THE STATE OF SOUTH CAROLINA
In The Supreme Court

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APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas

Hon. Mikell R. Scarborough, Master-in-Equity

Case No. 2007-CP-10-4692

Historic Charleston Foundation and
Preservation Society of Charleston, ... Respondents,

v.

The City of Charleston, The City of Charleston
City Council and Library Associates, LLC, ... Appellants.

RECORD ON APPEAL
VOLUME III OF V

Edward K. Pritchard, III, Esq.
Samia H. Nettles, Esq.
Pritchard & Elliott, LLC
129 Broad Street
Charleston, South Carolina 29401
Tel: 843-722-3300

Attorneys for Respondent
Historic Charleston Foundation

G. Trenholm Walker, Esq.
Lindsay K. Smith Yancey, Esq.
Pratt-Thomas Walker, P.A.
P.O. Box 22247
Charleston, South Carolina 29413-2247
Tel: 843-727-2208

Attorneys for Respondent
Preservation Society of Charleston

Timothy A. Domin, Esq.
Clawson & Staubes, LLC
126 Seven Farms Drive, Suite 200
Charleston, South Carolina 29492
Tel: 843-577-2026

Attorney for Appellants the City of
Charleston and the City of Charleston
City Council

Frances I. Cantwell, Esq.
Regan and Cantwell, LLC
105 Wappoo Creek Drive, Suite 1-A
Charleston, South Carolina 29412
Tel: 843-762-8282

Attorney for Appellant
Library Associates, LLC

INDEX PAGE

VOL I

Order of the Honorable Mikell R. Scarborough dated August 19, 2010 1

Order of the Honorable Mikell R. Scarborough dated November 4, 2010 16

Order of Consolidation 17

Order of Reference 21

Notice of Appeal 25

Complaint 27

Answer – City Defendants 90

Answer – Library Associates, LLC 98

Motion to Alter, Amend or Reconsider 104

Transcript of hearing, January 12, 2009 113

Testimony:

BRADISH J. WARING

Direct by Mr. Pritchard 133

Cross by Mr. Domin 147

Cross by Ms. Cantwell 151

Redirect by Mr. Pritchard 156

Examination by the Court 162

JONATHAN H. POSTON

Direct by Mr. Pritchard 163

Cross by Mr. Domin 179

Cross by Ms. Cantwell 183

Redirect by Mr. Pritchard 187

Recross by Ms. Cantwell 191

Redirect by Mr. Pritchard 194

Examination by the Court 195

ROBERT GURLEY

Direct by Mr. Walker 197

Cross by Mr. Pritchard 249

Cross by Ms. Cantwell 249

Cross by Mr. Domin 272

Redirect by Mr. Walker 275

Recross by Ms. Cantwell 277

Recross by Mr. Pritchard 281

Recross by Ms. Cantwell 281

Examination by the Court 285

WINSLOW HASTIE

Direct by Mr. Pritchard 287

VOL II

Transcript of hearing, March 9, 2009 294

Testimony:

WILLIAM J. COOK

Direct by Ms. Hanafi 302

Cross by Mr. Domin 333

Cross by Ms. Cantwell 345

Cross by Mr. Walker 354

Redirect by Ms. Hanafi 357

Examination by the Court 361

Recross by Mr. Walker 366

LEE C. BATCHELDER

Direct by Mr. Domin 375

Cross by Ms. Smith-Yancey 401

Cross by Ms. Hanafi 420

Cross by Ms. Cantwell 424

Redirect by Mr. Domin 429

Recross by Ms. Smith-Yancey 432

Cross by Mr. Pritchard 435

Examination by the Court 437

Redirect by Mr. Domin 441

MICHAEL T. MAHER

Direct by Mr. Domin 441

Cross by Ms. Smith-Yancey 461

Cross by Ms. Cantwell 481

Redirect by Mr. Domin 484

Examination by the Court 486

Cross by Mr. Pritchard 488

JOSEPH P. RILEY

Direct by Mr. Domin 488

Cross by Mr. Walker 503

Cross by Ms. Cantwell 520

Redirect by Mr. Domin 523

Examination by the Court 523

Defendants' Exhibit 1 529

Defendants' Exhibit 2 532

Defendants' Exhibit 3 555

Defendants' Exhibit 4 588

Defendants' Exhibit 5 596

Defendants' Exhibit 6 597

Defendants' Exhibit 7 619

VOL. III

Defendants' Exhibit 8 768

Defendants' Exhibit 9 938

Defendants' Exhibit 10 940

Plaintiffs' Exhibit 1 (Filed separately) 947

Plaintiffs' Exhibit 2 (Filed separately) 947

Plaintiffs' Exhibit 3 (Filed separately) 947

Plaintiffs Exhibit 4 (Filed separately) 947

Plaintiffs' Exhibit 5 948

Plaintiffs' Exhibit 6 950

Plaintiffs' Exhibit 7 (Filed separately) 951

Plaintiffs' Exhibit 8 (Filed separately) 951

Plaintiffs' Exhibit 9 952

Plaintiffs' Exhibit 10 1020

Plaintiffs' Exhibit 11 1060

Plaintiffs' Exhibit 12 1062

Plaintiffs' Exhibit 13 1063

Plaintiffs' Exhibit 14 1064

Plaintiffs' Exhibit 15 1083

Plaintiffs' Exhibit 16 1096

Plaintiffs' Exhibit 17 1097

Plaintiffs' Exhibit 18 1123

Plaintiffs' Exhibit 19 1128

Plaintiffs' Exhibit 20 1151

Plaintiffs' Exhibit 21 1161

Plaintiffs' Exhibit 22 (Filed separately) 1166

Plaintiffs' Exhibit 23 (Filed separately) 1166

Plaintiffs' Exhibit 24 1167

Plaintiffs' Exhibit 25 1171

VOL. IV

Plaintiffs' Exhibit 26 1258

Plaintiffs' Exhibit 27 1282

Plaintiffs' Exhibit 28 1283

Plaintiffs' Exhibit 29 1355

Plaintiffs' Exhibit 30 1528

VOL. V

Plaintiffs' Exhibit 31 1529

Plaintiffs' Exhibit 32 1737

Plaintiffs' Exhibit 33 1761

Complaint re: Variance Case 1762

Order Affirming Variance 1786

Notice of Intent to Appeal Variance 1796

Certificate of Counsel 1798

DEFENDANT'S EXHIBIT
8 Fud
1/12/09

King Street Corridor and Market Area

CHARLESTON, SOUTH CAROLINA

COMMERCIAL MARKET ANALYSIS

Prepared for:

THE CITY OF CHARLESTON, SOUTH CAROLINA
75 Calhoun Street, Third Floor
Charleston, South Carolina 29401

Prepared by:

GIBBS PLANNING GROUP, INC.
330 W. Maple Street #310
Birmingham, Michigan 48009

8 May 2003

TABLE OF CONTENTS

King Street Corridor and Market Area - Charleston, South Carolina

Executive Summary 1

Back ground and Methodology 3
Background 3
Methodology 4

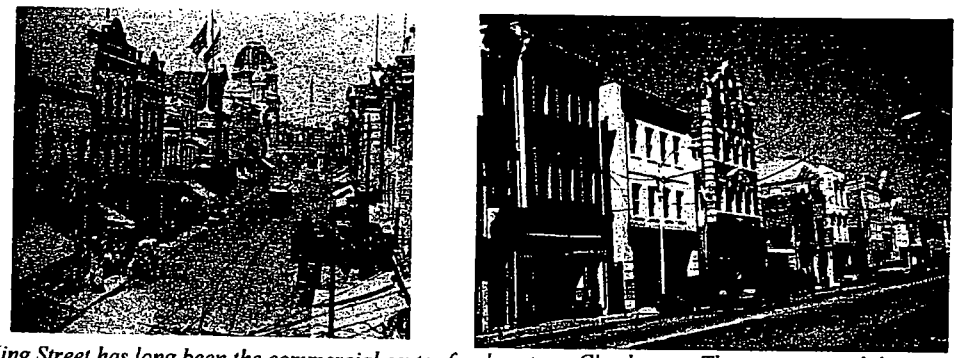
Market Background 6
History 6
Economic Market 9
Tourism Industry 14
Population Housing and Market 26

The Trade Areas 32
Demographic Characteristics 35

Site Characteristics 37
Access 37
Visibility, Ingress/Egress, Parking 38
Other Shopping Areas 39

Conclusions and Recommendations 43
Retail Market Findings 44
General Market Trends 43
Mid-King Street - Charleston Place 47
Lower King Street - Antiques District 52
Upper King District 54
Historic Market Area 59
Rationale 61

Addendum - Specific Recommendations for Business Owners 63
Merchants Association/Business Improvement District 63
Window Displays 65
Cleanliness 66
Store Hours 66



King Street has long been the commercial center for downtown Charleston. There are several distinct districts along the King Street corridor, each of which has a unique flavor to it. An increase in tourist trade over the past decade has helped evolve King Street into a nationally recognized model for urban revitalization.

EXECUTIVE SUMMARY

The Charleston King Street and Market Area commercial districts have been enjoying an unparalleled economic and cultural renaissance during the past 20 years. Based on a combination of public and private leadership and investment, Charleston's historic King Street, Market Area and surrounding neighborhoods are experiencing higher sales, property values, quality development and visitor traffic than at almost any time in the City's history. Many of King Street's retailers have reported sales significantly higher than industry standards.

Nationally, Charleston is seen by many other cities, retailers, planners and citizens as one of the most desirable destinations in the country and an exemplary model for urban planning. As a result, this commission is one of the most unique in GPG's fifteen-year history. Three of the four study areas - the Historic Market Area, Lower and Middle King Streets - are unusually successful retail and entertainment districts. The fourth, Upper King, is in the midst of a significant self-building as a design and restaurant area, focusing on local and seasonal residents.

Charleston's appeal has made it one of the most visited cities in the country, placing it ahead of Santa Fe, New Mexico; Washington, D.C; and Savannah, Georgia. Many of Charleston's 4.0 million visitors drive more than 8 hours for an extended weekend of shopping, dining and antique hunting. As a result, Charleston has become a super regional, multi-state shopping destination with a range of up to 500 miles. The tertiary trade area radius includes: Atlanta, Georgia; Asheville, Raleigh-Durham and Charlotte, North Carolina; Jacksonville, Florida; and Southwest Ohio and Washington, D.C.

Downtown Charleston's four primary shopping districts have an almost ideal tenant mix, with over 80% of the tenants being local independents and 20% being leading national chain retailers. Although many of King Street's independent and national retailers are reporting all-time sales records, many of downtown Charleston's retailers and restaurants are facing strong suburban competition from new and planned shopping centers. This study projects that the rate of growth and expansion of King Street's national chain retail stores will slow down, while many of the established independent apparel, shoe and gift stores are likely to remain, especially those owning their own real estate. King Street and the Historic Market Area will continue to successfully serve a large multi-state trade area primarily made up of tourists, seasonal and year round residents.

While King Street and the Market Area will continue to serve a large multi-state trade area primarily made up of tourists, their local market share is likely to shrink due to increased competition from suburban development. This study further finds that up to 745,000 square feet of additional quality retail and restaurants are supportable in the Historic Market and King Street areas. The high quality historic character of Charleston combined with unique retailers -- antique shops, inns, hotels and restaurants -- are vital for the downtown to continue its vibrant revitalization.

BACKGROUND & METHODOLOGY

Background

Gibbs Planning Group (GPG) has been commissioned by the City of Charleston to determine the future amount of supportable retail growth and to develop a long-range plan for King Street and the Historic Market areas. An additional goal of this study is to define specific actions that can be taken by the City and merchants to strengthen their sales and trade areas.

The study area encompasses a fairly extensive geography, covering King Street between Broad and Line Streets (and the immediate surrounding areas), as well as the Market Area (Market Street between Meeting and East Bay Streets). For the purpose of this analysis, the study area was broken up into logical segments, reflecting their current use and customer base, as well as potential for level of development. These areas are further defined later in the text.

Historically, King Street has long been the region's commercial hub. With the construction of The Shops at Charleston Place and the influx of a number of high-end national retailers such as Gucci and Saks Fifth Avenue, King Street and the Market Area have become renowned places to shop and dine. The metamorphosis of King Street around Charleston Place from a local and regional retail corridor to an upscale national tenant center has created a debate about whether these national operators have helped or hurt the independent operators along the King Street corridor. While the national tenants did bring with them higher rents that have placed financial pressure on the local retailers, they have also brought a higher volume of customer traffic on which the local independent stores can capitalize.

The results of the analysis presented in this report are based on the following assumptions:

- Housing and population growth will occur as projected herein.
- No new retail/commercial development will occur unless mentioned in this report.

- The necessary infrastructure changes will be made to the King Street corridor to ensure ease of access and improved mobility throughout the study area.
- The retail establishments in the King Street study area will operate in a manner consistent with successful retailing, including remaining open during hours that are convenient to potential customers, maintaining clean facilities and streetscaping, and applying appropriate visual merchandising.

The following issues were addressed as part of this study:

- *Is retail development likely to remain viable in the study area?*
- *To whom would this retail appeal? That is, what are the population and demographic characteristics of trade area residents? What are the projected trade area population and demographic characteristics?*
- *What type of retail should be attracted? In particular, should the proposed retail component have a neighborhood, specialty or regional appeal?*
- *What types of retail are supportable through development? What are the projected sales volumes?*
- *What specific measures and enhancements can be implemented by the City and the private sector to maintain and improve the business activity of the study area?*

Methodology

To address the above issues, a detailed field evaluation of retail in and around the study areas, as well as major existing and planned shopping centers was conducted in mid-April 2002. During this evaluation, GPG thoroughly explored the market and evaluated the major existing and planned retail concentrations. The area was visited in the daytime as well as in the evening to gain a qualitative understanding of the retail gravitational and traffic patterns throughout the study area.

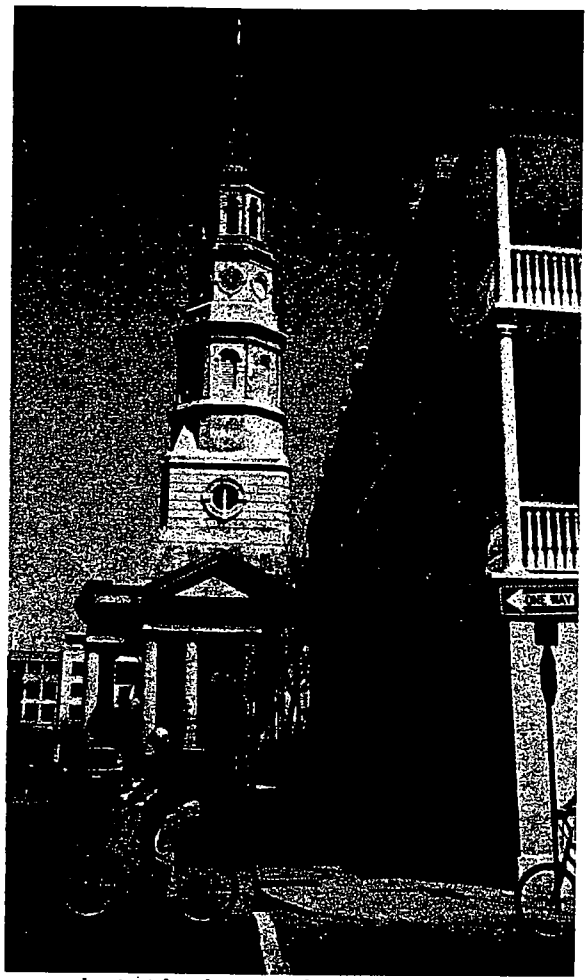
Primary and secondary trade areas for the King Street study area were defined based on this field evaluation and interviews with retailers, developers and brokers. Due to the strong tourist trade in Charleston and the subsequent ability of the downtown to draw people from a large geographic area, a tertiary trade area was also defined to incorporate those people who will travel in from around the state and bordering communities of

adjacent states to spend vacation time in Charleston. Population and demographic characteristics were collected by census tract and then updated based on information gathered from various local sources. This study assumes that all local data is accurate and reliable.

Finally, based on the population and demographic characteristics of the trade area, existing and known retail competition, and traffic and retail gravitational patterns, Gibbs Planning Group developed a qualitative assessment for the retail component of King Street and the Market Area. This assessment included incorporating the existing square footages for a variety of retail categories, the expenditure potential for each retail category and the growth of the area to determine what retail categories are under-represented.

The expenditure potential refers to the total dollar amount estimated to be available for each retail category, as published by the U.S. Census Bureau and supplemented with data from Claritas, Inc. Expenditure potential will not increase for any given retail category as more competitors are introduced into a market; rather, the market share for each unit will be redistributed. Expenditure potential will increase with population growth and an increase in household income levels.

By calculating the proportion of the area's expenditure potential already accounted for by existing and planned retail, those retail categories that have sufficient potential remaining can be determined. This methodology assumes that there is no "over-storing" in a market. In other words, each retail category will attempt to reach the limit of its expenditure potential but not go beyond it.



Charleston is an area that is rich in history and has retained its charm within the downtown area. This historical ambience is a strong attraction for the 4.0 million people who visit the City each year.

MARKET BACKGROUND

History

Charleston has a rich history, not only in the Antebellum, Civil War and Reconstruction Periods, but also throughout its development. While too intriguing to be covered fully in this report, its rich history and tradition play a significant role in why it is so successful in attracting tourists (approximately 4.0 million in 2001).

The first settlers in Charleston arrived in April of 1670, landing at what is now Charles Town Landing State Park. By the time the Civil War broke out in 1861, the city had grown to 40,000 people, who weathered attempted invasions, destructive hurricanes and fires. Rather than attempt to condense the immense history of Charleston into a few paragraphs, a timeline with additional relevant dates is presented below:

1700 – Charles Town has grown into a major trading center and plantations begin to appear inland as the colony expands

September 1, 1700 – The Hurricane of 1700 strikes the city

November 16, 1700 – The first public library in the United States begins operations and is open for 14 years

1728 – The Hurricane of 1728

1736 – The Dock Street Theatre, one of the first theatres in the country, opens with *The Recruiting Officer*

1740 – Waterfront District ravaged by fire; construction begins of the East Bay Warehouse District, today known as Rainbow Row

1742 – Charles Town now ranks as the 4th largest city in America with 6,800 people

1745 – Ansonborough neighborhood laid out in lots

September 15, 1752 – Hurricane destroys wharves, 500 homes and kills 100 residents

July 3, 1767 – Tradesmen of Charles Town gather under the "Liberty Tree" and agree not to import English goods in protest of English policy

July 5, 1770 – A statue of William Pitt is dedicated at the intersection of Broad and Meeting Streets in honor of his effort at repealing the Stamp Act. It is believed to be the first statue dedicated to a public figure in America and the oldest portrait statue in the country (now in the Charleston Museum)

January 12, 1773 – A committee of the Library Society establishes the Charles Town Museum, the oldest in the country

October 22, 1774 – Henry Middleton of Charles Town becomes President of the Continental Congress as it adopts a pledge to embargo trade with England

January 11, 1775 – Representatives from around the state gather at the Old Exchange, declare themselves the First Provincial Congress and proceed to establish colonial government

December 9, 1775 – The first American Chamber of Commerce is formed

1775 – Charles Town's population reaches 12,000

February – May 1776 – Charles Town citizens present the "Don't Tread On Me" flag to the Provincial Congress, and seize powder and weapons from a public storehouse.

June 28, 1776 – In the first major naval battle of the revolution, a fleet of 11 British warships is defeated at Fort Moultrie

August 5, 1776 – The Declaration of Independence reaches Charles Town

March 29, 1780 – The British siege of Charles Town begins

May 12, 1780 – Charles Town surrenders to the British

December 12, 1781 – The occupation of Charles Town ends

August 13, 1783 – The city incorporates and officially adopts the name of **Charleston**

March 19, 1785 – The College of Charleston is established

March 22, 1786 – The Legislature agrees to move the state capitol from Charleston to Columbia

September 7, 1804 – The Hurricane of 1804

1808 – The first bridge is built over the Ashley River – it is large enough for two carriages and foot traffic

1820 – The population is estimated at 24,790

1823 – The Medical Society of South Carolina establishes the Medical College

March 20, 1843 – The Citadel opens for its first class of cadets and holds its first graduation ceremonies in November of 1846, awarding 6 diplomas

1860 – Charleston's population is estimated to be 40,500

November 7, 1860 – Abraham Lincoln's election to President prompts federal officials in Charleston to resign and on December 20, the Ordinance of Secession is ratified, proclaiming South Carolina as "an independent commonwealth"

April 12, 1861- Confederate forces open fire on Ft. Sumter, the first shots of the Civil War

April 14, 1865 – Federal flag raising ceremony is held to mark the anniversary of Ft. Sumter's surrender to Confederate forces
1900 – Charleston's population is 55,800
1929 – The first Cooper River Bridge opens
1931 – The City of Charleston adopts a Planning and Zoning Ordinance establishing an "old and historic district" protecting 400 residential properties in a 23-block area south of Broad Street; it is the first historical zoning ordinance in the United States
1966 – The Historic District is tripled in size to include Ansonborough, Harleston Village and other areas between Broad and Calhoun Streets
May 1977 – The first Spoleto Festival USA is held
May 1982 – Construction begins on Charleston Place, setting off a building and rehabilitation boom in the downtown business district
September 21, 1989 – Hurricane Hugo devastates the city with losses estimated at $2.8 billion
1991 – Visitors Reception and Transportation Center opens, the result of 12 years of planning and 3 years of construction

Charleston today is a busy tourist center whose history can be explored at many locations throughout the city, in museums and on walking tours. Throughout its history, Charleston has been a city of innovators and rejuvenators who have shown amazing creativity and resilience.

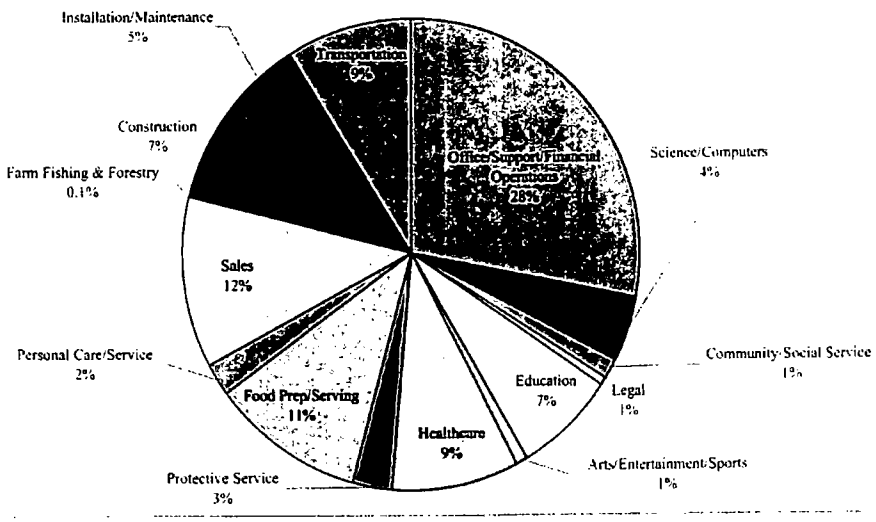
Economic Market

The Charleston region fared well during the economic downturn of late 2001 and the aftermath of the September 11 terrorist attacks. While the tourism market initially declined, with tax receipts for accommodations dropping 9% (equivalent to more than 40,000 room nights or $4 million in accommodation revenues lost), hotel occupancy rates and tourist visitation were projected to improve throughout 2002. Within weeks of the attacks, the area's visitor industry began to see a rebound.

Further, while statewide unemployment was projected to peak at 6.5%, the Charleston area was predicted to remain stable at 3.8% for 2002. Part of Charleston's resilience is due to the fact that during the past decade, the economy has shifted from that of a military/defense-based market to one that is more diverse, with a variety of employment sectors, including the Port of Charleston, the multi-billion dollar tourist trade, manufacturing sectors and a substantial medical community. This positive outlook is in spite of the Port of Charleston's overall activity dip of 5.5% in 2001, a slowdown that has slowly begun to reverse itself. The overall forecast for the area through 2003 is very positive assuming there are no new terrorist attacks or other unforeseeable events.

Despite a heavy reliance on tourism, the Charleston area has a fairly diverse economic base that includes a number of *Fortune 500* companies, several colleges, military installations and automotive product manufacturers. The following graph depicts the employment distribution by category:

Percent of Total Employment Base



The above table depicts the employment base by category for the Charleston area. For more detail, refer to Exhibit AE in the Appendix.

The military, educational institutions and government provide a significant level of employment within the Charleston area, as illustrated in the table below. The employment base in the area provides a wide variety of job types and is important in maintaining a stable local economy when one area is struggling, as occurred in the tourism sector after the September 11 attacks. Noticeably missing from the employment base, however, are companies in the high tech and research and development fields, which would supply higher-income jobs. With the exception of the Medical University, many of the strong employment sectors in Charleston tend to be in middle to lower income wage brackets, reducing the indigenous spending power.

2001 Major Employers in Charleston, SC Metro Area

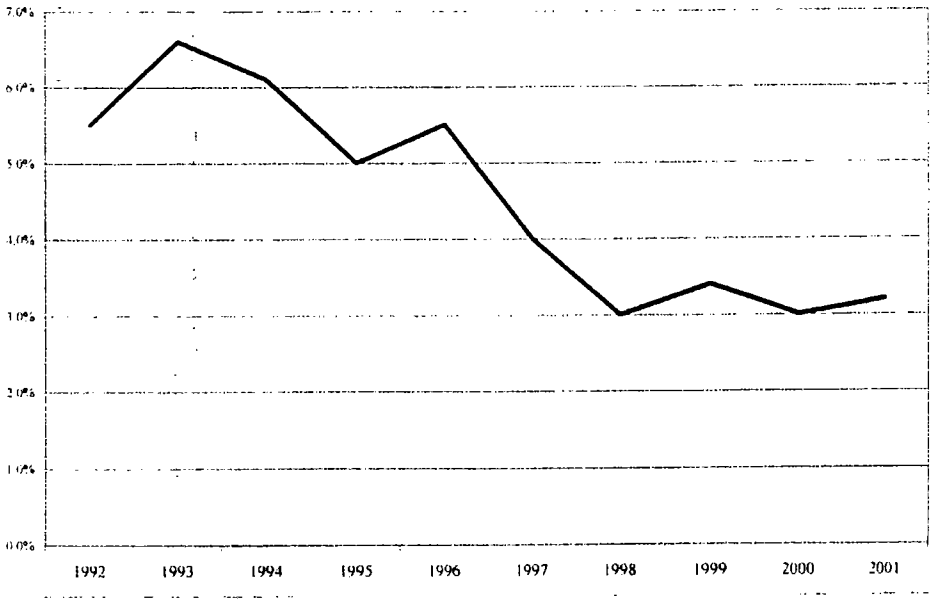
Employer	*Product/Service*	*Full Time Employees*
U.S. Navy	Various Naval Commands	9,514
Medical University of SC	Healthcare, research, post-secondary education	8,000
Charleston Air Force Base	U.S. Air Force	5,292
Charleston County Schools	Primary and secondary education	4,865
CareAlliance Health Services	Healthcare	4,500
Berkeley County Schools	Primary and secondary education	3,311
Charleston County	County government	2,243
Westvaco Corporation	Paper, packaging, chemicals, etc	2,205
Columbia HCA Div HQ and Medical Centers	Trident Health System's Medical Centers and Columbia HQ	1,882
Robert Bosch Corporation	Fuel injection and braking systems	1,800
Piggly Wiggly Co., Inc	Grocery HQ and 23 stores	1,800
Dorchester County Schools	Primary and secondary education	1,685
Santee Cooper	Electric Utility	1,640
City of Charleston	Municipal Government	1,600
Wal-Mart stores	7 area stores	1,560
U.S. Postal Service	Postal Service	1,450
Bi-Lo, Inc.	14 area grocery stores	1,300

Source: Charleston Metro Chamber of Commerce

There are numerous Fortune 500 companies with a presence in the Charleston Metropolitan area, including: Ace Hardware, Aetna/U.S. Healthcare, Alcoa, Allstate Insurance, Aramark, BB&T, Charles Schwab, Coca Cola Bottling, Continental Airlines, Georgia-Pacific, Tandy Corporation (Radio Shack Distribution Center), Wachovia and Wells-Fargo. Many of these companies, however, such as Best Buy, Circuit City, Office Depot, Home Depot and Lowe's, are represented only by retail stores, which provide employment and a tax base but generally pay workers minimum wage or only slightly above.

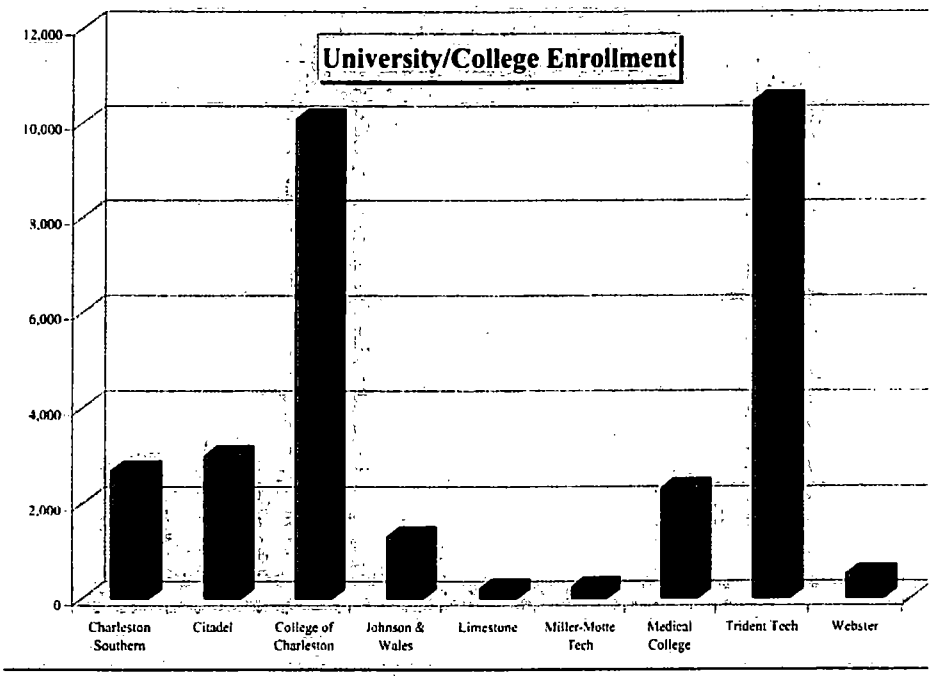
South Carolina and Charleston both enjoy an unemployment rate that has been lower than the national average. In March of 2001, the unemployment rate for the country was 4.2% compared to 3.7% for the state and 1.9% for Charleston. Charleston's unemployment rate has been declining over the last decade as the table below indicates.

Charleston's Unemployment Rate



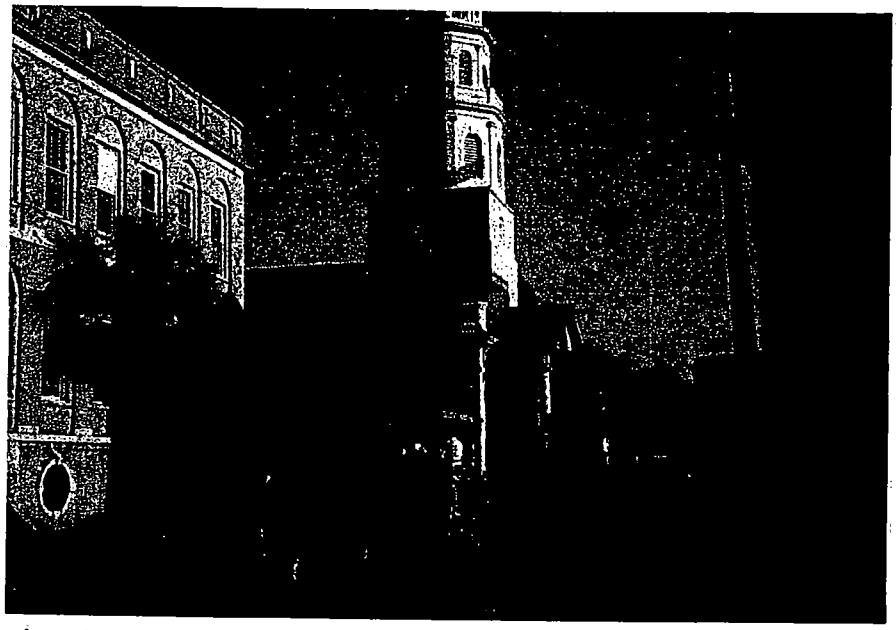
The above table illustrates the low unemployment rate in the Charleston market; this rate has declined steadily since 1992.

There are several colleges and universities in the area, which provide population and employment as well as diversity to the area. These include the College of Charleston, the 13th oldest college in the United States. These universities and their enrollment are depicted in the chart below:



The above table depicts the 2001 enrollment figures for Charleston area colleges. The Charleston area provides a variety of options for post-secondary education.

Adding to the positive outlook for the city is the ongoing construction of a new bridge across the Cooper River that will link Charleston with Mount Pleasant. This 8-lane structure should spur a significant level of development and will employ hundreds of workers in what is now the largest transportation construction project in the state's history. The opening of the bridge in 2006 will ease traffic flow along the currently congested bridge network and allow easier access to other segments of the Charleston market.



Charleston has become a significant tourist draw, with the annual number of visitors topping 4 million in 2001 and bringing in $1.12 billion in revenue to the region.

Tourism

Tourism is a significant economic factor in the City of Charleston. In November of 2002, *Conde Nast Traveler* magazine named Charleston as one of the top ten destinations in the U.S. for the tenth year in a row, ranking it number three. This ranking surpassed other popular areas including Chicago, Santa Fe, New Orleans, Boston, Honolulu, Washington, D.C., and Carmel, California. Only San Francisco and New York outranked Charleston. Charleston's hotels, especially Charleston Place and Planters Inn, received high honors.

