. Department of Defense, that was a mouthful, and Craig Bennett, Captain of the South Carolina Armory National Guard to join me up here. Alright.

Ladies and Gentlemen, tonight we have the distinct pleasure of [recognizing Lee Batchelder](#), who has been with the City for 37 years and during that time spent 35 years as the City's well-known and well-loved Zoning Administrator. Lee has spent his watch overseeing small things like a replacement fence on Tradd Street to shepherding in the development and build-out of Daniel Island. Universally regarded and held in the highest esteem by our citizens, his peers, and the business community, Lee has served three Mayors, Mayor Riley, Mayor Tecklenburg, and now with me. While tonight he is being honored for his commitment and service to the City, he has also provided incredible leadership to our City employees who are

also members of our Armed Forces. To talk more about that, I would like to invite Don Tretola with the Department—I can't roll through that one, again, here to say a few words."

Don Tretola said, "Thank you, Mayor. Good evening, Mayor and Council, and members of the public. It gives me great honor this evening to pay tribute to an individual who has gone above and beyond. ESGR, acronym for the Employer Support of the Guard and Reserve, Office of Department of Defense. We are a national organization all across America, and we were established back in 1972 when the Vietnam War ended, and the draft ended. I had the pleasure and honor of serving at that time, and at that time, our President Nixon said, 'There's going to be the end of a draft. It's going to be an all-volunteer Army.' Fast forward over 50 years later, the Employer Support of the Guard and Reserve is still standing strong supporting our military men and women. Over 50% of the fight of the global war and terrorism on all across America on the home front, it's the National Guard and the Reserve components, over 50%.

So, tonight, when you have a situation where you have a supervisor that goes above and beyond for Craig Bennett, who not only serves this City, but also serves our Country in uniform. Normally, I don't read verbatim a note that was presented by a service member, but because of the words that were written, please give me this moment because you will be touched as we were in the Pentagon. 'I have worked for the City of Charleston Zoning Administrator, Mr. Lee Batchelder, for going on seven years. During this time, I have been deployed on two year-long missions in Europe and missed dozens of workdays due to training and other events for the Army National Guard. Mr. Batchelder has provided unwavering support for me and my family. Every time I'm away, he ensures that all the pay and benefits that I'm due are paid on time. He keeps me updated with events going on around the City. He also personally takes some of my projects when I'm too overwhelmed.' I can go on and on and on, but something like that I had to read. So, on behalf of ESGR Department of Defense, Mr. Lee Batchelder would you please come forward and receive the Patriot Award, which is the highest award that a supervisor can receive. Congratulations, sir."

There was a standing ovation in the Chamber.

Mr. Tretola said, "And don't go away yet, but I won't pin you, I'll give you the pin because the last time I pinned someone for an award, I heard 'ouch.'"

There was laughter in the Chamber.

Mr. Tretola said, "So, I'll give you this pin proudly to wear on your lapel, and also I'm going to give you my challenge cord from my 30 some years of service. You deserve that, sir. Thank you and God bless."

Lee Batchelder said, "Thank you."

There was applause in the Chamber.

Mayor Cogswell said, "We're not done with the awards yet so I'm now going to ask Craig Bennett, who again, is a Captain with the South Carolina Army National Guard to come up and say a few more words."

Captain Craig Bennett said, "So, Don, first of all, I didn't know you were going to steal some of my thunder. As Don mentioned, my name is Craig Bennet. I've worked for Lee in the Zoning Division now for almost seven years. I came to him as a First Lieutenant in the National

Guard and have since, as Don mentioned, deployed twice to Europe, and as well, missed days. I, in fact, just came back. Today's my first day back from two weeks being gone for annual training. I mean, keeping me up to date on events in the City is great, but one thing that Lee has always done that was really the reason I submitted him for the Patriot Award this past year was not just taking care of me, but taking care of my family while I've been gone. Lee has reached out to my wife and made sure that she and my parents, just everyone here in town, is taken care of when I'm across the pond, and I really can't say thank you enough for doing that.

In addition to the Patriot Award, I had mentioned tonight to my supervisor in the National Guard, who is Major General Frank Rice, and when I mentioned doing this tonight, he put together something of his own that we'll present, and I'd like to just read it on his behalf tonight. So, 'To Mr. Batchelder, I'm truly grateful for your support to the 263rd Army Air and Missile Defense Command and to the South Carolina Army National Guard. Your willingness to support our soldiers has allowed us to successfully execute missions, mobilizations, and deployments that are critically important to the defense of the homeland and to the security of our nation. Your effort to ensure their well-being speaks volumes to the high level of professionalism and character you possess. Congratulations on completing 37 years of service to the City of Charleston. I wish you well in your retirement, and I'm truly thankful for your contributions and selfless service. Job well done. Sincerely, Frank M. Rice, Major General South Carolina Army National Guard.' Thank you."

There was applause in the Chamber.

Mayor Cogswell said, "You want to say a few words?"

Mr. Batchelder said, "Well, I would like to say just a few words. Thank you, Mayor. So, I would be remiss if I didn't mention the staff of the Zoning Division. They really stepped up during both of Craig's deployments overseas. We do a lot of different things, and everybody was acting as part of a team, and stepped in and took care of everything. I never heard anybody grumbling or anything like that, or reluctant to step up their work level, so it was a team effort. I just happen to be one of those team members, and Craig has been a wonderful employee. I hope he stays with the City for a long time. So, thank you."

Mayor Cogswell said, "Thank you."

There was applause in the Chamber.

Mayor Cogswell said, "Just a few more words of congratulations. For those of you in the audience, those of you that may be listening, you might not have heard of Lee, but you've seen Lee, you've seen Lee's work without question. Charleston is world renowned for our built environment, and a lot of that comes down to folks like Lee sitting in BZA meetings that are well passed 5:00 p.m. for years, and I know his wife will not miss those BZA meetings. But in all seriousness, we are who we are because of people like Lee, and again, I think after 37 years, it's only fitting to give him one more round of applause if you would join me."

There was a standing ovation in the Chamber.

Mayor Cogswell said, "And one more award—no, I'm just kidding."

There was laughter in the Chamber.

Mayor Cogswell said, "I'd now like to call Doris Grant and her daughter Dhmir Grant and CPAC colleagues Jerome Harris and Harrison McIver to the podium. This is a [proclamation honoring Ms. Grant's time and commitment to CPAC.](#)"

Mayor Cogswell read the proclamation.

There was applause in the Chamber.

Doris Grant said, "Thank you, and good evening. Thank you, Mayor, and thank you, City Council. I am honored to be recognized in such a way, and I just thank you for recognizing that. And I need to make a correction. I was appointed to CPAC by former Councilwoman Carol Jackson, and I thank you Carol, and I thank Councilmember Caroline Parker for supporting me through a second term. As one of the inaugural members of CPAC, it was challenging and fulfilling as we tried to define our roles and develop processes and develop a relationship with the Police Department. It was a unique experience in getting to understanding the inner workings of the Police Department, and again, developing those relationships, particularly being on the Policy Committee, bringing insights and perspectives from how policies affect citizens like you and I. I know there will be some vacancies on CPAC, and I encourage Councilmembers to use your positions to appoint folks on CPAC. Please take it seriously and vigorously seek people who will be dedicated to the task. It's a wonderful way to engage citizens in the community. I thank you for recognizing that and implementing the Council. And it's always been diverse since I've been on there, and I hope that you seek to find diversity and inclusion and allow folks to use their talents and skills to represent our neighborhoods and our community in the fullness of what they can do to help in making Charleston the wonderful City that it is. Again, thank you, and I appreciate it."

Mayor Cogswell said, "Thank you."

There was applause in the Chamber.

Ms. Grant said, "Well, since it's Doris Grant Day, I think everyone should go out and celebrate."

There was laughter in the Chamber.

Ms. Grant said, "One other thing, I'd like to thank my cohorts on CPAC who have joined me up here. As you can see, it's been a supportive group and we work well together. And I hope we continue to put together groups of folks who love the City and want to see it work in the beautiful way that it should work."

There was applause in the Chamber.

Mayor Cogswell said, "Alright. Before we move on to our public hearings, I would like to remind Council, and also let our citizens know, that we will be having a City Council Workshop on the Comprehensive and Integrated Water Plan here in Council Chambers next Tuesday, August 27th at 4:00 p.m. It is open to the public, and we hope you all can make it. For anyone who cannot attend in person, the workshop will also be live streamed on our City's YouTube channel and the plan itself will be made public on the City's website, and of course, is the culmination of a lot of hard work and research first started by my predecessor, Mayor Tecklenburg, and the Dutch Dialogues. I've taken a look at it. The concept proposed is very informative, aspirational, and we are excited to have them present. What is more, I'll tell you, we

are working with staff on additional plans based on their Basin Maps, which you'll hear a lot more about, to target initiatives that are actionable now especially in partnership with the Army Corps of Engineers as it relates to the Tidal Inland Flooding Study and the extension of High Battery. So, all in all, I would say it has been a great collaboration, lots going on, lots of public meetings in the future, and more on that to come.

Another point I would like to make we've got another small project that people have been interested in, Sumar Street. We are going to have a public information session on Monday night from 5:00 p.m. to 7:00 p.m. at the Scottish Rite Temple, I guess it's called, on Northbridge. So, it's exciting stuff going on there. Council's been briefed on some of it. We're going to talk a little bit more about it, but this will be open to the public and I would encourage you all to come. I think what's being proposed there is pretty exciting.

So, moving on now to [public hearings](#), I'd like to ask Christopher Morgan to present. Of course, I ask Council to hold your questions until after and then after the public comment period."

Christopher Morgan said, "Thank you, Mayor, and members of Council. The first item is [1614 Wilton Street](#). That one has been withdrawn by the applicant, which means it's no longer an active case, so we will skip over that one.

The next one is [2925 Maybank Highway](#) which is a Planned Unit Development otherwise known as the Jubilee PUD on Johns Island, and I'm going to go into a few slides here because there's a little bit of detail here, and some of you may not be familiar with this. It was in your packages, but the subject parcels are here on Maybank. It's just to the northeast of Wildts Battery, which is a newer road that was built about 10 or 12 years ago between Cane Slash and Maybank, and this will create with this new development some other connections to Wildts Battery. Another interesting thing about Wildts Battery is at the corner of Wildts Battery and Maybank is where our new fire station is. I forget the fire station number, but we're building a new fire station in that location. The subject property is zoned a mix of Residential Office and Commercial Transitional, and then it had designations from Charleston County for Residential as well and you see the parcels outlined on this map here. This is in our Comprehensive Plan.

The bulk of the property that, particularly developable property, is in what we call Neighborhood Edge which allows for a variety of commercial operations and residential densities up to 20 units an acre. And this was one of those areas that was identified via the Comprehensive Plan as an area for more new development because it is higher. For example, this site is not in a special protection area in the City, so that's unusual and it's a good thing for the site and for development on the site. So, it is in an area that would allow for this type of use as per the Comprehensive Plan.

Aerial photos here just showing parcels. Again, there's an apartment complex just to the southwest along Wildts Battery, and then this is the land use layout of the site. There would be a good bit of stormwater detention and greenspace, the areas that are in the kind of lighter green here. There would be a hotel use that would be in the kind of magenta color, and then in the yellow colors there would be these cottages or smaller hotel individual units. They're still Accommodations units, but they are like individual structures. That would be a key part of the development, as well. The hotel itself would probably be about four or five stories, and then those units would be two or three stories.

There's an abundance of open space. It exceeds our requirements for open space on the site. They will also meet the Accommodations Overlay requirements for things like contributions to affordable housing, so they are checking a lot of those boxes there. Here is the open space layout, of the site and you can see there's a good bit of it there. Each of those groups of the Accommodations separate cottages or houses surround a greenspace as well, so that's another positive for how they are arranged. And this is just an image that shows two of the three big centers on Maybank, and it shows how the development here is helping with our connectivity system that we are working to create alternatives to Maybank Highway, so not everybody will have to go on Maybank if they're going, say, from their neighborhood to get a gallon of milk or to go out to eat, and I'm going to walk up here and show a couple of these but, basically, these are proposed new connections. This development will build this portion of it here and will create the opportunity for this connection to be made here. This is the Southern Pitchfork, with the idea that you can connect that to Cane Slash, and all of this creates more connectivity here. It takes some of the pressure off Maybank and gives us more opportunities to get around on Johns Island, and that was a key aspect of this plan.

An aerial with the site plan on it. You can see large areas of the detention pond. They're also preserving most of the wetlands on the site there to the northwest, and you can see the rest of the site here in a little bit more in detail, and we can go through these if you all have questions. And that's the retention pond, and there are trails and things like that that connect to Cane Slash Road.

So, the applicant has provided some information about the traffic study, which there will be more traffic on this site, but it would be less traffic than, say, if you had a comparable residential development or if you had a residential and a commercial development, because those are trips that are also being generated more at peak hour than say a hotel would be which is more like an evening thing or a weekend thing. So, these are all the studies of the traffic there that show that it's not as big a traffic generator as some of the potential uses that could have been on the site, and that was from the applicant. The Planning Commission has reviewed it and recommended 7 to 0 in favor of the Planned Unit Development.

Moving along, we have the [Harmony PUD amendment](#), and this relates to the settlement that you all saw in your Ways and Means coming from the Real Estate Committee. And this is the tract that is Harmony. I think most of you all are familiar with this. I'll go through these very quickly. In our new Comprehensive Plan from 2021, it showed it as Low Impact and Conserved because it is a site that has some challenges from a stormwater standpoint. And you see the aerial there, and just more of the marshes and things that are around it. And this image here shows how the property would be divided up. Again, you've got this in your packages, but it is three these three tracts. The development that would occur here, the active adult multi-family, would be in tract three. The public tract would be this tract, which wraps around it, and then there would also be this commercial tract that had always been in the PUD up here along Glenn McConnell Parkway at Shelby Ray. This would condense the area that development would occur in and, in fact, that 40 or so acres that would be the main development tract, most of the development would actually be up towards the railroad tracks there, because that's where some of the higher and better land is.

And, just for sake of comparison, that's about a 40-acre tract, they're talking about doing 240 units here. The Overture in West Ashley that's on Coburg Road behind the Harris Teeter is about 200 units on seven acres, so you see how 240 units on this site will definitely be in a much more condensed area with the multi-family concept that they're looking at as opposed to the original concept on this site with single-family and townhouses. So, much less stormwater

impact utilizing the highest area on the site, a lot of benefits to this settlement here. And, this is just a little bit more detail of the proposed areas. Some of the positives to this change to the PUD is it eliminates the essential entitlement to develop single-family houses, and it introduces age-restricted residential units, which as we all know generate less traffic on a regular basis, particularly it will address less traffic at a peak hour when everybody else is going to work, school, and things like that. And it protects natural resources by creating a public tract and allowing the City to have ownership of that highland and the Active Adult Multi-Family Tract and Commercial Tract are heavily buffered. The development is going to have limited visual impact to surrounding neighborhoods. The only connection that will be to the neighborhoods to the northeast are for public safety purposes. They'll be gated locations that are only accessible to public safety activities.

It has adequate parking for senior residents, guests, and the use of the Commercial Tract reduces the total amount of the anticipated road surface. Schools will not be significantly impacted. So, this is just a comparison chart of the original PUD. It is the same amount of the commercial space. It is the same number of units, but now they move to the active adult. They are allowed within that 240 units to do 55 townhouses as some of those 240 units. They would still be active adult, and they would have to meet all our stormwater standards and be as condensed as possible if they did choose to do that option.

These are some examples of the Overture on Daniel Island. Again, this is the type of development that would occur here and the Overture in West Ashley, which I was just citing before that is essentially 200 units on seven acres. So, the Planning Commission did recommend it with the condition that the 240 active adult units of multi-family density, up to 55 of which may be one-family attached dwellings, upon meeting the requirements and standards set at the time of the approval of the development agreement and amended PUD would have to adhere to that, and Ms. Copeland is going to talk about the development agreement.

Julia Copeland said, "Good evening, everyone. So, I'll just reiterate what I shared at the Real Estate Committee, and that is with this Development Agreement it's a 20-year term, 5-year initial, with three 5-year extensions. It stresses that any development pursuant to this PUD and Development Agreement will be subject to the 2020 Stormwater Manual and all of the restrictions and requirements therein. It will also be subject to the current land development regulations and our Zoning Ordinance in effect at this time. Also, just so you know, specific to this particular project, any stormwater mitigation that they may have to fulfill in order to build what they are planning for this 40-acre site, or whoever buys this 40-acre site, will have the opportunity to use our public parcel for stormwater mitigation, meaning they could dig ponds in order to satisfy the stormwater requirements, which might actually be a boon for us if we have someone else digging some ponds for us for passive greenspace. One of the things that's specific to this is it will not be subject to the DRB review. I think one of the things that we were thinking about when we suggested this was that the project is off the road from view and into the woods, but that's certainly something up for discussion. I know the Mayor asked a question about that during Real Estate. And that's all I have for you. If you have any specific questions about the Development Agreement, I'm happy to answer that. Mayor, did you?"

Mayor Cogswell said, "We're waiting until we get all the way through here?"

The Clerk said, "Yes."

Ms. Copeland said, "Okay. Thank you."

Mr. Morgan said, "We'll flip through the rest of the public hearings here. These are just the pages from the Development Agreement. The Planning Commission did recommend that, as well, for a 7 to 0 vote.

And then we move into—this has already been withdrawn. This is [Wilton Street](#), so we'll skip over these.

Then, we have some recent annexations. A Single and Two-Family Residential (STR), which was zoned R-4 in Charleston County. This is on [2053 Wappoo Hall Road](#), and it's about a quarter of an acre coming into the City as STR. We have it right there. There's an image of the property.

Then, we have [2468 Flamingo Drive](#) coming in the City as SR-1. An image of the property there.

Then, we have [1641 Woodcrest Avenue](#) coming in the City as SR-1. There we have it there.

And then, we have [2334 Brevard Road](#) coming in the City as SR-1, as well.

And then, we have [1411 Joy Avenue](#) coming in the City as SR-1, as well. Also in West Ashley.

And then, [431 Parkdale Drive](#) in West Ashley coming in as SR-1. There's the property. There's the house.

And then, [913 Trent Street](#) coming into the City as SR-1 in West Ashley, as well. And those are all your public hearings."

Mayor Cogswell said, "Madam Clerk, how many people do we have signed up for public comment?"

The Clerk said, "So, we did have a number of people sign up, but I believe they meant to sign up for Citizens Participation. These are just public hearings. Was there anyone who needed to speak to a public hearing tonight?"

Mayor Cogswell said, "On any of the issues relating to what's been presented. So, regarding just, well, if we do have speakers on this, it's important, and you'll hear me say this again, to abide by the Rules of Decorum. I'll give you a time limit. This is for you to give public commentary. This is not to engage directly with Councilmembers, ask questions of Councilmembers, and we will ask that you respect the Rules of Decorum. If you do not, I will give you one warning, and if you persist, I will have you escorted out of the meeting. So, we have somebody that wants to speak on one of these items."

The Clerk said, "And what is the time limit, Mr. Mayor?"

Mayor Cogswell said, "One minute."

The Clerk said, "Okay. Thank you."

1. Former Councilwoman Carol Jackson said she supported the Jubilee PUD on behalf of New Leaf Developers. She had had direct experience with Adam Baslow and the kind of development that he did, especially on his home base on Johns Island. She felt like he had done his homework over the years of appreciating his territory, building for the long haul in a natural setting. If any on Council had had the opportunity to drive down Maybank Highway across from the Johns Island Library, the commercial section of Hayes Park was open for business, and it was beautiful. She had taken one of her friends and her friend said, 'If only they would stop clear cutting where she lived and make something like that.'

The Clerk called time.

The Clerk said, "Was there anyone else?"

Mayor Cogswell said, "Anyone else from the public? Yes, sir."

2. Ellis Lesemann, legal counsel for Harmony West Ashley, LLC, asked for Council to consider supporting and approving the Development Agreement and the Amendment to the PUD. If they looked at it in terms of the City's priorities, it was an improvement in terms of drainage from the prior project because the City would get 114 acres that it could use for whatever purpose that the City may want to use, including drainage, and it was in that key Church Creek Basin. In terms of traffic, a senior active adult residential development generated less traffic than others. Conservation, the 114 acres that would be purchased at below market value at \$1.25 million. Quality of life, the City would be able to do amenities, public benefits, and public uses through the property as well as protecting existing neighborhoods.

The Clerk called time.

Mr. Lesemann said, "Mr. Mayor, may I briefly conclude?"

Mayor Cogswell said, "Please."

Mr. Lesemann said Councilmembers Appel, Bowden, and Shealy had been particularly involved to make sure that it would be compatible and protective of Canterbury Woods and others. There was no connecting road. There was only an emergency road, which would provide for another form of ingress/egress in an emergency. It was an improvement not only in terms of those priorities, but it also resolved a significant and lengthy litigation in which the City was involved.

Mayor Cogswell said, "Okay. Let's move on to commentary from—we have somebody else?"

3. A citizen said regarding the Harmony Development, he had lived in the Springfield Subdivision for over 40 years, and they had one exit in and out, and there was a schoolhouse down the way. Every seven seconds a car went by their house if they were moving. He lived 4/10th of a mile away from Ashley River Road where Glendale ran into it. If there were two cars parked side-by-side exiting, they couldn't see the cars coming from either direction. His son was waved through and got in an accident. His insurance went up, and the next year it went up again because it was a high-density, accident-prone area. Also, sometimes it took him an hour as he couldn't get out of his driveway or

neighborhood because of the constant traffic all the way up to the Walmart. He said they had a problem with flooding because somebody didn't go through the School of Forestry. He went through the School of Forestry and had been a tour guide for over 25 years at the biggest gardens around there.

The Clerk called time.

A citizen said every tree would absorb 10 to 150 gallons of water, and there were 166 to 170 trees per acre in South Carolina. This was a 166-acre project, 365 days a year.

The Clerk called time.

Mayor Cogswell said, "We have a time limit. You've gone beyond a minute. Anybody else from the public on these items?"

No one else asked to speak.

Mayor Cogswell said, "If not, we will turn it over to any commentary. I know Councilmember Shealy has a question."

Councilmember Shealy said, "Thank you, Mr. Mayor. I appreciate that. On the Harmony Project, obviously, we had different stormwater guidelines at one point which killed this project. We came back. We were in a lawsuit for a few years, and now we are accepting, and we feel comfortable through this mediation with our stormwater. I was going to ask if Matt Fountain would come to the microphone and give us a little bit about the differences of what the 2020 Stormwater Manual means to us and this project in Church Creek and how it's different than what we had before."

Matt Fountain said, "So, Councilmember Shealy, thank you. So, this site is located in the Church Creek Special Protection Area for the City Stormwater Manual. That's the most restrictive stormwater regulations we have in the City. It requires for new development any project working on like a green field site, a site that isn't previously developed, has to be what we call 'volume neutral' and up to a 100-year storm protection. It's actually for us a 1% annual exceedance probability event, but basically the biggest storm you would see on average every 100 years including the 10% factor that the City uses to account for intensification of storms that we've seen since NOAA's last update of rainfall size. So, in that event, which is basically a very large hurricane-style storm event, before you develop the site and after you develop the site, you can't release, for the first 24 hours at least, any additional water from the site after development than you were releasing before development. So, what that requires basically is building either a lot of storage or a lot of infiltration. The space is very hard for infiltration because of the shallow groundwater. Typically, a lot of storage, ponds, other methods where you're going to hold that water back and only be able to slowly release it off the site. So, there is absolutely the concern for how the land will change from pre-development to post-development, 100% agree that going from trees to pavement and things is a big shift. That's why what are called BMPs (Best Management Practices), have to get built so you can model and show that impact. In the rest of the City, we only do a 25-year storm event, which is called a 4% annual exceedance probability. Most State regulation requires a 10% event or a 10-year storm, so we're talking a 100-year storm rather than sort of those more traditional requirements.