When the September 11, 2001 attacks caused some faltering in the tourism industry, the South Carolina Department of Parks, Recreation and Tourism contributed a half-million dollars to local promotional budgets, allowing the area to project a 4% increase in

visitation to the market's 13 top attractions in the first quarter of 2002 alone. While air travel through Charleston was predicted to be down 9% in the first quarter of 2002, this was still lower than the 20% forecast nationally. [1]

The effects of tourism and tourism itself can be difficult to define as it covers a wide array of categories, including airlines, restaurants, lodging, rental cars, gift shops, travel agencies and several others. The impact can be difficult to quantify as businesses do not always discern between the traveler and the local customer. Further, visitors do not always frequent only those sites/activities deemed "tourist" attractions. A widely accepted definition of tourism calls it "an umbrella term for the variety of products and services offered and desired by people away from home." This is typically restricted to travel that is merely for pleasure and discounts business-related trips.

On a national level, very little data is collected about tourism, especially about Americans traveling within the U.S. However, the industry generates millions of jobs and provides an economic base for a number of towns and cities across the country. Tourism has been on the increase in recent years as baby boomers mature, retire and have more leisure time on their hands, and technology makes travel easier, faster and more affordable. The full results of the September 11 terrorist attacks have yet to be fully measured and likely will not be truly known for some time. However, unless there are continued attacks, the effect is expected to be short-term.

The top three activities for adult travelers in 2000 were shopping, outdoor activities, and visits to museums/historical sites. Roughly 91 million people (63% of adult travelers) included shopping as an activity on their trip. Shopping travelers have their own characteristics, including:

- Shopping travelers tend to be baby boomers and have higher than average household incomes
- The median household income of these travelers was $54,800 in 2000
- Shoppers are as likely to stay at a hotel, motel, or bed and breakfast establishment (50% of person trips) as they are with friends or relatives (47%)

[1] Source: *"Economists Forecast Recovery by Year's End"*; Charleston Regional Business Journal, February 11, 2002.

- Overnight shopping trip travelers spend an average of $564 per trip on retail purchases in addition to transportation and lodging costs

Most (86%) of shopping travelers say that their most recent trip included shopping that was for leisure purposes, and many (59%) obtained information about the shopping areas from friends, family or co-workers, with hotels being another popular source of information. While many malls across the country claim to be the number one tourist destination in their region, this claim is questionable depending on how tourism is defined. However, many of the top malls in the country are found in areas with a strong tourist draw.

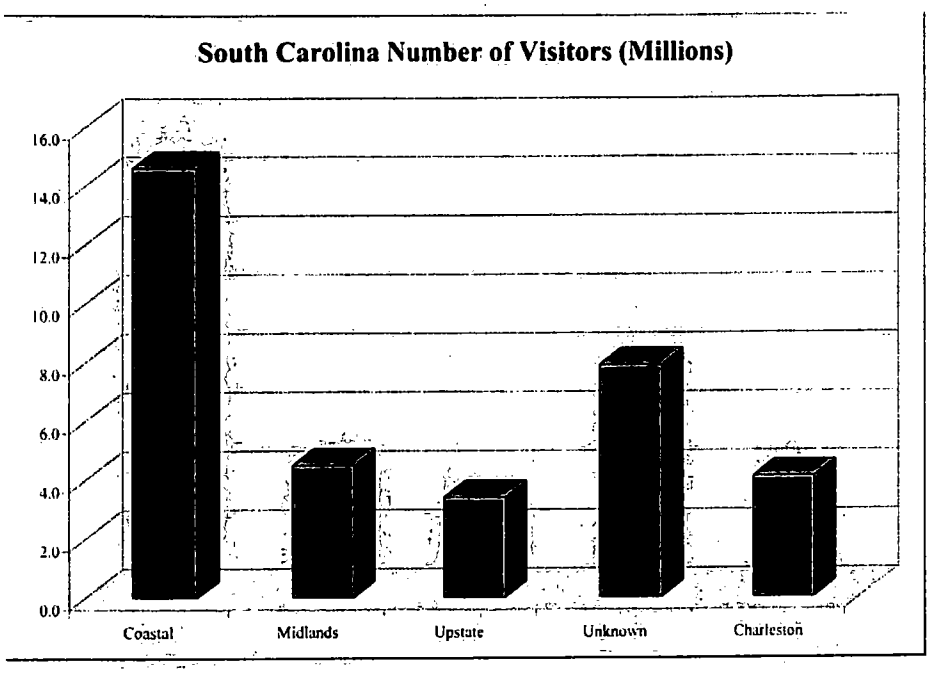
Nationally, some malls have been developed and marketed to be major regional tourist attractions, including: South Coast Plaza (Costa Mesa, California), Belz Factory Outlet Mall and the Florida Mall (Orlando); Forum Shops at Caesar's Palace (Las Vegas), and the Galleria in Dallas. The Mall of America in Minneapolis and the 2.3 million square foot Carousel Center in Syracuse (slated to expand to 5 million square feet and be renamed DestiNY USA), are two of the leading tourist type malls. The expanded DestiNY will contain more than 400 stores and 30 restaurants, an indoor water park, saltwater aquarium, reproduction of the Erie Canal, amphitheater and 4,000 hotel rooms. Upon completion in the summer of 2004, the New York center is expected to draw more than 35 million visitors annually.

While the impact of tourism nationally has produced little quantifiable research, there is some overall data collected by the State of South Carolina about the impacts on its economy. Some of the relevant statistics are[2]:

- 126,395 South Carolinians are employed by the tourism industry
- Every 120 visitors to South Carolina creates one extra job
- Visitors spend $1.7 billion annually in the state
- Domestic visitors spend an average of $210 in the state per visitor per trip
- International travelers spend $590 per visitor per trip

[2] Source: Smith Travel Research, as provided by S.C. Department of Revenue, S.C. Department of Parks, Recreation and Tourism.

- Capital investment in tourism development reaches nearly $1.1 billion
- South Carolina holds a 2.7% market share of domestic travel
- Overnight trips account for 68% of total trips and average four nights per trip
- Canadian visitors total 579,500
- Overseas visitors total 217,000

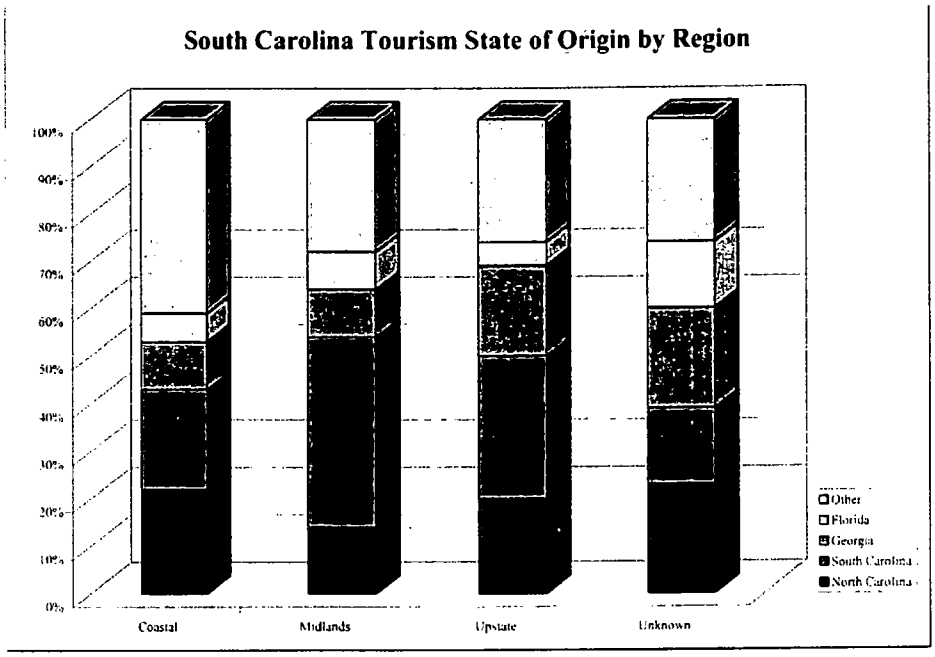


The table above illustrates the disproportionate level of visitors captured by the coastal areas of South Carolina. This trend favoring the coastal areas extends to the number of visitors and length of stay as well. For more detail, refer to Exhibit Z in the Appendix.

Regionally, Charleston and the other coastal areas of South Carolina have typically benefited the most from tourist travel. Visitor expenditures are significantly higher in the coastal areas as are the number of visitors and the length of stay (refer to Exhibit Z in the Appendix for more detail).[3] The coastal areas see a lower level of business travelers than the inland portions of the state and a higher proportion of visitors who are there for recreation and entertainment purposes.

[3] Source: S.C. Department of Parks, Recreation and Tourism.

The coastal areas also see a slightly higher level of visitors originating from North Carolina and a lower proportion from South Carolina and Georgia than the remainder of the state, as the table below depicts.

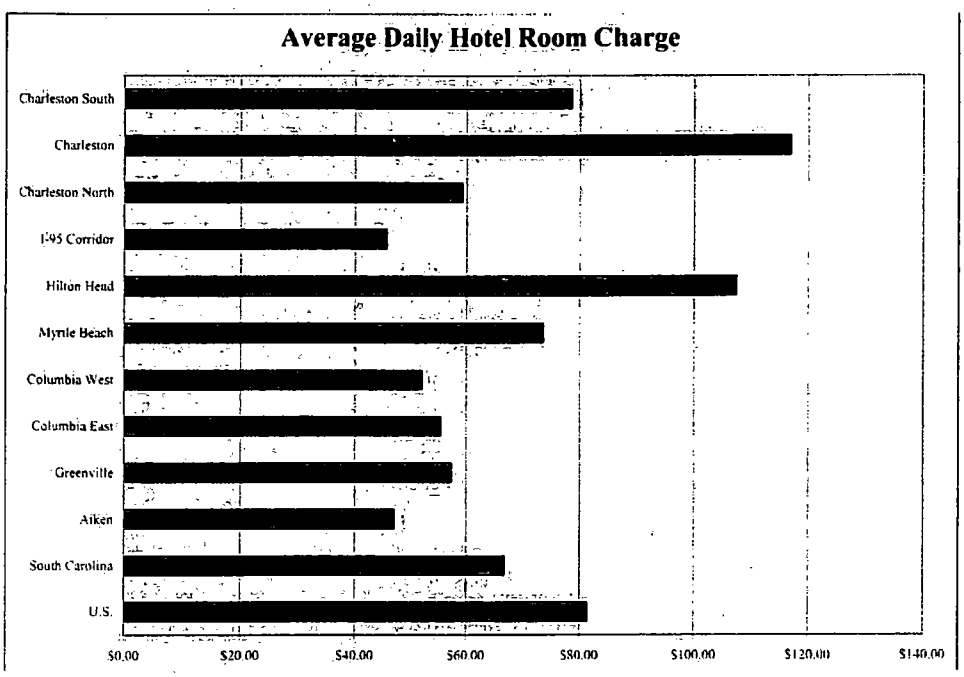


A significant level of tourists travel to South Carolina from North Carolina, other parts of South Carolina and Georgia, as indicated in the above table.

On a more local level, Charleston has seen a steady increase in the tourism trade through 2001. While consensus has yet to be reached on the future of the industry in the area, current figures point to a continuation of that trend, as local attraction attendance has been increasing steadily since the first of 2002.[4] Hotel operators have remained optimistic and were expecting average room rates to reach an all-time high of $119.50 per room during the 2002 high season, a four percent increase over the prior year's high. However, hotel occupancy rates were expected to remain moderate, hovering around 75%. Assisting in the favorable economic outlook were several

[4] *What Recession? Tourism Key to Economic Health* McDermott, John P., Charleston Post & Courier, April 1, 2002.

marquee events occurring in Charleston in 2002, including the Family Circle Cup (tennis), the Southeastern Wildlife Festival, the Cooper River Bridge Run and Spoleto Festival USA, among others.

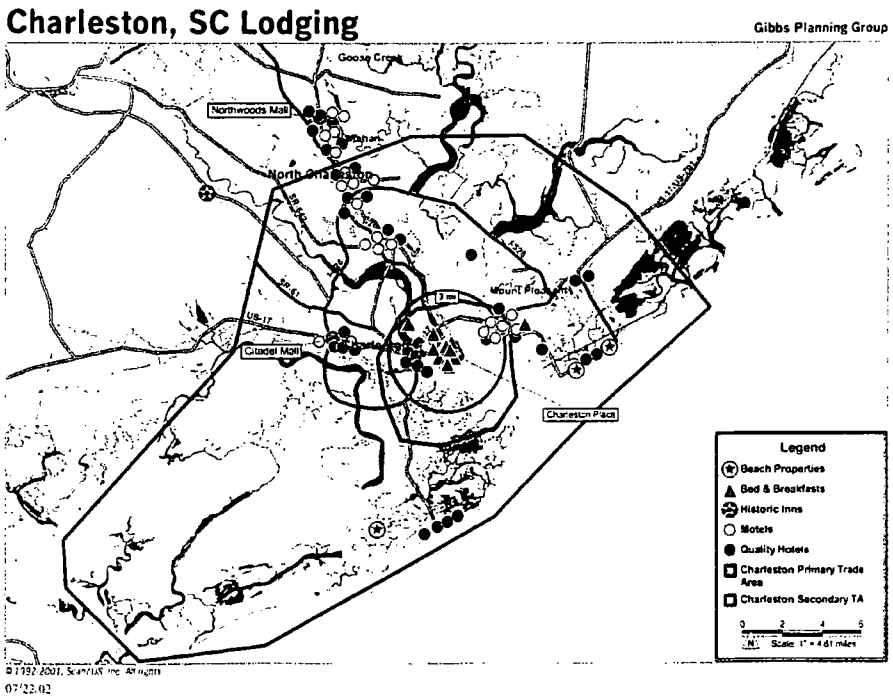


As the above table indicates, Charleston's downtown has the highest average daily room rates when compared to other areas of South Carolina and the U.S. Only Hilton Head has comparable lodging costs. For more detail, refer to Exhibits AA and AC in the Appendix.

Compared to other portions of South Carolina, downtown Charleston has a higher than average hotel occupancy rate, but the average daily room charge is also significantly higher than in any of the other areas surveyed, with only Hilton Head being comparable.[5] Lodging accounts for the highest percentage (44%) of daily expenditures in Charleston, with food/beverages (26%) and shopping (20%) coming in second and third. While lodging occupancy rates remain high in Charleston, they have shown a slight decline over the past two years, with some of this attributable to the slowing economy. For more detail, refer to Exhibit AA in the Appendix.

[5] Source: Smith Travel Research, as provided by S.C. Department of Parks, Recreation and Tourism.

It can be argued that lower room rates might provide an incentive for more visitors to return to downtown Charleston, thus improving occupancy rates and increasing overall expenditures in the area. It might also free expenditures for other activities such as sightseeing, shopping, dining and entertainment. However, due to a lack of data and research, it has neither been proved nor disproved that lowering lodging rates will increase spending in other sectors or increase visitation. This is only one logical conclusion that can be drawn. Lowering rates alone would not increase the level of shopping or sightseeing in the area but could enhance an overall effort to draw and retain repeat visitors.

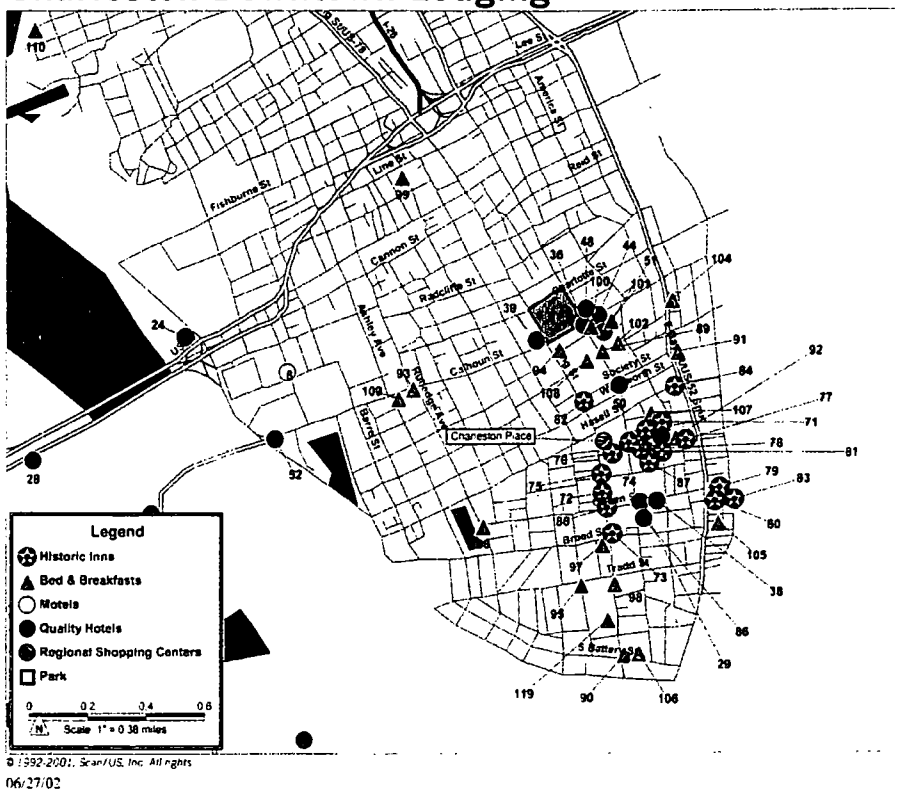


Lodging is typically concentrated in pockets in the Charleston market. There are pockets of hotels and motels around Patriot's Point in Mount Pleasant, near the airport in North Charleston and a few around Citadel Mall. The islands offer several beach properties and resorts. Downtown Charleston has numerous hotels and motels and has the highest concentration of historic inns and bed & breakfasts in the market.

As illustrated in the above map, there is a significant concentration of hotels and motels in downtown Charleston with additional pockets of lodging around the airport, Northwoods Mall, the Citadel Mall area and Mount Pleasant. There are some hotels and resorts along the islands, including Folly Beach, Kiawah Island and Isle of Palms.

The pricing and type of lodging varies significantly based on location, as would be expected in a market with a strong tourist draw. The downtown and beach properties command a higher per night room rate while the remainder are more moderately priced. Further, the vast majority of historic inns and bed & breakfast establishments are located in downtown Charleston, with only a few, such as the Middleton Inn, located off the peninsula. Gibbs Planning Group gathered data on lodging by type, number of rooms, price range and amenities to reach a better understanding of the lodging market. The accommodations summary, at the end of this section, lists the findings of this research.

Charleston Downtown Lodging



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A significant proportion of the lodging in downtown Charleston is made up of historic inns, bed & breakfasts and upscale hotels. Only one hotel out of 15 within a quarter-mile of Charleston Place offers rooms for less than $100 per night.

Gibbs Planning Group ranked the pricing structure of the accommodations surveyed in order to assess the average expense level for lodging based on proximity to downtown Charleston. The rankings, based on average per night room costs, were given as follows: 1 = $0 – 74; 2 = $75 – 99; 3 = $100 – 149; 4 = $150 – 199; 5 = $200+. The overall affordability of hotels and inns could then be evaluated by distance. Also considered were the number of rooms and how many of the accommodations had three amenities or more.[6] The table below summarizes these findings based on distance from the Charleston Place Hotel:

[6] Amenities include on-site dining, pool, fitness center, business center, meeting rooms, and children's activities.

Lodging Value by Distance from Charleston Place

Distance From Charleston Place	*Number of Hotels/Motels/Inns*	*Number of Rooms*	*Average Number of Rooms/ Hotel*	*Number With 3+ Amenities*	*Price Ranking*
0 - .25 miles	15	921	61	5	4.1
.26 - .5 miles	21	1,660	79	7	4.0
.51 – 1 mile	13	190	15	0	4.0
1.1 – 3 miles	6	853	142	3	2.5
3.1 – 5 miles	4	545	109	1	2.4
5.1 – 10 miles	30	3,378	113	15	2.2
10.1 – 20 miles	28	3,921	140	12	2.5

As the above table indicates, the downtown hotels are significantly more costly than those beyond the peninsula, offer fewer rooms on average, and have no greater level of on-site amenities than their suburban counterparts. Beyond downtown Charleston, price for lodging drops significantly. The slight increase in ranking beyond ten miles reflects the presence of resorts and beach properties in the mix.

The above information would indicate a need for more affordable accommodations in downtown Charleston. The least expensive accommodation within a quarter-mile is the Elliott House Inn, which quoted a rate of $94 – 125 a night, still expensive for a family on a budget. Within a half-mile, only five other inns reported having any rooms available under $100 a night. With the slowing economy, the need to provide competitive accommodation prices near the areas providing the tourist draw are essential to achieve a higher occupancy rate of 80% or above (versus 75% in 2002). While this may or may not mean the need for an addition of hotel space, there is no doubt that the need for affordable accommodations exists in downtown Charleston. For more detail, refer to Exhibit AC in the Appendix.

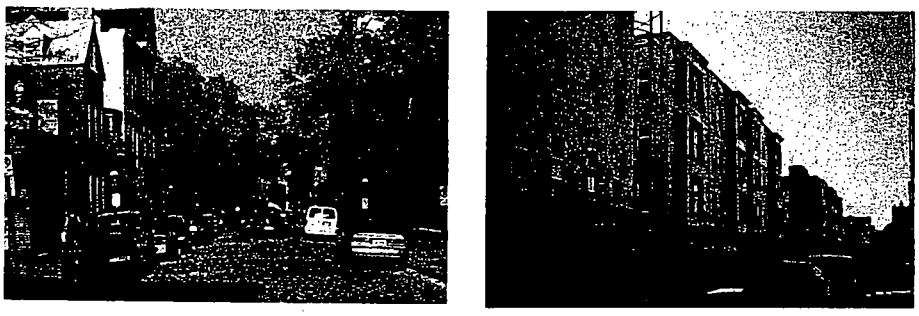
Page one of Accomodations Summary

Accomodations Summary

Charleston, SC

Map Key	Name	Number Of Rooms	Number of Floors	Amenities	Average Room Cost Per Night	Distance from Charleston Place (miles)	Cost Ranking*
53	Charleston Place	444	8	D,P,F,M,B	$260-595	0.0	5
76	Victoria House Inn	18	3	0	$130-270	0.09	4.5
73	John Rutledge House	19	4	P,F,K	$275	0.1	5
87	Meeting Street Inn	56	4	P,D,M	$99-369	0.1	4.5
75	Fulton Lane Inn	27	3	P,F,K,M	$130-200	0.12	4
82	Wentworth Mansion	21	4	0	$315-700	0.13	5
78	Meeting Street Suites	4	3	0	$150-275	0.15	4.5
72	Kings Courtyard Inn	42	3	M	$130	0.16	3
85	Church Street Inn	31	2	0	$159-295	0.19	4.5
94	Gateway House	6	3	0	$129-339	0.20	4
107	Arlington Rhensbury Inn	5	2	0	$89-209	0.21	4
92	Market Street Inn	5	1	M	$129-149	0.22	3
84	Ansonborough Inn	37	2	0	$139	0.22	3
47	Doubletree Guest Suites	182	5	D,F,K	$120-284	0.23	4
86	Elliott House Inn	24	3	0	$94-125	0.23	3
		921					4.1
81	French Quarter Inn	50	4	K,M	$200-270	0.26	5
71	Andrew Pinckney	32	2	K, M, B	$100	0.26	3
89	Fantasia	3	2	0	$200	0.3	5
77	Indigo Inn	40	3	0	$135-225	0.30	4.5
68	Mills House	214	7	D,P	$125-225	0.30	4
29	Days Inn Historic District	124	2	D,P,M	$90	0.3	2
37	Charleston Harbor Hilton	127	4	D,P,F,M	$150	0.32	4
50	Renaissance Charleston	166	6	D,P,F,M,B	$149-269	0.34	4.5
108	Barksdale House Inn	14	3	0	$80-195	0.34	3
97	Governors House Inn	11	3	0	$179-345	0.37	5
40	Holiday Inn Express Suites IOP	87	3	P	$180	0.4	4
38	Holiday Inn	214	7	P,M	$170	0.42	4
102	Cannonboro Inn	6	2	0	$89-250	0.45	4.5
100	Ashley Inn	7	2	0	$79-185	0.46	3.5
91	Phoebe Pember House	6	2	0	$125-225	0.47	4.5
101	King George IV Inn	10	3	0	$89-175	0.47	3.5
98	Hayne House	6	2	0	$185-245	0.50	5
44	Embasssy Suites	153	5	P,K,F,M	$109-289	0.5	4
51	Hampton Inn	171	5	P,M	$158-199	0.50	4
48	Holiday Inn Historic District	126	6	D,P,F,M	$124-200	0.5	3.5
36	King Charles Best Western	93	3	D,P,K,M	$140	0.5	3
		1,660					4.0
95	Kitchen House	2	3	0	$135-260	0.55	4
79	Vendue Inn	65	4	M,B	$164-295	0.63	5
119	Thomas Lamboll House	2	3	0	$125-175	0.63	3.5
80	Harbor View Inn	52	4	K	$200-229	0.65	5
96	Belvedere	3	2	0	$155-175	0.65	4
83	Anchorage Inn	19	3	0	$129-169	0.66	3.5
104	Maison Du Pre	15	2	0	$98-215	0.68	4
105	4 Unity Alley Inn	3	2	0	$125-150	0.71	3.5
90	Antebellum	2	3	0	$125-175	0.74	4
119	Palmer House	4	3	P	$165-225	0.76	4.5
106	1843 Battery Carriage House	11	2	0	$159-209	0.78	4.5
93	Rutledge Victorian	10	3	0	$129-199	0.88	4
109	Bed No Breakfast	2	1	0	$125	0.92	3
		190					4.0
99	1837 Bed & Breakfast	9	2	0	$79 - 165	1.3	2.5
8	Howard Johnson Riverview	141	2	D,P	$80	2.2	2
24	Charleston Riverview	333	13	D,P,K	$80	2.5	2
49	Courtyard by Marriott Riverview	179	4	D,P,F,M	$129-169	2.9	3.5
110	Lowndes Gorve Plantation	10	3	P	$149	2.95	3
32	Holiday Inn Riverview	181	14	P,F,M	$96	3.0	2
		853					2.5
35	Residence Inn Riverview	119	4	P,F	$110	3.1	3
64	Comfort Inn Riverview	128	7	P,F,M	$80-185	3.1	3
58	Hampton Inn Riverview	175	4	P,M	$71-79	3.1	1.5
28	Spring Hill Suites	123	4	P,F	$90	3.2	2
		545					2.4
17	Microtel Inn & Suites	73	3	P	$53-79	5.1	2
4	Red Roof Inn	123	2	P,M	$50	5.2	1

74 Planters Inn	62	4	D,B	$295	5.4	5
22 Days Inn Mt Pleasant	132	2	P	$66	5.4	1
67 MainStay Suites Mt Pleasant	71	3	P,F,M,B	$89-295	5.5	3
11 Comfort Inn Mt Pleasant	122	2	P	$90	5.6	2
55 ExtendedStay America	101	3	0	$44-59	5.6	1
7 Sleep Inn	80	3	P,M	$79	5.8	2
103 Guilds Inn	6	2	0	$95-185	6.1	3
14 Master Economy Inn Mt Pleasant	120	2	P	$44-60	6.1	1
10 Sleep Inn W. Ashley	74	4	P,F,B	$90	6.2	2
34 Best Western Savannah Highway	87	2	P,F,K	$100	6.3	3
70 Town & Country Inn	124	2	P	$79-189	6.30	2.5
66 Hampton Inn W. Ashley	121	4	P	$89-129	6.5	2.5
3 EconoLodge	48	2	0	$45	6.6	1
31 Quality Suites	168	5	P,F,M	$90	6.8	2
26 Holiday Inn Express Savannah Hwy	80	3	P,F,M	$90	7.0	2
15 Super 8 Airport	100	2	D,P,M	$45-52	7.3	1
5 Comfort Inn Airport	122	2	P,F,M	$58	7.3	1
54 ExtendedStay America N Charleston	126	3	0	$34-49	7.3	1
33 Shem Creek Inn	50	2	P,K,M	$100	7.4	3
12 Howard Johnson North	99	7	D,P,M	$43-55	7.4	1
21 Days Inn Airport	149	2	P	$59-73	7.5	2
62 Sheraton North	296	8	D,P,F,M	$79-179	7.6	3
19 Hampton Inn Airport	125	4	P,M	$59-79	9.2	1.5
41 Quality Inn Mt Pleasant	102	3	P,F,M	$100-120	9.5	3
46 Residence Inn Mt Pleasant	90	3	P,F,M	$119-189	9.6	3.5
25 Courtyard by Marriott	123	4	D,P,F,M	$85	9.8	2
42 Hampton Inn Mt Pleasant	149	3	P,K,M	$107-149	9.9	3.5
43 Embassy Suites Convention Ctr	255	9	D,P,K,F,M,B	$109-169	9.9	3.5
	3,378					2.2
56 Wingate Inn	100	4	M	$70-129	10.6	2.5
6 Travelodge	110	2	D,P,F,M	$60	10.8	1
16 LaQuinta	122	2	K	$48-66	10.8	1
2 Master Economy Inn North	150	2	P,M	$40	10.8	1
27 MainStay Suites North	97	3	P,F	$90	10.9	2
13 Roadway Inn	132	3	0	$44-54	10.9	1
57 SuiteOne of Charleston	108	3	0	$71-119	11.1	2.5
20 Sleep Inn North	68	4	B	$70-74	11.1	2
30 Holiday Inn Express North	149	2	P,F,M	$90	11.1	2
23 Ramada Inn Coliseum	154	2	D,P,M	$66	11.3	1
39 Westin Francis Marion	226	12	D,F,K,M,B	$170	11.5	4
59 ComfortSuites IOP	81	3	P,F,M	$75-279	11.6	3.5
45 Residence Inn North	96	2	P,M	$119-149	12.0	3
111 Seaside Inn	51	3	0	$150	12.2	4
52 Holiday Inn Folly Beach	132	9	P,F,M	$178-209	12.5	4
117 Ocean Inn	19	2	P	$125	12.9	3
115 Charleston on the Beach (Holiday Inn)	132	9	D,P,M,F	$209-249	13.0	5
112 Wild Dunes Resort	485	5	D,P,F,M	$230-286	13.0	5
9 Radisson North	159	8	P,D,F,M	$80	13.1	2
118 Blue Heron Inn	3	2	0	$70-170	13.2	3
61 Holiday Inn Suites North	98	4	P,F,M,B	$77-89	13.6	2
1 Howard Johnson Express North	47	2	P	$40	13.6	1
65 Hampton Inn North	102	4	P,M	$80-89	13.7	2
18 Fairfield Inn	120	2	P,M	$59-74	14.0	1
63 Clarion	197	4	D,P,F,M	$79-85	14.1	2
60 Hampton Inn Daniel Island	128	4	P	$76-87	15.0	2
88 Middleton Inn	55	3	D	$170-460	15.5	5
114 Kiawah Island Resort	600	12	D,P,K,M	$75-95	20.0	2
	3,921					2.5



Historic downtown Charleston still exhibits some housing growth, with new condominium units near East Bay. The historic charm of downtown Charleston remains intact, however.

Population/Housing Market

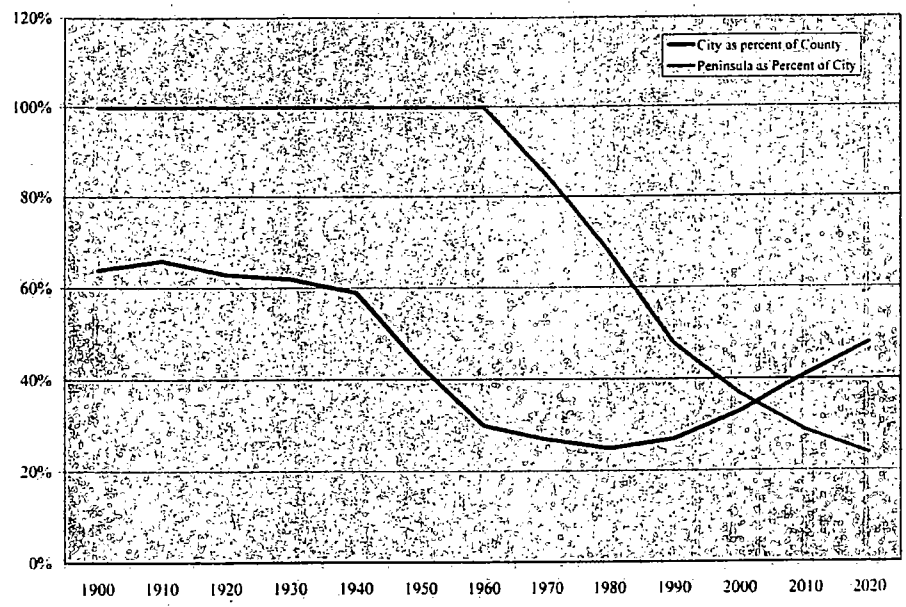
The Charleston area has seen significant population growth, particularly in the last 10 years. This growth trend is expected to continue through the next 15-20 years, with much of the growth occurring in the areas surrounding the peninsula, including Daniel Island, James Island and Mount Pleasant.

As would be expected, the trend historically was for initial development and growth to occur on the peninsula close to the docks and areas of transportation. Until 1960, the peninsula accounted for 100% of the city's population. By 2000, just over two-thirds (67%) of the city's population was on the peninsula. By 2020, the percentage of the city's population residing on the peninsula is projected to drop to 24%.[7]

As the population of the Charleston area has grown, the City's percentage of the county total has dropped, decreasing from 66% in 1910 to a low of 25% in 1980. Recently, however, there has been an upward trend, increasing the City's percentage of the total county population to a current level of 33%, with a projected increase to 48% by 2020. This increase can be attributed to a variety of factors, including the revitalized downtown area attracting people to move closer to the city, as well as annexations that have changed the City's boundaries.

[7] Source: City of Charleston Department of Planning and Urban Development, U.S. Department of Commerce Regional Economic Information System.

City and County as a Percent of Whole



The chart above shows population trends for the City of Charleston. As would be expected, the percent of the total city population that resides on the peninsula has decreased as the region has grown and population has spread outward. There is a trend, though, of people moving back towards the city, as depicted in the percent of the county's population that the city comprises.

All three counties comprising the Charleston Metropolitan Area (Charleston, Berkeley and Dorchester) have demonstrated population growth since the last census. Berkeley County has grown the fastest, but the remaining two counties show steady population increase (for more detail, refer to Exhibit P in the Appendix).