We also have in the Church Creek Basin a volume mitigation factor for fill. So, if you're filling soil between where the groundwater table sits and where the modeled flood elevations sit

in that 100-year storm event, basically you're going to displace water off your site, and it's got to go somewhere. In this basin you have to account for that water 1:1 in volume ratio and do an additional 25% volume of storage to account for any other impacts of that fill. So, it's a very restrictive basin because of the known flooding issues within that entire large Church Creek Basin, including structural issues, so any development should actually improve the stormwater within the basin. That was the original intent of that manual in saying that no site is going to fix the flooding obviously, no individual site development, but we need to make it better as we continue to develop. So, that's basically where we stand with this project. The original project that was proposed for the site struggled with that fill mitigation requirement, which is kind of where we ended up in kind of a re-evaluation. I won't necessarily try to highlight how this worked, but a re-evaluation of the site. The proposed site is much more contained, it's more vertical, smaller footprint, so less fill, less impact to stormwater, more room to store that water that's being generated from the development, and that's why the developer feels confident they'll be able to move forward. They still have to come through the full City review process, through TRC, and through all of the stormwater requirements. They haven't done that yet. This is just the step to allow them to start making those technical approaches."

Councilmember Shealy said, "Okay. Great. Thank you. When you talk about a one in 100 storm we're talking a Category 3 hurricane, 4 hurricane?"

Mr. Fountain said, "So, the hurricane categories are a little bit tricky in that they're wind-based rather than rain-based. It is the type of event you would see as like a true soaking hurricane event where you're up to this like 10- to 12-inch rainfall over a single day period. Again, part of what we look at in our regulations are recovery time so that you'll have a recovery for the next storm event so some of the very large hurricanes that sit for a long period of time that's incorporated, as well, but in general you're looking at one of these very large rain-soaking style hurricanes in that design approach."

Councilmember Shealy said, "Okay. And this requirement to hold back water, I think I'm hearing you say that there is even a potential that it could improve the drainage off of that site."

Mr. Fountain said, "So, when you have the fill mitigation, you will see some improvement from that fill mitigation because you're creating more storage than you're losing from any fill you're placing. The volume control ensures no negative. The idea is you're starting to re-gain some capacity as time goes by where there's more room to move that water offsite. You'll likely see a minor improvement. In a basin of this scale, you're not likely to see in any individual project make an obviously noticeable shift to flooding, but the hard part with storms is no two storms are ever the same, so when you're comparing events, it's very hard mentally to say we would have flooded in a previous event. There will likely be a minor improvement, but it may be hard to see it visually during storm events."

Mayor Cogswell said, "And, Councilmember Shealy, if I may, there's some other activities that we're working on that are not quite yet fully baked but relate to other properties that I think could be very impactful in helping with stormwater, in particular, and frankly, for traffic that we can get into. But I definitely think we can have a detailed discussion on that with other Councilmembers that represent that area in advance between first and second reading. So, just throwing that out there for you."

Councilmember Shealy said, "Thank you very much. Thank you, Mr. Fountain. Appreciate it."

Mayor Cogswell said, "Okay. Councilmember McBride, you have some commentary on Jubilee?"

Councilmember McBride said, "Yes, sir. Yes, I wanted to let the public know some more details about the Jubilee PUD. Mr. Morgan did a great job in giving a good overview, but I want everybody to know on the Council, as well. I've talked a lot with the developer. I got a lot of public input on this PUD. I'm cognizant that any development on James Island is going to be and should be heavily scrutinized because we're exceeding our infrastructure. We all know that. And I want to let you know that the developer came to the informal Johns Island Council on Johns Island about four months ago to explain to the public what this PUD is all about. I co-hosted with County Councilmember Joe Boykin at Town Hall, last week at Sunrise Bistro, that was advertised in the Post and Courier and the Johns Island Advocate with the developer talking about the Jubilee PUD. We had renderings and everything else, and I'm going to host another Town Hall next week before the second and third reading with the HOAs immediately surrounding where the Jubilee PUD is going to go. I just want to reiterate that it is consistent with the City's 2021 Comprehensive Plan. This same land, this is something that I've learned being new to the Council and a lot of the public don't know this yet, and I want to just bring up this detail that this PUD is five parcels that will be combined. Those individual five parcels could be developed according to the City's permitting process without any City Council oversight. So, the fact that we do have oversight is because the developer is choosing to bring it into a PUD, a Planned Unit Development, to give it a cohesive integrated function for the public, so that's what I want to talk about. So, rather than being five disjointed parcels of single-family and multi-family and business units, it will be developed into one cohesive and integrated fashion that largely serves the public on Johns Island. It's five total parcels, 13.5 acres total. The parcels by themselves, if it weren't a PUD, could range between 6 and 20 units per acre. The PUD, changing the zoning and making it a PUD, results in five units per acre so it's effectively a downzoning. Only 8 of the 13.5 acres will be developed. So, there's 32% open space on this PUD with walking paths, greenspace, courtyard in the center, and five restaurants, so it's not just a hotel, it's a larger integrated space, five restaurants, public spaces. If you're familiar with Fresh Fields on Kiawah, it has that Fresh Fields look if you look at the renderings with that courtyard in the middle and restaurants around it open to the public. There's a potential for outdoor live music on this courtyard, similar again to Fresh Fields on Kiawah. The development will also include a conference room that could be used by the community, by the public, to reserve. Because as people on Johns Island know, all we have is the public library and Berkeley Electric are the only two public spaces to use. This will provide another space that is centrally located on Maybank Highway.

This PUD will create jobs which will help keep people on the Island. It will create economy, restaurants and businesses, that will help keep people on the Island, and reducing traffic. Because the units being built are a hotel and cottages, they are not single-family and multi-family units as it could be if they were developed with individual parcels which means less traffic than could otherwise have been the case if it were developed according to the zoning of the original five parcels. So, I just wanted to point that out and also just to point out a detail when the Post and Courier and other news just puts out that there are two new hotels on Johns Island or will be, the other hotel that they're talking about is the Dunlin, which is out by Kiawah. It's nowhere near the city portion of Johns Island and has no impact on traffic or anything else on Johns Island. It's not two new hotels on Johns Island, even though the Dunlin is technically on Johns Island. It's way out by Kiawah. This one is going to be on Johns Island on Maybank. It's not just a hotel. It's an integrated multi-function use, so I just wanted to make sure—and I'm open to any discussion with anybody in the public one-on-one, as a group, to talk about this in

more detail and I believe the developer, Adam Baslow, who lives on Johns Island would be happy to do the same. Thanks.”

Mayor Cogswell said, “Appreciate the research you’ve done. Appreciate your willingness to engage the community. I think it’s important doing it outside of even the normal channels, so compliments to you. Any other commentary or questions?”

Mayor Cogswell recognized Councilmember Waring.

Councilmember Waring said, “Thank you, Mr. Mayor. I want to thank Councilmember McBride. When we were re-drawing these districts last year or the district lines, there was a proposal where Johns Island would have, and Councilmember Brady knows this, could have had three Councilmembers representing them. And there was a contingent from Johns Island that came and spoke on having a representative that would live their experience. They understood the numbers of having potentially three votes on Council versus one, but if you had one person that did not live on the Island, maybe Johns Island, West Ashley, another portion, living that experience won out. And Councilmember McBride, the homework that you’ve done, I was sitting back waiting to see what was going to be your position on it because I knew you had done your homework, which means I didn’t have to do mine.”

There was laughter in the Chamber.

Councilmember Waring said, “That’s a compliment by the way, so those people on Johns Island were right in having somebody live their experience. I want to compliment the developer for doing a PUD, a Planned Unit Development. One thing about a PUD, it puts everything on the table upfront before we vote so the public can see. You hear about the public presentation at our Planning Commission. One of the things that creates frustration on behalf of a lot of people is when things get approved, and they don’t know what’s to come. That’s not the case here. So, my compliments to the developer, our Planning staff, and certainly Councilmember McBride. Thank you.”

Mayor Cogswell said, “Thank you, Councilmember Waring. Do I have a motion?”

The Clerk said, “All of the public hearings?”

Councilmember Brady said, “I would move that we take 2 through 11 together.”

Councilmember Mitchell said, “Second.”

Mayor Cogswell said, “I have a motion and properly seconded to take items 2 through 11 together.”

On a motion of Councilmember Brady, seconded by Councilmember Mitchell, City Council voted unanimously to take Items E-2 through E-11 together.

Mayor Cogswell said, “Alright. Now up for consideration are items 2 through 11.”

Councilmember Seekings said, “So moved.”

Councilmember Brady said, “Second.”

Mayor Cogswell said, "I have a motion and properly seconded."

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

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that a portion of 2925 Maybank Highway (Johns Island) (approximately 13.30 acres) (TMS #313-00-00-089, 313-00-00-091, 313-00-00-092, 313-00-00-198, 313-00-00-274 and 313-00-00-275) (Council District 3), be rezoned from Commercial Transitional (CT) classification, and a portion zoned from a previous Charleston County classification, to Planned Unit Development (PUD - Jubilee) classification. The property is owned by New Leaf Builders.

An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending the Harmony Planned Unit Development Master Plan and Development Guidelines (Harmony PUD – West Ashley) (approximately 166.30 acres) (TMS# 306-00-00-003) (Council District 2).

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston the Development Agreement for an approximately 166.4 acre property designated as TMS# 306-00-00-003 with Harmony West Ashley, LLC.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2053 Wappoo Hall Road (James Island) (approximately 0.27 acre) (TMS #343-02-00-134) (Council District 11), annexed into the City of Charleston July 16, 2024 (#2024-107), be zoned Single & Two-Family Residential (STR) classification. The property is owned by Gary and Kelly Hylton.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2468 Flamingo Drive (West Ashley) (approximately 0.30 acre) (TMS #310-02-00-124) (Council District 2), annexed into the City of Charleston July 16, 2024 (#2024-108), be zoned Single-Family Residential (SR-1) classification. The property is owned by Charlene and Thomas Thompson.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1641 Woodcrest Avenue (West Ashley) (approximately 0.24 acre) (TMS #351-11-00-022) (Council District 7), annexed into the City of Charleston July 16, 2024 (#2024-109), be zoned Single-Family Residential (SR-1) classification. The property is owned by Marian Jean Smith.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2334 Brevard Road (West Ashley) (approximately 0.32 acre) (TMS #358-12-00-040) (Council District 2), annexed into the City of Charleston July 16, 2024 (#2024-110), be zoned Single-Family Residential (SR-1) classification. The property is owned by Gregory Pasterick and Nancy Wilson.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1411 Joy Avenue (West Ashley) (approximately 0.23 acre) (TMS #352-10-00-045) (Council District 9), annexed into the City of Charleston July 16, 2024 (#2024-111), be zoned Single-Family Residential (SR-1) classification. The property is owned by Daniel Moorer and Parker Kelly.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 431 Parkdale Drive (West Ashley) (approximately 0.26 acre) (TMS #310-11-00-012) (Council District 5), annexed into the City of Charleston July 16, 2024 (#2024-112), be zoned Single-Family Residential (SR-1) classification. The property is owned by Dulcita Leech.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 913 Trent Street (West Ashley) (approximately 0.25 acre) (TMS #309-14-00-117) (Council District 2), be zoned Single-Family Residential (SR-1) classification. The property is owned by Risë Lockwood.

Mayor Cogswell said, "Moving on we have [approval of Council minutes.](#)"

Councilmember Mitchell said, "Move for approval."

Councilmember Gregg said, "Second."

Mayor Cogswell said, "I have a motion and properly seconded."

On a motion of Councilmember Mitchell, seconded by Councilmember Gregg, City Council voted unanimously to approve the minutes of the July 16, 2024 City Council meeting.

Mayor Cogswell said, "We are now on to [Citizens Participation](#). The time limit for Citizens Participation is 30 minutes. Madam Clerk, how many people do we have signed up?"

The Clerk said, "We have, I believe, 19 speakers."

Mayor Cogswell said, "Alright. We have 19 speakers, so I'm going to give everybody a minute. We have a lot going on, so apologize for the brevity, but again, just to reiterate the Rules of Decorum do apply. Please keep your time to a minute. Think about what you're going to say, and please direct your commentary to, whatever issue you want to talk about, do not direct it towards Councilmembers. This is not, again, a question-and-answer. I will reiterate, I will enforce Rules of Decorum. I'll give you one warning with the bang of the gavel. If I have to do it again, you'll be escorted out. So, who do we have up first?"

The Clerk said, "Roy Owen."

1. Roy Owen said he was in full support of the development of Union Pier. He had been for a long time, and he was glad they got to where they were after the June 2023 change of direction. He thought there was room for refinement of the design of the TIF beyond what was laid out in the draft ordinance, and those changes should be in some important and fairly straightforward aspect. The proposed TIF took as a starting evaluation a value of the redevelopment project area at or close to zero, and contemplated that all additional taxes to be collected on the site in the future go to funding project costs with no allowance for initial tax revenues to be directed to the legacy tax increments.

The Clerk called time.

The Clerk said, "Mohammed Idris."

2. Mohammed Idris said on Labor Day they would be outside passing out fliers following the scripture where Jesus said that the harvest was plenty, but the laborers were few. People told some big lies. People said they couldn't trust each other, He said Black and White was a lie, and it was one of the biggest lies on the planet. Another one was crime. When they came forth, they could not tell the people they were going to stop crime. They could not stop crime. They could make it more displeasurable to do it.

The Clerk called time.

The Clerk said, "Susan Lyons."

3. Susan Lyons, Gadsden Street, thanked Councilmember Waring for announcing the Water Plan at the Public Works Committee. She represented Groundswell, the grassroots organization of homeowners worried about flooding in their homes and neighborhoods. Groundswell had expanded and was now collaborating with homeowner groups across the City as well as with local preservation and climate groups. They thanked the Mayor and Council for enabling the funding of the Comprehensive Integrated Water Plan which was the focus of Council's upcoming Workshop. They were also grateful to the City's Resilience Chief, Dale Morris, for bringing his unequaled experience and guidance to the effort. For the first time in Charleston's history, they would have a viable roadmap to help them adapt to sea level rise, compound flooding, subsidence, and more.

The Clerk called time.

The Clerk said, "Sue Walters."

4. Susan Walters said she lived on James Island and she reiterated what Ms. Lyons had said. They were concerned about the water situation and flooding.

The Clerk said, "Peter Goodrich."

5. Peter Goodrich said he had been a resident of both Charlestowne and Ansonborough neighborhoods over the past 20 years. As one who had been following the flooding issue closely, he thanked the City for setting a firm date this fall for a public forum in which the Water Plan team could present a full explanation of the document and its recommended implementation. In a previous meeting of the Dutch Dialogues, more than 300 citizens attended. They all needed to know more about the City's plans for the immediate, mid, and long-term. He further recommended that the Citizens' Advisory Committee be reactivated to keep the public up to date on mitigation projects underway and the progress of the Water Plan. Communication was critical, and they should make sure that the best and most timely information was made available to everyone.

The Clerk said, "Sunny Goyal."

6. Sunny Goyal said he lived on Gadsden Street. He was a member of the Harleston Village Neighborhood Association. Much like his friends in front of him, he was concerned about the flooding issue that had continued to increase in both the

impact and the intensity within their communities. He was appreciative of the work the Mayor and Council had been doing to publicly release the Water Plan. He thought it was important for the vibrancy of their communities and to ensure that they continued to live in comfort, peace, safety, and security. He didn't believe their communities were fully engaged in the Plan. He thought if they could get louder about it through news sources and others to make sure their communities were engaged as much as possible, it would be wonderful. Many of his neighbors were unaware of the Plan, and he thought if they could engage more of them, they would become champions of the work Council was spearheading, and in turn, become champions of each on Council. He asked Council to continue to turn up the volume on the Plan.

The Clerk called time.

The Clerk said, "Adam Friend."

7. Adam Friend, Founder of Woodlands Shores Coalition, said he spoke on behalf of his neighborhoods in Riverland Terrace and Woodland Shores. Flooding was also on his mind. It sounded like Tropical Storm Debby met the criteria of the 100-year storm by the numbers that were given by that event. His personal property did flood. He hadn't had inundation yet, but he was fearful of the 50-year, 2050 idea of 14 inches of a rise would probably get inundation and a lot of their neighbors. He thought they needed to look at an Overlay concept with it because he was glad that the City was taking such an interest in it, but as Council knew, they had a hodgepodge of City and County all around them. The City could do what they were doing, but if it didn't get followed by the other side, water didn't know boundaries. It was going to come, and they needed to get more from the City.

The Clerk called time.

The Clerk said, "Dick Winters."

No one asked to speak.

The Clerk said, "Roland Flowers."

8. Roland Flowers said he was from the Gadsden Green Community, better known as 'Back the Green.' He wasn't there to complain. They had problems there, but he was there to give the Mayor thanks and appreciation for coming out and walking the Creek with them for two-and-a-half hours in the heat. He said the Mayor was cordial, friendly, neighborly, he gave good answers, and he listened to them. They would like to extend the same invitation to the Councilmembers and get something done in preventing that great piece of land from being destroyed.

The Clerk said, "Chris Cooper."

9. Chris Cooper said he was born and raised in Charleston and currently lived on the Eastside. He was used to the constant flooding of water in his home even when it had not rained for weeks. He had never questioned it until recently. Last fall, he was selected to be a part of their Honors of Science class at Burke High School, where they took a deep dive into the rituals of Charleston's history. He learned that

sometime before the 1950s, Charleston had many different tidal creeks reaching all along the Peninsula, places embedded in Gullah-Geechee history. He found it interesting, as his great-grandmother was Gullah. He learned that the City of Charleston, like other cities did, started to fill in the creeks with trash to make more land. Of the 100 acres that used to be Gadsden Creek near Burke High School, only 4.22 acres were left, and developers wanted to pave over that, too. It was a bad idea, seeing as they now knew that paving over saltmarshes created flooding situations in neighborhoods, like his on the Eastside. He had heard that Mayor Cogswell understood all of that and had walked Gadsden Creek with residents of the community. It gave him hope when their City leaders used science to make decisions that affected all of them.

The Clerk said, "Angela Washington."

No one asked to speak.

The Clerk said, "Jerome Harris."

10. Jerome Harris said as a former Vice-Chair of CPAC, he wanted to congratulate Council for making the appointments and recognizing Doris Grant. He impressed upon Councilmembers the importance of interacting with the individuals who they appointed to CPAC. The Police Department had submitted its final report on implementation of the Racial Bias Audit. It had highlighted the responsibility of CPAC to implement and to work with the department to increase community participation. They needed Council's support and involvement as they had the Water Plan, Union Pier, and all the other things talked about. Council must get smarter about what was happening with the Police, not spending a lot of time on it, but use those appointed individuals as resources to make the department more effective, CPAC more effective, and their community safer.

The Clerk said, "Marsha Higgins."

11. Marsha Higgins, President of Maryville/Ashleyville Neighborhood Association, thanked the Mayor and Council for their updates during Tropical Storm Debby. They appreciated it, and it was helpful. She was there to talk about a ditch located in Ashleyville between 928 and 938 Main Street that needed to be cleaned out. A 96-year-old woman called and asked her to let the City know that the ditch was a problem. It overflowed during the tropical storm and flooded her backyard. It had been a continuous problem even before Debby came on the scene.

The Clerk called time.

The Clerk said, "Sharon Bridge."

12. Sharon Bridge said she was concerned with how HUD apartments were run. They had a smoke-free policy, but people were being allowed to smoke marijuana and cigarettes, when it was written in their lease that cigarettes and marijuana were not allowed, not even for medical reasons. It was causing health issues. She had documentation from three different doctors supporting how health was being affected. Also, HUD apartments were not being maintained, such as not being sprayed for bugs. ACs were not being serviced, outlets were being hit by lightning

and not being repaired, lightbulbs were not being replaced, AC filters were not being supplied, and bathroom floors were not being repaired. She needed some help.

The Clerk said, "Zac Viscidi."

13. Zac Viscidi said Council didn't give out contracts to build hotels, operate bars, taxis, restaurants, or run retail shops. Even horse carriages were not procured by Council. Council certified those companies to make sure standards were followed, but Council was not the gatekeeper to private investment. However, Council chose to write contracts for pedicab procurement. He didn't know why. The choice had led to problems and made investing and starting a business unnecessarily burdensome. Successive attempts had gone awry. The first two bids had been canceled, and as a member of a public board, an involved citizen, an Executive Session lasting almost 20 minutes told him that it wasn't going much better. Businesses should be allowed to operate once deemed to be in line with regulations. He thanked Christina Ott as she worked hard to help citizens do that themselves. He was just there to start his business. He rode a pedicab in the streets for more than five years, and the process to do that was simple. But the process to do it for himself and invest in himself had lasted three years.

The Clerk called time.

The Clerk said, "Sara Mack."

14. Sara Mack thanked the Mayor for his walk-through of Gadsden Creek. Before the other project was built, it was a thriving community. She had hoped by now they would have done something about the flooding back there. She was hopeful that there wasn't going to be any redevelopment of that area because her biggest concern was where the water would go. On behalf of CAJM, which she was a part of also, she wanted to thank the Mayor.

The Clerk said, "Brian Turner."

15. Brian Turner, President and CEO of the Preservation Society of Charleston, said he supported the development of a TIF District at Union Pier and the surrounding area. The Union Pier Redevelopment was one of the Preservation Society's top advocacy priorities, and the establishment of that district would help ensure that there was a public investment to make sure that they could develop civic-oriented uses in a challenging site. In 30 years, when the project was built-out, what they hoped to see was a values-based development where they could see themselves and where they could be proud of something passed down to the next generation. He thanked the Mayor and Council for their service to the City.

The Clerk said, "And those were all the speakers that we had. We did receive some comments online, and these are just a summary. All the comments in full were forwarded to City Council ahead of the meeting. One letter was received from Explore Charleston in strong support of a Tax Increment Financing District to help Charleston realize the thoughtful redevelopment of Union Pier."

Mayor Cogswell said, "Go ahead."

16. Winslow Hastie, President of Historic Charleston Foundation, said on behalf of the proposed TIF for Union Pier that it was a critical first step in the redevelopment of Union Pier. They had been talking about developing Union Pier for at least 30 years, and it was a critical first step to make sure that they got the world-class, incredible development and waterfront access they all wanted. All the money would be going towards public benefits, and it was a critical part for it being a successful development. They were 100% in support of its development and looked forward to engaging with the developer down the road.

Councilmember Waring was excused from the Chamber at 6:15 p.m.

The Clerk said, "And so, we did receive some comments online. One letter was received from Explore Charleston in strong support of a Tax Increment Financing District to help Charleston realize the thoughtful redevelopment of Union Pier.

Mr. Harris, who spoke earlier, also submitted a comment.

Jack Cleland, Chair of the Flood Committee of the Charlestowne Neighborhood Association, thanked the City's Administrators for their response to Tropical Storm Debby and expressed support of Groundswell's comments requesting public comment and reactivation of the Citizens' Advisory Committee for perimeter protection and related issues.

Stephanie Wilson Gentile, on behalf of the Board of the French Quarter Neighborhood Association, requested that the Water Plan be shared online, and that the Citizens and Business Advisory Committee be reactivated, and that a public forum be scheduled, and those were all of the comments we received."

Mayor Cogswell said, "Okay. That concludes Citizens Participation. Next up we have [two appointments to CPAC.](#)"

Councilmember Seekings said, "So moved."

Councilmember Gregorie said, "Second."