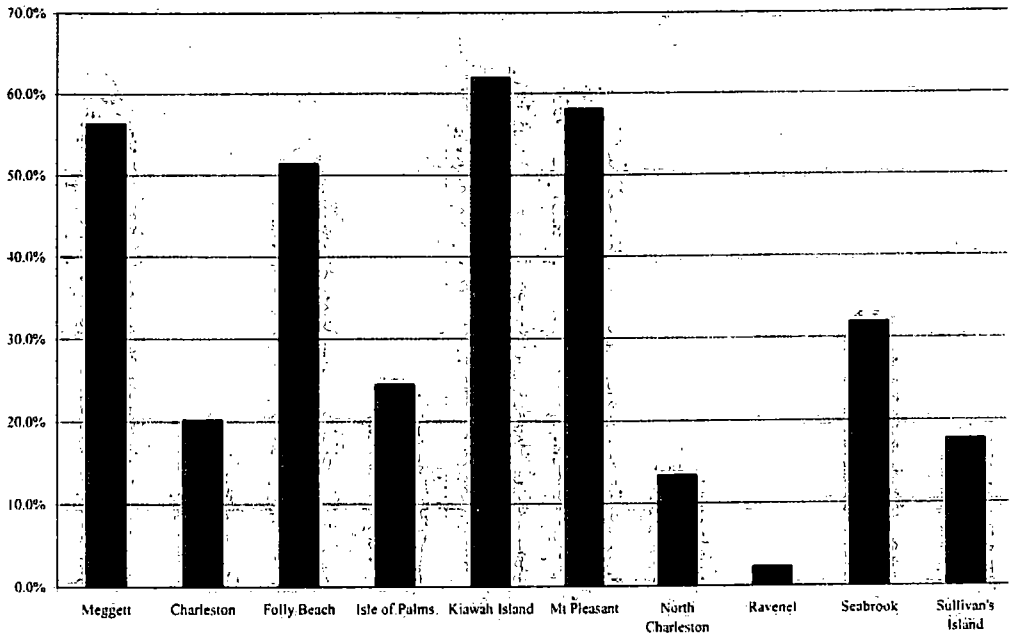
In Charleston County, the communities of Kiawah Island, Mount Pleasant, Folly Beach and Meggett have shown substantial increases in their population, growing more than 50% between 1990 and 2000. Charleston, North Charleston, Ravenel and Sullivan's Island have shown more moderate change during the same 10-year period, growing by 20 percent or less during that span.

A specific demographic sector that has shown significant growth in the Charleston market is the retiree population. One in every ten Charleston area residents is age 65 or older, a 30% increase over 1992. More than 62,000 people over the age of 50 move into South Carolina every year, making it the ninth fastest-growing state in terms of population over age 65 (Nevada is number one). The Center for Carolina Living estimated that more than 140,000 people would move to South Carolina in 2002, bringing $8.5 billion in spending revenue and $6.4 billion in housing transactions. The out of state retirees moving to South Carolina are the fifth wealthiest in the country. Nearly 23% of the seniors moving to South Carolina have annual incomes of $50,000 or more.

The significant addition of retirees can be a boon to the economy by adding jobs and increasing local property tax bases because of the higher prices many seniors are able to pay for homes. These new residents need additional services such as pharmacies, accountants, attorneys and medical facilities. According to a study done in 1992 by the federal government, it would take 3.7 new manufacturing jobs to equal the economic impact of one new affluent retiree household.

Many of these transplants to South Carolina are locating in Charleston for the excellent medical services, good shopping, thriving downtown and attractive beaches. There are cultural opportunities such as live theatres, museums, and other attractions to take family when they come to visit. Many of these wealthy retirees are enjoying their "golden years" and spending their money, creating a strong impact on the economy.

1990-2000 Population Growth



The Charleston County communities of Kiawah Island, Mt. Pleasant, Folly Beach and Meggett have all shown substantial increases in their population between 1990 and 2000. Charleston, North Charleston, Ravenel and Sullivan's Island have all displayed more modest growth in the same 10-year span. For more detail, refer to Exhibit P in the Appendix.

Despite the slowing economy and the after-effects of September 11, the housing market in Charleston remains strong. In 2002, home sale prices in Charleston County increased 22% from 2001. Homes were on the market an average of 73 days compared with 98 days the previous year. The more upscale homes in the Historic District increased their selling prices by 27%, and were only on the market for 83 days compared with 214 days in 2001.[8]

It has been reported that the general market trend during 2002 had homes under $275,000 moved well, but homes over $275,000 took longer to sell. Buyers in upper

[8] "*Local agents rate Charleston's housing market healthy*", Charleston Regional Business Journal, June 17, 2002.

price ranges could find spectacular deals as more and more people viewed real estate, especially in the Historic District, as a better long-term investment than traditional sources.

The following table outlines the current market housing trends:

Housing Market Trends

Area	*2001 Average Home Price*	*2002 Average Home Price*	*Percent Difference*	*2001 Days on Market*	*2002 Days on Market*	*Percent Difference*
Charleston County	$166,150	$203,219	22%	98	73	-26%
Historic District	$711,630	$908,126	27%	214	83	-61%

There are a number of housing developments on the peninsula that are either in the planning stages, currently under construction, or which have been recently completed, offering a wide variety of housing types for varying income ranges as the city's population continues to increase. The following table depicts the most significant of these developments:

Planned/Proposed or Recent Housing Developments

Name of Development	*Number of Units*	*Market*	*Status*
524 Rutledge Avenue	40 apartments	Affordable Elderly	Complete
The Palace Apartments	75 apartments	Affordable	Complete
The Bristol	50 condominiums	$450K - $1 million	Complete
Laurens Place	29 condominiums	$500K - $1 million	Complete
Two Laurens Street	25 condominiums	$395K - $1 million	Planning
3 Chisolm Street	27 condominiums	$425K - $1 million	Complete
Morris/Felix	16 single family units	$275,000	Partially Complete
1 Vendue Range	49 condominiums	$470K - $3.25 million	Complete
102 E. Bay Street	12 townhomes	$1.5 – 2 million	Complete

Source: Greater Charleston Chamber of Commerce, 2000

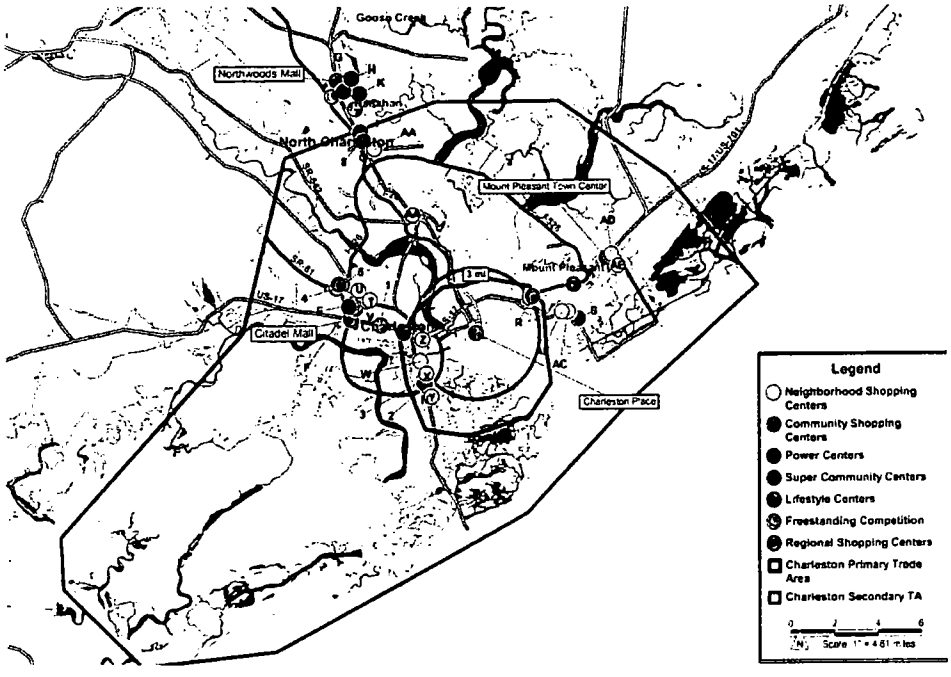
While accurate statistics on apartments were difficult to find, the most recent figures for Charleston show a 10.2% vacancy rate, an average rent of $587 and a downward trend in the market. This reflects a higher vacancy rate but lower rent than many other small

to mid-sized cities nearby. The following chart compares Charleston's apartment market with other southeastern markets:

Apartment Statistics for Comparative Markets

Market	*Vacancy Rate*	*Average Rent*	*Market Direction*
Charleston, SC	10.2%	$587	Down
Charlotte, NC	9.7%	$729	Down
Columbia, SC	9.2%	$613	Up
Greensboro/Winston-Salem, NC	8.3%	$609	Level
Greenville/Spartanburg, SC	10.5%	$578	Up
Jacksonville, FL	7.6%	$680	Down
Norfolk/Virginia Beach, VA	3.9%	$619	Level
Raleigh/Durham, NC	9.6%	$763	Down

- Source: 2002 Carolinas Real Data and RealIndex.com



The primary and secondary trade areas for the King Street Corridor and Market Area are shown above. For more detail, refer to Exhibit H in the Appendix.

THE TRADE AREAS

The trade areas for the King Street and Historic Market Areas were defined through a variety of factors including accessibility, existing and planned competition, physical and psychological barriers, and overall drawing power of the area.

The Primary Trade Area

The primary trade area consists of those neighborhoods for whom the King Street and Market Area represent their predominant shopping destination. These customers will make regular trips to the neighborhood and convenience shopping centers located within the primary trade area and will limit their trips to areas such as West Ashley and East Cooper for their daily needs.

The average shopper in the primary trade area will make a shopping trip at least twice a week to the retail establishments, including grocery stores, pharmacies and dry cleaners. Much of this business will be dependent upon the area residents as tourists make few stops at neighborhood shopping establishments. Competition in these areas will be

strong beyond the trade area boundary as residents outside the primary trade area have their own community shopping areas to frequent.

The primary shopping area will derive some benefit from the daytime, working population as they may make quick trips to these retailers during lunch or after work. However, these shoppers are not likely to spend as much per visit as area residents.

The primary trade area includes the peninsula of Charleston, the western portion of Mount Pleasant and the eastern portion of James Island and West Ashley. The boundaries are approximately as follows:

- Charleston Harbor and Clark Sound to the south and east
- Riverland Drive to the west
- San Souci Street (intersection of I-26 and King Street) to the north
- Shem Creek and Cottingham Drive to the east

The Secondary Trade Area

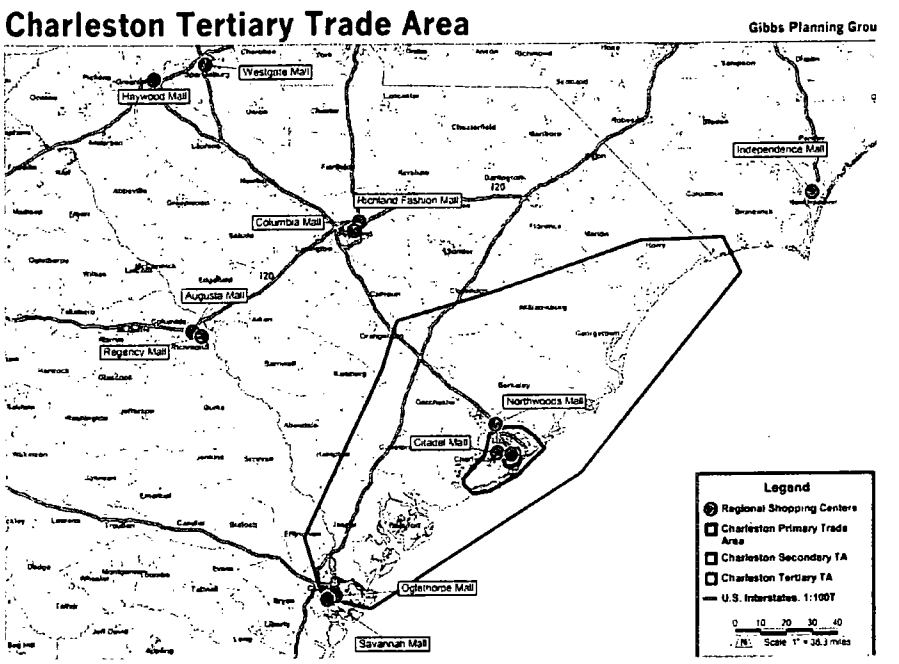
The secondary trade area consists of those communities for whom the King Street corridor represents a shopping opportunity they will frequent, and for some it will be their primary destination for community and regional shopping and dining. The secondary trade area includes the communities of Mount Pleasant, Charleston, North Charleston, West Ashley, and the coastal communities of Isle of Palms, Sullivan's Island, Folly Beach and Kiawah Island. The secondary trade area includes local residents as well as those staying in resort homes and vacation rentals who will frequent the downtown.

The residents and visitors in these communities are attracted to downtown Charleston's unique tenant mix, which is not available in their own region. They will venture into the city to dine and be entertained at the variety of restaurants available along King Street and in the Market Area. On average, secondary trade area residents will visit the King Street area at least two times per month, but may visit more frequently, even as often as once a week. While some other options, such as the Mount Pleasant Towne Centre, offer very competitive shopping alternatives, the high level of service and

specialty goods by local retailers combined with the antiques, art galleries and restaurants will continue to appeal to many local residents.

The secondary trade area, as defined, is bounded approximately as follows:

- Atlantic Ocean to the south
- Seabrook Island to the west
- Charleston International Airport to the north
- Eastern boundary of Isle of Palms to the east



Due to the high proportion of retail sales generated from beyond the Charleston region, a tertiary trade area was defined. The tertiary trade area includes all of coastal South Carolina and the northern portion of Savannah, Georgia. For more detail, refer to Exhibit I in the Appendix.

Tertiary Trade Area

Due to the large proportion of retail business in downtown Charleston generated from persons living beyond the Charleston market, a tertiary trade area was defined. This trade area includes the coastal communities of South Carolina, the northern portion of Savannah, Georgia, the southern tip of North Carolina and some inland South Carolina communities for whom a day or weekend trip to Charleston is potentially a frequent

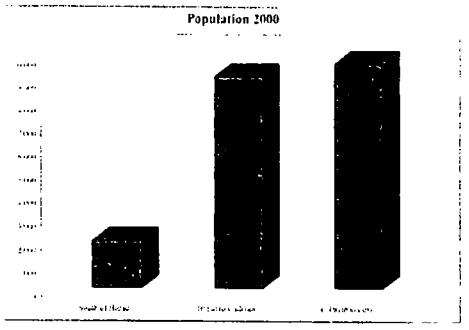
occurrence. This trade area accounts for the fact that many merchants in Charleston state that their typical shopper is a female who drives five hours from home and stays two nights and three days to shop.

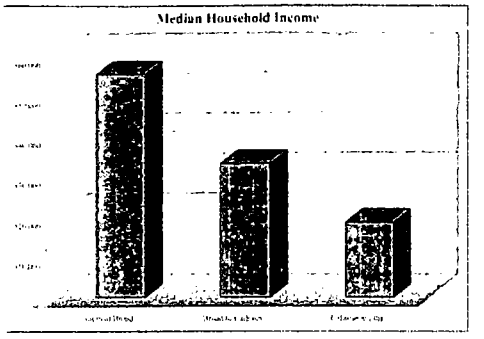
These shoppers visit the Charleston market one to two times annually and contribute a significant amount of sales to the local economy. They are assumed to visit the national chains, but the primary draw is the unique niche of upscale antique shops, local merchants and dining establishments that is unavailable in their own market area. For a detailed depiction of the trade areas, refer to Exhibit I in the Appendix.

Demographic Characteristics

The primary trade area is estimated to have had 58,400 residents in 2001, with a projected increase of only 100 persons by 2006. The number of households in the primary trade area is projected to increase at a similarly low rate, from 24,700 in 2001 to 25,300 by 2006 (a 0.4% annual increase). The primary trade area is overall a stable area comprised of slightly older, moderate income married couples. The median age is 34.3 years, 40% are married, and the median household income is $38,800.

These demographics are skewed by several factors, including the variation in demographic characteristics on the peninsula depending on whether the neighborhood is located north or south of Charleston Place. Nationally recognized as one of the leading historic districts in North America, neighborhoods south of Broad Street have high incomes, a large proportion of second homes, and bed and breakfast-type rooms. The neighborhoods north of Broad have more moderate incomes, with the households serving as primary residences. As depicted in the chart and table below, the demographic makeup of various segments of King Street vary greatly.





As indicated in the above charts, the area south of Broad Street has a significantly lower population base than the areas north of Broad Street, and yet it has a dramatically higher median household income level. For more detail, refer to Exhibits S, T, U and V in the Appendix.

Demographic Comparison of Segments of Charleston Peninsula

Characteristic	*South of Broad Street*	*Between Broad and Calhoun Streets*	*North of Calhoun Street*
2002 Population	2,055	9,250	9,800
Percent White	93.5%	83.9%	37.9%
Median Age	40.2 Years	31.5 Years	32.8 Years
Percent Population Age 65+	20.2%	15.9%	14.7%
Median Household Income	$55,400	$33,100	$18,400
Average Household Size	2.3 persons	2.5 persons	2.5 persons
Percent Owner-Occupied Dwelling Units	56.7%	30.3%	24.4%
Percent HHs Newcomers	22.6%	32.5%	33.0%

** Source: ScanUS, based upon 2000 U.S. Census Bureau data.*

The population of the secondary trade area was estimated at 194,300 in 2001 and is projected to increase to 200,000 persons by 2006, an average annual increase of 0.6%. The number of households is projected to increase by a similarly modest rate of 0.9% over the next five years, growing from 77,300 to 80,700 households. The secondary trade area is home to a young, moderate income population with a median age of 34.0 years and a median household income of $42,800. Just under 40% of the population over the age of 15 years are married, while almost 40% have never been married.

The tertiary trade area was estimated to have 803,600 people in 2001 with a projected annual increase of 1.4%, reaching 859,600 people by 2006. In 2001, there were 303,000 households in the tertiary trade area with a projected increase to 330,400 people by 2006 (a 1.8% annual increase). Because of the large geographical area covered by the tertiary trade area, the demographic characteristics are likely to vary from county to county and city to city within the defined boundaries, thereby limiting the relevance of overall characteristics. For more detail on all trade area demographic characteristics, refer to Exhibits K and L in the Appendix.

The following table compares selected demographic characteristics for the total trade area (a combination of primary and secondary trade areas) and the expanded total trade area (a combination of the total trade area and the tertiary trade area) with those for the Charleston Metropolitan Statistical Area (MSA) and the State of South Carolina.

Demographic Characteristics

Demographic Characteristics	*Total Trade Area*	*Expanded Trade Area*	*Charleston MSA*	*State of South Carolina*
Median Household Income	$41,900	$39,800	$40,500	$39,000
Percent Incomes $50K+	41%	42%	39%	38%
Persons per Household	2.40	2.52	2.58	2.53
Median Age	34.3 Years	34.2 Years	32.9 Years	35.2 Years

As indicated in the above table, the King Street Corridor trade areas have similar income levels compared to the Charleston MSA and the State of South Carolina. The trade area populations are slightly older than the Charleston MSA as a whole but younger than the State population overall. For more detail, refer to Exhibit O in the Appendix.

SITE CHARACTERISTICS

Access

The King Street Corridor is directly accessible via King Street and Meeting Street, both of which traverse the peninsula from north to south. During peak times, these routes can become very congested and slow moving as they are typically 2-4 lanes with few, if any, left-turn lanes.

The communities surrounding the peninsula, including Mount Pleasant and West Ashley, can access both arterials via U.S. Highway 17, which traverses the study area from east to west and provides access from outlying areas, including coastal areas of South Carolina and North Carolina to the north. U.S. Highway I-26 connects with I-95 approximately 70 miles from downtown Charleston allowing access from Savannah, Georgia and Florence, South Carolina. Currently, U.S. Highway 17 is the main access route from Charleston to Mount Pleasant and can become very congested. When the new Cooper River Bridge is complete, it will improve access between the two communities.

Regional access from areas to the north of Charleston, such as Columbia, is provided by I-26, which terminates at U.S. Highway 17 just north of Line Street. While I-526 provides a beltway loop around the city, it provides little or no benefit to the downtown area.

Visibility and Parking

The King Street Corridor does not garner any visibility from U.S. Highway 17 or I-26 due to the high traffic volumes and density as well as its distance from regional traffic routes. Due to the strong drawing power of the downtown corridor, visibility is less of an issue than it might be for an individual site or development.

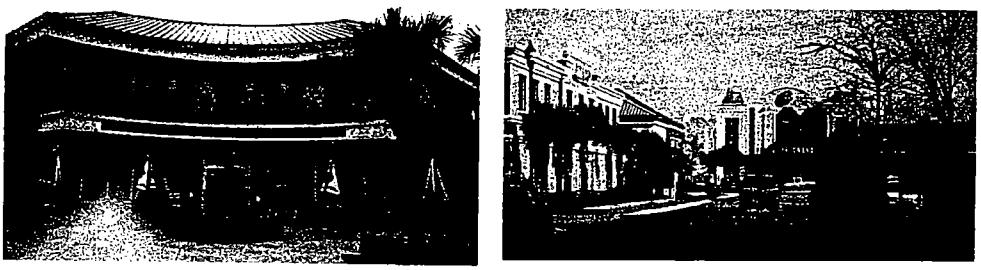
In general, decked parking does not appear to be a deterrent to shopping or dining in the study areas. In the area south of U.S. Highway 17, there are a total of 32,183 parking spaces, of which 3,586 (11%) are residential permit parking and unavailable for tourists and day-trippers. The remaining parking spaces must serve the daytime population (there is an estimated 1.6 million square feet of office space in downtown Charleston), medical facilities, students and faculty of the area universities, and the 700,000 square feet of retail.

In the area south of Beaufain Street, there are 11,011 parking spots of which 1,455 are residential permit parking (13%). On-street parking, both metered and unregulated, accounts for 15% of the parking or 1,608 parking spots. The remainder is surface lots,

which again must be shared by downtown workers, students, faculty, and visitors. While it is essential for the success of downtown residential life to have ample parking 24 hours a day within walking distance of home, parking in such a strong tourist area also needs to be adequate for visitors. While the focus of this study was not to conduct a parking survey or analysis, it is recommended that the availability, quality and management of downtown parking be assessed on a regular basis.

Other Shopping Areas

There are several competing shopping centers that have some impact on the King Street Corridor and Market Area. The most significant of these is the Mount Pleasant Towne Centre and the surrounding commercial area. There are also concentrations of retail at the Citadel Mall and Northwoods Mall as well as pockets of retail activity along State Highways 171 and 61 and along Rivers Avenue in North Charleston. There is little competition to the King Street area on the peninsula with the exception of some restaurants and shops along East Bay Street and a freestanding Harris Teeter grocery store.



The Mount Pleasant Towne Centre, which opened in 1999, is a 426,500 sf lifestyle center anchored by Belk, Barnes & Noble and Palmetto Grande Theatre. This open-air center places King Street at risk for losing current and future national tenants.

The Mount Pleasant Towne Centre, a 426,000 square foot open-air lifestyle center, opened in 1999 and has been successful in attracting national chains and regional and local restaurants and specialty shops. It is anchored by Belk, Barnes & Noble and the 16-screen Palmetto Grande movie theater. The town center is approximately 95% leased, and for the past two years has been voted Charleston's best shopping area in a

survey by the Best Read Guide. New York-based DRA Advisors recently purchased the Mount Pleasant Towne Centre for $55.3 million, a profit of 37% for original owner Konover, Inc.

New town centers pose potential competition for many of the retailers along the King Street Corridor. The newness and convenient parking coupled with a pedestrian-friendly atmosphere give them a sense of community and place. For example, the Mount Pleasant Towne Centre is becoming a primary shopping area and dominant choice for retail operators to open new stores. Until the opening of Mount Pleasant Towne Centre, new upscale retail made King Street their first choice with a location near Charleston Place being viewed as the prime retail location for the market. As suburban centers grow, new national retailers may make them their first, and possibly only choice to deploy a new store in the greater Charleston market. In a slow economy, national retailers with duplicate stores on King Street and in Mt. Pleasant may need to downsize to a single unit, closing the King Street or Mount Pleasant store.

Additional competitive retail centers in the Mount Pleasant area consist of Wando Crossing and some neighborhood and community centers which feature grocery stores and related shopping options. Wando Crossing is a 304,000 square foot center anchored by Wal-Mart, Office Depot, TJ Maxx and Marshall's. Built in 1992 and sold in 1995, the center is currently almost 100% leased. This center has a moderate impact on the King Street retail as it is community-oriented, not regional, and does not cater to the tourist trade. The other centers in the Mount Pleasant (East Cooper) area are more neighborhood-oriented and have little or no impact on the King Street retail.

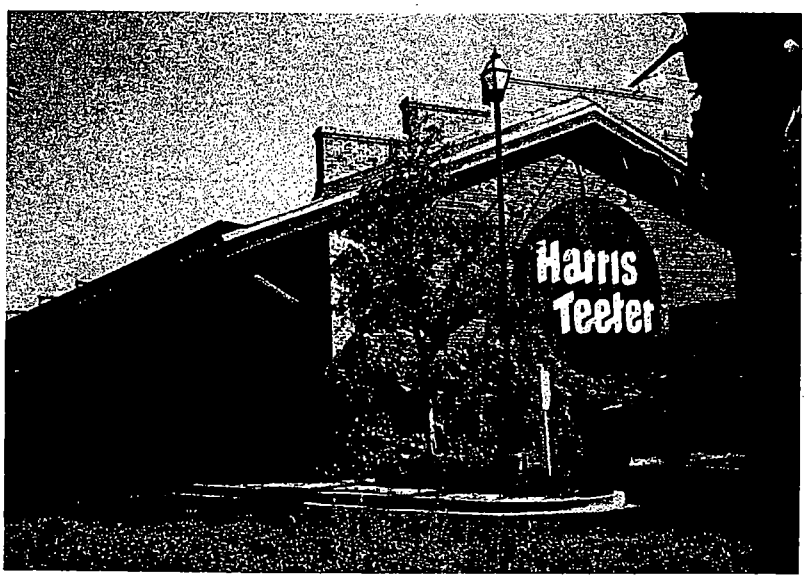
The Citadel Mall is a 1.2 million sf traditional mall anchored by Target, Dillard's, Sears, Parisian and Belk. With a current vacancy rate of just under 2%, the center remains a dominant retail factor in the western portion of the Charleston market.

There is some limited retail competition in the western portion of the Charleston market primarily from Citadel Mall and its surrounding synergistic retail. Citadel Mall is a 1.2 million square foot traditional enclosed mall anchored by Target, Belk, Parisian, Dillard's and Sears. The center opened in 1981 and was last renovated in 2000. The space vacated by JC Penney was recently occupied by a Target unit. With a low vacancy rate of just under 2%, the center serves the needs of the residents in the West Ashley, Folly Beach and Kiawah Island areas. The Citadel Mall provides the typical American shopping experience most people can get in their own home towns and lacks any type of niche or unique marketing potential, thereby limiting its overall impact on the study area.

There are other retail centers around Citadel Mall including Wal-Mart and Food Lion (Ashley Crossing), as well as freestanding big box retailers such as Home Depot and Lowe's. As with Citadel Mall, the inability of these centers to provide a distinctive shopping alternative to what travelers can find at home indicates that they have minimal impact on King Street and its environs.

The retail concentration found around Northwoods Mall, a 958,000 square foot shopping center anchored by Belk, Dillard's, Sears and JC Penney, replicates the offerings found at the Citadel Mall and likewise offers minimal competition to King Street retail. Northwoods is more distant than Citadel and is less convenient to the

visitors staying in downtown Charleston and the coastal resort areas thereby further reducing its competitive impact. While it may intercept some traffic accessing Charleston via I-26, many people will not drive for hours to shop the same stores as they have in their own cities offering little or no unique character.



The Harris Teeter located on East Bay Street is a freestanding unit that provides one of the only quality grocery store options on the peninsula. Other options are typically low quality or outside downtown.

There are some scattered small or freestanding retail competitors on the peninsula, including the Harris Teeter on East Bay Street and the Piggly Wiggly center at Meeting and Line Streets. While the Harris Teeter unit provides a quality grocery shopping alternative, the remainder of the shopping options, such as the Piggly Wiggly, are either low quality or too inconvenient for downtown residents. There is some competition emerging on Daniel Island, including a Publix unit (30,000 sf) and restaurants. Due to the distance from King Street, they will likely have little impact on the study area. In summation, the Mount Pleasant Towne Centre presently offers the most significant retail competition to King Street and the Market Area retailers and businesses.

CONCLUSIONS & RECOMMENDATIONS

The King Street Corridor and Market Area are among the most successful urban shopping districts in the United States. The recent influx of popular upscale national chains woven between many leading specialty stores, fine restaurants, and antique shops appeals to a 500 mile trade area of active shoppers. The present combination of shopping and restaurants set in a picture perfect historic downtown has become a national model for urban planning and management.

As in any commercial district, careful management, maintenance and marketing are necessary to remain competitive. The Charleston region is likely to continue to attract significant new commercial development. There needs to be a balance of national, regional and local merchants operating along the King Street corridor, that capitalize on as many synergistic benefits as possible. The issues expressed by some local merchants regarding the asking price of rents are valid but are not the single source for the disposition of the "mom and pop" retailers.

Up to 747,000 square feet of additional retail and restaurant space could potentially be supported by the four study areas during the next five years. The bulk of this new retail should be located in the Upper King Street area. Based on the assessment of the market potential, there should be a community center of approximately 316,000 square feet, a neighborhood center with 145,000 square feet of retail and 126,000 square feet of freestanding shopping lining the main corridor of Upper King Street. The Middle King Street area, between Calhoun and Market Streets, can support up to 60,000 square feet of retail, while the antiques area between Fulton and Broad Streets can support up to 17,000 square feet of additional retail. The Historic Market Area has the potential to support up to 82,500 square feet of incremental commercial space.

The development of new housing in the King Street corridor should continue to be encouraged to support the existing retail and enhance the potential for new retail development. The housing can be a mix of rental and for-sale properties, with condominiums or apartments above the retail space. For example, flats or studio

apartments are appealing choices for many residents who prefer downtown settings. The addition of new population will increase the activity of the area and improve its image as a safe and exciting place to be.

The introduction of new permanent residents is also essential to the vitality of the retail. If the terrorist attacks against the U.S. were to continue, renewing the temporary fear of travel and impact on the tourism industry, the need for year-round supportable housing would be significantly increased. The addition of 4,000 housing units would support an additional 40,000 sf grocery store, a pharmacy, and other neighborhood uses, as well as enhancing the sales potential for retailers such as discount and junior department stores (e.g. Wal-Mart, Kohl's).

The following sections discuss specific issues and recommendations for each district of King Street and the Market area. After these sections, additional recommendations to improve King Street will be explored.

RETAIL MARKET FINDINGS

General Retail Trends

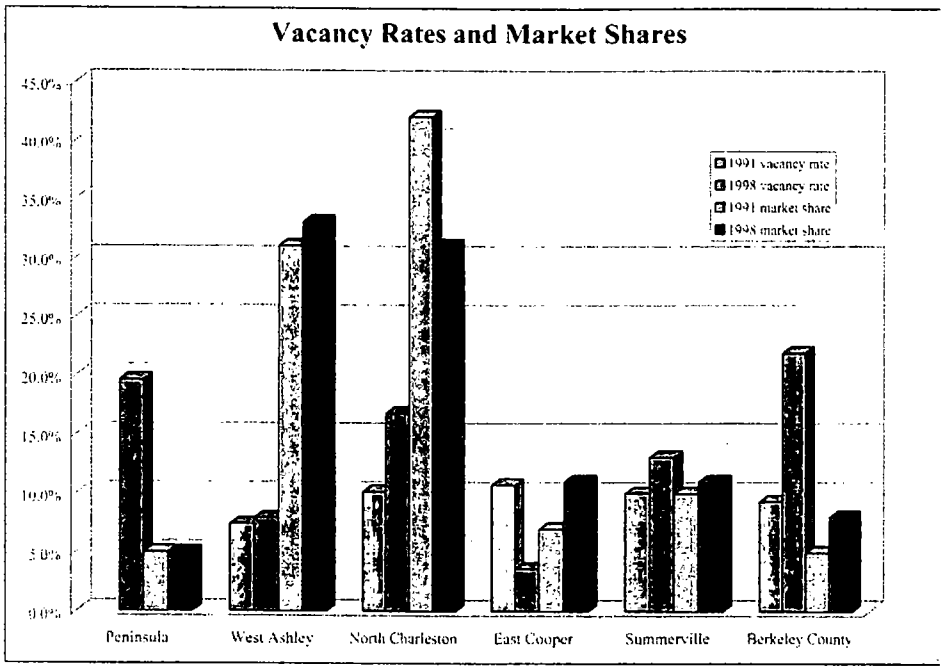
With the overall economic outlook for the Charleston area expected to be favorable through the end of 2003, the retail component is also projected to continue an upward trend. In year 2000, retail sales in the area were up 7.7% over the previous year, and though this growth is slowing, the trend is still towards increased retail sales. The most significant development in recent years has been the boon in the number of "Big Box" retailers, including a new Target at the Citadel Mall and Costco along I-526. The influx of these discount anchors is expected to continue, but their impact on the downtown area is uncertain because of Charleston's unique mix of local and tourist shoppers.