Mayor Cogswell said, "Alright, gentlemen. We have a motion and properly seconded for approval of both appointees, Mr. Tyrone Washington recommended by Councilmember Keith Waring, and Mr. Gil Kerlikowske recommended by Councilmember Seekings. I appreciate Mr. Harris's comments on this, as well. We have a motion and properly seconded."

On a motion of Councilmember Seekings, seconded by Councilmember Gregorie, City Council voted unanimously to approve the appointments to the Citizen Police Advisory Council.

Mayor Cogswell said, "There are no Council Communications. We are now on to [Consent Agenda Items.](#) These do not require a vote. They are for information only.

Okay. So, now down to [Committee Reports.](#) I would like to call on Councilmember Mitchell for the Committee Report on [Community Development.](#)"

Councilmember Mitchell said, "The Community Development Committee met on August 15th at 3:00 p.m., and we had two items that we discussed. One was under the Old Business. It was a resolution authorizing the transfer of revolving loan funds awarded by Grant No. 04-49-

04099 and Grant No. 04-79-07537 to the CLIMB Fund for consolidation and that was voted on and approved by the Committee. The other item, Item b. was only for discussion to update the Neighborhood Council Policies and Programs. So, Rebecca Hopkins gave us a lot of information on what they were going to do, some new things they're going to do with the neighborhood associations, Neighborhood Council, and so they're going to be updating that and you will hear some more about that shortly. So, I'm asking for approval of the Committee Report."

Councilmember Waring returned to the Chamber at 6:18 p.m.

Councilmember Shealy said, "Second."

Mayor Cogswell said, "We have a motion and properly seconded. Any discussion?"

No one asked to speak.

On a motion of Councilmember Mitchell, seconded by Councilmember Shealy, City Council voted unanimously to adopt the Committee on Community Development Report, as presented:

a. Old Business:

- (i). Resolution authorizing the transfer of revolving loan funds awarded by Grant No. 04-49-04099 and Grant No. 04-79-07537 to the CLIMB Fund for consolidation

b. New Business:

- (i). Discussion of Updates to Neighborhood Council Policies & Programs – Rebecca Hopkins, Neighborhood Services Manager

Mayor Cogswell said, "Now, I'd like to call on Councilmember Shealy."

Councilmember Shealy said, "Alright. Thank you, Mayor Cogswell. The [Committee on Public Safety](#) met yesterday at 2:00 p.m., and we had two grant awards accepted for the Police Department, one being an approval to accept an award for the SCDPS 2024-25 SRO Grant Program in the amount of \$406,756.00. That grant will provide continuation funding for 3 SROs at Charleston County Schools. There was no match for that one. Also, for the Police Department, to accept an award for the SDPS 2024 Paul Coverdell Forensic Science Grant in the amount of \$31,544.00. That grant will fund comparative software to help identify latent fingerprints, and there is no match required for that grant either, so those are what we have to vote on. We did discuss an ordinance to amend the Code of the City of Charleston, South Carolina to add new Section 19-183 (operation of flooded or closed streets, roads, highways, bridges or alleys). So, that concludes my report, and I move that we adopt it, please."

Mayor Cogswell said, "So, adopting a. and b."

Councilmember Shealy said, "A. and b., yes, I'm sorry."

Councilmember Gregorie said, "Second."

Mayor Cogswell said, "So, we have a motion and properly seconded. Any discussion?"

No one asked to speak.

On a motion of Councilmember Shealy, seconded by Councilmember Gregorie, City Council voted unanimously to adopt the Committee on Public Safety Report, as presented:

- a. Police Department: Approval to accept an award for the SCDPS 2024-25 SRO Grant Program in the amount of \$406,756.00. This grant will provide continuation funding for 3 SROs at CCSD schools. There is no match required for this grant.
- b. Police Department: Approval to accept an award for the SCDPS 2024 Paul Coverdell Forensic Science Grant in the amount of \$31,544.00. The grant will fund comparative software to help identify latent fingerprints. There is no match required for this grant.
- c. An ordinance to amend the Code of the City of Charleston, South Carolina, to add a new Section 19-183 (operation on flooded or closed streets, roads, highways, bridges or alleys) **(FOR DISCUSSION ONLY)**

Mayor Cogswell said, "Alright. Councilmember Waring, [Committee on Public Works and Utilities.](#)"

Councilmember Waring said, "The Committee on Public Works and Utilities met yesterday, and all actionable items passed unanimously, and I so move."

Councilmember Gregorie said, "Second."

Mayor Cogswell said, "Alright. We have a motion and properly seconded. Any further discussion?"

No one asked to speak.

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

a. Acceptance and Dedication of Rights-of-Way and Easements:

- (i). Bermuda Point Townhomes– Waterfowl Lane (50' R/W, 675 LF)

- Title to Real Estate
- Affidavit for Taxable or Exempt Transfers
- Exclusive Stormwater Drainage Easement Agreement
- Plat

- (ii). Accept a new Permanent and Non-Exclusive Stormwater Drainage Easement from CRP/TBC Clements Ferry Owner, L.L.C., on TMS#268-00-00-002.

- (iii). Accept a new Permanent and Exclusive Stormwater Drainage Easement from Leucadia Coast Properties, L.L.C., on TMS# 459-00-00-009.

b. Public Service Department Update

- (i). Environmental Services Update

- (ii). Approval of a Maintenance Agreement with Charleston County to install and maintain a concrete sidewalk along Hay Road between Maybank Highway and Johns Island County Park
- (iii). Approval of proposed Non-Standard Service Fund Undergrounding Areas

c. Stormwater Management Department Update

- (i). Approval of an addendum to the contract for \$264,451.00 with Black & Veatch Management Consulting, LLC to provide phase 2 of services to develop an update account database and business practices. Approval of the contract will increase the project budget by \$264,451.00. Funding is allocated for this item within the Stormwater Operations Budget for FY 2024.
- (ii). Approval of a reassignment of the contract from Black & Veatch Management Consulting, LLC to Black & Veatch Corporation. There is no financial impact from the reassignment.

d. Miscellaneous Business:

- (i). Request for after the fact approval for the submission of the BCDCOG CHATS TA grant application requesting \$1,000,000.00 in grant funding with \$250,000.00 of City matching funding towards the Sanders Road Sidewalk Completion Project.

Councilmember Waring said, "Mr. Mayor, I do have a couple of recognitions. I think we ought to recognize our Sanitation Department for going above and beyond during the storm event. Our Stormwater Department, again, going above and beyond, all the staff, Mr. Fountain, congratulations, for doing the things that you asked to be done prior to the storm and obviously the follow up after the storm. I personally had some people, and I spoke to Councilmember Bowden, and we all do have people when we get four or five inches of rain sometimes get inundated with water, not coming to their yard or to the top of the step, but actually intrudes their home. One lady, in particular that you know her, house has flooded four times in the last nine years. A pump was put in a sensitive area to help pump and get the water out of the area. You asked for the pumps, Mr. Fountain came up with the placement, and those people did not flood with all the rain from Debby. Now, obviously, we had some luck, low tide, etcetera, but places like that have flooded during low tide with four or five inches of rain, so those extraordinary measures meant a lot. There's another couple, the husband and wife are disabled. They actually left the home just assuming it was going to flood, and it didn't flood. Can you imagine how they felt when they came back home, and the house was not inundated with water? So, the little things matter, but when they happen, I think we ought to call attention to it and salutations where warranted.

And the last thing, the Water Plan, you did a good job announcing it, but after we have the hearing on the 27th, perhaps, and it's because of what one of the gentlemen said when they came to the microphone, a lot of people really don't know about it. We do, but perhaps we should consider doing a roadshow, taking it on the road and going around the City, hopefully, for the public to know what all has been done and will be done. Thank you."

Mayor Cogswell said, "Thank you, Councilmember Waring. I want to echo your point, and I'm remiss in not pointing that out in an earlier section, but absolutely I've got to give incredible compliments to our staff. Our Stormwater Department, as you mentioned, though it

wasn't just Stormwater, we weren't able, didn't have the staffing necessary to do a lot of the preliminary work that was needed. We could always do more. A lot of other departments leaned in which I think shows a real sense of community that we have here at the City with our employees, so I thought it was pretty special to watch to your point. It didn't solve all the problems, but it certainly helped, and when you couple that along with things like the Water Plan and things like working that we have with the Army Corps of Engineers, we've got both immediate short-term and long-term initiatives underway. So, again, we're living with water, but certainly people are rolling up their sleeves, kind of all across the City, to address these issues and take it very, very seriously. Yes, sir."

Mayor Cogswell recognized Councilmember Gregorie.

Councilmember Gregorie said, "Yes. Just a couple of things, I agree that staff did an exceptional job during the crisis, but as we move forward in Human Resources, I think we need to start building in merit pay and bonuses so that when people do outstanding work in our City that we could do more than give them a certificate. Give them some money."

Mayor Cogswell said, "Great minds think alike, Councilmember Gregorie."

Councilmember Gregorie said, "Okay. The second thing is, have we ever considered using inflatable dams?"

Mayor Cogswell said, "I actually had a presentation on the Tiger Dams from the manufacturer. We're certainly looking at it and exploring with some of the City-owned properties. They can be incredibly effective. Actually, deployed not just on buildings, but even in areas that we know there will be a breach if it's done appropriately, so we're looking at any and all things, and those could be certainly an important tool."

Councilmember Gregorie said, "Okay. Just to re-emphasize, I mean, I've been here before, and we've talked about looking at it before. Hopefully, under your watch we'll do more than looking at it."

Mayor Cogswell said, "You're going to hear about it in the budget more."

Councilmember Gregorie said, "Thank you. Appreciate it."

Councilmember Shealy said, "Mr. Mayor."

Mayor Cogswell recognized Councilmember Shealy.

Councilmember Shealy said, "Thank you, Mr. Mayor. I just wanted to include the Parks Department and what they did, also, in getting the water out of Lake Dotterer. We did flood there in Lake Dotterer. It came up in people's yards, and it was close to their homes, but had we not reduced that water down in Lake Dotterer, it probably would have been much, much worse. So, I just want to thank Jason and his crew because they did a great job of preparing for the storm, as well."

Mayor Cogswell said, "Yes. If I could add to that just one point that you all should know. I think I've talked to several of you about this, but we are doing an after-action report on what worked really well, what we could work on, there's always room for improvement. We're not just talking with Stormwater and Parks and Special Projects. We're talking with the Police Force,

Emergency Management all across the board. So, that is underway, and we will provide you all with an update on what that is, but the bottom line is when we know we're going to have weather events, and some of these things we can certainly predict, we're going to have these protocols that we put in place, and we're working towards what those exact protocols are. You've seen some iterations of it. More to be done, but what I can promise you is with everything we do, as I tell people, 'Might not all be perfect, but we'll figure out what works, what doesn't, and we'll pivot, and we'll fix the things that don't work as much as we can.' So again, that's an important initiative that we are working on, and we'll certainly be sharing that with you so that you can share it with your constituents."

Mayor Cogswell recognized Councilmember Seekings.

Councilmember Seekings said, "Just very briefly, if you're going to put together an after-action report and talk to all those people, I think we'd be good people to talk to, as well, before it gets published."

Mayor Cogswell said, "Oh, you're going to be part of it. I can assure you. I assure you. I apologize for that. Okay. Councilmember Parker is absent, so Councilmember Gregorie would you—or do we have any, we did vote on the Public Works did we not?"

The Clerk said, "Yes."

Mayor Cogswell said, "Alright. Councilmember Gregorie, would you give us the [Committee on Recreation Report?](#)"

Councilmember Gregorie said, "The Committee on Recreation met today at 2:00 p.m., and there was only one item that we needed to vote on that was approved by the Committee under New Business. We did do an update from the Parks Department. Actually, the Mayor gave us a good update on Parks. We also talked a bit about how well things are going regarding the Recreation registration and volunteer updates, and we also had a very, very good discussion, I think, regarding Johns Island and its needs. And I, again, must take my hat off to Councilmember McBride for bringing people to that meeting to discuss ideas that are creative and how we can get recreational facilities to the Island, and again, I take my hat off to you on that one. The one thing that we needed to vote on is an approval of an MOU with the Town of James Island. The Committee voted unanimously to approve the MOU. It's something that we have been doing in the past, so there's really nothing new there. It's more process and procedural, and I recommend that we approve the MOU as voted on and approved by the Committee."