Still untested but possibly the most significant impact on Charleston's downtown commercial districts is the new Mt. Pleasant Towne Centre. Located just 7 miles from core downtown shops, this new "lifestyle" center duplicates many of King Street's national retailers and has a mid-sized Belk Department store. It is possible that downtown Charleston could be ringed with a series of new outdoor lifestyle centers, and

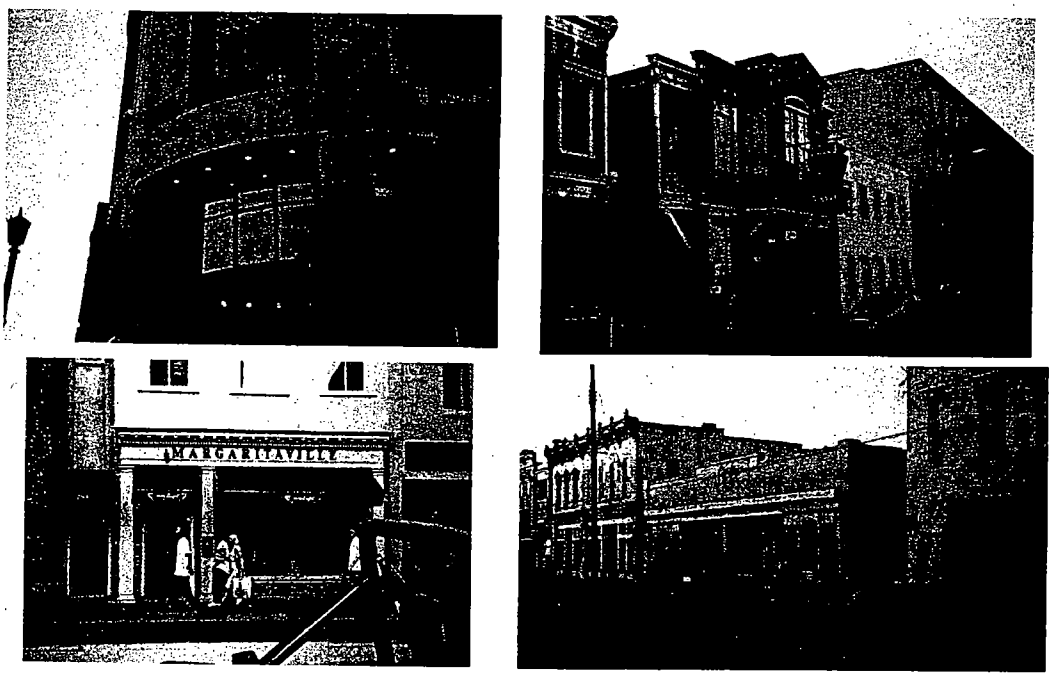
indeed two new centers have been proposed during the completion of this study. The pedestrian-friendly atmosphere of these new centers allows shoppers to park close to their destination while still enjoying a semi-urban shopping experience.

The Charleston region currently has over 13 million square feet of retail space for an average of 23 square feet per resident. This is about 20% higher than the national average of 19 square feet of retail per person. The large amount of tourism and extensive 500 mile trade area account for the additional retail per capita ratio. The overall vacancy rate is 12% and rental rates vary widely from $3 – $60 per sf. Per capita retail sales in the metro area in 2000 were approximately $9,000 per year, equivalent to the national average and reflecting a balance of retail space and population. However, the City of Charleston's retail sales per capita of $18,000 annually is double the national average due to the relatively small population base. Downtown Charleston has approximately 700,000 sf of retail space with 68% of it concentrated along King and Market Streets. Despite this fact, there is currently no major shopping center on the peninsula but just a few key anchors and retail centers (such as Charleston Place and Majestic Square).

The suburban areas of Charleston are growing fast and now account for 64% of the area's retail sales. The retail vacancy rate for the peninsula is about 19% (130,000 sf of unoccupied space), much of which is located in the upper King Street area (north of Calhoun Street). Most tourism-related development is occurring south of Calhoun Street with few visitors venturing north of the central tourist area. Almost two-thirds of the retail space in the city serves the tourist market with the remaining serving the local residents.



The retail vacancy rates on the peninsula are among the highest in the region, as indicated in the above table. However, the peninsula has retained its overall market share in terms of retail space. For more detail, refer to Exhibit X in the Appendix.



The national retailers, pictured on the left, have developed around Charleston Place. The local, independent retailers, shown on the right, have had varying degrees of success. While some are quick to blame their success level on the influx of upscale national chains, the issues are more complicated than that.

Middle King Street - Charleston Place

Anchored by Charleston Place, a fine antiques district and the College of Charleston, Middle and Lower King Street has an almost ideal balance of independent and national retailers. Historically Charleston's primary shopping district, King Street suffered decades of decline due to major suburban competition and the loss of its department store anchors. Beginning with the opening of the five-star Charleston Place Omni Hotel in the late 1990's, King Street returned as not only the region's but also one of the leading Southeastern tourist and urban shopping districts. Middle and Lower King Street is presently a balanced collection of shops and services that appeals to a wide range of local, seasonal and tourist users.

After first resisting a downtown location, many of Charleston Place's pioneering national retailers achieved record sales and moved into larger King Street stores as soon as possible. Victoria's Secret grew from 2,000 square feet in Charleston Place to 5,800

square feet; Banana Republic expanded to 8,500 square feet from 3,200 square feet, and the Gap, which started at 3,000 square feet in Charleston Place, moved to a 7,000 square foot store on King Street.

Currently, up to 15 percent of King Street's commercial enterprise is made up of leading national retailers, including: Ann Taylor, J. Crew, Williams & Sonoma and Saks Fifth Avenue. Retail properties in and around Charleston Place remain highly desirable. One leading commercial broker disclosed that there are five national credit tenants seeking to open new stores near Charleston Place, but nothing is available.

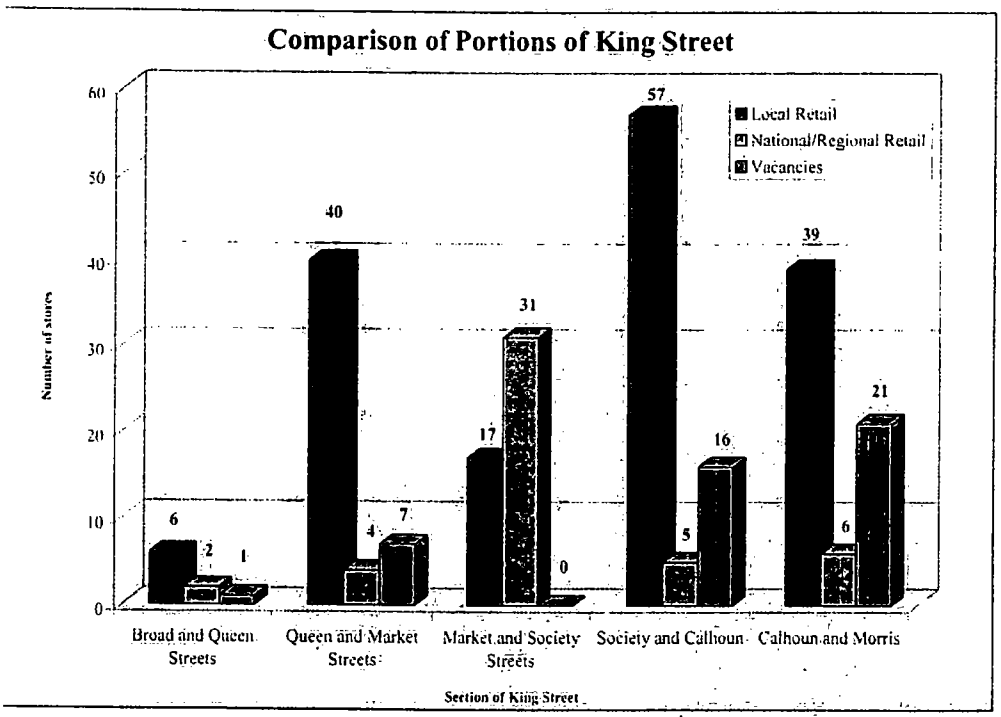
While some would argue that the introduction of upscale shopping has made rents unaffordable for small local retailers, dozens of successful local merchants have remained along King and the Historic Market Area. Many local retailers have expressed support for the latest phase of King Street development. Henry Berlin, CEO of Berlin's Inc., a locally owned clothing store founded in 1883, points out that there have always been national retailers along King Street: *"Years ago it was Kress, Woolworth's, Grants, Sears and Belk, and these have been replaced by Saks and Banana Republic."* Mr. Berlin adds: *"People still come downtown to shop the local merchants, such as M. Dumas and Berlin's, but they can shop the national tenants in their malls closer to home."* Berlin further adds that he believes *"there were more chain stores downtown 60 years ago."*

While the national chains have a strong presence in this portion of King Street, there are also a variety of local merchants. This factor, combined with the pedestrian-oriented nature of the area, provides an attractive balance for shoppers and tourists. National tenants, whether preferred by the independent retailer or not, are vital to drawing customer traffic to the area. Without this synergy, the sales would drop noticeably for the surrounding retailers who rely on the national names to get shoppers walking by their stores.

Approximately 60% or more of the business in Charleston Place's shops comes from out of town visitors. Further, these stores have been among the leaders in terms of sales for many of the chains. The Brookstone unit is one of the leading units in its chain.

The Waldenbooks store accounts for 25% of the chain's sale of regional/local books. The cost of retail space in Charleston Place typically ranges from $40-140 per square foot. Although higher than in many suburban shopping centers, this rate is a bargain in comparison to many other upscale shopping centers and tony downtowns.

This study finds that the Middle King shopping district is potentially vulnerable to new suburban shopping centers. In order to retain its present balance, King Street must continue to upgrade, market and manage itself using the most modern retail techniques. With wise management, up to 60,000 square feet of additional retail, including restaurants, apparel, and recreation or entertainment categories, are supportable in the Middle King Street area.



The above chart compares various sections of King Street based upon the number of national versus local tenants and the number of vacant storefronts.

General Strategy:
The Middle King Street district will continue to face strong competition from the growing suburbs and must prepare itself for potential economic downturns. This study recommends that King maintain as much of its existing character as possible but also plan to accommodate new modern retail formats, including department stores and high-quality restaurants. The study area must also retain its quality antique district and a balance of leading national and local retailers. Parking, signage and linkages with the Historic Market and Upper King areas must be managed to compete with suburban shopping centers.

Specific Recommendations:

1. Coordinate a binding Business Improvement District (BID) or equivalent that oversees management, marketing and maintenance of the King Street District.
2. Develop a "Return to King Street" marketing campaign that features local merchants and employees of national retailers.
3. Continue to improve basic services including trash pick-up, lighting, signage, etc.
4. Implement a "way finding" signage system to orient visitors towards goods and services.
5. Require standard durable trash cans (of various sizes).
6. Attempt to find common off-street cooled and screened trash collection areas.
7. Improve the level of pedestrian lighting from existing levels.
8. Install at least two (2) street signs per intersection.
9. Coordinate walking tours with the colleges and other potential visitor destinations.
10. Develop well marked public restroom access (even if in private businesses).
11. Continue high levels of maintenance of public infrastructure.
12. Attempt to attract 2-3 quality restaurants in the Calhoun to Market Street area.
13. Improve linkages with the Market Area along Wentworth and Market Streets.

14. Improve enforcement of loading zones and on-street parking violations; consider raising rates and shortening time period to discourage employee parking.
15. Attempt to attract office and residential development on upper floors of businesses.
16. Begin accurate measurements of pedestrian counts, parking usage, retail sales, and rents to assess effectiveness of above.

Additional Supportable Commercial

Gibbs Planning Group finds that up to 60,000 square feet of additional retail and restaurants are supportable in the Middle King District:

- *5,000 sf women's apparel*
- *4,500 sf men's apparel*
- *10,000 sf unisex apparel*
- *3,500 sf athletic shoes*
- *7,000 sf quality restaurant*
- *10,000 sf family restaurant*
- *10,000 sf variety*
- *10,000 sf recreation/entertainment*

In order to remain competitive with new suburban shopping centers, it may be necessary to consider an additional alternative of one or two new department stores, such as Nordstrom or Neiman-Marcus (which would be in addition to the 60,000 square feet suggested for this section), complementing the existing Saks Fifth Avenue store.

The Lower King Street area (Antiques District) has a charm and quality unique to the market. An additional 17,000 sf of entertainment, restaurants and service retail could help to solidify the drawing power of the area both in and around Charleston.

Lower King: Antiques District

As one of the finest collections of quality antique shops and furniture makers in the United States, the King Street Antiques District has a broad appeal. The unique collection of Charleston's fine antique shops and galleries has significantly contributed to King Street and the Market Area's large tourist draw. Combined with Charleston's rich historic urban fabric and the many charming inns, the extended travel time to make purchases at national retailers available in one's home market is still worthwhile because of the character of the Market Area, King Street, and the many unique shops and restaurants.

Most of the antiques dealers specialize in order to offer a broad selection. The dealers include fine antiques, quality reproductions, books, fine prints, gardening, English, French and early American. Although most shops are small (1,500 – 3,000 square feet), many of the dealers have larger off-site warehouses available for larger

selections. All dealers were very helpful, knowledgeable and offered easy shipping. Every antique dealer and furniture maker seemed to offer the highest quality of fine antiques and furniture, all located within a comfortable five-minute walk.

The southern end of the Antiques District is anchored by several quality apparel stores including Berlin's and Ben Silver. Ben Silver could almost be labeled a national retailer due to its extensive catalog mailings and tradition of fitting movie stars and Presidents.

General Strategy:

Although relatively small compared to the entire downtown Charleston commercial district, the Antiques District makes a significant contribution in tourism and retail sales. Due to the importance of this area, this study recommends that the City make every effort to retain and expand the Antiques District in its present location, as it would be difficult to duplicate elsewhere in the City.

Specific Recommendations:

1. Organize a binding Business Improvement District (BID) or equivalent to fund effective regional and national advertising.
2. Develop funding sources to allow small merchants to purchase their properties to add stability to the district.
3. Clearly label the Antiques District on a "You are Here" signage system.
4. Continue to improve the quality of the public parking systems, including lighting, management, maintenance and availability.
5. Develop a business recruitment plan to attract new fine antique and furniture shops to the district.
6. Improve pedestrian light levels along King Street.
7. Encourage shops to leave store window lights on in the evening until 11:00 pm.
8. Monitor lease terms and expiration dates to prevent a sudden de-centralization of the dealers.
9. Encourage a limited number of small fine dining restaurants in the Antiques District to increase lunchtime and evening traffic.

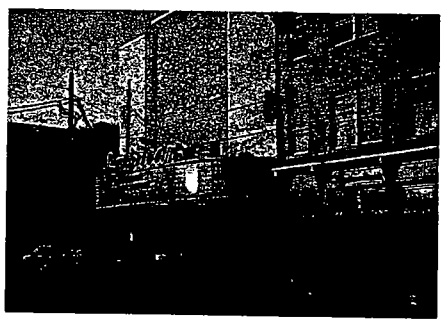
Additional Supportable Commercial

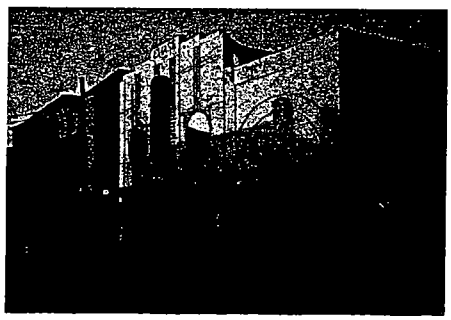
This study finds that the following additional commercial development is supportable and appropriate for the King Street Antiques District:

- *5,000 sf quality restaurant*
- *3,000 sf carry-out food restaurant*
- *1,500 sf toy/hobby shop*
- *5,000 sf entertainment/recreation*
- *2,100 sf service retail*

Upper King District

Upper King has recently been successfully evolving into a design and restaurant district appealing to many of the region's permanent and seasonal residents. This area north of Calhoun is well established and is in close proximity to the Visitors Reception and Transportation Center. It is anticipated that its positive growth will continue to expand north and into adjacent neighborhoods.

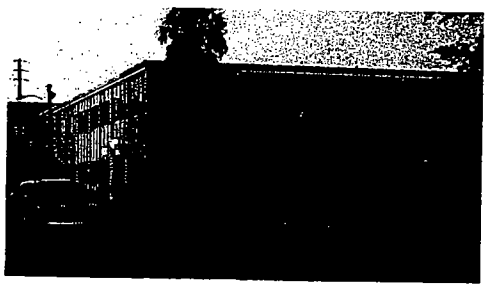


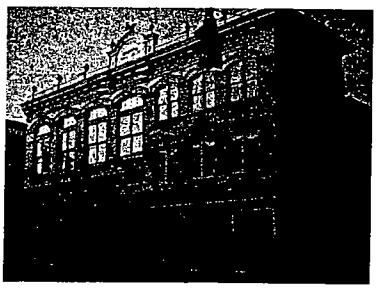


While the Upper King Street area is more residential than tourist-oriented, there is little or no shopping for daily needs. Businesses are being replaced by home and designer stores when the focus should be on serving the neighborhood residents.

Upper King is poised to become a retail area serving the local Charleston market. While long-time operators such as Bluesteins should be retained, there is a need for additional local shopping including hardware, restaurants, movies, design stores and food markets geared toward residents and their daily and weekly shopping desires. These local-type businesses would also help to encourage additional redevelopment of the adjacent neighborhood housing stock.

The potential retail development in Upper King, totaling up to 587,000 square feet, can be implemented in several phases and center types. These include: a 316,000 square foot community center anchored by a junior department store such as Kohl's and a 130,000 square foot discount department store, such as Target; a 145,000 square foot neighborhood center anchored by a 40,000 square foot supermarket; and 126,000 square feet of freestanding retailers, which can be independent or national chains.





There is significant potential for development in Upper King. The vacant library could be converted to a shopping area, serving as a gateway to Upper King Street. While long-time operators like Bluesteins should be retained, the focus of retail in this area should be serving the local residents and transforming this section of King Street into a vibrant community.

The potential exists for significant change to Upper King Street. For example, the vacant library just north of Calhoun Street provides an excellent gateway to the upper King Street area. Currently it creates an uninviting entry with boarded up windows and graffiti. If it were redeveloped into either a community or neighborhood shopping center and the pedestrian-friendly environment maintained, it could create a sense of place and a sense of having arrived somewhere when shoppers venture north of Calhoun Street.

The vacant Federal Building and other vacant properties present equally unique opportunities to create mixed-use development. Using the ground floor for retail and the upper floors for office or residential space would provide an excellent mix in a prime location.

General Retail Strategy

With its direct access from U.S. Highway 17 and I-26 and its many relatively underutilized large parcels, the Upper King area can accommodate larger, modern retail types that are not feasible in the three other study districts. GPG recommends that the Upper King area continue to attract businesses that appeal to Charleston's local residents and college community. The existing small independent retailers, the new popular restaurants and the recently opened design studios are ideal retailers that cater to local residents.

In addition, larger modern retailers such as the soon to be newly expanded Piggly Wiggly, as well as other medium to large format community center-type retailers such as discount department stores, home improvement stores, office supply and sporting goods should be encouraged. These larger modern retailers would provide goods and services not presently available to downtown residents and complement the smaller specialty stores, design centers and restaurants.

These new larger format retailers must be developed in a manner that promotes a walkable environment with parking and loading areas restricted away from the street as much as possible. Many large national chains are presently building multi-level urban formats that would be appropriate for the Upper King area.

Specific Recommendations

1. Continue to implement the streetscape improvements, including new sidewalks, improved lighting, and signage to match Middle King's Streetscape.
2. Improve street lighting to increase light levels.
3. Develop a *way-finding* signage system to attract visitors from U.S. Highway 17 and I-26 directly onto Upper King.
4. Add on-street parking meters with 2-4 hour permitted parking times.
5. Redevelop the former library site with an anchor-type use (department store, large specialty retailer, hotel-conference center, etc.) to help link the Upper and Middle King business areas.
6. Reserve land for future parking decks.

7. Encourage new housing and office development along Upper King and in the adjacent neighborhoods.
8. Seek out a multi-screen theatre, should it not be possible to locate in the Historic Market Area.
9. Continue to provide for housing, goods and services to meet the needs and lifestyle of existing downtown residents.

Overall, the supportable retail for Upper King Street could be distributed as follows:

Community/Town Center

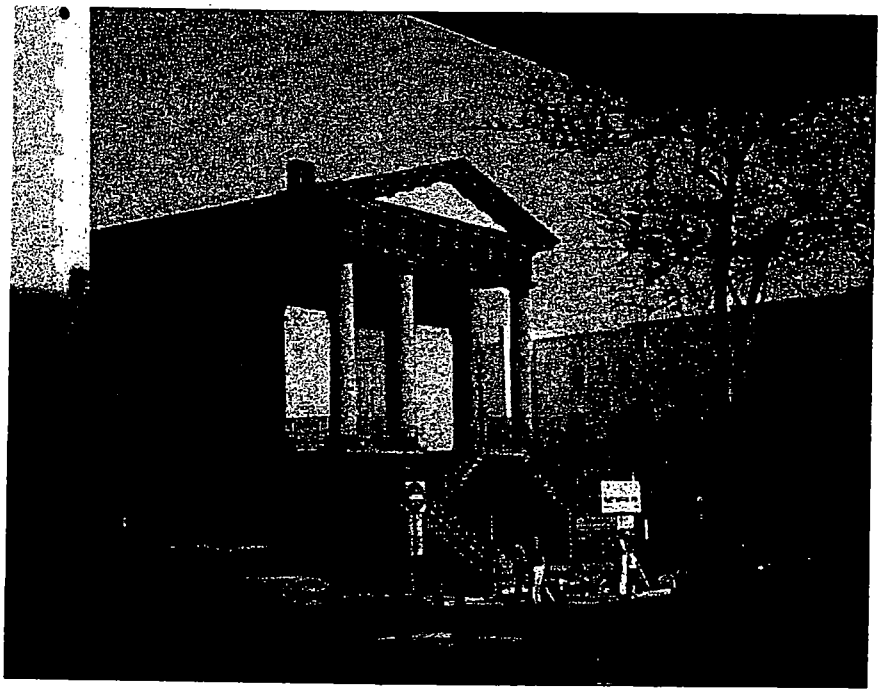
- *75,000 sf junior department store*
- *130,000 sf discount department store*
- *7,500 sf women's apparel*
- *5,000 sf unisex apparel*
- *1,200 sf women's shoes*
- *2,000 sf shoes/accessories*
- *7,500 sf quality restaurants (serving liquor)*
- *10,500 sf family restaurants (sit-down service but no liquor)*
- *6,500 sf nightclub with outdoor balcony*
- *1,500 sf appliances/electronics*
- *10,000 sf bookstores*
- *3,500 sf cards/gifts*
- *6,500 sf computers/accessories*
- *1,000 sf health/beauty supplies,* such as vitamins
- *5,000 sf home furnishings,* such as wallpaper, paint
- *25,000 sf sporting goods*
- *3,000 sf toys/hobby*
- *15,000 sf recreation/entertainment,* such as a fitness center, dance studio, martial arts

Neighborhood Center

- *40,000 sf grocery store* with specialty departments such as service meat and deli
- *2,500 sf women's apparel*
- *1,500 sf shoes/accessories*
- *7,500 sf quality restaurant*
- *4,500 sf family restaurant*
- *3,000 sf fast food*
- *3,500 sf specialty foods,* such as coffee, ice cream or cookies
- *5,500 sf nightclub with outdoor balcony*
- *1,500 sf appliances/electronics,* such as cellular/video rental
- *1,500 sf cards/gifts*
- *2,000 sf copying/printing*
- *10,000 sf dollar/variety*
- *13,500 sf pharmacy*
- *20,000 sf hardware*
- *2,000 sf health/beauty*
- *5,000 sf home furnishings*
- *1,500 sf laundry/dry cleaning*
- *1,500 sf optical/vision care*
- *2,500 sf personal services,* such as hair, nails or tanning
- *4,500 sf pet supplies*
- *3,500 sf video/entertainment*
- *5,000 sf recreation/entertainment*
- *3,400 sf service retail,* such as insurance, realty, travel agency

Freestanding Units

- *115,000 sf warehouse club*
- *2,500 sf convenience/gas*
- *5,000 sf recreation/entertainment*



The Historic Market Street Area has a wide variety of restaurants and bars but should expand its offerings by approximately 82,500 sf to include a food market (such as Wild Oats), and possibly a movie theatre to increase the entertainment draw, especially when the Market is closed.

Historic Market Area

Located in and around the Historic Market, the Market Area is one of most visited and vibrant tourist destinations along the eastern seaboard. Almost all of Charleston's 4.0 million tourists spend time and money in this enjoyable area. An abundance of restaurants, hotels, inns, specialty foods and gift shops geared towards tourists and convention travelers are located here. The Market Area is anchored with a fine art gallery district to its southeast and the Historic Market building and its activities at its center. This study finds that up to 40,000 square feet of additional retail plus a movie theatre are supportable in the Market Area.

Most retailers and restaurants reported continued strong sales in the Market Area with many expressing a desire to expand. Unlike the Middle King Street area, very few national retailers have located in the Market Area. This study has found that most visitors to the Market Area are tourists who drive or fly for a family vacation or

business convention. This study also noted that while the Market Area was regularly packed with pedestrians in the early evening, the Middle King Street area was almost vacant, representing an apparent disconnect between the town districts.

Local and seasonal residents account for only a small share of the Market Area's sales and activities. Many local residents and downtown employees reported that they avoid the Market Area for dining and shopping due to its crowded conditions. The art galleries and French Quarter restaurants remain the focus of most of the local and seasonal residents' destinations.

General Retail Strategy

Gibbs Planning Group recommends that the Historic Market Area continue to focus on the tourist and convention traffic as its core business. To balance the ups and downs of the tourist business, the Market Area should expand its offerings to better serve local and seasonal residents and employees. Wider sidewalks and businesses geared towards community needs, such as a movie theatre and specialty food grocer (e.g. Wild Oats or Trader Joe's) could partner to bring locals into the Market Area. A movie theatre would increase the recreational draw, especially when the market is closed, but care should be taken to position the noise and crowds so as not to disturb guests at the hotels and inns.

Additional market rate housing development along the waterfront and the City's new parks are helping to balance the tourist nature of the Market Area. The Market Area will continue its existing mix of local and limited national retailers and restaurants as long as Charleston remains a prime tourist destination. Infill housing and other amenities attracting local residents are encouraged to balance potential future lows in tourism and convention traffic

Specific Recommendations

1. Continue to support existing tourist attractions, restaurants, specialty retail, galleries, and historic destinations.
2. Attempt to attract a multi-screen first run movie theatre.
3. Reformat the Historic Market shed by removing the existing interior corridor; install quality retailers that run the full width of the shed with doors opening directly on both sides of Market Street.
4. Widen the existing sidewalk along the north side of Market by changing the diagonal parking to parallel parking.
5. Develop a *"way finding"* and *"you are here"* pedestrian signage system to highlight restaurants, shops, galleries and historic destinations.
6. Improve enforcement of existing parking regulations to promote easier parking for local residents.
7. Reduce on-street parking time to 15-90 minutes.
8. Implement streetscape improvements to the Market Area.
9. Increase streetscape lighting levels.
10. Implement a common trash container system.

The additional supportable square footage for the Historic Market Area is as follows:

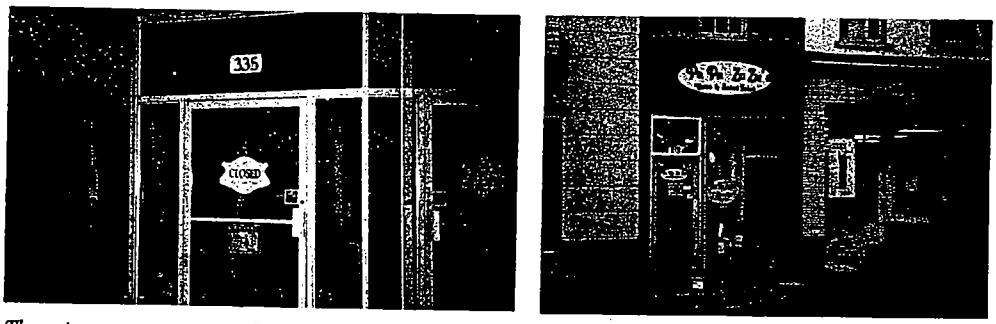
- *8,000 sf quality restaurant*
- *25,000 sf upscale grocer*
- *1,000 sf liquor store*
- *1,500 sf appliances/electronics*
- *2,000 sf convenience/gas*
- *45,000 sf movie theater*

Rationale

There are several factors impacting the supportable square feet projected in this analysis:

1. ***King Street and the Market Area provide a unique shopping experience not found anywhere else in this area*** and have a strong appeal to both residents and tourists alike.

2. ***The study area has long been the dominant retail destination in Charleston*** but is currently at risk of losing tenants and appeal due to the recent construction and success of suburban retail centers.
3. ***Charleston is visited by more than 4.0 million people each year*** providing a retail market well beyond the city limits. The tourism industry can be very fickle, making it dangerous to rely too heavily on this as the main economic base.
4. ***There is a limited permanent base of population*** with widely varying demographic characteristics between upper and lower King Street. An indigenous population is important to the continued success of a retail area.
5. ***The local merchants are feeling displaced to some degree by the national chains around Charleston Place,*** but these national chains are needed to increase the pedestrian traffic for all retailers in the area.



There is some concern on the part of independent operators that the national chains are responsible for displacing some of the local merchants. While the national chains may make rents higher in the district, they are not solely responsible for the difficulty some local merchants are having competing. Issues such as hours of operation and cleanliness are often a bigger deterrent than high prices.

Addendum

SPECIFIC RECOMMENDATIONS FOR BUSINESS OWNERS

Merchants' Association/Business Improvement District

One of the key reasons that national retailers have sales many times those of local independents, especially when located in a mall or shopping center, is the existence of a central body looking out for the well-being of all involved. A shopping center needs all of its tenants working together and performing well to succeed. Mall management oversees the various aspects that help create a successful shopping environment. The independent retailer, especially one located in a downtown area, is generally on his own to sink or swim, with no common group to lend a hand and create strength through numbers.

Gibbs Planning Group understands that there has been a downtown merchants' association. After discussing this issue with local merchants, it appeared that the association has thus far been ineffective at achieving its initial goals. A successful merchants' association serves the small business owner, helps to market an area, maintains it and keeps it vibrant. It should have strong leaders who will work with City officials to provide as level a playing field as possible with the national retailers. Without a merchants' association, the independent is left on its own to tackle all the outside issues affecting profitability and retail livelihood.

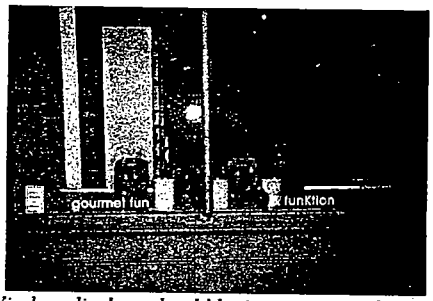
While the current frustration level with the existing merchants' association is understandable, it would be in the best interest of the long-term maintenance of the local merchants along King Street to gather and reevaluate the association. The recommendation is that the following issues should be addressed:

- Evaluate the goals and whether they have been met. If they have not been met, why not? If so, what made them successful?
- Determine retailers' expectations from their association and whether these expectations are realistic. The association cannot be everything to everybody and cannot provide for the merchants without their effort and financial input. Retailers must consider whether what they are expecting the association to do is something they should/could handle themselves with the same or better results, or if it is something best achieved by the group.
- Create a new group of leaders who will work hard for the best interests of the group as a whole.

In addition to an effective merchants' association, a successful area of independent retailers requires some assistance from local government. There are certain aspects of the King Street area that should not fall to the independent retailers, including zoning/code standards, traffic issues, and overall street and sidewalk maintenance. The latter equates to the common areas in malls, such as fountains or central areas, that are maintained by mall management through fees charged to each retailer. While the City cannot be expected to provide services for free, it should find a method for addressing these issues that puts as little burden on the independents as possible.

Likewise, merchants could take advantage of loans for improvements. These loan programs are offered at a rate that independents can afford to pay and that makes them attractive. The end result would be a more appealing retail district, with improved sales that could provide not only a better financial outlook for the local merchant but also a larger tax base for the City. Both the City and the merchants would benefit, making them more viable for long-term operation. Any effort to retain the area's vitality will

take a cooperative effort by both the City and the merchants. Each needs to listen to the other's concerns and opinions and work towards a solution that will be amenable to both.



Window displays should be interesting and informative, but uncluttered. They must capture the interest of the passerby and clearly indicate what the retailer is selling. Displays should be rotated on a regular basis to keep them fresh and inviting.

Window Displays

One of the most important tools a business has is its storefront display. A retailer has eight seconds to tell a potential customer passing their storefront what they are selling and to entice them to enter the store. Based upon the window display, a strolling shopper may either pass a store by or be intrigued enough to enter. Window displays should follow some simple guidelines:

- ***Frequent Updates:*** If a shopkeeper does not change the window displays, customers will think the store continues to offer the same old merchandise. Shoppers want new and interesting choices.
- ***Neat & Uncluttered:*** Too much information in a window display can be as detrimental to sales as too little. There should be a sample of what the retailer has to offer and not a copy of everything in the store. If customers think they can shop the whole store by looking in the window, they may simply look in the window and then move on to the next store.
- ***Demonstrate Need:*** Stores must show what they have to offer in a way that lets shoppers know there is something they may need or want. In the pictures shown above, the wine/food store (above right) has soda and water in the window case. On a hot, humid day, a passing customer may decide that is just what they need. While in the store, they may purchase a snack to go with it, a bottle of wine for dinner that night, or some other impulse purchase.

- ***Exciting:*** The kitchen store pictured above (left) has a very simple but colorful display with the words fun and "funktion" clearly displayed, creating a sense of hipness and enjoyment that comes from purchasing those products, as well as showing that they will simplify a customer's lifestyle.

Cleanliness: Of vital importance to any shopkeeper, independent or otherwise, is upkeep of the property. Customers will not shop an area that is uninviting or where they feel their safety may be at risk. Poor upkeep of stores will create an image of an unsafe environment and give the customer the impression that the store does not care about its merchandise or its customers. There are several steps that should be followed:

- Maintain the storefront.
    - Replace broken windows, light fixtures, etc. as soon as possible.
    - Wash the windows and door glass at least twice a day to remove fingerprints and other smudges.
    - Paint the doorway and window frames on a regular basis (Talbot's paints their signature red doors no less than twice a year to keep them clean-looking).
    - Keep the sidewalk and entryway swept and clean from debris.
    - Power-wash the sidewalk on a regular basis. Dirty sidewalks are a deterrent to customers as people do not want to walk where it looks dirty.
- Maintain the store's interior much as you would the front by keeping light fixtures working, sweeping/vacuuming and dusting more than once daily, and keeping paint clean and fresh.
- Keep in-store displays rotated and fresh. If a customer walks in and sees the same in-store displays they saw last month, they will think the merchandise is too old. Rotate your displays and keep them fresh looking whether you do have new merchandise or not.