Mayor Cogswell said, "We have a motion for approval."

Councilmember Shealy said, "Second."

Mayor Cogswell said, "We have a motion and properly seconded. Any further discussion on this?"

Councilmember Mitchell said, "Mr. Mayor."

Mayor Cogswell recognized Councilmember Mitchell."

Councilmember Mitchell said, "I want to ask Jason have we looked at when we're going to get to the building in Martin Park? I mean, this has been going on for almost two years now, and I keep hearing that it's a part of the TIF or we already have money and we're going to build a new building there and start something going."

Jason Kronsberg said, "So, what we did was we convened a neighborhood meeting, we got some input, we have a design team working on a Master Plan for the park and the Lee Street Linear Park, so it's all conceptual in nature right now. Once we get through that process, we will have a project that's closer to something being real."

Councilmember Mitchell said, "Okay. Is it going to take another year?"

Mr. Kronsberg said, "I don't have a schedule yet."

Councilmember Mitchell said, "This has been going on two years already, and I was saying this not under your watch, before you came, and then it will be dragging, dragging, dragging. And I've got a little problem sometimes when they come into these areas that way, and all these park houses that we have right now in these communities that you see, even in the African American community when you look at it, it's obsolete, and I've been here 20 years now, and we've got to do something about it. We have that housing complex that we have built around, the James Lewis Complex, the Grace Homes, we've got the South Carolina State University, we have the new home by Archer School, but we don't have a place for the people, even the seniors, to go to because that's obsolete. It's so small. Nothing has been done there. Even the youth in that area can't go in and do anything in there because you can't put any new things in the park for them to play with. So, we want to keep everyone, we want to keep our young people, with something to do, but they can't do it in there. I go by there all the time. They can't do it in there. I said, 'We have to wake up and get things going.' And you don't hear me say too much, but when I get to things that seem like they're just not moving, then it kind of punches me a little bit. And so that's why I keep saying it because this is probably the third time I've mentioned it here on Council, and I keep hearing and saying, 'Okay. We're looking at this. We've got this going.' Everything is going and going, but it's never going anywhere. What I'm saying to you is I want to see it done because I might not be here tomorrow, but I want to see it done or get started at least."

Mayor Cogswell said, "If I may, I think we have a plan. Why don't we get a confirmed date from the designer as to when they anticipate having this that we can present? And I think, to your point, we need a date, and then that's a milestone, and we can set another date to move the ball forward."

Councilmember Mitchell said, "Yes, so I can inform the community because they're asking me, and I'm getting beat up in the community about it, but you all don't hear, it but they're coming to me and saying, 'Councilmember, you say you're doing this, you're not doing that, you're not doing this.' So, I have to give them some information, but I can't give them information if I don't have it to give, and that's the problem. That's what I wanted to say."

Mayor Cogswell recognized Councilmember Gregorie.

Councilmember Gregorie said, "Yes. Mr. Mayor, if I may, I'd like to add we had a very light discussion on the Lowcountry LowLine because of the articles that we've been seeing in the paper lately in the opinion page, and the Mayor has committed to provide Council with a

memo giving a bit more background on what's going on with the LowLine, so we won't have to be reading this information in the Post and Courier, so we'll appreciate that."

Mayor Cogswell said, "Amen. Amen. Okay. We have a motion and properly seconded for approval of the Recreation Report."

On a motion of Councilmember Gregorie, seconded by Councilmember Shealy, City Council voted unanimously to adopt the Committee on Recreation Report, as presented:

a. Old Business:

- (i). Update from Parks Department
- (ii). Recreation registration and volunteer updates
- (iii). Discussion regarding Johns Island recreation options (*Requested by Councilmember McBride*)

b. New Business:

- (i). Discussion and presentation on the use of Johns Island Park
- (ii). Approval of MOU with the Town of James Island

Mayor Cogswell said, "Okay. I'll call on Councilmember Seekings for the [Committee on Traffic and Transportation](#)."

Councilmember Gregorie said, "Move for approval."

Councilmember Waring said, "Second."

Councilmember Seekings said, "Thank you, Mr. Mayor. That concludes my report."

There was laughter in the Chamber.

Councilmember Seekings said, "A couple things, and if Council would indulge me just for about 20 seconds, just to let you know what's in that report that we're about to adopt. Thank you, Councilmember Gregorie. We did meet today at 3:30 p.m. Admittedly, the Chairman was not on his A game, so thank you for being there to help us out. We voted in favor of what I would call some commonsense ordinances. One was please don't climb or jump off a bridge because when you're finished doing that, you're going to get a ticket. Please don't drive down flooded or closed roads around barriers because if you do, you're going to get a ticket, and please use some commonsense when you're engaging in recreation on the Low Battery, the old high and the newly built Low Battery there for walking. We have improved other infrastructure for riding bikes. The last thing we did is took a report, and it was very interesting, from our team that instituted the Upper King Street Rideshare Pick-up and Drop-Off Program, and they gave us a heat map of pick-ups and drop-offs on busy Saturday nights on Upper King Street. The program is working. You'll remember it's a pilot program. It's working great. So, thanks to staff, to the Police Department, it has really been very effective. The heat map shows it. It needs some tweaks, and it will come back to us in November to become a permanent program with some changes so just keep an eye on that if you've got any suggestions. We did meet today in person two new Municipal Code Enforcement Officers, so we're moving through that, Georgio Pecora

and Victor Podgorski. They came here and we've got them on the payroll. We did in fact have an Executive Session, took Legal advice, and took no action. So, I would ask that to the extent that there is action needed on the three amendments to the ordinances, that those be approved."

Mayor Cogswell said, "We have a motion that's been made and properly seconded. Any further discussion on this?"

Mayor Cogswell recognized Councilmember Mitchell.

Councilmember Mitchell said, "First reading for the ordinance for Chapter 19-Motor Vehicles and Traffic; Article X-Pedestrians, I can vote for the ordinance but the only thing I would not vote for is the part of the ordinance when the person is going to be arrested for 30 days. I just can't do it. That's my part of it. The ordinance itself I don't mind, but the 30 days part of it I can't support that part of it, even if they might be lenient to it but we don't know that. We are projecting that, and a person can lose their job and then they have more problems, and I just have a problem with that. People are losing it already, so that's my only dilemma on that part of it."

Mayor Cogswell said, "Sure. We had that discussion. I think it's a very fair and valid point. I think there are a lot of ordinances that do carry a 30-day potential jail sentence. It's very unusual and rare, but certainly understand where you're coming from. Of course, there is discretion with the arresting officers and of course the judge as well, so completely respect where you're coming from. There was another Councilmember that had the same concern. So, we have a motion that has been properly seconded though. I'd like to call a vote if there are no further discussions."

No one else asked to speak.

On a motion of Councilmember Gregorie, seconded by Councilmember Shealy, City Council voted to adopt the Committee on Traffic and Transportation Report, as presented:

- a. An ordinance to amend Chapter 19-Motor Vehicles and Traffic; Article X-Pedestrians to create a new Section 19-352-climbing upon or jumping off bridges prohibited **(Councilmembers Gregg and Mitchell voted nay on the 30-day sentencing portion.)**
- b. An ordinance to amend the Code of the City of Charleston, South Carolina, to add a new Section 19-183 (operation on flooded or closed streets, roads, highways, bridges
- c. Update on Upper King Street Rideshare Pick-Up / Drop-Off Pilot Program
- d. Discussion to remove Murray Boulevard as Designated Shared-Use Path from Sec. 19-122 Riding on Sidewalks
- e. Scudo Drivers, LLC - Certificate of Public Convenience and Necessity (Limousine)
- f. Opulence Transportation, LLC - Certificate of Public of Convenience and Necessity (Limousine)
- g. Request approval of Victor Podgorski and Giorgio Pecora, Traffic Safety Inspectors, for municipal code enforcement officers

h. Executive session pursuant to S.C. Code Sec. 30-4-70(a)(2) to receive legal advice regarding the pedicab RFQ process

First reading was given to the following bills:

An ordinance to amend Chapter 19-Motor Vehicles and Traffic; Article X-Pedestrians to create a new Section 19-352-climbing upon or jumping off bridges prohibited

An ordinance to amend the Code of the City of Charleston, South Carolina, to add a new Section 19-183 (operation on flooded or closed streets, roads, highways, bridges or alleys)

The vote was not unanimous. Councilmembers Gregg and Mitchell voted nay on the portion of the bill amending Section 19-183 related to the 30-day sentence.

The Clerk said, "Yes, sir. So, we had one nay, and that was Councilmember Gregg and then Councilmember Mitchell voted nay on the portion related to the 30-day sentence."

Councilmember Gregg said, "That's what I'm voting for, too. Sorry."

Mayor Cogswell said, "Okay. Both not voting for the 30-day. Fair enough."

The Clerk said, "Thank you."

Mayor Cogswell said, "Okay. Well, thank you for that. I'll just say briefly though with regards to the Pedicab Ordinance, I will take responsibility for this recent delay. I understand businesses want to get this going. It's in the City's purview to get this unclogged in a reasonable way, and you have my commitment to make sure that happens. So, we're going to come back with something in very short order because of how long this has taken. Okay. Moving on to [Ways and Means.](#)"

Councilmember Brady said, "Move for approval."

Councilmember Bowden said, "Second."

Mayor Cogswell said, "So, we have a motion and properly seconded. One of the things I did want to mention just as part of this we have on the Union Pier item, I do just want to put as part of that, and Councilmember Mitchell may want to make a special amendment for this, we are planning on having a Special Community Development meeting on September 26th from 3:00 p.m. to 5:00 p.m., and that will be primarily for the Harvard/Bloomberg report on affordable housing that will be presented there. And then we will, in all likelihood, go into Executive Session to talk about how that report and other initiatives and ideas that we have as Councilmembers, specifically around affordable housing, but other measures might be brought to bear on Union Pier. So, I would encourage all of you to participate in that meeting if you can, even though it is just a Community Development meeting. Do you want to add anything to that, Councilmember Mitchell?"

Councilmember Mitchell said, "I'm just going to make an amendment to Ways and Means that part of the ordinance, we're going to have this Community Development meeting to discuss that information dealing with Union Pier, so that's why I want to make sure that we add that to it because it's not included in the ordinance itself. So, we're going to do that. We're going

to vote and give it a first reading, but then I'm making an amendment that it's also coming back to Community Development."

Mayor Cogswell said, "Yes, that's a great plan."

Mayor Cogswell recognized Councilmember Gregorie.

Councilmember Gregorie said, "Part of this is I don't understand why we would have to go into Executive Session to discuss it because there are no Legal issues that we have to clarify. And the reason I'm saying that is that at some point we have to start, I think, being a bit more transparent with the public. We do have a lot of Executive Committee meetings, and I just think that it's time for us to start sharing a bit more with the public. I know there are issues that we have not settled on, I understand, but again, I don't see a need for an Executive Committee meeting on Union Pier when we're really not discussing any legal issues."

Mayor Cogswell said, "Well, I think we potentially will be discussing a lot of contractual issues, and so from my perspective, I think that is the time and the appropriate place to do it in Executive Session, and I can assure you we are going to be very transparent on all aspects of Union Pier. It is going to be a process in terms of any and all potential expenditures related to TIF funds, bonding, all of that will go through a full public process as will, of course, any and all entitlements. So, there is a lot of wood to chop in terms of being transparent with Union Pier. Right now, I think we are looking at simply being able to set up a bank account."

Councilmember Gregorie said, "We'll agree to disagree."

Mayor Cogswell said, "Fair enough. Fair enough."

Mayor Cogswell recognized Councilmember Appel.

Councilmember Appel said, "Thank you, Mr. Mayor. I want to shine a little light on a matter that we hopefully will approve in this Ways and Means Report. It's a very important project over on James Island in the district that I represent over in Riverland Terrace. If you've ever been to the Riverland Terrace boat landing over there on the Wappoo Cut, you will notice that there is a playground over there. It's called Plymouth Park. It's a City park, and soon after being elected on City Council, I was approached by a group of residents of Riverland Terrace that were gung ho about really taking that park to the next level because it's a little tired right there, and this organization has just been a model of grassroots advocacy towards a neighborhood project. I mean really unbelievable. They've committed to raising \$165,000 of neighborhood money. They're well on their way. They hosted fundraising events, 5Ks in the neighborhood, a tremendous amount of momentum, and we took a very important step today on City Council earlier at Ways and Means by approving a little over \$300,000 worth of playground equipment as part of the City's match on this project. They're in for \$165,000, we're in for \$585,000. I never knew it was so good to be in the playground business, the playground equipment industry. We might want to get into that, but a major milestone today. Really proud of the neighborhood and everything they have been able to accomplish, and it shows that when our neighborhoods work together with government, wonderful things can happen, and there's going to be a lot more to come and a really important project for James Island and couldn't be more happy to see it get this far. And lastly, but certainly not least, thank you to Jason Kronsberg in the Parks Department and Rodney Porter as part of his team, for meeting with us and really working towards getting this very important milestone across the board. So, thank you very much, and that's all I've got on that. Thank you."

Mayor Cogswell recognized Councilmember Brady.

Councilmember Brady said, "Thank you, Mr. Mayor. I just wanted to comment on another nice item which was to thank my colleagues on the Public Works Committee, as well, for approving the after-the-fact approval nonetheless, but money to make the Bees Ferry Sidewalk connections on Sanders Road. We had gotten funding previously to connect from Half Shell Lane to the School District property, and this money will help fill in the gaps going down Sanders Road to Bees Ferry so that there's connectivity in that corridor so that people could walk and bike safely. Especially, as we know there's commercial development coming on Bees Ferry, as well, so to make that a more walkable and bikeable corridor. I really appreciate my colleagues voting for that funding because there is a City match required, but it's vitally important. Mr. Tamburrino from CPAC already left, but he's on our HOA Advisory Committee, and it's one of the most common requests that we get is, 'Can the City please do something to let us get to Bees Ferry on foot?' So, thank you, guys, and I appreciate it."

Mayor Cogswell recognized Councilmember Gregorie.

Councilmember Gregorie said, "What Councilmember Appel was talking about with Plymouth and to just let folks know, we really got some good press on that, really good press today, as a City, in terms of how we're coming together with the neighborhood association for the City to start putting some money in to make it happen, so we really, really got some really positive press today on that. Thanks again."

Mayor Cogswell recognized Councilmember Gregg.

Councilmember Gregg said, "Thank you, Mr. Mayor. I have a question on the Union Pier Ordinance. So, we're giving it first reading tonight, and then it's going to go to Community Development which is meeting on September 26th, so that's saying the second possible reading of this ordinance would be October 8th?"

The Clerk said, "I believe it's going to be the second meeting in October."

Councilmember Gregg said, "So, second reading would be then October 22nd?"

The Clerk said, "I believe so. Yes."

Councilmember Gregg said, "Alright. Thank you."

Mayor Cogswell recognized Councilmember Gregorie.

Councilmember Gregorie said, "Just to be clear, the second reading doesn't have to occur in two weeks though. Depending upon the discussions of the committee, there may be things that we need to discuss further, and it may not get to the approval."

Mayor Cogswell said, "Or it could be amended. I mean, lots of different things."

Councilmember Gregg said, "Correct. That's the point I'm making it could."

Mayor Cogswell said, "Sure. Okay."

Mayor Cogswell recognized Councilmember Waring.

Councilmember Waring said, "The Community Development meeting is going to be held on September 26th. As important as this is, just in case, I mean, it's August 20th, can we have a Community Development meeting sooner?"

Mayor Cogswell said, "We can. I think that the logic behind that, and we tried to have a meeting sooner, but the Bloomberg/Harvard team could not meet sooner, and so that was the date that they could do it."

Councilmember Waring said, "Fair enough. I got you."

Mayor Cogswell said, "And I think it's good to have their report."

Councilmember Waring said, "Fair enough. When you said Bloomberg, I didn't realize that was a scheduling issue until just now."

Mayor Cogswell said, "That is why it's that date."

Councilmember Waring said, "Thank you for unconfusing me."

Mayor Cogswell said, "Okay. We have a motion and properly seconded. Any further discussion on this?"

No one else asked to speak.

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

(Bids and Purchases

(Resilience and Sustainability: Approval for the City to participate in BCDCOG's Regional Grant application submission for the FY2023 and FY2024 Department of Transportation (DOT) Charging and Fueling Infrastructure (CFI) grant program. This grant will enable the City to install electric vehicle charging infrastructure at a fraction of the cost, aligning with several adopted City plans. The total project cost is \$450,000.00, with the grant requiring an 80/20 cost-share. Therefore, the grant request is \$360,000.00, and the City's required match is 20% or \$90,000.00, to be budgeted from the General Fund. The grant application is due by August 28, 2024.

(Police Department: Approval to accept an award for the SCDPS 2024-25 SRO Grant Program in the amount of \$406,756.00. This grant will provide continuation funding for 3 SROs at CCSD schools. There is no match required for this grant.

(Police Department: Approval to accept an award for the SCDPS 2024 Paul Coverdell Forensic Science Grant in the amount of \$31,544.00. The grant will fund comparative software to help identify latent fingerprints. There is no match required for this grant.

(Fire Department: Approval to accept a proposal to adjust Fire Permit Fees for the first time since 2018 to have amount charged commensurate with staff hourly rates charged for review, approval, and processing. The adjustment was approved by the Public Safety Committee on July 15, 2024.

(Housing and Community Development: Approval for an amendment to the Community Development Block Contract between the City of Charleston and Charleston Habitat for Humanity (CHFHH) by increasing the contract amount from \$40,000.00 to \$100,937.50,

which represents an increase of \$60,937.50. The contract as previously approved provided CHFH \$40,000.00 to provide rehabilitation services to five persons/households who own their homes, dwell in the City of Charleston and earn a qualified income. The amendment requests an increase to the amount previously approved and an increase to the number of households served by one additional household.

- (Housing and Community Development: Approval of an MOU between the City of Charleston, 180 Place and the Continuum of Care to further support the unsheltered and homeless persons in the City of Charleston. The MOU supports the HUD Continuum of Care Grant awarded to the City of Charleston that provides funding to hire persons with mental health certifications for outreach to the unsheltered.
- (Housing and Community Development: Approval of a contract with Neighbors Together, Inc. for the Gateway to Housing program. Gateway to Housing is a rental housing program that provides the opportunity for the unsheltered to secure rental housing through a centralized Landlord Registry. The registry will be managed by Neighbors Together. A total amount of \$237,257.00 (\$137,257.00 from the 31st year/2023 HOME Investment Partnerships Program Income and \$100,000.00 from the 32nd year 2024) to provide direct payment to landlords/property managers for clients transitioning out of homelessness.
- (Planning and Preservation: Approval of an after-the-fact submission of the BCDCOG CHATS TA grant application requesting \$1,000,000.00 in grant funds and \$250,000.00 in City match towards the Sanders Road Sidewalk Completion Project in West Ashley near Bees Ferry Road. This is being presented to Council for after-the-fact approval due to timeline constraints. The City was invited to submit the full application on July 18th and met the July 31st submission deadline. It is being presented at the earliest possible Council meeting on August 20th. There is an 80/20 match requirement. The City match is \$250,000.00, which will be funded with General Fund Reserves.
- (Stormwater Management: Approval of an addendum to the contract for \$264,451.00 with Black & Veatch Management Consulting, LLC to provide phase 2 of services to develop an update account database and business practices. Approval of the contract will increase the project budget by \$264,451.00. Funding is allocated for this item within the Stormwater Operations Budget for FY 2024.
- (Stormwater Management: Approval of a reassignment of the contract from Black & Veatch Management Consulting, LLC to Black & Veatch Corporation. There is no financial impact from the reassignment.
- (Budget, Finance, and Revenue Collections: Approval of contract with PMA Management Corporation. The City issued an RFP and selected PMA as the City's third-party claims administrator for workers compensation claims. The contract is a flat fee for 3 years with an option of 2 one-year renewals. Individual claims costs are budgeted separately.
- (Budget, Finance, and Revenue Collections: Approval of change order #3 with Collaborative Solutions, LLC in the amount \$11,230.00 for the Workday Implementation Project.
- (Budget, Finance, and Revenue Collections: Approval of change order #4 with Cognizant in the amount of \$232,250.00 to assist the City of Charleston with post-production support. This contract is for one year of additional services with our implementation support team for Workday/Sherpa. This contract will be budgeted in 2025.
- (Budget, Finance, and Revenue Collections: Approval of a Resolution authorizing the transfer of revolving loan funds awarded by Grant No. 04-49-04099 and Grant No. 04-79-07537 to the CLIMB Fund for consolidation. [Resolution]
- (Parks-Capital Projects: Approval of Plymouth Park Playground Installation Agreement with Barrs Recreation, LLC in the amount of \$337,649.25 to install playground equipment at Plymouth Park. Approval of the playground installation agreement will obligate

- \$337,649.25 of the \$750,000.00 project budget. Funding sources for this project are: Friends of Plymouth Park (\$165,000.00) and General Fund Reserves (\$585,000.00).
- (Parks-Capital Projects: Approval of 180 Lockwood Drive Renovations Short Form Construction Contract with J. Musselman Construction in the amount of \$386,828.00 for the interior renovation at 180 Lockwood Blvd, former DMV suite 133. With approval of the project budget, staff is authorized to award and/or amend contracts less than \$100,000.00 to the extent contingency funds exist in the Council Approved Budget. Approval of the short form construction contract will obligate \$386,828.00 of the \$855,180.00 project budget. The funding source for this project is General Fund Reserves (\$855,180.00).
- (Executive Department: Approval of an Ordinance establishing the Union Pier Redevelopment Project Area; making certain findings of blight within the redevelopment project area; designating and defining redevelopment projects consisting of public improvements for the redevelopment project area; designating estimated redevelopment project costs; approving an overall redevelopment plan; providing for notice and public hearing in connection with the foregoing; and other matters related thereto. [Ordinance] **Special Community Development Committee meeting to be held on September 26, 2024.**
- (Authorization for the Mayor to sign a Supplemental Letter Agreement to extend the term of the Lowcountry Senior Center to January 31, 2025, to allow the parties additional time to draft a revised agreement. The property is owned by the City of Charleston and Bon Secours St. Francis Hospital. (865 Riverland Drive) (TMS# 341-00-00-100)
- (Approval of an amendment to the Option to Lease Agreement with Conifer Realty, LLC, through August 20, 2025. The purpose of this request is to allow the developer time to secure funding from SC Housing to facilitate the construction of 98 rental homes providing housing to persons/families earning thirty (30) percent to eighty (80) percent of the Area Median Income. Once constructed the units will remain affordable for fifty years. At the end of the lease term, the land and improvements will be owned by the City of Charleston. The property is owned by the City of Charleston. (Cunnington Avenue) (TMS# 464-14-00-119 and 464-14-00-139) [Ordinance]
- (Approval of an amendment to the Option to Lease Agreement with the Grove on Johns Island LP through December 31, 2024. The purpose of this request is to finalize the development requirements related to the City of Charleston's approval processes and the requirements related to the "fence" with the adjoining property owner; "By the Lord Proprietorship in 1663, LLC." The second component to the Option to Lease requests an extension to the timeframe to construct sixty (60) rental homes for senior residents, fifty-five years of age and older, earning up to sixty (60%) percent of the Area Median Income through June 30, 2026, and converting the transfer of the property from a fee-simple conveyance to a ground lease. Previously the requirement involved the construction of forty-five (45) for-sale affordable homes. During the extended amendment period, The Grove on Johns Island LP II will pursue funding through SC Housing to complete the construction of the rental homes and comply with the City of Charleston TRC and related requirements. The property is owned by the City of Charleston. (The Grove at Johns Island) (TMS# 346-00-00-004) [Ordinance]
- (Approval of an amendment to the Option to Lease Agreement with Lowline Housing, L.P., through December 31, 2024. The purpose of this extension request is to update the environmental assessments as required by the Department of Housing and Urban Development (HUD) and State Housing. Lowline Housing, LP secured thirteen (13) vouchers from the Housing Authority of the City of Charleston and in so doing was required to complete the additional assessment. The property is owned by the City of Charleston. (678 King Street, Charleston, SC 29403 – Lowline Development) (TMS# 460-04-04-118) [Ordinance]