Store Hours

One of the biggest problems for small business owners in competing with national chains is the hours of operation. National retailers are often open until 9 or 10 PM on weekdays and Saturdays and 6 or 7 PM on Sundays. Independent merchants, as was

often the case with the establishments on King Street, often close at 5 or 6 PM, and may not be open 7 days a week. Most people, especially area residents and workers, do their shopping after work hours. If a store is closed at 6 PM, it will not get the same amount of traffic through its store. While some local merchants simply do not want to work the extra hours, most find that it is not economically feasible to do so. To compete with the national chains, independent retailers may have to compromise and work extra hours or hire extra employees to vie for the consumer's dollars, especially during the Holiday season.

APPENDIX

King Street Corridor and Market Area – Charleston, South Carolina

Tenant Mix – Total Supportable Retail	Exhibit A
Tenant Mix – Area A	Exhibit B
Tenant Mix – Area B	Exhibit C
Tenant Mix - Area C	Exhibit D
Tenant Mix – Area D	Exhibit E
Supportable Retail for King Street by Area	Exhibit F
Major Shopping Center Competition	Exhibit G
Trade Area and Competition Map	Exhibit H
Tertiary Trade Area Map	Exhibit I
Downtown Study Area Map	Exhibit J
Trade Area Demographics	Exhibit K
Expanded Trade Area Demographics	Exhibit L
Competition Maps by Category	Exhibit M
Population and Demographic Characteristics Maps	Exhibit N
Demographic Charts	Exhibit O
Housing Growth Charts	Exhibit P
Mile Ring Map	Exhibit Q
Mile Ring Demographics	Exhibit R
Demographic Profile – Calhoun to Line Street	Exhibit S
Demographic Profile – Broad to Calhoun Street	Exhibit T
Demographic Profile – South of Broad Street	Exhibit U
Demographic Comparisons Charts for the Peninsula	Exhibit V
Comparison of Retail Centers	Exhibit W
Vacancy Rate and Market Share by Submarket	Exhibit X
Retail Comparison of Segments of King Street	Exhibit Y
South Carolina Tourism Charts	Exhibit Z
Lodging Maps	Exhibit AA
Lodging Charts and Graphs	Exhibit AB
Charleston Tourism Graphs	Exhibit AC
University/College Enrollment	Exhibit AD
Employment Charts	Exhibit AE

Sales Forecast Table
Estimated Supportable Retail Development**
King Street Corridor and Market Area; Charleston, South Carolina
Total Supportable Retail*

Category	2002 Expenditure Potential	2002 Supportable Sq. Ft.	2002 Estimated Sales	2002 Estimated Sales Per Sq. Ft.	2007 Expenditure Potential	2007 Supportable Sq. Ft.	2007 Estimated Sales	2007 Estimated Sales Per Sq. Ft.	2002-2007 Total Supportable Sq. Ft.
Department Stores	$515,955,294	0	$0	$0	$715,786,460	0	$0	$0	0
Junior Department Store	$773,932,942	75,000	$11,819,531	$158	$1,073,679,690	0	$0	$0	75,000
Discount Department Stores	$360,399,672	0	$0	$0	$499,983,638	130,000	$28,052,278	$216	130,000
Warehouse Club	$718,659,281	0	$0	$0	$833,123,073	115,000	$24,518,285	$213	115,000
Total Department Stores	**$515,955,294**	**75,000**	**$11,819,531**	**$0**	**$715,786,460**	**245,000**	**$0**	**$0**	**320,000**
Women's Apparel	$185,082,194	10,000	$2,160,000	$216	$256,765,130	5,000	$1,328,264	$266	15,000
Men's Apparel	$60,996,346	0	$0	$0	$84,620,429	4,500	$1,195,437	$266	4,500
Unisex Apparel	$319,200,854	8,000	$1,776,000	$222	$442,828,384	7,000	$1,911,224	$273	15,000
Children's Apparel	$21,741,367	0	$0	$0	$30,161,870	0	$0	$0	0
Men's Shoes	$7,573,627		$0	$0	$10,506,917	0	$0	$0	0
Women's Shoes	$12,692,816		$0	$0	$17,608,785	1,200	$478,175	$398	1,200
Athletic Shoes	$38,570,156	2,500	$720,000	$288	$53,508,503	1,000	$354,204	$354	3,500
Shoes and Accessories	$95,380,317	0	$0	$0	$132,321,424	3,500	$1,033,094	$295	3,500
Total Apparel/Accessories	**$280,462,511**	**20,500**	**$4,656,000**	**$0**	**$389,086,555**	**22,200**	**$2,361,358**	**$106**	**42,700**
Quality Restaurants	$800,913,991	25,000	$8,850,000	$354	$1,111,110,587	10,000	$4,353,753	$435	35,000
Family Restaurants	$678,435,829	18,000	$5,634,000	$313	$941,196,234	7,000	$2,694,654	$385	25,000
Fast Food Restaurants	$654,685,254	6,000	$2,880,000	$480	$908,246,984	3,500	$2,066,188	$590	9,500
Grocery Stores	$2,031,456,534	25,000	$4,875,000	$195	$2,818,246,264	40,000	$9,593,016	$240	65,000
Specialty Food Stores	$40,911,226	2,000	$816,000	$408	$56,756,276	1,500	$752,683	$502	3,500
Liquor Stores	$99,047,457	1,000	$287,000	$287	$137,408,859	0	$0	$0	1,000
Bar/taverns	$66,038,559	5,500	$566,500	$103	$91,615,507	6,500	$823,401	$127	12,000
Total Food	**$4,371,488,848**	**82,500**	**$23,908,500**	**$0**	**$6,064,580,712**	**68,500**	**$20,283,695**	**$296**	**151,000**
Appliances & Electronics Stores	$154,039,048	1,500	$493,500	$329	$213,698,873	3,000	$1,213,886	$405	4,500
Art, Craft & Sewing Stores	$12,955,636	0	$0	$0	$17,973,395	0	$0	$0	0
Auto Supply Stores	$106,144,971	0	$0	$0	$147,255,264	0	$0	$0	0
Book Stores	$95,345,186	0	$0	$0	$132,272,686	10,000	$2,287,565	$229	10,000
Card/Gift Shops	$94,131,046	3,500	$752,500	$215	$130,588,307	1,500	$396,634	$264	5,000
Computers & Accessories	$51,879,762	6,500	$3,542,500	$545	$71,972,963		$0	$0	6,500
Convenience Stores	$134,492,910	2,500	$1,276,509	$511	$186,582,453	2,000	$1,255,956	$628	4,500
Copying/Printing		0	$0	$0		2,000	$627,978	$314	2,000
Dollar Store/Variety	$154,744,960	10,000	$1,512,900	$151	$214,678,187	10,000	$627,978	$186	20,000
Drug Store/Pharmaceutical	$524,627,928	13,500	$4,536,000	$336	$727,818,033	0	$0	$0	13,500
Florists	$35,207,655	0	$0	$0	$48,843,694	0	$0	$0	0
Hardware	$86,700,056	20,000	$2,040,000	$102	$120,279,270	0	$0	$0	20,000
Health & Beauty Stores	$67,048,277	1,000	$334,000	$334	$93,016,294	2,000	$821,556	$411	3,000
Home Furnishings Stores	$548,990,189	5,000	$1,155,000	$231	$761,615,876	5,000	$1,420,504	$284	10,000
Home Improvement	$1,504,566,615	0	$0	$0	$2,087,290,164	0	$0	$0	0
Jewelry Stores	$110,259,533	0	$0	$0	$152,963,410	0	$0	$0	0
Laundry/Dry Cleaning	$92,520,464	0	$0	$0	$128,353,941	1,500	$261,963	$175	1,500
Luggage Shops	$5,458,442	0	$0	$0	$7,572,514	0	$0	$0	0
Medical Supply Stores	$0	0	$0	$0	$0	0	$0	$0	0
Movie Theatres - Stadium Seating	$0	0	$0	$0	$0	45,000	$13,061,260	$290	45,000
Music Stores	$37,714,927	0	$0	$0	$52,322,040	0	$0	$0	0
Musical Instrument Shops	$20,539,927	0	$0	$0	$28,495,108	0	$0	$0	0
Office Supply Stores	$100,235,515	0	$0	$0	$139,057,057	0	$0	$0	0
Optical/Vision Care	$32,456,184	0	$0	$0	$45,026,570	1,500	$619,856	$413	1,500
Personal Services	$57,349,767	2,500	$417,623	$167	$79,561,518	0	$0	$0	2,500
Pet Supply Store	$31,347,551	4,500	$1,914,764	$426	$43,488,560	0	$0	$0	4,500
Photographic Supply Shop	$14,939,893	0	$0	$0	$20,726,162	0	$0	$0	0
Shoe Repair and Service	$1,619,834	0	$0	$0	$2,247,202	0	$0	$0	0
Sporting Goods Stores	$89,926,432	0	$0	$0	$124,755,232	25,000	$13,664,341	$547	25,000
Tobacco Shop	$57,477,275	0	$0	$0	$79,738,410	0	$0	$0	0
Toy & Hobby Shops	$59,539,824	1,500	$487,500	$325	$82,599,791	3,000	$1,199,127	$400	4,500
Video/Entertainment	$0	3,500	$0	$0	$0	0	$0	$0	3,500
Total Other Retail	**$3,757,548,894**	**75,500**	**$18,462,797**	**$245**	**$6,327,881,944**	**111,500**	**$37,458,606**	**$336**	**187,000**
Total Retail	**$8,925,455,547**	**253,500**	**$58,846,828**	**$232**	**$13,497,335,671**	**447,200**	**$60,103,658**	**$134**	**700,700**
Other Retail	Recreation/Entertainment	40,000							
	Service Retail	6,500							
	Total Other Retail	46,500							
Total Supportable Retail		**747,200**							

* Assumes the continued strong tourist trade drawing people from an extensive geogrpahy (refer to the Tertiary Trade Area).
** Estimated Maximum

Exhibit A

Sales Forecast Table
Estimated Supportable Retail Development**
King Street Corridor and Market Area; Charleston, South Carolina
Area A - King Street between Line and Calhoun Streets*

Category	2002 Expenditure Potential	2002 Supportable Sq. Ft.	2002 Estimated Sales	2002 Estimated Sales Per Sq. Ft.	2007 Expenditure Potential	2007 Supportable Sq. Ft.	2007 Estimated Sales	2007 Estimated Sales Per Sq. Ft.	2002-2007 Total Supportable Sq. Ft.
Department Stores	$515,955,294	0	$0	$0	$715,786,460	0	$0	$0	0
Junior Department Store	$773,932,942	75,000	$11,819,531	$158	$1,073,679,690	0	$0	$0	75,000
Discount Department Stores	$360,399,672	0	$0	$0	$499,983,638	130,000	$28,052,278	$216	130,000
Warehouse Club	$718,659,281	0	$0	$0	$833,123,073	115,000	$24,518,285	$213	115,000
Total Department Stores	**$515,955,294**	**75,000**	**$11,819,531**	**$0**	**$715,786,460**	**245,000**	**$0**	**$0**	**320,000**
Women's Apparel	$185,082,194	10,000	$2,160,000	$216	$256,765,130	0	$0	$0	10,000
Men's Apparel	$60,996,346	0	$0	$0	$84,620,429	0	$0	$0	0
Unisex Apparel	$319,200,854	5,000	$1,110,000	$222	$442,828,384	0	$0	$0	5,000
Children's Apparel	$21,741,367	0	$0	$0	$30,161,870	0	$0	$0	0
Men's Shoes	$7,573,627		$0	$0	$10,506,917	0	$0	$0	0
Women's Shoes	$12,692,816		$0	$0	$17,608,785	1,200	$478,175	$398	1,200
Athletic Shoes	$38,570,156	0	$0	$0	$53,508,503	0	$0	$0	0
Shoes and Accessories	$95,380,317	0	$0	$0	$132,321,424	3,500	$1,033,094	$295	3,500
Total Apparel/Accessories	**$280,462,511**	**15,000**	**$3,270,000**	**$0**	**$389,086,555**	**4,700**	**$1,033,094**	**$220**	**19,700**
Quality Restaurants	$800,913,991	7,500	$2,655,000	$354	$1,111,110,587	7,500	$3,265,315	$435	15,000
Family Restaurants	$678,435,829	10,500	$3,286,500	$313	$941,196,234	4,500	$1,732,277	$385	15,000
Fast Food Restaurants	$654,685,254	3,000	$1,440,000	$480	$908,246,984	3,000	$1,771,018	$590	6,000
Grocey Stores	$2,031,456,534	0	$0	$0	$2,818,246,264	40,000	$9,593,016	$240	40,000
Specialty Food Stores	$40,911,226	2,000	$816,000	$408	$56,756,276	1,500	$752,683	$502	3,500
Liquor Stores	$99,047,457	0	$0	$0	$137,408,859	0	$0	$0	0
Bar/taverns	$66,038,559	5,500	$566,500	$103	$91,615,507	6,500	$823,401	$127	12,000
Total Food	**$4,371,488,848**	**28,500**	**$8,764,000**	**$0**	**$6,064,580,712**	**63,000**	**$17,937,710**	**$285**	**91,500**
Appliances & Electronics Stores	$154,039,048	1,500	$493,500	$329	$213,698,873	1,500	$606,943	$405	3,000
Art, Craft & Sewing Stores	$12,955,636	0	$0	$0	$17,973,395	0	$0	$0	0
Auto Supply Stores	$106,144,971	0	$0	$0	$147,255,264	0	$0	$0	0
Book Stores	$95,345,186	0	$0	$0	$132,272,686	10,000	$2,287,565	$229	10,000
Card/Gift Shops	$94,131,046	3,500	$752,500	$215	$130,588,307	1,500	$396,634	$264	5,000
Computers & Accessories	$51,879,762	6,500	$3,542,500	$545	$71,972,963		$0	$0	6,500
Convenience Stores	$134,492,910	2,500	$1,276,509	$511	$186,582,453	0	$0	$0	2,500
Copying/Printing		0	$0	$0		2,000	$627,978	$314	2,000
Dollar Store/Variety	$154,744,960	10,000	$1,512,900	$151	$214,678,187	0	$627,978	$0	10,000
Drug Store/Pharmaceutical	$524,627,928	13,500	$4,536,000	$336	$727,818,033	0	$0	$0	13,500
Florists	$35,207,655	0	$0	$0	$48,843,694	0	$0	$0	0
Hardware	$86,700,056	20,000	$2,040,000	$102	$120,279,270	0	$0	$0	20,000
Health & Beauty Stores	$67,048,277	1,000	$334,000	$334	$93,016,294	2,000	$821,556	$411	3,000
Home Furnishings Stores	$548,990,189	5,000	$1,155,000	$231	$761,615,876	5,000	$1,420,504	$284	10,000
Home Improvement	$1,504,566,615	0	$0	$0	$2,087,290,164	0	$0	$0	0
Jewelry Stores	$110,259,533	0	$0	$0	$152,963,410	0	$0	$0	0
Laundry/Dry Cleaning	$92,520,464	0	$0	$0	$128,353,941	1,500	$261,963	$175	1,500
Luggage Shops	$5,458,442	0	$0	$0	$7,572,514	0	$0	$0	0
Medical Supply Stores	$0	0	$0	$0	$0	0	$0	$0	0
Movie Theatres - Stadium Seating	$0	0	$0	$0	$0	0	$0	$0	0
Music Stores	$37,714,927	0	$0	$0	$52,322,040	0	$0	$0	0
Musical Instrument Shops	$20,539,927	0	$0	$0	$28,495,108	0	$0	$0	0
Office Supply Stores	$100,235,515	0	$0	$0	$139,057,057	0	$0	$0	0
Optical/Vision Care	$32,456,184	0	$0	$0	$45,026,570	1,500	$619,856	$413	1,500
Personal Services	$57,349,767	2,500	$417,623	$167	$79,561,518	0	$0	$0	2,500
Pet Supply Store	$31,347,551	4,500	$1,914,764	$426	$43,488,560	0	$0	$0	4,500
Photographic Supply Shop	$14,939,893	0	$0	$0	$20,726,162	0	$0	$0	0
Shoe Repair and Service	$1,619,834	0	$0	$0	$2,247,202	0	$0	$0	0
Sporting Goods Stores	$89,926,432	0	$0	$0	$124,755,232	25,000	$13,664,341	$547	25,000
Tobacco Shop	$57,477,275	0	$0	$0	$79,738,410	0	$0	$0	0
Toy & Hobby Shops	$59,539,824	0	$0	$0	$82,599,791	3,000	$1,199,127	$400	3,000
Video/Entertainment	$0	3,500	$0	$0	$0	0	$0	$0	3,500
Total Other Retail	**$3,757,548,894**	**74,000**	**$17,975,297**	**$243**	**$6,327,881,944**	**53,000**	**$22,534,446**	**$425**	**127,000**
Total Retail	**$8,925,455,547**	**192,500**	**$41,828,828**	**$217**	**$13,497,335,671**	**365,700**	**$41,505,251**	**$113**	**558,200**

Other Retail	Recreation/Entertainment	25,000
	Service Retail	3,400
	Total Other Retail	28,400
Total Supportable Retail		**586,600**

* Assumes the continued strong tourist trade drawing peope from an extensive geogrpahy (refer to the Tertiary Trade Area).
** Estimated Maximum

Exhibit B

Sales Forecast Table
Estimated Supportable Retail Development**
King Street Corridor and Market Area; Charleston, South Carolina
Area B - King Street between Fulton and Calhoun Streets*

Category	2002 Expenditure Potential	2002 Supportable Sq. Ft.	2002 Estimated Sales	2002 Estimated Sales Per Sq. Ft.	2007 Expenditure Potential	2007 Supportable Sq. Ft.	2007 Estimated Sales	2007 Estimated Sales Per Sq. Ft.	2002-2007 Total Supportable Sq. Ft.
Department Stores	$515,955,294	0	$0	$0	$715,786,460	0	$0	$0	0
Junior Department Store	$773,932,942	0	$0	$0	$1,073,679,690	0	$0	$0	0
Discount Department Stores	$360,399,672	0	$0	$0	$499,983,638	0	$0	$0	0
Warehouse Club	$718,659,281	0	$0	$0	$833,123,073	0	$0	$0	0
Total Department Stores	**$515,955,294**	**0**	**$0**	**$0**	**$715,786,460**	**0**	**$0**	**$0**	**0**
Women's Apparel	$185,082,194	0	$0	$0	$256,765,130	5,000	$1,328,264	$266	5,000
Men's Apparel	$60,996,346	0	$0	$0	$84,620,429	4,500	$1,195,437	$266	4,500
Unisex Apparel	$319,200,854	3,000	$666,000	$222	$442,828,384	7,000	$1,911,224	$273	10,000
Children's Apparel	$21,741,367	0	$0	$0	$30,161,870	0	$0	$0	0
Men's Shoes	$7,573,627		$0	$0	$10,506,917	0	$0	$0	0
Women's Shoes	$12,692,816		$0	$0	$17,608,785	0	$0	$0	0
Athletic Shoes	$38,570,156	2,500	$720,000	$288	$53,508,503	1,000	$354,204	$354	3,500
Shoes and Accessories	$95,380,317	0	$0	$0	$132,321,424	0	$0	$0	0
Total Apparel/Accessories	**$280,462,511**	**5,500**	**$1,386,000**	**$0**	**$389,086,555**	**17,500**	**$1,328,264**	**$76**	**23,000**
Quality Restaurants	$800,913,991	0	$0	$0	$1,111,110,587	7,000	$3,047,627	$435	7,000
Family Restaurants	$678,435,829	7,500	$2,347,500	$313	$941,196,234	2,500	$962,376	$385	10,000
Fast Food Restaurants	$654,685,254	0	$0	$0	$908,246,984	0	$0	$0	0
Grocey Stores	$2,031,456,534	0	$0	$0	$2,818,246,264	0	$0	$0	0
Specialty Food Stores	$40,911,226	0	$0	$0	$56,756,276	0	$0	$0	0
Liquor Stores	$99,047,457	0	$0	$0	$137,408,859	0	$0	$0	0
Bar/taverns	$66,038,559	0	$0	$0	$91,615,507	0	$0	$0	0
Total Food	**$4,371,488,848**	**7,500**	**$2,347,500**	**$0**	**$6,064,580,712**	**9,500**	**$4,010,004**	**$422**	**17,000**
Appliances & Electronics Stores	$154,039,048	0	$0	$0	$213,698,873	0	$0	$0	0
Art, Craft & Sewing Stores	$12,955,636	0	$0	$0	$17,973,395	0	$0	$0	0
Auto Supply Stores	$106,144,971	0	$0	$0	$147,255,264	0	$0	$0	0
Book Stores	$95,345,186	0	$0	$0	$132,272,686	0	$0	$0	0
Card/Gift Shops	$94,131,046	0	$0	$0	$130,588,307	0	$0	$0	0
Computers & Accessories	$51,879,762	0	$0	$0	$71,972,963		$0	$0	0
Convenience Stores	$134,492,910	0	$0	$0	$186,582,453	0	$0	$0	0
Copying/Printing		0	$0	$0		0	$0	$0	0
Dollar Store/Variety	$154,744,960	0	$0	$0	$214,678,187	10,000	$0	$186	10,000
Drug Store/Pharmaceutical	$524,627,928	0	$0	$0	$727,818,033	0	$0	$0	0
Florists	$35,207,655	0	$0	$0	$48,843,694	0	$0	$0	0
Hardware	$86,700,056	0	$0	$0	$120,279,270	0	$0	$0	0
Health & Beauty Stores	$67,048,277	0	$0	$0	$93,016,294	0	$0	$0	0
Home Furnishings Stores	$548,990,189	0	$0	$0	$761,615,876	0	$0	$0	0
Home Improvement	$1,504,566,615	0	$0	$0	$2,087,290,164	0	$0	$0	0
Jewelry Stores	$110,259,533	0	$0	$0	$152,963,410	0	$0	$0	0
Laundry/Dry Cleaning	$92,520,464	0	$0	$0	$128,353,941	0	$0	$0	0
Luggage Shops	$5,458,442	0	$0	$0	$7,572,514	0	$0	$0	0
Medical Supply Stores	$0	0	$0	$0	$0	0	$0	$0	0
Movie Theatres - Stadium Seating	$0	0	$0	$0	$0	0	$0	$0	0
Music Stores	$37,714,927	0	$0	$0	$52,322,040	0	$0	$0	0
Musical Instrument Shops	$20,539,927	0	$0	$0	$28,495,108	0	$0	$0	0
Office Supply Stores	$100,235,515	0	$0	$0	$139,057,057	0	$0	$0	0
Optical/Vision Care	$32,456,184	0	$0	$0	$45,026,570	0	$0	$0	0
Personal Services	$57,349,767	0	$0	$0	$79,561,518	0	$0	$0	0
Pet Supply Store	$31,347,551	0	$0	$0	$43,488,560	0	$0	$0	0
Photographic Supply Shop	$14,939,893	0	$0	$0	$20,726,162	0	$0	$0	0
Shoe Repair and Service	$1,619,834	0	$0	$0	$2,247,202	0	$0	$0	0
Sporting Goods Stores	$89,926,432	0	$0	$0	$124,755,232	0	$0	$0	0
Tobacco Shop	$57,477,275	0	$0	$0	$79,738,410	0	$0	$0	0
Toy & Hobby Shops	$59,539,824	0	$0	$0	$82,599,791	0	$0	$0	0
Video/Entertainment	$0	0	$0	$0	$0	0	$0	$0	0
Total Other Retail	**$3,757,548,894**	**$0**	**$0**	**$0**	**$6,327,881,944**	**10,000**	**$0**	**$0**	**10,000**
Total Retail	**$8,925,455,547**	**13,000**	**$3,733,500**	**$287**	**$13,497,335,671**	**37,000**	**$5,338,268**	**$144**	**50,000**
Other Retail	Recreation/Entertainment	10,000							
	Service Retail	0							
	Total Other Retail	10,000							
Total Supportable Retail		**60,000**							

* Assumes the continued strong tourist trade drawing peope from an extensive geogrpahy (refer to the Tertiary Trade Area).
** Estimated Maximum

Exhibit C

Sales Forecast Table
Estimated Supportable Retail Development**
King Street Corridor and Market Area; Charleston, South Carolina
Area C- King Street between Fulton and Broad Streets*

Category	2002 Expenditure Potential	2002 Supportable Sq. Ft.	2002 Estimated Sales	2002 Estimated Sales Per Sq. Ft.	2007 Expenditure Potential	2007 Supportable Sq. Ft.	2007 Estimated Sales	2007 Estimated Sales Per Sq. Ft.	2002-2007 Total Supportable Sq. Ft.
Department Stores	$515,955,294	0	$0	$0	$715,786,460	0	$0	$0	0
Junior Department Store	$773,932,942	0	$0	$0	$1,073,679,690	0	$0	$0	0
Discount Department Stores	$360,399,672	0	$0	$0	$499,983,638	0	$0	$0	0
Warehouse Club	$718,659,281	0	$0	$0	$833,123,073	0	$0	$0	0
Total Department Stores	**$515,955,294**	**0**	**$0**	**$0**	**$715,786,460**	**0**	**$0**	**$0**	**0**
Women's Apparel	$185,082,194	0	$0	$0	$256,765,130	0	$0	$0	0
Men's Apparel	$60,996,346	0	$0	$0	$84,620,429	0	$0	$0	0
Unisex Apparel	$319,200,854	0	$0	$0	$442,828,384	0	$0	$0	0
Children's Apparel	$21,741,367	0	$0	$0	$30,161,870	0	$0	$0	0
Men's Shoes	$7,573,627		$0	$0	$10,506,917	0	$0	$0	0
Women's Shoes	$12,692,816		$0	$0	$17,608,785	0	$0	$0	0
Athletic Shoes	$38,570,156	0	$0	$0	$53,508,503	0	$0	$0	0
Shoes and Accessories	$95,380,317	0	$0	$0	$132,321,424	0	$0	$0	0
Total Apparel/Accessories	**$288,462,511**	**0**	**$0**	**$0**	**$389,086,555**	**0**	**$0**	**$0**	**0**
Quality Restaurants	$800,913,991	0	$0	$0	$1,111,110,587	5,000	$2,176,877	$435	5,000
Family Restaurants	$678,435,829	0	$0	$0	$941,196,234	0	$0	$0	0
Fast Food Restaurants	$654,685,254	3,000	$1,440,000	$480	$908,246,984	0	$0	$0	3,000
Grocey Stores	$2,031,456,534	0	$0	$0	$2,818,246,264	0	$0	$0	0
Specialty Food Stores	$40,911,226	0	$0	$0	$56,756,276	0	$0	$0	0
Liquor Stores	$99,047,457	0	$0	$0	$137,408,859	0	$0	$0	0
Bar/taverns	$66,038,559	0	$0	$0	$91,615,507	0	$0	$0	0
Total Food	**$4,371,488,848**	**3,000**	**$1,440,000**	**$0**	**$6,064,580,712**	**5,000**	**$2,176,877**	**$435**	**8,000**
Appliances & Electronics Stores	$154,039,048	0	$0	$0	$213,698,873	0	$0	$0	0
Art, Craft & Sewing Stores	$12,955,636	0	$0	$0	$17,973,395	0	$0	$0	0
Auto Supply Stores	$106,144,971	0	$0	$0	$147,255,264	0	$0	$0	0
Book Stores	$95,345,186	0	$0	$0	$132,272,686	0	$0	$0	0
Card/Gift Shops	$94,131,046	0	$0	$0	$130,588,307	0	$0	$0	0
Computers & Accessories	$51,879,762	0	$0	$0	$71,972,963	0	$0	$0	0
Convenience Stores	$134,492,910	0	$0	$0	$186,582,453	0	$0	$0	0
Copying/Printing		0	$0	$0		0	$0	$0	0
Dollar Store/Variety	$154,744,960	0	$0	$0	$214,678,187	0	$0	$0	0
Drug Store/Pharmaceutical	$524,627,928	0	$0	$0	$727,818,033	0	$0	$0	0
Florists	$35,207,655	0	$0	$0	$48,843,694	0	$0	$0	0
Hardware	$86,700,056	0	$0	$0	$120,279,270	0	$0	$0	0
Health & Beauty Stores	$67,048,277	0	$0	$0	$93,016,294	0	$0	$0	0
Home Furnishings Stores	$548,990,189	0	$0	$0	$761,615,876	0	$0	$0	0
Home Improvement	$1,504,566,615	0	$0	$0	$2,087,290,164	0	$0	$0	0
Jewelry Stores	$110,259,533	0	$0	$0	$152,963,410	0	$0	$0	0
Laundry/Dry Cleaning	$92,520,464	0	$0	$0	$128,353,941	0	$0	$0	0
Luggage Shops	$5,458,442	0	$0	$0	$7,572,514	0	$0	$0	0
Medical Supply Stores	$0	0	$0	$0	$0	0	$0	$0	0
Movie Theatres - Stadium Seating	$0	0	$0	$0	$0	0	$0	$0	0
Music Stores	$37,714,927	0	$0	$0	$52,322,040	0	$0	$0	0
Musical Instrument Shops	$20,539,927	0	$0	$0	$28,495,108	0	$0	$0	0
Office Supply Stores	$100,235,515	0	$0	$0	$139,057,057	0	$0	$0	0
Optical/Vision Care	$32,456,184	0	$0	$0	$45,026,570	0	$0	$0	0
Personal Services	$57,349,767	0	$0	$0	$79,561,518	0	$0	$0	0
Pet Supply Store	$31,347,551	0	$0	$0	$43,488,560	0	$0	$0	0
Photographic Supply Shop	$14,939,893	0	$0	$0	$20,726,162	0	$0	$0	0
Shoe Repair and Service	$1,619,834	0	$0	$0	$2,247,202	0	$0	$0	0
Sporting Goods Stores	$89,926,432	0	$0	$0	$124,755,232	0	$0	$0	0
Tobacco Shop	$57,477,275	0	$0	$0	$79,738,410	0	$0	$0	0
Toy & Hobby Shops	$59,539,824	1,500	$487,500	$325	$82,599,791	0	$0	$0	1,500
Video/Entertainment	$0	0	$0	$0	$0	0	$0	$0	0
Total Other Retail	**$3,757,548,894**	**$1,500**	**$487,500**	**$325**	**$6,327,881,944**	**0**	**$0**	**$0**	**1,500**
Total Retail	**$8,925,455,547**	**4,500**	**$1,927,500**	**$428**	**$13,497,335,671**	**5,000**	**$2,176,877**	**$435**	**9,500**

Other Retail	Recreation/Entertainment	5,000
	Service Retail	2,100
	Total Other Retail	7,100
Total Supportable Retail		**16,600**

* Assumes the continued strong tourist trade drawing peope from an extensive geogrpahy (refer to the Tertiary Trade Area).
** Estimated Maximum

Exhibit D

Sales Forecast Table
Estimated Supportable Retail Development**
King Street Corridor and Market Area; Charleston, South Carolina
Area D - Market Area; Market Street between Meeting and East Bay Streets*