(Approval of an Ordinance authorizing the Mayor to execute on behalf of the City of Charleston the Development Agreement for an approximately 166.4 acre property designated as TMS # 306-00-00-003 with Harmony West Ashley, LLC. [Ordinance])

(Please consider the following annexations:

- 2424 Two Oaks Drive (0.31 acre) (TMS# 310-05-00-006), West Ashley, (District 5). The property is owned by Anne and Stacy Hull.
- 2402 Two Oaks Drive (0.40 acre) (TMS# 310-05-00-001), West Ashley, (District 5). The property is owned by Andrew and Alexandra Bagley.
- 2099 Bishop Drive (0.30 acre) (TMS# 355-14-00-070), West Ashley, (District 2). The property is owned by Brenda Ball.
- 2449 Two Oaks Drive (0.29 acre) (TMS# 310-05-00-034), West Ashley, (District 5). The property is owned by Julius Capps.
- 1927 Planters Drive (0.19 acre) (TMS# 355-14-00-110), West Ashley, (District 2). The property is owned by Celeste and Ken Purdie.

First reading was given to the following bills:

An ordinance establishing the Union Pier Redevelopment Project Area; making certain findings of blight within the redevelopment project area; designating and defining redevelopment projects consisting of public improvements for the redevelopment project area; designating estimated redevelopment project costs; approving an overall redevelopment plan; providing for notice and public hearing in connection with the foregoing; and other matters related thereto.

An ordinance to authorize the Mayor to execute a First Amendment to Option to Lease Agreement between the City of Charleston, South Carolina and Conifer Realty, LLC, a New York Limited Liability Company.

An ordinance to authorize the Mayor to execute a Second Amendment to Option to Lease and Acquire Real Property between the City of Charleston, South Carolina and the Grove on Johns Island, LP and the grove on Johns Island II, LP.

An ordinance to authorize the Mayor to execute a Fifth Amendment to Option to Lease between the City of Charleston, South Carolina and the Lowline Housing, L.P.

An ordinance to provide for the annexation of property known as 1927 Planters Drive (0.19 acre) (TMS# 355-14-00-110), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by Celeste and Ken Purdie.

An ordinance to provide for the annexation of property known as 2449 Two Oaks Drive (0.29 acre) (TMS# 310-05-00-034), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Julius Capps.

An ordinance to provide for the annexation of property known as 2099 Bishop Drive (0.30 acre) (TMS# 355-14-00-070), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by Brenda Ball.

An ordinance to provide for the annexation of property known as 2402 Two Oaks Drive (0.40 acre) (TMS# 310-05-00-001), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Andrew and Alexandra Bagley.

An ordinance to provide for the annexation of property known as 2424 Two Oaks Drive (0.31 acre) (TMS# 310-05-00-006), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Anne and Stacy Hull.

Mayor Cogswell said, "So, [bills up for second reading](#). There are 12 bills up for second reading, Items M-1 through M-11, and M-13. M-12 has been deferred at the request of the applicant, so maybe a motion on 1 through 11."

Councilmember Shealy said, "So moved."

Councilmember Mitchell said, "Second."

Mayor Cogswell said, "We have a motion made and properly seconded."

On a motion of Councilmember Shealy, eleven (11) bills (Items M-1 through M-11) received second reading. They passed second reading on motion by Councilmember Mitchell and third reading on motion of Councilmember Gregorie. On further motion of Councilmember Brady, the rules were suspended, and the bills were immediately ratified as:

2024-116 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1000 KING STREET (PENINSULA) (APPROXIMATELY 3.746 ACRES) (TMS #463-16-01-002) (COUNCIL DISTRICT 4), BE REZONED FROM DIVERSE RESIDENTIAL (DR-2F) CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD - KING STREET PALACE) CLASSIFICATION AND, SO THAT A PORTION OF THE PROPERTY BE REZONED FROM 2.5 OLD CITY HEIGHT DISTRICT CLASSIFICATION TO 3 OLD CITY HEIGHT DISTRICT CLASSIFICATION. THE PROPERTY IS OWNED BY KING PALACE APARTMENTS LLC. (AS AMENDED)

2024-117 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT A PORTION OF 1000 KING STREET (PENINSULA) (APPROXIMATELY 0.95 ACRE) (TMS #463-16-01-002) (COUNCIL DISTRICT 4), BE REZONED FROM 2.5 OLD CITY HEIGHT DISTRICT CLASSIFICATION TO 7 OLD CITY HEIGHT DISTRICT CLASSIFICATION. THE PROPERTY IS OWNED BY KING PALACE APARTMENTS LLC.

2024-118 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 102, 104, 106 EAST BAY STREET, 16, 18, 20 BOYCES WHARF AND 17, 19, 21 EAST ELLIOTT STREET (PENINSULA) (APPROXIMATELY 0.46 ACRE) (TMS #458-09-04-008 AND 458-09-04-065 THROUGH 458-09-04-073) (COUNCIL DISTRICT 8), BE REZONED FROM LIMITED BUSINESS (LB) CLASSIFICATION TO DIVERSE RESIDENTIAL (DR-1F) CLASSIFICATION. THE PROPERTY IS OWNED BY ROBERT BOWEN ET AL.

2024-119 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 214 HICKORY STREET (WEST ASHLEY) (APPROXIMATELY 0.14 ACRE) (TMS #418-13-00-115) (COUNCIL DISTRICT 9), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-2) CLASSIFICATION. THE PROPERTY IS OWNED BY EMILY ROTHWEILER.

2024-120 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1141 CRULL DRIVE (WEST ASHLEY) (APPROXIMATELY 0.26 ACRE) (TMS #351-16-00-068) (COUNCIL DISTRICT 7), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-2) CLASSIFICATION. THE PROPERTY IS OWNED BY ETHEL AND ISHMAEL PENDERGRASS, JR.

2024-121 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1451 RIVER FRONT DRIVE (WEST ASHLEY) (APPROXIMATELY 0.34 ACRE) (TMS #352-13-00-029) (COUNCIL DISTRICT 9), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY ADAM AND KIMBERLY MILES.

2024-122 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2414 CHEROKEE HALL LANE (WEST ASHLEY) (APPROXIMATELY 0.45 ACRE) (TMS #310-06-00-136) (COUNCIL DISTRICT 5), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY GRENVILLE WINTHROP.

2024-123 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1825 MEADOWLAWN DRIVE (WEST ASHLEY) (APPROXIMATELY 0.30 ACRE) (TMS #351-15-00-034) (COUNCIL DISTRICT 7), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY AIDEN AND DAKOTA PRESTON.

2024-124 - AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY AN "AGREEMENT TO BUY AND SELL REAL ESTATE" FOR THE ACQUISITION OF APPROXIMATELY 3.96 ACRES OF VACANT PROPERTY FROM ASHLEY HALL CENTRE, LLC, PURSUANT TO THE TERMS AND CONDITIONS CONTAINED IN THE AGREEMENT, WHICH PROPERTY IS LOCATED AT 2083 AND 2089 SAVAGE RD., BEARING CHARLESTON COUNTY TMS NOS. 351-01-00-006 AND 351-01-00-007.

2024-125 - AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY THAT SIXTH AMENDMENT TO BARGAIN SALE AGREEMENT BY AND BETWEEN THE CITY OF CHARLESTON AND CATO AD HOLDINGS, LLC SETTING FORTH THAT THE INSPECTION PERIOD UNDER THE AGREEMENT SHALL NOT EXPIRE PRIOR TO NOVEMBER 27, 2024.

2024-126 - AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO, ON BEHALF OF THE CITY, A "TEMPORARY ACCESS AND CONSTRUCTION EASEMENT AND AGREEMENT TO CONVEY PROPERTY" UNDER WHICH NORTH TRAILS LLC, OWNER OF PROPERTY BEARING TMS 421-08-00-001, IN CONSIDERATION OF \$10,000 TO BE PAID BY THE CITY, AGREES TO (1) CONVEY TO THE CITY A PORTION OF TMS 421-08-00-001 VIA QUITCLAIM DEED UPON RECORDATION OF AN APPROVED SUBDIVISION PLAT; AND (2) GRANT TO THE CITY A TEMPORARY CONSTRUCTION EASEMENT TO FACILITATE THE

CONSTRUCTION OF THE ASHLEY RIVER CROSSING PEDESTRIAN BRIDGE.

Mayor Cogswell said, "Now we need a motion to [defer item 12?](#)"

The Clerk said, "Yes, sir."

Councilmember Brady said, "Move to defer item 12."

Councilmember McBride said, "Second."

Mayor Cogswell said, "We have a motion made and properly seconded."

On a motion of Councilmember Brady, seconded by Councilmember McBride, City Council voted unanimously to defer Item M-12:

An ordinance to provide for the annexation of property known as 2090 Executive Hall Road (1.64 acres) (TMS# 351-01-00-042), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. The property is owned by Martschink Realty Co.

Mayor Cogswell said, "Now we are up for [second reading of M-13?](#)"

The Clerk said, "Yes."

Councilmember Mitchell said, "Move for approval, 13."

Councilmember Gregorie said, "Second."

Mayor Cogswell said, "Move for approval and properly seconded."

On a motion of Councilmember Mitchell, one (1) bill (M-13) received second reading. It passed second reading on motion by Councilmember Gregorie and third reading on motion of Councilmember Mitchell. On further motion of Councilmember Brady, the rules were suspended, and the bill was immediately ratified as:

2024-127 - AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1140 CRULL DRIVE (0.29 ACRE) (TMS# 351-16-00-085), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9. THE PROPERTY IS OWNED BY RONAY AND VERNON MOORE.

Mayor Cogswell said, "Alright. That is third reading. We now have [two bills up for first reading.](#)"

Councilmember Mitchell said, "Move for approval."

Councilmember Seekings said, "Second."

Mayor Cogswell said, "We have a motion and properly seconded for Items N-1 and N-2."

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

An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 2 "Administration," Section IV, "Boards and Commissions," by deleting and replacing in its entirety Subsection 2-152, "Term of Office."

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 10 State St (Peninsula) (approximately 0.044 acre) (TMS #458-09-01-011) (Council District 8), be rezoned from Limited Business (LB) classification to Single-Family Residential (SR-5) classification and invocation of the Pending Ordinance Doctrine, if needed. The property is owned by Scott & Elizabeth Saad.

Mayor Cogswell said, "Can I have a motion to go into [Executive Session](#) to discuss the Sumar Street project?"

Councilmember Waring said, "Move for approval."

Councilmember Gregorie said, "Second."

Mayor Cogswell said, "We have a motion and properly seconded."

On a motion of Councilmember Waring, seconded by Councilmember Shealy, City Council voted unanimously to go into Executive Session at 6:50 p.m.

On a motion of Councilmember Gregorie, seconded by Councilmember Appel, City Council voted unanimously to come out of Executive Session at 7:28 p.m.

Mayor Cogswell said, "We are out of Executive Session where we had a good discussion on the Sumar Street project again which we are going to have a large public presentation on next Monday night from 5:00 p.m. to 7:00 p.m. at the Scottish Rite Temple. So, if there are no further items for discussion, this meeting is adjourned."

There being no further business, the meeting was adjourned at 7:29 p.m.

Jennifer B. Cook
Clerk of Council