Category	2002 Expenditure Potential	2002 Supportable Sq. Ft.	2002 Estimated Sales	2002 Estimated Sales Per Sq. Ft.	2007 Expenditure Potential	2007 Supportable Sq. Ft.	2007 Estimated Sales	2007 Estimated Sales Per Sq. Ft.	2002-2007 Total Supportable Sq. Ft.
Department Stores	$515,955,294	0	$0	$0	$715,786,460	0	$0	$0	0
Junior Department Store	$773,932,942	0	$0	$0	$1,073,679,690	0	$0	$0	0
Discount Department Stores	$360,399,672	0	$0	$0	$499,983,638	0	$0	$0	0
Warehouse Club	$718,659,281	0	$0	$0	$833,123,073	0	$0	$0	0
Total Department Stores	**$515,955,294**	**0**	**$0**	**$0**	**$715,786,460**	**0**	**$0**	**$0**	**0**
Women's Apparel	$185,082,194	0	$0	$0	$256,765,130	0	$0	$0	0
Men's Apparel	$60,996,346	0	$0	$0	$84,620,429	0	$0	$0	0
Unisex Apparel	$319,200,854	0	$0	$0	$442,828,384	0	$0	$0	0
Children's Apparel	$21,741,367	0	$0	$0	$30,161,870	0	$0	$0	0
Men's Shoes	$7,573,627		$0	$0	$10,506,917	0	$0	$0	0
Women's Shoes	$12,692,816		$0	$0	$17,608,785	0	$0	$0	0
Athletic Shoes	$38,570,156	0	$0	$0	$53,508,503	0	$0	$0	0
Shoes and Accessories	$95,380,317	0	$0	$0	$132,321,424	0	$0	$0	0
Total Apparel/Accessories	**$280,462,511**	**0**	**$0**	**$0**	**$389,086,555**	**0**	**$0**	**$0**	**0**
Quality Restaurants	$800,913,991	0	$0	$0	$1,111,110,587	8,000	$3,483,003	$435	8,000
Family Restaurants	$678,435,829	0	$0	$0	$941,196,234	0	$0	$0	0
Fast Food Restaurants	$654,685,254	0	$0	$0	$908,246,984	0	$0	$0	0
Grocey Stores	$2,031,456,534	25,000	$4,875,000	$195	$2,818,246,264	0	$0	$0	25,000
Specialty Food Stores	$40,911,226	0	$0	$0	$56,756,276	0	$0	$0	0
Liquor Stores	$99,047,457	1,000	$287,000	$287	$137,408,859	0	$0	$0	1,000
Bar/taverns	$66,038,559	0	$0	$0	$91,615,507	0	$0	$0	0
Total Food	**$4,371,488,848**	**26,000**	**$5,162,000**	**$0**	**$6,064,580,712**	**8,000**	**$3,483,003**	**$435**	**34,000**
Appliances & Electronics Stores	$154,039,048	0	$0	$0	$213,698,873	1,500	$606,943	$405	1,500
Art, Craft & Sewing Stores	$12,955,636	0	$0	$0	$17,973,395	0	$0	$0	0
Auto Supply Stores	$106,144,971	0	$0	$0	$147,255,264	0	$0	$0	0
Book Stores	$95,345,186	0	$0	$0	$132,272,686	0	$0	$0	0
Card/Gift Shops	$94,131,046	0	$0	$0	$130,588,307	0	$0	$0	0
Computers & Accessories	$51,879,762	0	$0	$0	$71,972,963	0	$0	$0	0
Convenience Stores	$134,492,910	0	$0	$0	$186,582,453	2,000	$1,255,956	$628	2,000
Copying/Printing		0	$0	$0		0	$0	$0	0
Dollar Store/Variety	$154,744,960	0	$0	$0	$214,678,187	0	$0	$0	0
Drug Store/Pharmaceutical	$524,627,928	0	$0	$0	$727,818,033	0	$0	$0	0
Florists	$35,207,655	0	$0	$0	$48,843,694	0	$0	$0	0
Hardware	$86,700,056	0	$0	$0	$120,279,270	0	$0	$0	0
Health & Beauty Stores	$67,048,277	0	$0	$0	$93,016,294	0	$0	$0	0
Home Furnishings Stores	$548,990,189	0	$0	$0	$761,615,876	0	$0	$0	0
Home Improvement	$1,504,566,615	0	$0	$0	$2,087,290,164	0	$0	$0	0
Jewelry Stores	$110,259,533	0	$0	$0	$152,963,410	0	$0	$0	0
Laundry/Dry Cleaning	$92,520,464	0	$0	$0	$128,353,941	0	$0	$0	0
Luggage Shops	$5,458,442	0	$0	$0	$7,572,514	0	$0	$0	0
Medical Supply Stores	$0	0	$0	$0	$0	0	$0	$0	0
Movie Theatres - Stadium Seating	$0	0	$0	$0	$0	45,000	$13,061,260	$290	45,000
Music Stores	$37,714,927	0	$0	$0	$52,322,040	0	$0	$0	0
Musical Instrument Shops	$20,539,927	0	$0	$0	$28,495,108	0	$0	$0	0
Office Supply Stores	$100,235,515	0	$0	$0	$139,057,057	0	$0	$0	0
Optical/Vision Care	$32,456,184	0	$0	$0	$45,026,570	0	$0	$0	0
Personal Services	$57,349,767	0	$0	$0	$79,561,518	0	$0	$0	0
Pet Supply Store	$31,347,551	0	$0	$0	$43,488,560	0	$0	$0	0
Photographic Supply Shop	$14,939,893	0	$0	$0	$20,726,162	0	$0	$0	0
Shoe Repair and Service	$1,619,834	0	$0	$0	$2,247,202	0	$0	$0	0
Sporting Goods Stores	$89,926,432	0	$0	$0	$124,755,232	0	$0	$0	0
Tobacco Shop	$57,477,275	0	$0	$0	$79,738,410	0	$0	$0	0
Toy & Hobby Shops	$59,539,824	0	$0	$0	$82,599,791	0	$0	$0	0
Video/Entertainment	$0	0	$0	$0	$0	0	$0	$0	0
Total Other Retail	**$3,757,548,894**	**$0**	**$0**	**$0**	**$6,327,881,944**	**48,500**	**$14,924,160**	**$308**	**48,500**
Total Retail	**$8,925,455,547**	**26,000**	**$5,162,000**	**$199**	**$13,497,335,671**	**56,500**	**$18,407,162**	**$326**	**82,500**
Other Retail	Recreation/Entertainment	0							
	Service Retail	0							
	Total Other Retail	**0**							
Total Supportable Retail		**82,500**							

* Assumes the continued strong tourist trade drawing peope from an extensive geogrpahy (refer to the Tertiary Trade Area).
** Estimated Maximum

Exhibit E

Additional Supportable Retail for King Street and the Market Area

Charleston, South Carolina

Category	Overall Supportable	Area A - Total	Area A Community Center	Area A Neighborhood	Area A Freestanding	Area B	Area C	Area D
Department Stores								
Junior Department Stores	75,000	75,000	75,000					
Discount Department Stores	130,000	130,000	130,000					
Warehouse Club	115,000	115,000			115,000			
Women's Apparel	15,000	10,000	7,500	2,500		5,000		
Men's Apparel	4,500					4,500		
Unisex Apparel	15,000	5,000	5,000			10,000		
Children's Apparel	0							
Men's Shoes	0							
Women's Shoes	1,200	1,200	1,200					
Athletic Shoes	3,500					3,500		
Shoes and Accessories	3,500	3,500	2,000	1,500				
Quality Restaurants	35,000	15,000	7,500	7,500		7,000	5,000	8,000
Family Restaurants	25,000	15,000	10,500	4,500		10,000		
Fast Food Restaurants	9,500	6,000		3,000	3,000		3,000	
Grocey Stores	65,000	40,000		40,000				25,000
Specialty Food Stores	3,500	3,500		3,500				
Liquor Stores	1,000							1,000
Bar/taverns	12,000	12,000	6,500	5,500				
Appliances & Electronics Stores	4,500	3,000	1,500	1,500				1,500
Art, Craft & Sewing Stores	0							
Auto Supply Stores	0							
Book Stores	10,000	10,000	10,000					
Card/Gift Shops	5,000	5,000	3,500	1,500				
Computers & Accessories	6,500	6,500	6,500					
Convenience Stores/Gas	4,500	2,500			2,500			2,000
Copying/Printing	2,000	2,000		2,000				
Dollar Store/Variety	20,000	10,000		10,000		10,000		
Drug Store/Pharmaceutical	13,500	13,500		13,500				
Florists	0							
Furniture Stores	0							
Hardware	20,000	20,000		20,000				
Health & Beauty Stores	3,000	3,000	1,000	2,000				
Home Furnishings Stores	10,000	10,000	5,000	5,000				
Home Improvement		0						
Jewelry Stores	0							
Laundry/Dry Cleaning	1,500	1,500		1,500				
Luggage Shops	0							
Medical Supply Stores	0							
Movie Theatres	45,000							45,000
Music Stores	0							
Musical Instrument Shops	0							
Office Supply Stores	0							
Optical/Vision Care	1,500	1,500		1,500				
Personal Services	2,500	2,500		2,500				
Pet Supply Store	4,500	4,500		4,500				
Photographic Supply Shop	0							
Shoe Repair and Service	0							
Sporting Goods Stores	25,000	25,000	25,000					
Tobacco Shop	0							
Toy & Hobby Shops	4,500	3,000	3,000				1,500	
Video/Entertainment	3,500	3,500		3,500				
Recreation/Entertainment	40,000	25,000	15,000	5,000	5,000	10000	5,000	
Service Retail	6,500	3,400		3,400			2,100	
Total	**747,200**	**586,600**	**315,700**	**145,400**	**125,500**	**60,000**	**16,600**	**82,500**

SHOPPING CENTER COMPETITION
RETAIL FEASIBILITY STUDY
KING STREET CORRIDOR AND MARKET AREA; CHARLESTON, SOUTH CAROLINA

				Ancillary Tenants							
Map Code	Name/Location	Estimated Gross Size (sq. ft.)	Anchor Tenants Name	Total	Vacancies	Comparison Shopping Goods	Restaurant/ Food Service	Personal Services & Recreation	Convenience Goods	Financial Services & Office	Comments
A	Charleston Place King Street/ Market Street Charleston, S. Carolina	N/A	None	30	0	26	4	0	0	0	Upscale shopping with strong tourist appeal. High traffic volume.
B	Mount Pleasant Town Center U.S. Highway 17/State Highway 517 Mount Pleasant, S. Carolina	426,500	Belk, Bed Bath & Beyond, Palmetto Grande Cinema, Barnes & Noble Booksellers	58	0	45	10	1	0	2	New lifestyle center which is proving successful. High traffic volume.
C	Citadel Mall U.S. Highway 17/ State Highway 7 Charleston, S. Carolina	1,197,500	Dillard's, Belk, Sears, Parisian, Target	99	10	66	14	8	0	1	Opened in 1981. JC Penney replaced by Target in 2001. Moderate traffic.
D	Northwoods Mall Rivers Avenue/ Ashley Phosphate Road North Charleston, S. Carolina	957,700	JC Penney, Sears, Belk and Dillard's	140	19	92	19	8	0	2	Clean, busy center attracting much of the northern Charleston area. Moderate traffic.

E	Unnamed Center State Highway 7/ Ashley River Charleston, S. Carolina	N/A	Barnes & Noble Booksellers, Office Depot, Marshall's, TJ Maxx	13	2	8	2	1	0	0	Small center benefiting from Citadel Mall. Moderate traffic.
F	Unnamed Center State Highway 7/ U.S. Highway 17 Charleston, S. Carolina	N/A	Toys "R" Us, Books-A-Million, Party City	0	0	0	0	0	0	0	Small power center with moderate to light traffic.
G	North Rivers Market Rivers Road/Ashley Phosphate Road North Charleston, S. Carolina	N/A	Toys "R" Us, Marshall's, TJ Maxx, Cinema 10	3	0	3	0	0	0	0	Power center with moderate traffic volumes.
H	Unnamed Center Rivers Road/Ashley Phosphate Road North Charleston, S. Carolina	N/A	Wal-Mart, OfficeMax, Haverty Furniture	2	0	2	0	0	0	0	Power center with moderate to heavy traffic.
I	North Charleston Shopping Center Rivers Road/ Aviation Road North Charleston, S. Carolina	N/A	Office Depot, Babies "R" Us, Party City	11	0	7	2	2	0	0	Good center with no vacancies. Light traffic volume.
J	Ashley Landing Plaza State Highway 7/ State Highway 171 Charleston, S. Carolina	392,300	Big Lots, Publix, Burlington Coat Factory, CVS	5	1	3	1	0	0	0	Opened in 1964. Last remodel in 1995. Lease rates $6-12/sf.
K	Northwoods Marketplace Rivers Road/Ashley Phosphate Road North Charleston, S. Carolina	271,000	Linens 'n Things, Rooms to Go, Barnes & Noble, PETsMART, Best Buy	18	0	13	3	1	1	0	Power center with moderate traffic volumes.

L	Coburg Shopping Center U.S. Highway 17/Coburg Road Charleston, S. Carolina	N/A	Stein Mart	22	0	14	4	4	0	0	Moderate to light traffic volumes.
M	Ashley Crossing Paul Cantrell Boulevard/ I-526 Charleston, S. Carolina	189.900	Wal-Mart, Food Lion	17	0	12	6	3	0	2	Opened in 1991. Busy center with lease rates of $14/sf.
N	Island Plaza Folly Road/ Grimball Road James Island, S. Carolina	167,100	Food Lion, Hibbett Sports	10	1	4	3	1	0	1	Big Kmart closing will hurt center some.
O	Aviation Square Rivers Road/ Aviation Road North Charleston, S. Carolina	N/A	Sam's Club	12	2	7	0	0	1	2	Older, tied center with light traffic.
P	Unnamed Center U.S. Highway 17/ Houston Northcutt Rd Mount Pleasant, S. Carolina	N/A	Harris Teeter, Eckerd, Gwyn's Home Furnishings	11	0	3	4	1	0	3	Neighborhood center with moderate traffic.
Q	Wando Crossing U.S. Highway 17/ Graddick Road Mount Pleasant, S. Carolina	303,600	Wal-Mart, TJ Maxx, Piggly Wiggly, Office Depot, Marshall's	25	0	14	6	2	1	2	Strong center with heavy traffic. Opened in 1992.
R	Bi-Lo Center U.S. Highway 17/ Houston Northcutt Road Mount Pleasant, S. Carolina	N/A	Bi-Lo, Staples	27	2	9	4	5	1	6	Good neighborhood center with moderate traffic.

S	Unnamed Center State Highway 703/ Simmons Road Mount Pleasant, S. Carolina	N/A	Tuesday Morning, Boaters World	12	0	9	3	0	0	0	Small center with modest traffic volumes.
T	Crossroads Plaza State Highway 61/State Highway 17 Charleston, S. Carolina	N/A	Harris Teeter	12	0	5	3	1	2	1	Small neighborhood center with light traffic.
U	Unnamed Center State Highway 61/Savage Road Charleston, S. Carolina	N/A	Winn-Dixie	7	0	1	1	2	1	2	Small neighborhood center with light traffic.
V	Greenbax Center State Highway 7/ Ashley Hall Road Charleston, S. Carolina	N/A	Greenbax, Save-A-Lot	7	0	5	1	1	0	0	Small weak neighborhood center. Light traffic.
W	James Island Center State Highway 700/ State Highway 171 James Island, S. Carolina	N/A	Piggly Wiggly, Kerr Drug	15	0	6	3	3	2	1	Old, low-end center with light traffic volumes.
X	Merchants Crossing State Highway 171/ Cross Creek Road James Island, S. Carolina	N/A	Publix	17	0	6	3	1	1	6	Newer center with relatively heavy traffic volumes.
Y	Bi-Lo Plaza State Highway 171/Eugene Gibbs James Island, S. Carolina	N/A	Bi-Lo, Walgreen's	3	0	2	1	0	0	0	Small, ugly center with light traffic.
Z	South Windermere State Highway 171/Yeaman James Island, S. Carolina	180,000	Earthfare Health Foods, Kerr Drugs, Belk, Cinema	21	2	9	4	5	0	1	Small strip center with heavy to moderate traffic.

AA	Shipwatch Square Rivers Road/ McMillan Road North Charleston, S. Carolina	197,000	Winn-Dixie, U.S. Factory Outlets, Eckerd	22	14	7	0	1	1	0	Old center (opened 1959 and was last renovated in 1987), which is suffering from large number of vacancies. Almost no traffic.
AB	Yeaman's Hall Plaza Remount Road/ Yeaman's Hall Road N. Charleston, S. Carolina	N/A	Piggly Wiggly	8	3	2	1	1	1	0	Old, tired center in need of renovation. Almost no traffic.
AC	Unnamed Center State Highway 703/ Chuck Dawley Road Mount Pleasant, S. Carolina	N/A	Piggly Wiggly, Eckerd	7	0	2	3	1	1	0	Small center with a weak anchor. Light traffic.
AD	Bi-Lo Center U.S. Highway 17/ State Highway 517 Mount Pleasant, S. Carolina	N/A	Bi-Lo	1	0	0	0	0	1	0	Small center with modest traffic.
AE	Seaside Farms State Highway 517/ U.S. Highway 17 Mount Pleasant, S. Carolina	N/A	Piggly Wiggly	N/A	-	--	--	-	-	-	Small, new neighborhood center with minimal impact on King Street.
AF	Brookgreen Town Center State Highway 703/ I-526 Mount Pleasant, S. Carolina	N/A	Food Lion	9	0	5	2	1	0	1	Small neighborhood center with moderate traffic.

King Street Corridor Trade Areas

Gibbs Planning Group, Inc.

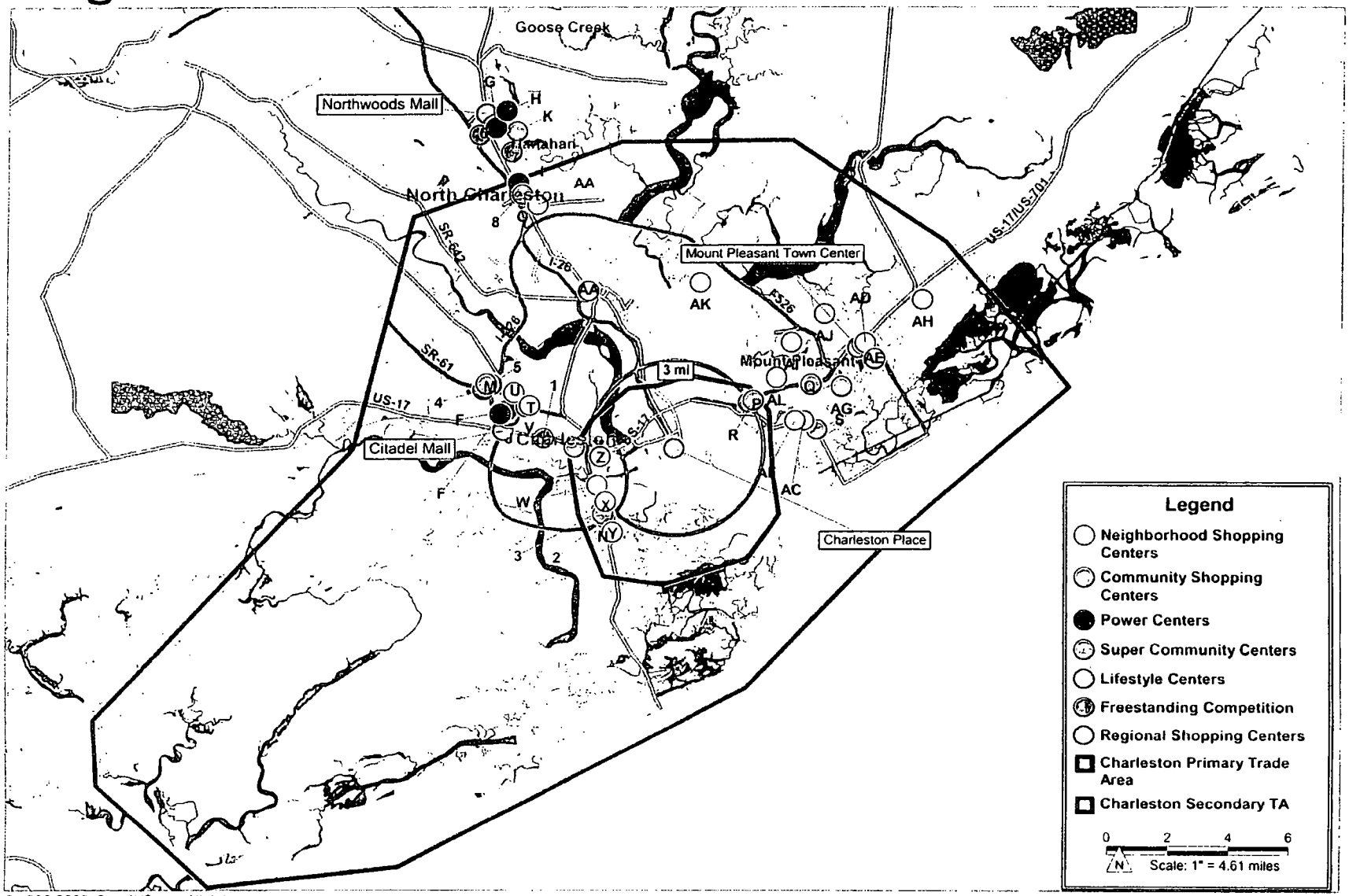


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Exhibit H

King Street Tertiary Trade Area

Gibbs Planning Group, Inc.

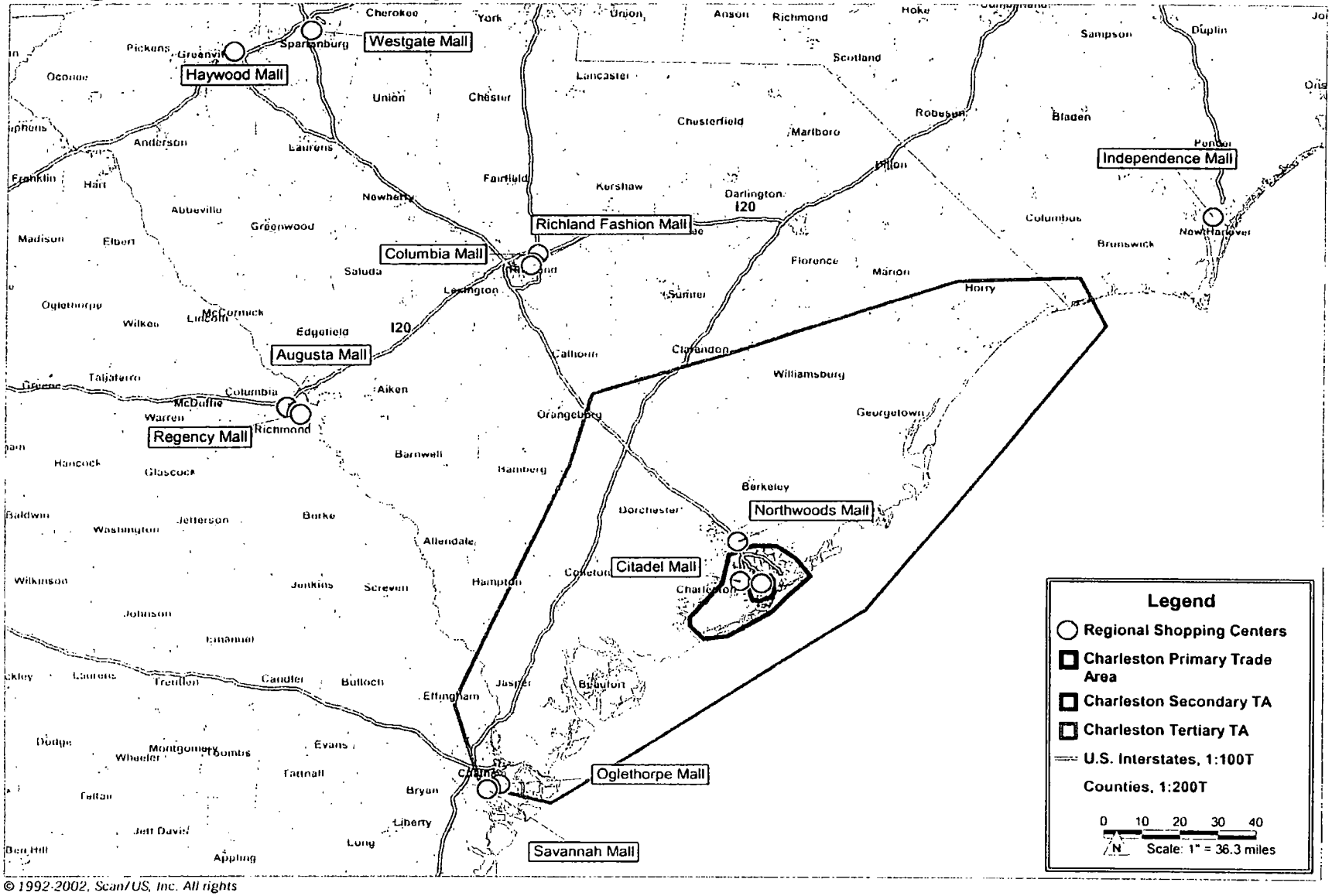

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Exhibit I

Charleston Study Areas

Gibbs Planning Group, Inc.

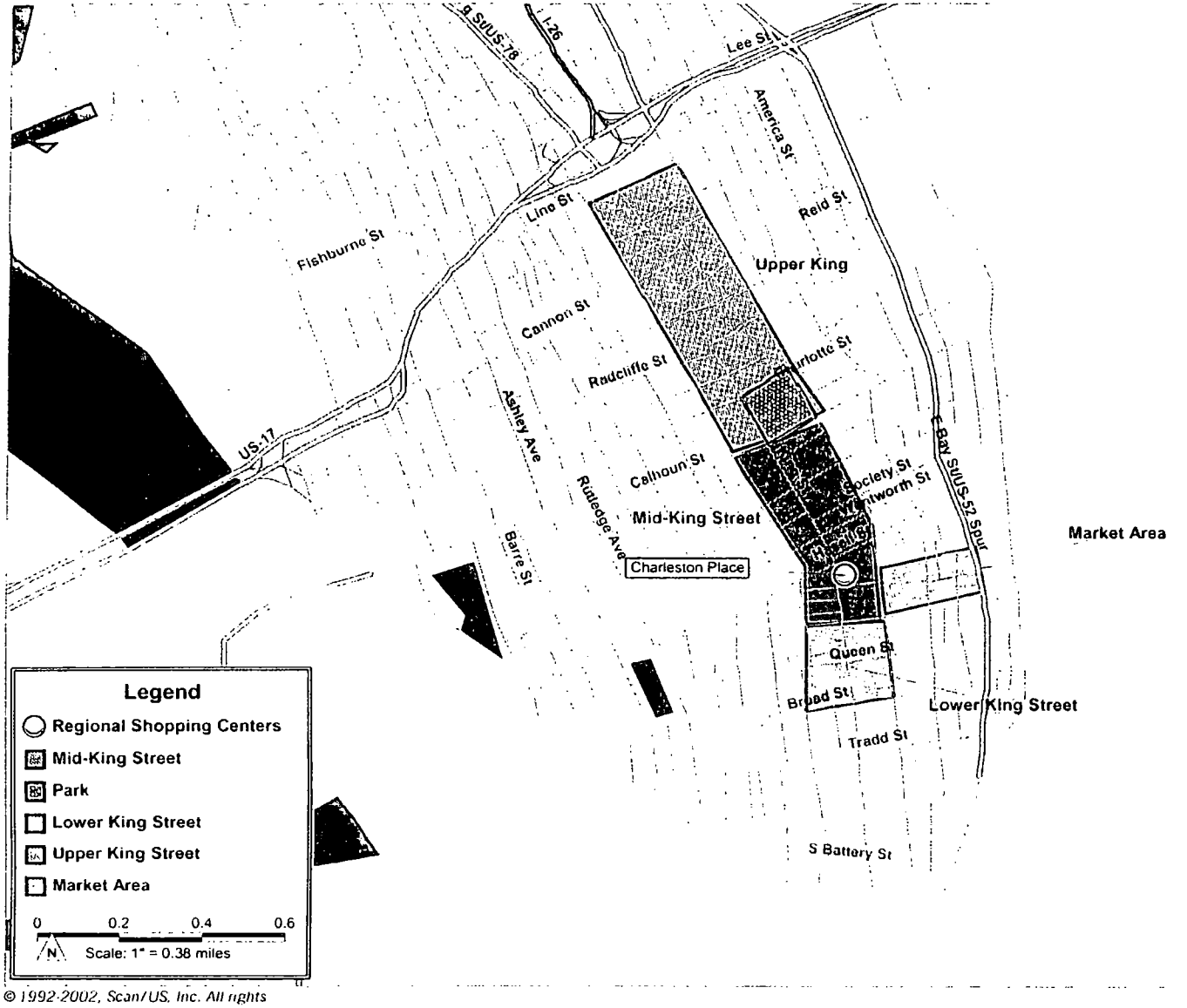

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Exhibit J

Demographic Comparison Report
King Street; Charleston, South Carolina

		Primary Trade Area Summary		Secondary Trade Area Summary		Total Trade Area Summary*	
Population:	2006 Total	58,451		200,022		258,473	
	2001 Total	58,445		194,289		252,734	
	1990 Total	60,605		183,559		244,164	
	1980 Total	60,063		175,823		235,886	
	% Change 90-01	-3.6%		5.8%		3.5%	
	% Change 80-90	0.9%		4.4%		3.5%	
Households:	2006 Total	25,295		80,673		105,968	
	2001 Total	24,735		77,333		102,068	
	1990 Total	22,801		67,137		89,938	
	1980 Total	21,125		57,805		78,930	
	% Change 90-01	8.5%		15.2%		13.5%	
	% Change 80-90	7.9%		16.1%		13.9%	
Ave HH Size:	2006	2.21		2.46		2.40	
	2001	2.26		2.48		2.43	
	1990	2.41		2.60		2.55	
2001 Group Qtrs Population		2,580		1,837		4,417	
Families:	2006 Total	13,827		54,034		67,861	
	2001 Total	13,870		52,430		66,300	
	1990 Total	13,560		46,757		60,317	
	% Change 90-01	2.3%		12.1%		9.9%	
Housing Units:	2006 Total	28,882		92,937		121,819	
	2001 Total	28,270		88,905		117,175	
	1990 Total	25,724		75,511		101,235	
2001 Pop by Race:		58,444		194,292		252,736	
	White (not Hispanic)	38,082	65.2%	124,632	64.1%	162,714	64.4%
	Black (not Hispanic)	18,870	32.3%	61,385	31.6%	80,255	31.8%
	Asian (not Hispanic)	495	0.8%	2,815	1.4%	3,310	1.3%
	All Other (not Hispanic)	210	0.4%	1,103	0.6%	1,313	0.5%
	Hispanic Origin	787	1.3%	4,357	2.2%	5,144	2.0%
2001 Pop by Age:		58,445		194,289		252,734	
	Under 5 Years	3,793	6.5%	15,312	7.9%	19,105	7.6%
	5 to 9 Years	3,763	6.4%	15,120	7.8%	18,883	7.5%
	10 to 14 Years	3,708	6.3%	14,819	7.6%	18,527	7.3%
	15 to 19 Years	4,282	7.3%	12,799	6.6%	17,081	6.8%
	20 to 24 Years	5,168	8.8%	13,653	7.0%	18,821	7.4%
	25 to 29 Years	3,770	6.5%	14,045	7.2%	17,815	7.0%
	30 to 34 Years	4,480	7.7%	14,338	7.4%	18,818	7.4%
	35 to 39 Years	4,347	7.4%	15,192	7.8%	19,539	7.7%
	40 to 44 Years	4,235	7.2%	16,298	8.4%	20,533	8.1%
	45 to 54 Years	7,589	13.0%	26,910	13.9%	34,499	13.7%
	55 to 64 Years	4,870	8.3%	15,564	8.0%	20,434	8.1%
	65 to 74 Years	4,134	7.1%	11,252	5.8%	15,386	6.1%
	74 to 84 Years	3,191	5.5%	9,837	5.1%	13,028	5.2%
	85 Years and Over	1,111	1.9%	1,838	0.9%	2,949	1.2%
	Median Age (in Years)	35.3		34.0		34.3	

Exhibit K

Demographic Comparison Report
King Street; Charleston, South Carolina

	Primary Trade Area Summary		Secondary Trade Area Summary		Total Trade Area Summary*	
2001 Households by Age:	24,740		77,335		102,075	
15 to 24 Years	1,491	6.0%	4,496	5.8%	5,987	5.9%
25 to 34 Years	4,448	18.0%	14,803	19.1%	19,251	18.9%
35 to 44 Years	4,951	20.0%	18,020	23.3%	22,971	22.5%
45 to 54 Years	4,780	19.3%	16,469	21.3%	21,249	20.8%
55 to 64 Years	3,120	12.6%	9,800	12.7%	12,920	12.7%
65 to 74 Years	2,928	11.8%	7,835	10.1%	10,763	10.5%
75 Years and Over	3,022	12.2%	5,912	7.6%	8,934	8.8%
Per Capita Inc.: 2001	$27,558		$22,465		$23,643	
1989 (Census)	$15,029		$13,070		$13,556	
% Change 89-01	83.4%		71.9%		74.4%	
Ave. Hhold Inc.: 2001	$59,609		$55,570		$56,549	
1989 (Census)	$37,228		$33,975		$34,800	
% Change 89-01	60.1%		63.6%		62.5%	
Med Hhold Inc.: 2001	$38,831		$42,833		$41,863	
1989 (Census)	$24,971		$27,816		$27,095	
% Change 89-01	55.5%		54.0%		54.5%	
Med. Fam. Hhold Inc.:						
2001	$51,816		$50,294		$50,663	
1989 (Census)	$33,720		$32,512		$32,818	
% Change 89-01	53.7%		54.7%		54.4%	
2001 Average Household Wealth	$167,192		$169,908		$169,250	
2001 Median Household Wealth	$63,073		$81,829		$77,074	
2001 Households by Hhold Income:	24,736		77,331		102,067	
Under $10,000	3,466	14.0%	6,370	8.2%	9,836	9.6%
$ 10,000 to $ 19,999	3,329	13.5%	8,812	11.4%	12,141	11.9%
$ 20,000 to $ 24,999	1,465	5.9%	5,331	6.9%	6,796	6.7%
$ 25,000 to $ 29,999	1,474	6.0%	5,494	7.1%	6,968	6.8%
$ 30,000 to $ 34,999	1,387	5.6%	4,911	6.4%	6,298	6.2%
$ 35,000 to $ 49,999	3,601	14.6%	13,421	17.4%	17,022	16.7%
$ 50,000 to $ 74,999	4,046	16.4%	15,742	20.4%	19,788	19.4%
$ 75,000 to $ 99,999	2,662	10.8%	8,465	10.9%	11,127	10.9%
$100,000 to $149,999	1,833	7.4%	5,644	7.3%	7,477	7.3%
$150,000 and Over	1,473	6.0%	3,141	4.1%	4,614	4.5%
2001 Fam. Hholds by Fam. Hhold Inc.:	13,870		52,430		66,300	
Under $10,000	1,180	8.5%	3,021	5.8%	4,201	6.3%
$ 10,000 to $ 19,999	1,423	10.3%	4,530	8.6%	5,953	9.0%
$ 20,000 to $ 24,999	843	6.1%	3,292	6.3%	4,135	6.2%
$ 25,000 to $ 29,999	666	4.8%	3,226	6.2%	3,892	5.9%
$ 30,000 to $ 34,999	703	5.1%	2,881	5.5%	3,584	5.4%
$ 35,000 to $ 49,999	1,895	13.7%	9,008	17.2%	10,903	16.4%
$ 50,000 to $ 74,999	2,465	17.8%	11,835	22.6%	14,300	21.6%
$ 75,000 to $ 99,999	1,962	14.1%	7,058	13.5%	9,020	13.6%
$100,000 to $149,999	1,437	10.4%	4,814	9.2%	6,251	9.4%
$150,000 and Over	1,284	9.3%	2,773	5.3%	4,057	6.1%

Demographic Comparison Report
King Street; Charleston, South Carolina

	Primary Trade Area Summary		Secondary Trade Area Summary		Total Trade Area Summary*	
2001 Households by Hhold Wealth:	24,735		77,333		102,068	
Less than $25,000	9,659	39.0%	26,260	34.0%	35,919	35.2%
$ 25,000 to $ 49,999	1,977	8.0%	6,365	8.2%	8,342	8.2%
$ 50,000 to $ 99,999	1,397	5.6%	4,826	6.2%	6,223	6.1%
$100,000 to $249,999	1,477	6.0%	5,188	6.7%	6,665	6.5%
$250,000 to $499,999	1,984	8.0%	7,166	9.3%	9,150	9.0%
$500,000 and Over	2,686	10.9%	9,659	12.5%	12,345	12.1%
1990 Households by Hhold Type:	22,893		67,076		89,969	
Male no Wife no Child	441	1.9%	1,348	2.0%	1,789	2.0%
Female no Husband no Child	1,998	8.7%	3,598	5.4%	5,596	6.2%
Married Couple Family	9,018	39.4%	36,131	53.9%	45,149	50.2%
Other Family HH Own Child	2,282	10.0%	6,178	9.2%	8,460	9.4%
Non-Family	9,152	40.0%	19,822	29.6%	28,974	32.2%
1990 Marital Status:						
For Population 15+ Years:	49,448		143,822		193,270	
Never Married	19,993	40.4%	40,236	28.0%	60,229	31.2%
Now Married (Exc. Separated)	19,255	38.9%	76,686	53.3%	95,941	49.6%
Divorced or Separated	5,375	10.9%	17,938	12.5%	23,313	12.1%
Widowed	4,825	9.8%	8,962	6.2%	13,787	7.1%
1990 Educational Attainment for						
Population 25+ Years:	36,532		112,530		149,062	
Less than 9th Grade	3,817	10.4%	8,727	7.8%	12,544	8.4%
9th to 12th, No Diploma	5,140	14.1%	16,706	14.8%	21,846	14.7%
High School Graduate	7,076	19.4%	31,107	27.6%	38,183	25.6%
Some College, No Degree	6,517	17.8%	24,236	21.5%	30,753	20.6%
Associate Degree	1,755	4.8%	8,480	7.5%	10,235	6.9%
Bachelor's Degree	7,229	19.8%	15,506	13.8%	22,735	15.3%
Graduate or Prof. Degree	4,998	13.7%	7,768	6.9%	12,766	8.6%
1990 Pop. Age 16+, In Labor Force:	29,441		100,398		129,839	
Civilian Employed Males	13,288	45.1%	44,263	44.1%	57,551	44.3%
Civilian Employed Females	13,771	46.8%	39,111	39.0%	52,882	40.7%
Persons in Armed Forces	733	2.5%	12,879	12.8%	13,612	10.5%
Persons Unemployed	1,649	5.6%	4,145	4.1%	5,794	4.5%
2001 Specified Owner-Occ Housing						
Units by Value:	9,711		38,923		48,634	
Under $25,000	51	0.5%	305	0.8%	356	0.7%
$ 20,000 to $ 39,999	121	1.2%	703	1.8%	824	1.7%
$ 40,000 to $ 49,999	119	1.2%	838	2.2%	957	2.0%
$ 50,000 to $74,999	715	7.4%	4,930	12.7%	5,645	11.6%
$ 75,000 to $99,999	1,331	13.7%	7,411	19.0%	8,742	18.0%
$100,000 to $149,999	2,614	26.9%	12,980	33.3%	15,594	32.1%
$150,000 to $199,999	1,293	13.3%	4,757	12.2%	6,050	12.4%
$200,000 to $299,999	1,555	16.0%	4,041	10.4%	5,596	11.5%
$300,000 to $499,999	1,049	10.8%	2,048	5.3%	3,097	6.4%
$500,000 and Over	863	8.9%	910	2.3%	1,773	3.6%
Median Housing Value	$147,997		$114,303		$122,432	

Demographic Comparison Report
King Street; Charleston, South Carolina

	Primary Trade Area Summary		Secondary Trade Area Summary		Total Trade Area Summary*	
1990 Specified Renter-Occupied Units by Gross Rent:	11,435		28,255		39,690	
With Cash Rent	11,047	96.6%	27,096	95.9%	38,143	96.1%
Less than $100	391	3.4%	227	0.8%	618	1.6%
$100 to $149	650	5.7%	543	1.9%	1,193	3.0%
$150 to $199	670	5.9%	440	1.6%	1,110	2.8%
$200 to $249	547	4.8%	929	3.3%	1,476	3.7%
$250 to $299	811	7.1%	1,666	5.9%	2,477	6.2%
$300 to $399	1,894	16.6%	6,385	22.6%	8,279	20.9%
$400 to $499	2,331	20.4%	9,120	32.3%	11,451	28.9%
$500 to $599	1,892	16.5%	4,551	16.1%	6,443	16.2%
$600 to $749	1,172	10.2%	2,045	7.2%	3,217	8.1%
$750 to $999	435	3.8%	836	3.0%	1,271	3.2%
$1,000 or More	254	2.2%	354	1.3%	608	1.5%
No Cash Rent	388	3.4%	1,159	4.1%	1,547	3.9%
1990 Housing Units by Number of Units in Structure:	25,733		75,506		101,239	
Single Detached Unit	11,026	42.8%	43,339	57.4%	54,365	53.7%
Single Attached Unit	1,952	7.6%	3,472	4.6%	5,424	5.4%
Structures w/ 2 Units	3,605	14.0%	3,072	4.1%	6,677	6.6%
Structures w/ 3-4 Units	2,753	10.7%	4,029	5.3%	6,782	6.7%
Structures w/ 5-9 Units	2,744	10.7%	7,600	10.1%	10,344	10.2%
Structures w/ 10-19 Units	1,630	6.3%	4,047	5.4%	5,677	5.6%
Structures w/ 20+ Units	1,596	6.2%	2,460	3.3%	4,056	4.0%
Mobile Homes or Trailers	52	0.2%	6,797	9.0%	6,849	6.8%
Other Structures	375	1.5%	690	0.9%	1,065	1.1%
1990 Housing Units by Year Built:	25,726		75,519		101,245	
Built 1989 to March 1990	303	1.2%	1,837	2.4%	2,140	2.1%
Built 1985 to 1988	2,160	8.4%	10,037	13.3%	12,197	12.0%
Built 1980 to 1984	2,128	8.3%	9,860	13.1%	11,988	11.8%
Built 1970 to 1979	4,252	16.5%	16,803	22.3%	21,055	20.8%
Built 1960 to 1969	3,025	11.8%	15,902	21.1%	18,927	18.7%
Built 1959 or Earlier	13,858	53.9%	21,080	27.9%	34,938	34.5%
1990 Households by Vehicles:	22,796		67,149		89,945	
0 Vehicles	5,381	23.6%	6,990	10.4%	12,371	13.8%
1 Vehicle Available	8,434	37.0%	24,588	36.6%	33,022	36.7%
2 Vehicles Available	6,958	30.5%	26,399	39.3%	33,357	37.1%
3 Vehicles Available	1,555	6.8%	7,081	10.5%	8,636	9.6%
4 Vehicles Available	402	1.8%	1,645	2.4%	2,047	2.3%
5+ Vehicles Available	66	0.3%	446	0.7%	512	0.6%
1990 Housing Units by Year Moved In:	22,792		67,156		89,948	
Moved in 1989 to March 1990	5,275	23.1%	19,651	29.3%	24,926	27.7%
Moved in 1985 to 1988	6,985	30.6%	19,864	29.6%	26,849	29.8%
Moved in 1980 to 1984	3,026	13.3%	7,593	11.3%	10,619	11.8%
Moved in 1970 to 1979	3,452	15.1%	8,974	13.4%	12,426	13.8%
Moved in 1969 or Earlier	4,054	17.8%	11,074	16.5%	15,128	16.8%

* Primary and Secondary Trade Areas combined

Demographic Comparison Report
King Street; Charleston, South Carolina
Tertiary Trade Area

		Total** Trade Area Summary		Tertiary Trade Area Summary		Expanded Total Trade Area Summary*	
Population:	2006 Total	258,473		859,379		1,117,852	
	2001 Total	252,734		803,641		1,056,375	
	1990 Total	244,164		646,797		890,961	
	1980 Total	235,886		502,342		738,228	
	% Change 90-01	3.5%		24.2%		18.6%	
	% Change 80-90	3.5%		28.8%		20.7%	
Households:	2006 Total	105,968		330,407		436,375	
	2001 Total	102,068		302,966		405,034	
	1990 Total	89,938		227,417		317,355	
	1980 Total	78,930		157,541		236,471	
	% Change 90-01	13.5%		33.2%		27.6%	
	% Change 80-90	13.9%		44.4%		34.2%	
Ave HH Size:	2006	2.40		2.56		2.52	
	2001	2.43		2.60		2.56	
	1990	2.55		2.77		2.71	
2001 Group Qtrs Population		4,417		13,694		18,111	
Families:	2006 Total	67,861		239,938		307,799	
	2001 Total	66,300		223,491		289,791	
	1990 Total	60,317		173,730		234,047	
	% Change 90-01	9.9%		28.6%		23.8%	
Housing Units:	2006 Total	121,819		454,125		575,944	
	2001 Total	117,175		415,137		532,312	
	1990 Total	101,235		304,933		406,168	
2001 Pop by Race:		252,736		803,635		1,056,371	
	White (not Hispanic)	162,714	64.4%	524,967	65.3%	687,681	65.1%
	Black (not Hispanic)	80,255	31.8%	238,844	29.7%	319,099	30.2%
	Asian (not Hispanic)	3,310	1.3%	8,676	1.1%	11,986	1.1%
	All Other (not Hispanic)	1,313	0.5%	5,488	0.7%	6,801	0.6%
	Hispanic Origin	5,144	2.0%	25,660	3.2%	30,804	2.9%
2001 Pop by Age:		252,734		803,641		1,056,375	
	Under 5 Years	19,105	7.6%	63,018	7.8%	82,123	7.8%
	5 to 9 Years	18,883	7.5%	62,408	7.8%	81,291	7.7%
	10 to 14 Years	18,527	7.3%	61,890	7.7%	80,417	7.6%
	15 to 19 Years	17,081	6.8%	55,793	6.9%	72,874	6.9%
	20 to 24 Years	18,821	7.4%	55,028	6.8%	73,849	7.0%
	25 to 29 Years	17,815	7.0%	56,851	7.1%	74,666	7.1%
	30 to 34 Years	18,818	7.4%	57,046	7.1%	75,864	7.2%
	35 to 39 Years	19,539	7.7%	59,273	7.4%	78,812	7.5%
	40 to 44 Years	20,533	8.1%	61,584	7.7%	82,117	7.8%
	45 to 54 Years	34,499	13.7%	106,791	13.3%	141,290	13.4%
	55 to 64 Years	20,434	8.1%	70,940	8.8%	91,374	8.6%
	65 to 74 Years	15,386	6.1%	53,993	6.7%	69,379	6.6%
	74 to 84 Years	13,028	5.2%	27,569	3.4%	40,597	3.8%
	85 Years and Over	2,949	1.2%	8,774	1.1%	11,723	1.1%
	Median Age (in Years)	34.3		34.2		34.2	

Exhibit L

Demographic Comparison Report
King Street; Charleston, South Carolina
Tertiary Trade Area

	Total** Trade Area Summary		Tertiary Trade Area Summary		Expanded Total Trade Area Summary*	
2001 Households by Age:	102,075		302,955		405,030	
15 to 24 Years	5,987	5.9%	16,092	5.3%	22,079	5.5%
25 to 34 Years	19,251	18.9%	55,609	18.4%	74,860	18.5%
35 to 44 Years	22,971	22.5%	64,932	21.4%	87,903	21.7%
45 to 54 Years	21,249	20.8%	61,863	20.4%	83,112	20.5%
55 to 64 Years	12,920	12.7%	42,431	14.0%	55,351	13.7%
65 to 74 Years	10,763	10.5%	35,909	11.9%	46,672	11.5%
75 Years and Over	8,934	8.8%	26,119	8.6%	35,053	8.7%
Per Capita Inc.: 2001	$23,643		$19,811		$20,728	
1989 (Census)	$13,556		$11,586		$12,126	
% Change 89-01	74.4%		71.0%		70.9%	
Ave. Hhold Inc.: 2001	$56,549		$51,399		$52,697	
1989 (Census)	$34,800		$32,259		$32,979	
% Change 89-01	62.5%		59.3%		59.8%	
Med Hhold Inc.: 2001	$41,863		$39,136		$39,823	
1989 (Census)	$27,095		$26,365		$26,572	
% Change 89-01	54.5%		48.4%		49.9%	
Med. Fam. Hhold Inc.:						
2001	$50,663		$43,837		$45,557	
1989 (Census)	$32,818		$29,913		$30,736	
% Change 89-01	54.4%		46.5%		48.2%	
2001 Average Household Wealth	$169,250		$170,969		$170,536	
2001 Median Household Wealth	$77,074		$88,231		$85,069	
2001 Households by Hhold Income:	102,067		302,977		405,044	
Under $10,000	9,836	9.6%	31,070	10.3%	40,906	10.1%
$ 10,000 to $ 19,999	12,141	11.9%	40,291	13.3%	52,432	12.9%
$ 20,000 to $ 24,999	6,796	6.7%	21,470	7.1%	28,266	7.0%
$ 25,000 to $ 29,999	6,968	6.8%	21,401	7.1%	28,369	7.0%
$ 30,000 to $ 34,999	6,298	6.2%	20,794	6.9%	27,092	6.7%
$ 35,000 to $ 49,999	17,022	16.7%	55,097	18.2%	72,119	17.8%
$ 50,000 to $ 74,999	19,788	19.4%	60,946	20.1%	80,734	19.9%
$ 75,000 to $ 99,999	11,127	10.9%	26,528	8.8%	37,655	9.3%
$100,000 to $149,999	7,477	7.3%	15,346	5.1%	22,823	5.6%
$150,000 and Over	4,614	4.5%	10,034	3.3%	14,648	3.6%
2001 Fam. Hholds by Fam. Hhold Inc.:	66,300		223,491		289,791	
Under $10,000	4,201	6.3%	14,179	6.3%	18,380	6.3%
$ 10,000 to $ 19,999	5,953	9.0%	24,015	10.7%	29,968	10.3%
$ 20,000 to $ 24,999	4,135	6.2%	14,976	6.7%	19,111	6.6%
$ 25,000 to $ 29,999	3,892	5.9%	15,292	6.8%	19,184	6.6%
$ 30,000 to $ 34,999	3,584	5.4%	15,368	6.9%	18,952	6.5%
$ 35,000 to $ 49,999	10,903	16.4%	43,172	19.3%	54,075	18.7%
$ 50,000 to $ 74,999	14,300	21.6%	51,056	22.8%	65,356	22.6%
$ 75,000 to $ 99,999	9,020	13.6%	23,103	10.3%	32,123	11.1%
$100,000 to $149,999	6,251	9.4%	13,365	6.0%	19,616	6.8%
$150,000 and Over	4,057	6.1%	8,971	4.0%	13,028	4.5%

Demographic Comparison Report
King Street; Charleston, South Carolina
Tertiary Trade Area

	Total** Trade Area Summary		Tertiary Trade Area Summary		Expanded Total Trade Area Summary*	
2001 Households by Hhold Wealth:	102,068		302,966		405,034	
Less than $25,000	35,919	35.2%	92,571	30.6%	128,490	31.7%
$ 25,000 to $ 49,999	8,342	8.2%	26,286	8.7%	34,628	8.5%
$ 50,000 to $ 99,999	6,223	6.1%	20,330	6.7%	26,553	6.6%
$100,000 to $249,999	6,665	6.5%	25,236	8.3%	31,901	7.9%
$250,000 to $499,999	9,150	9.0%	31,369	10.4%	40,519	10.0%
$500,000 and Over	12,345	12.1%	39,421	13.0%	51,766	12.8%
1990 Households by Hhold Type:	89,969		227,294		317,263	
Male no Wife no Child	1,789	2.0%	3,879	1.7%	5,668	1.8%
Female no Husband no Child	5,596	6.2%	12,563	5.5%	18,159	5.7%
Married Couple Family	45,149	50.2%	138,693	61.0%	183,842	57.9%
Other Family HH Own Child	8,460	9.4%	19,687	8.7%	28,147	8.9%
Non-Family	28,974	32.2%	52,469	23.1%	81,443	25.7%
1990 Marital Status:						
For Population 15+ Years:	193,270		491,499		684,769	
Never Married	60,229	31.2%	117,352	23.9%	177,581	25.9%
Now Married (Exc. Separated)	95,941	49.6%	291,087	59.2%	387,028	56.5%
Divorced or Separated	23,313	12.1%	49,476	10.1%	72,789	10.6%
Widowed	13,787	7.1%	33,584	6.8%	47,371	6.9%
1990 Educational Attainment for						
Population 25+ Years:	149,062		393,634		542,696	
Less than 9th Grade	12,544	8.4%	43,546	11.1%	56,090	10.3%
9th to 12th, No Diploma	21,846	14.7%	64,879	16.5%	86,725	16.0%
High School Graduate	38,183	25.6%	125,061	31.8%	163,244	30.1%
Some College, No Degree	30,753	20.6%	73,872	18.8%	104,625	19.3%
Associate Degree	10,235	6.9%	24,762	6.3%	34,997	6.4%
Bachelor's Degree	22,735	15.3%	43,003	10.9%	65,738	12.1%
Graduate or Prof. Degree	12,766	8.6%	18,511	4.7%	31,277	5.8%
1990 Pop. Age 16+, In Labor Force:	129,839		317,719		447,558	
Civilian Employed Males	57,551	44.3%	143,989	45.3%	201,540	45.0%
Civilian Employed Females	52,882	40.7%	128,575	40.5%	181,457	40.5%
Persons in Armed Forces	13,612	10.5%	28,633	9.0%	42,245	9.4%
Persons Unemployed	5,794	4.5%	16,522	5.2%	22,316	5.0%
2001 Specified Owner-Occ Housing						
Units by Value:	48,634		139,922		188,556	
Under $25,000	356	0.7%	4,715	3.4%	5,071	2.7%
$ 20,000 to $ 39,999	824	1.7%	7,732	5.5%	8,556	4.5%
$ 40,000 to $ 49,999	957	2.0%	5,756	4.1%	6,713	3.6%
$ 50,000 to $74,999	5,645	11.6%	20,573	14.7%	26,218	13.9%
$ 75,000 to $99,999	8,742	18.0%	25,907	18.5%	34,649	18.4%
$100,000 to $149,999	15,594	32.1%	35,294	25.2%	50,888	27.0%
$150,000 to $199,999	6,050	12.4%	14,559	10.4%	20,609	10.9%
$200,000 to $299,999	5,596	11.5%	13,256	9.5%	18,852	10.0%
$300,000 to $499,999	3,097	6.4%	8,135	5.8%	11,232	6.0%
$500,000 and Over	1,773	3.6%	3,995	2.9%	5,768	3.1%
Median Housing Value	$122,432		$108,084		$111,242	

Demographic Comparison Report
King Street; Charleston, South Carolina
Tertiary Trade Area

	Total** Trade Area Summary		Tertiary Trade Area Summary		Expanded Total Trade Area Summary*	
1990 Specified Renter-Occupied Units by Gross Rent:	39,690		63,703		103,393	
With Cash Rent	38,143	96.1%	56,463	88.6%	94,606	91.5%
Less than $100	618	1.6%	998	1.6%	1,616	1.6%
$100 to $149	1,193	3.0%	2,019	3.2%	3,212	3.1%
$150 to $199	1,110	2.8%	2,052	3.2%	3,162	3.1%
$200 to $249	1,476	3.7%	2,828	4.4%	4,304	4.2%
$250 to $299	2,477	6.2%	3,766	5.9%	6,243	6.0%
$300 to $399	8,279	20.9%	12,613	19.8%	20,892	20.2%
$400 to $499	11,451	28.9%	15,044	23.6%	26,495	25.6%
$500 to $599	6,443	16.2%	8,547	13.4%	14,990	14.5%
$600 to $749	3,217	8.1%	5,445	8.5%	8,662	8.4%
$750 to $999	1,271	3.2%	2,197	3.4%	3,468	3.4%
$1,000 or More	608	1.5%	954	1.5%	1,562	1.5%
No Cash Rent	1,547	3.9%	7,240	11.4%	8,787	8.5%
1990 Housing Units by Number of Units in Structure:	101,239		304,812		406,051	
Single Detached Unit	54,365	53.7%	161,946	53.1%	216,311	53.3%
Single Attached Unit	5,424	5.4%	12,117	4.0%	17,541	4.3%
Structures w/ 2 Units	6,677	6.6%	6,395	2.1%	13,072	3.2%
Structures w/ 3-4 Units	6,782	6.7%	11,850	3.9%	18,632	4.6%
Structures w/ 5-9 Units	10,344	10.2%	16,545	5.4%	26,889	6.6%
Structures w/ 10-19 Units	5,677	5.6%	10,392	3.4%	16,069	4.0%
Structures w/ 20+ Units	4,056	4.0%	18,800	6.2%	22,856	5.6%
Mobile Homes or Trailers	6,849	6.8%	63,936	21.0%	70,785	17.4%
Other Structures	1,065	1.1%	2,831	0.9%	3,896	1.0%
1990 Housing Units by Year Built:	101,245		304,802		406,047	
Built 1989 to March 1990	2,140	2.1%	12,202	4.0%	14,342	3.5%
Built 1985 to 1988	12,197	12.0%	56,189	18.4%	68,386	16.8%
Built 1980 to 1984	11,988	11.8%	63,678	20.9%	75,666	18.6%
Built 1970 to 1979	21,055	20.8%	86,662	28.4%	107,717	26.5%
Built 1960 to 1969	18,927	18.7%	37,779	12.4%	56,706	14.0%
Built 1959 or Earlier	34,938	34.5%	48,292	15.8%	83,230	20.5%
1990 Households by Vehicles:	89,945		227,356		317,301	
0 Vehicles	12,371	13.8%	22,218	9.8%	34,589	10.9%
1 Vehicle Available	33,022	36.7%	75,995	33.4%	109,017	34.4%
2 Vehicles Available	33,357	37.1%	93,054	40.9%	126,411	39.8%
3 Vehicles Available	8,636	9.6%	27,352	12.0%	35,988	11.3%
4 Vehicles Available	2,047	2.3%	6,760	3.0%	8,807	2.8%
5+ Vehicles Available	512	0.6%	1,977	0.9%	2,489	0.8%
1990 Housing Units by Year Moved In:	89,948		227,352		317,300	
Moved in 1989 to March 1990	24,926	27.7%	52,657	23.2%	77,583	24.5%
Moved in 1985 to 1988	26,849	29.8%	68,642	30.2%	95,491	30.1%
Moved in 1980 to 1984	10,619	11.8%	33,677	14.8%	44,296	14.0%
Moved in 1970 to 1979	12,426	13.8%	39,889	17.5%	52,315	16.5%
Moved in 1969 or Earlier	15,128	16.8%	32,487	14.3%	47,615	15.0%

* Secondary and Tertiary Trade Areas combined
** Primary and Secondary Trade Areas combined

Discount Department Stores

Gibbs Planning Group, Inc.

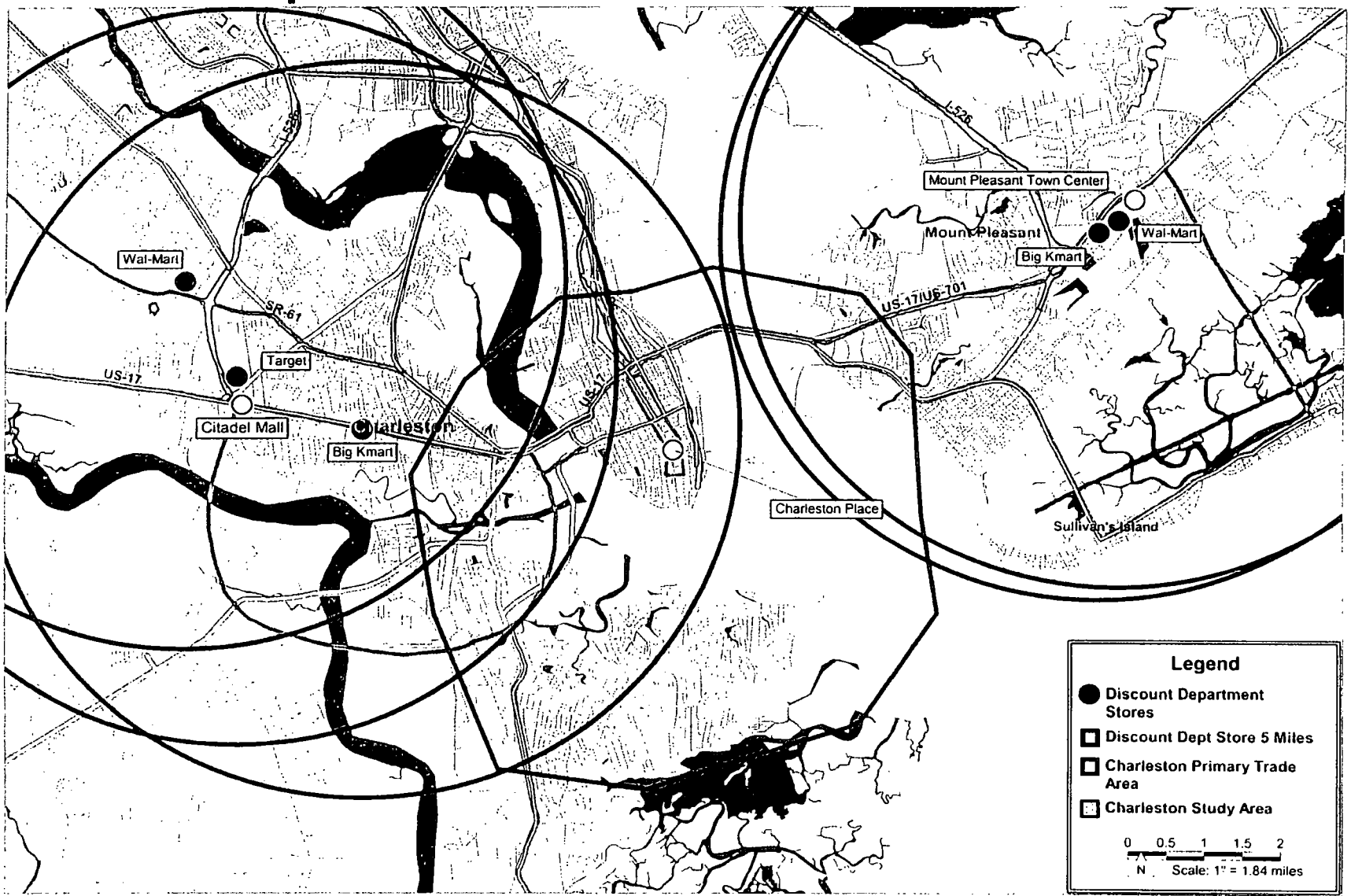

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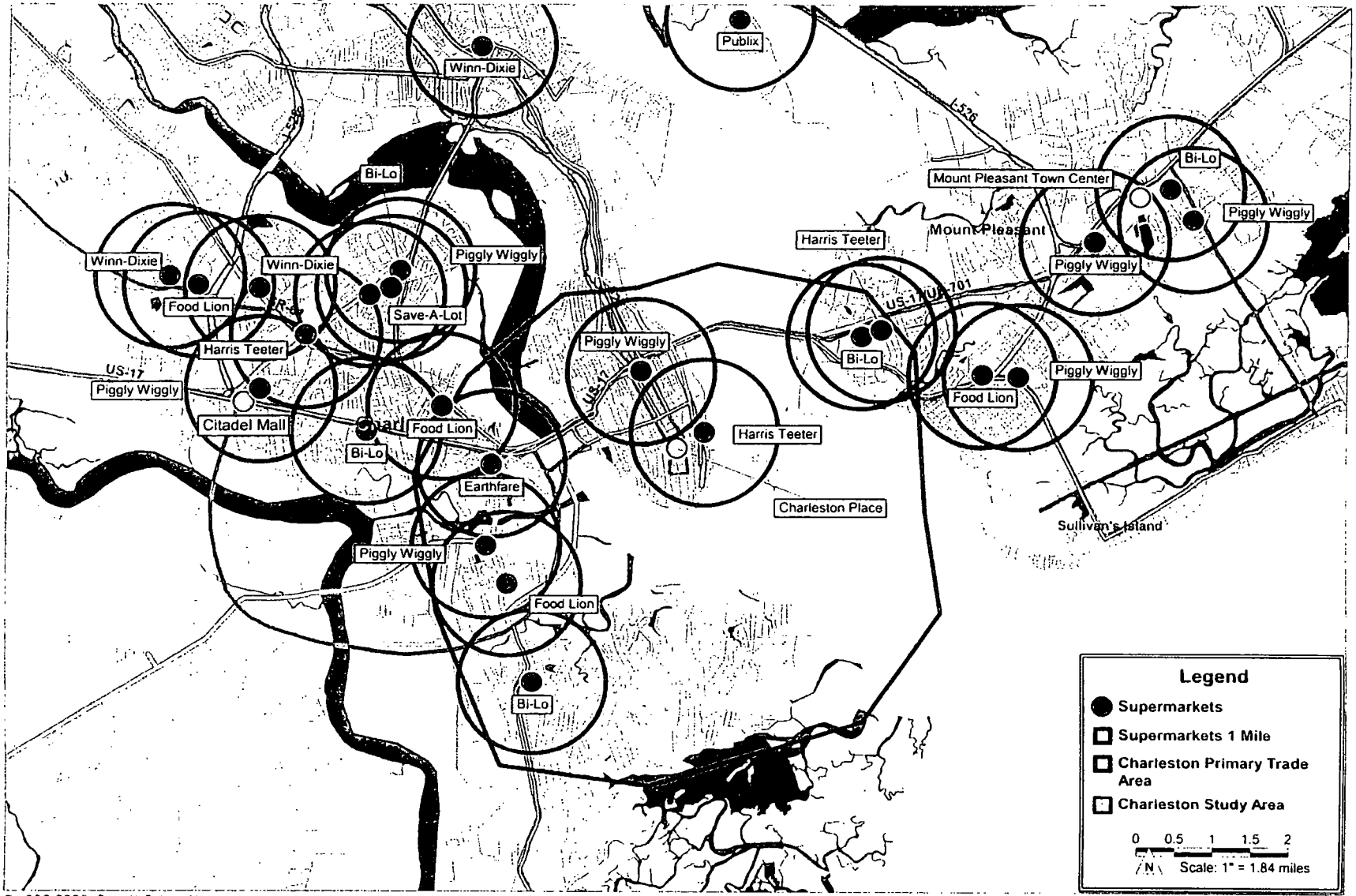
Exhibit M

Dollar/Variety Stores

Gibbs Planning Group, Inc.



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Book Stores

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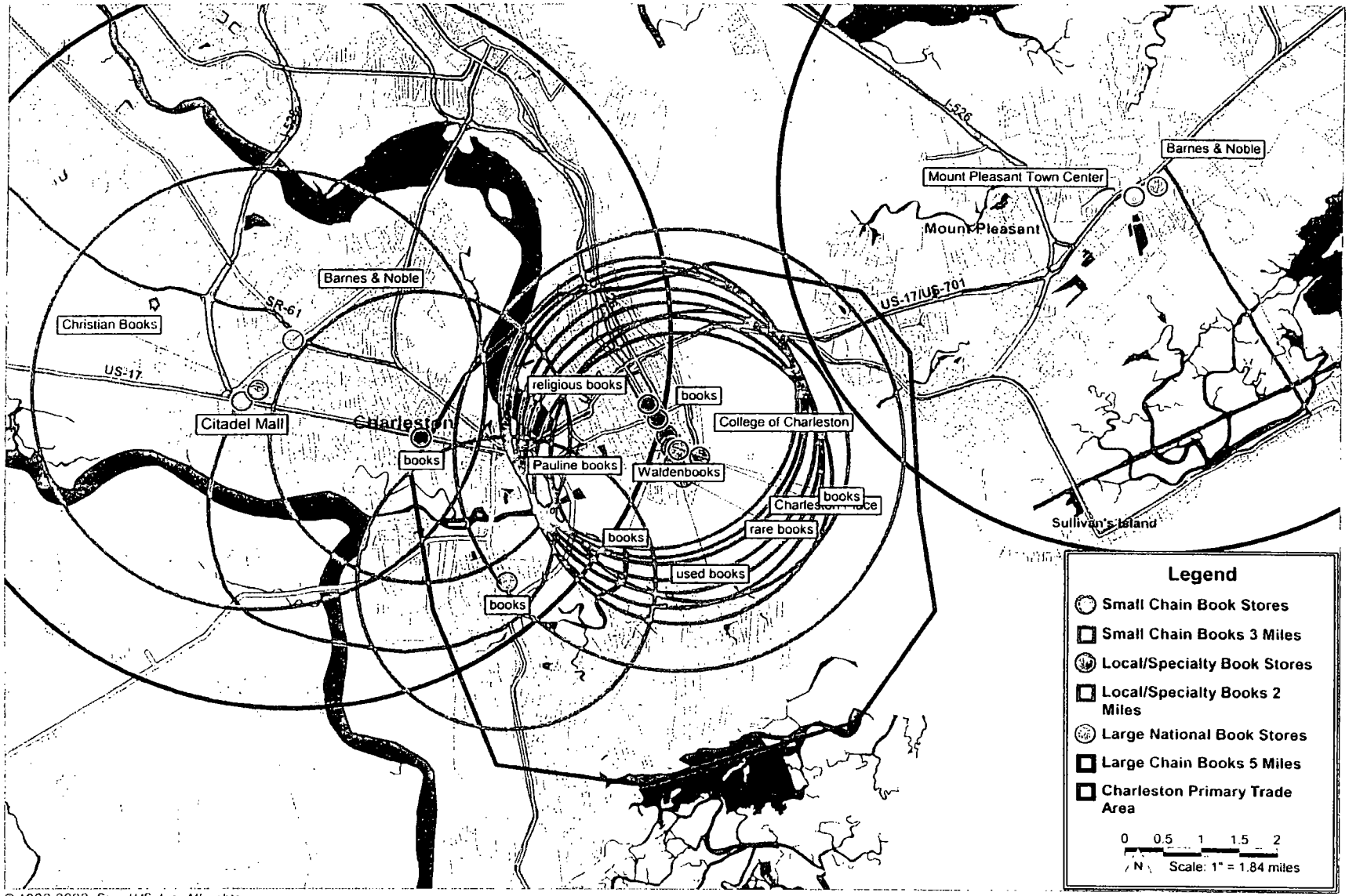

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Supermarkets

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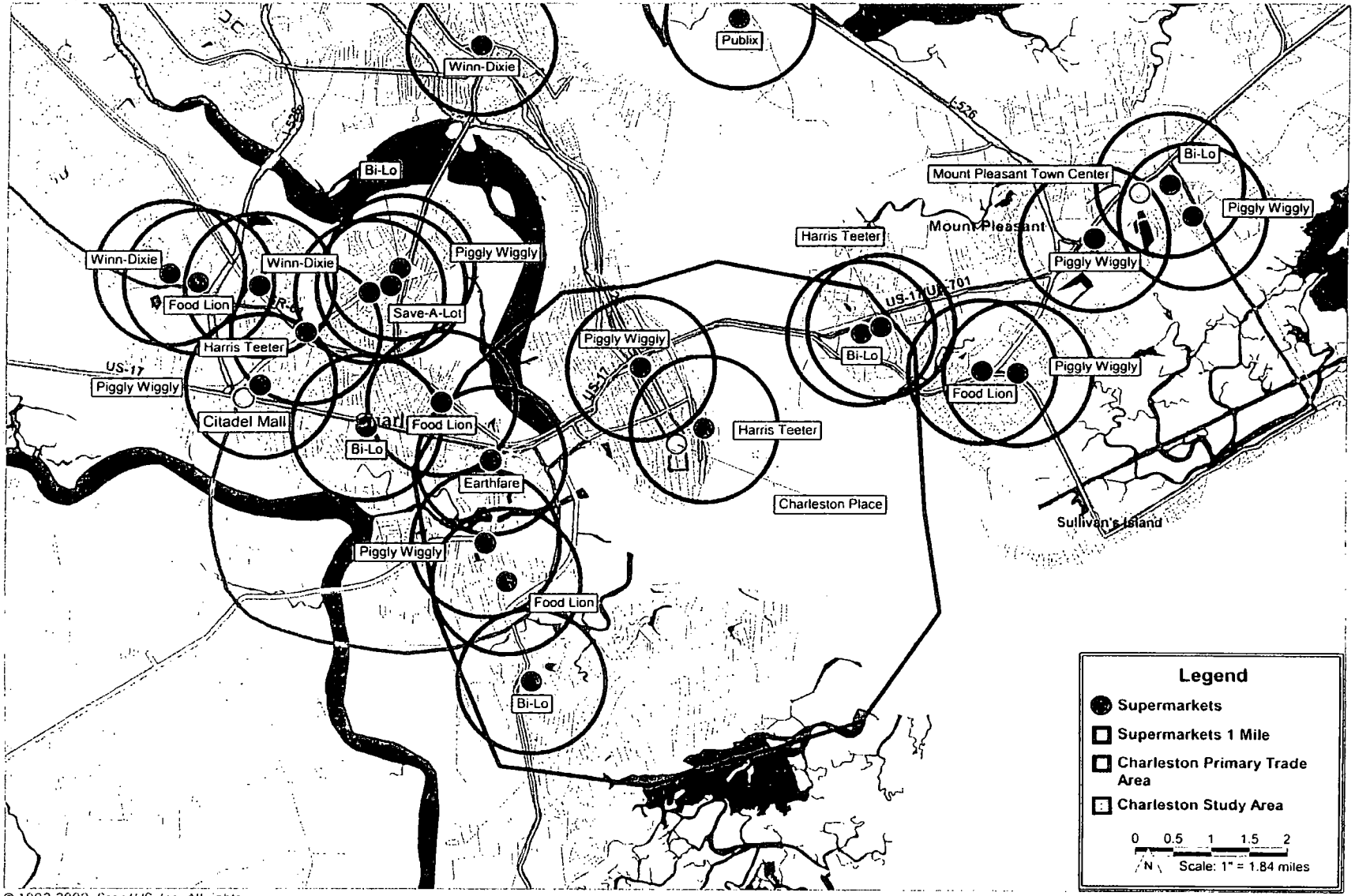

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Movie Theatres

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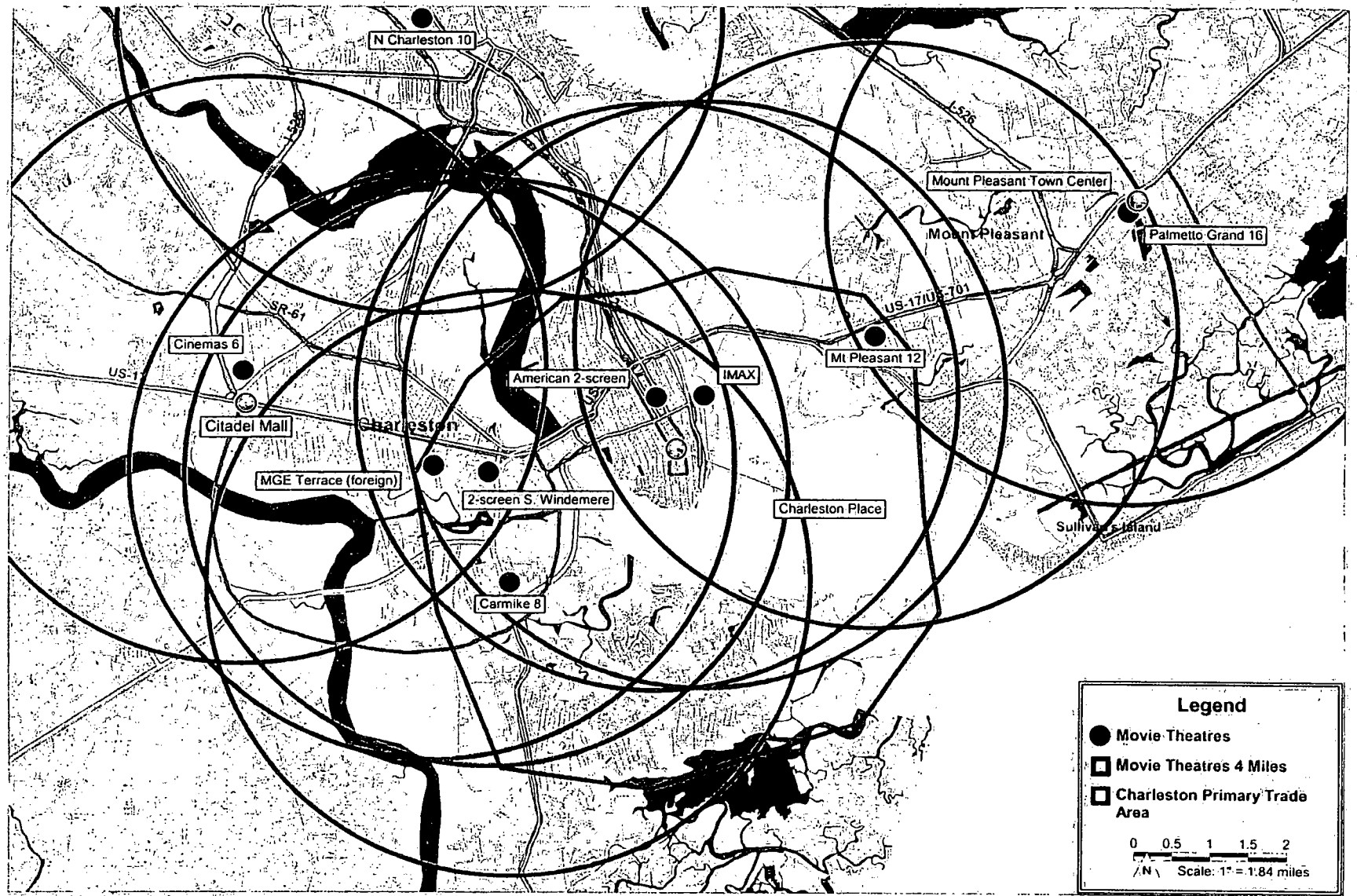

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Drug Stores

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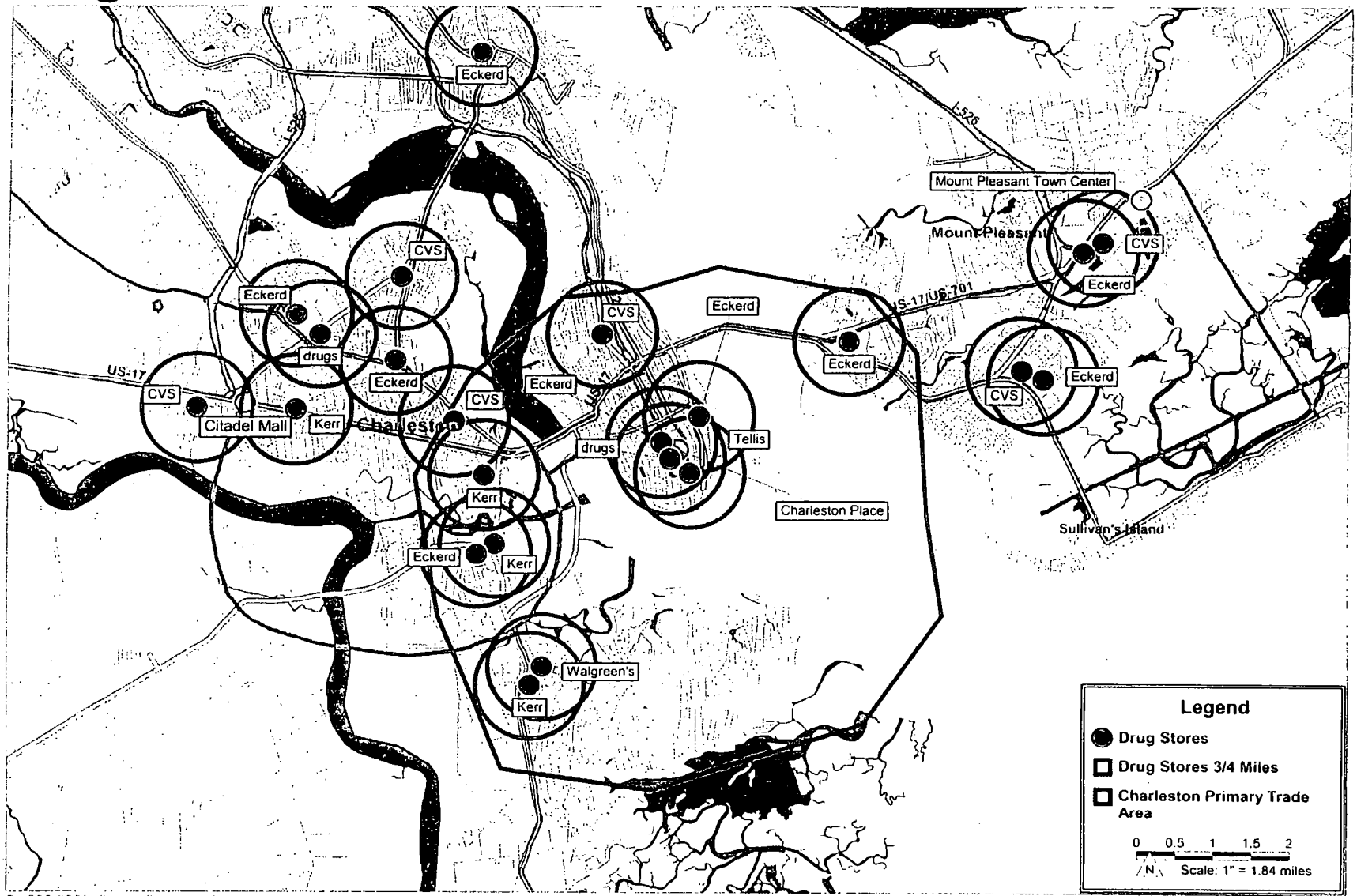

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Hardware/Home Improvement Stores

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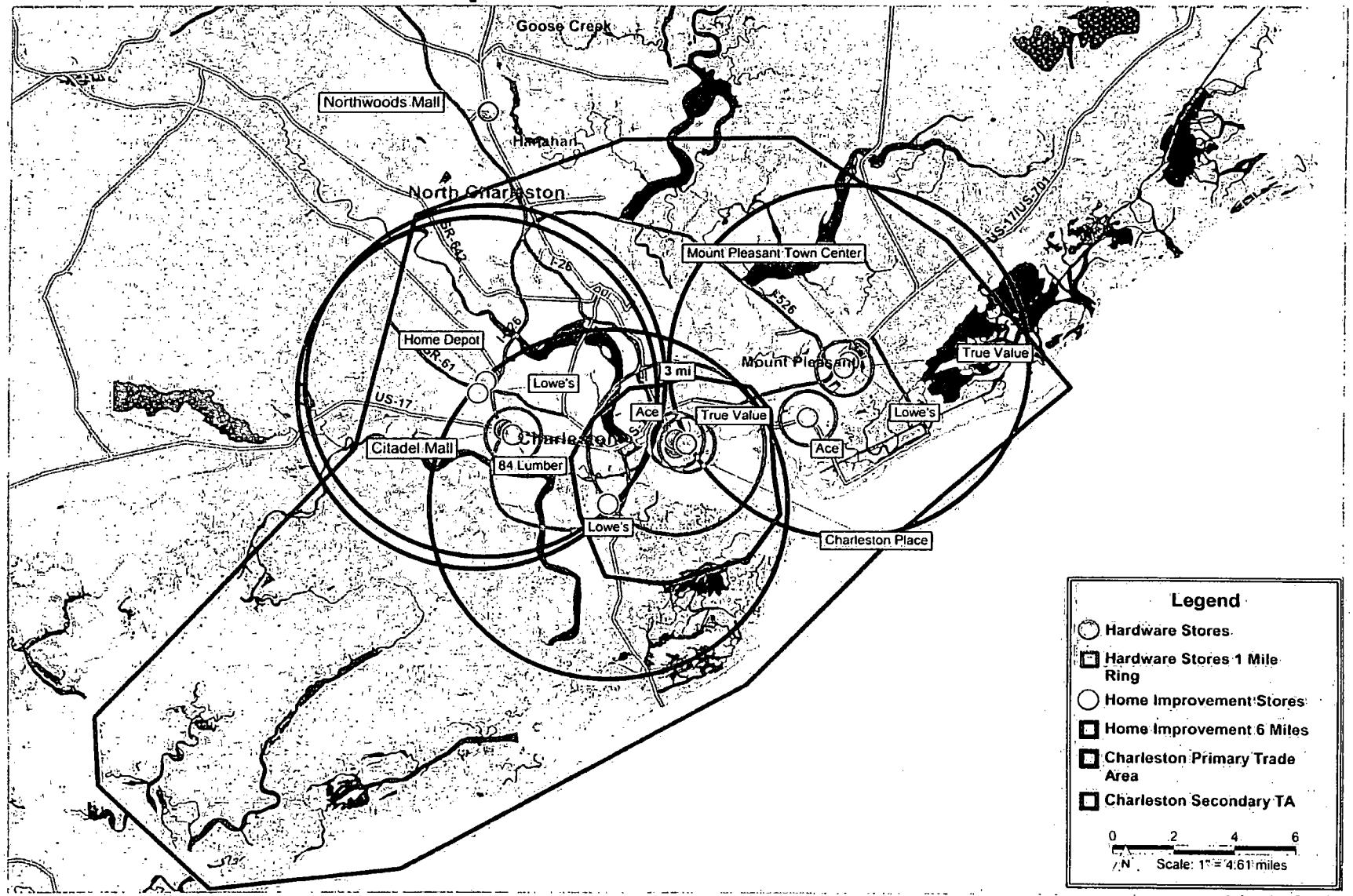

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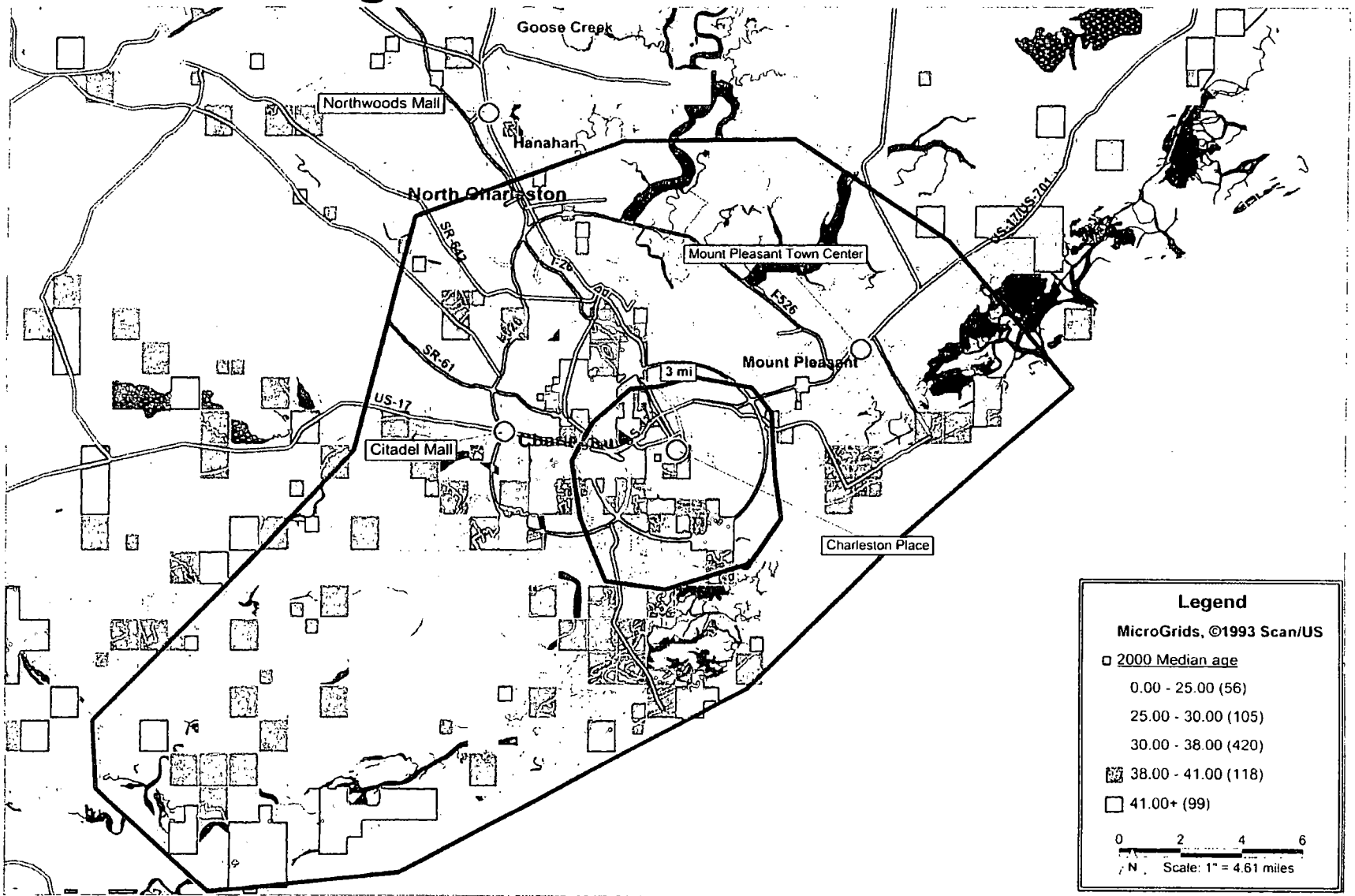
2000 Median Age

Gibbs Planning Group, Inc.



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Demographic data based on ScanUS Microgrids. Where there is no population, there is no data.

Exhibit N

2000 Median Household Income

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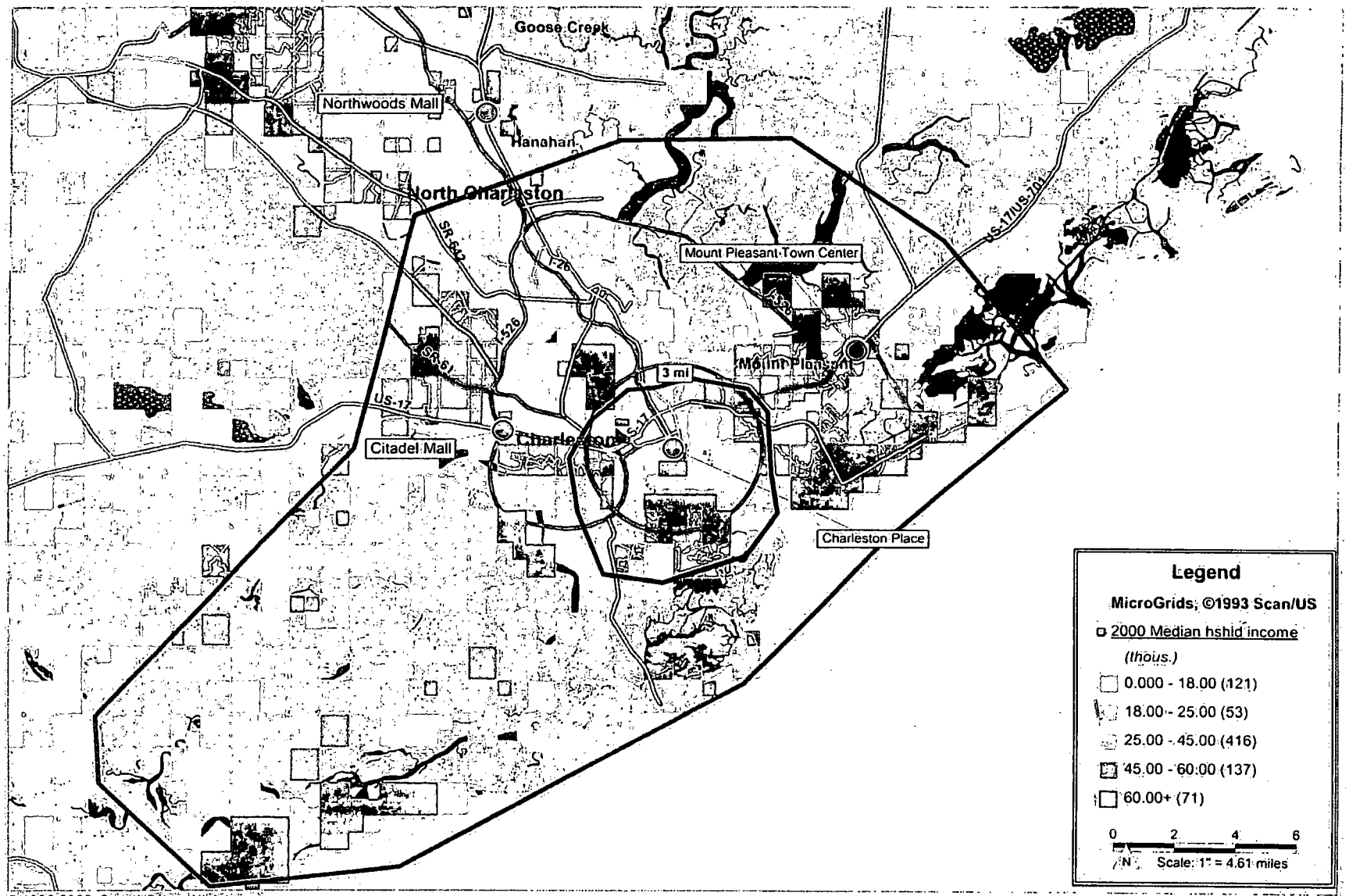

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Demographic data based on ScanUS Microgrids. Where there is no population, there is no data.

2000 Percent Newcomers

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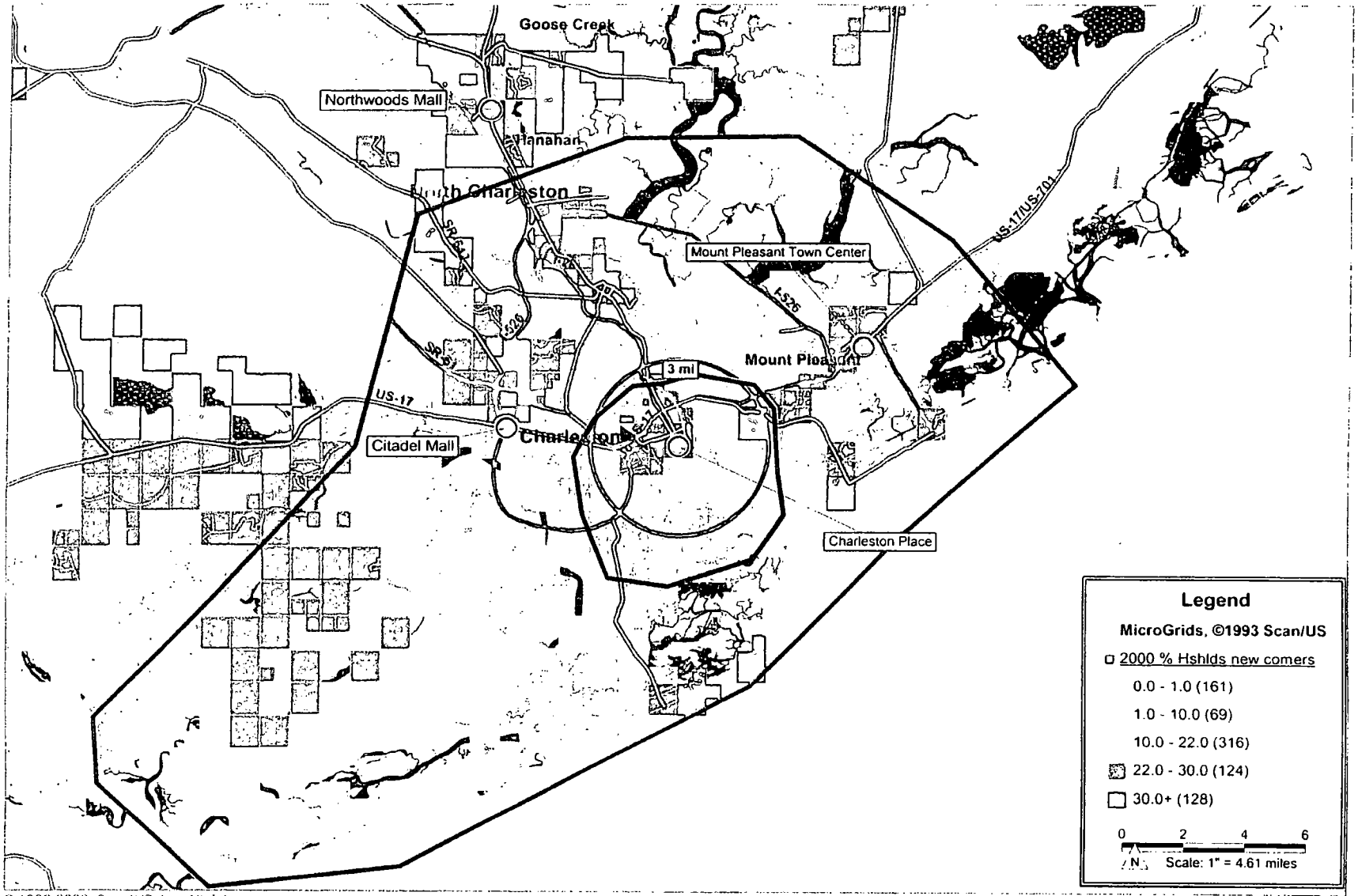

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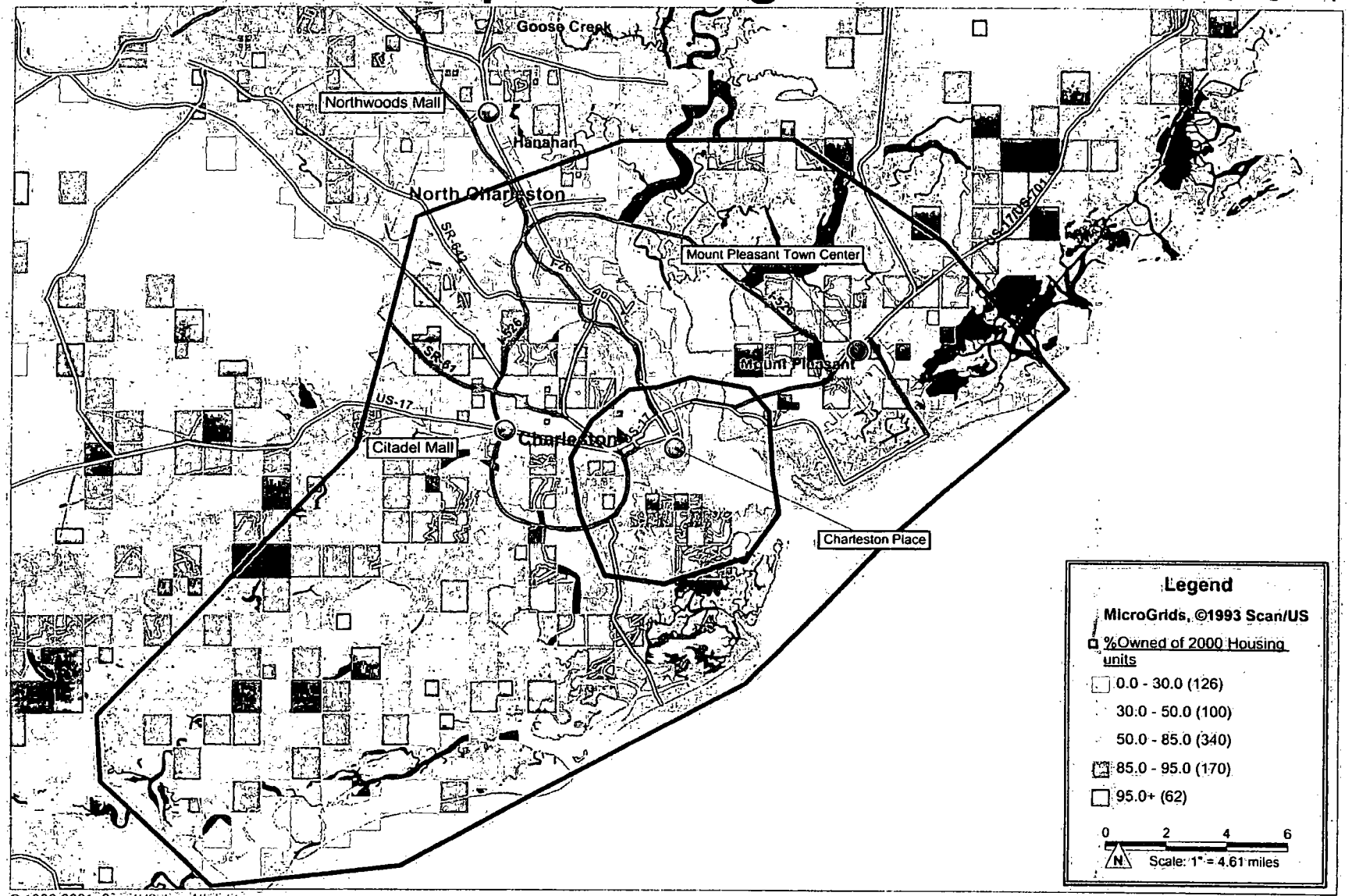
Demographic data based on ScanUS Microgrids. Where there is no population, there is no data.

Percent Owner-Occupied Housing Units

Gibbs Planning Group



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07/26/02

Based on ScanUS Microgrids. Where there is no population, there is no data.

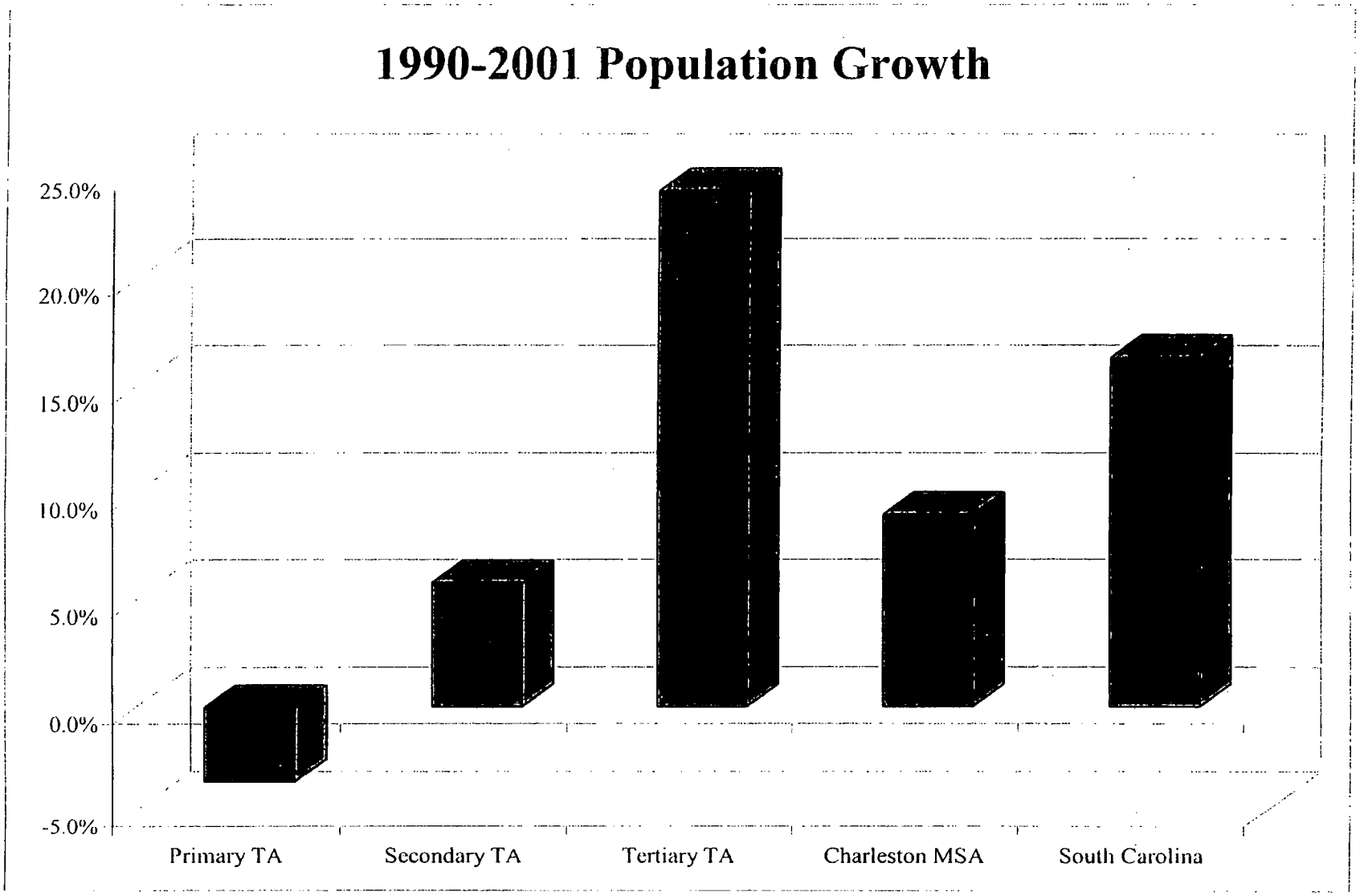
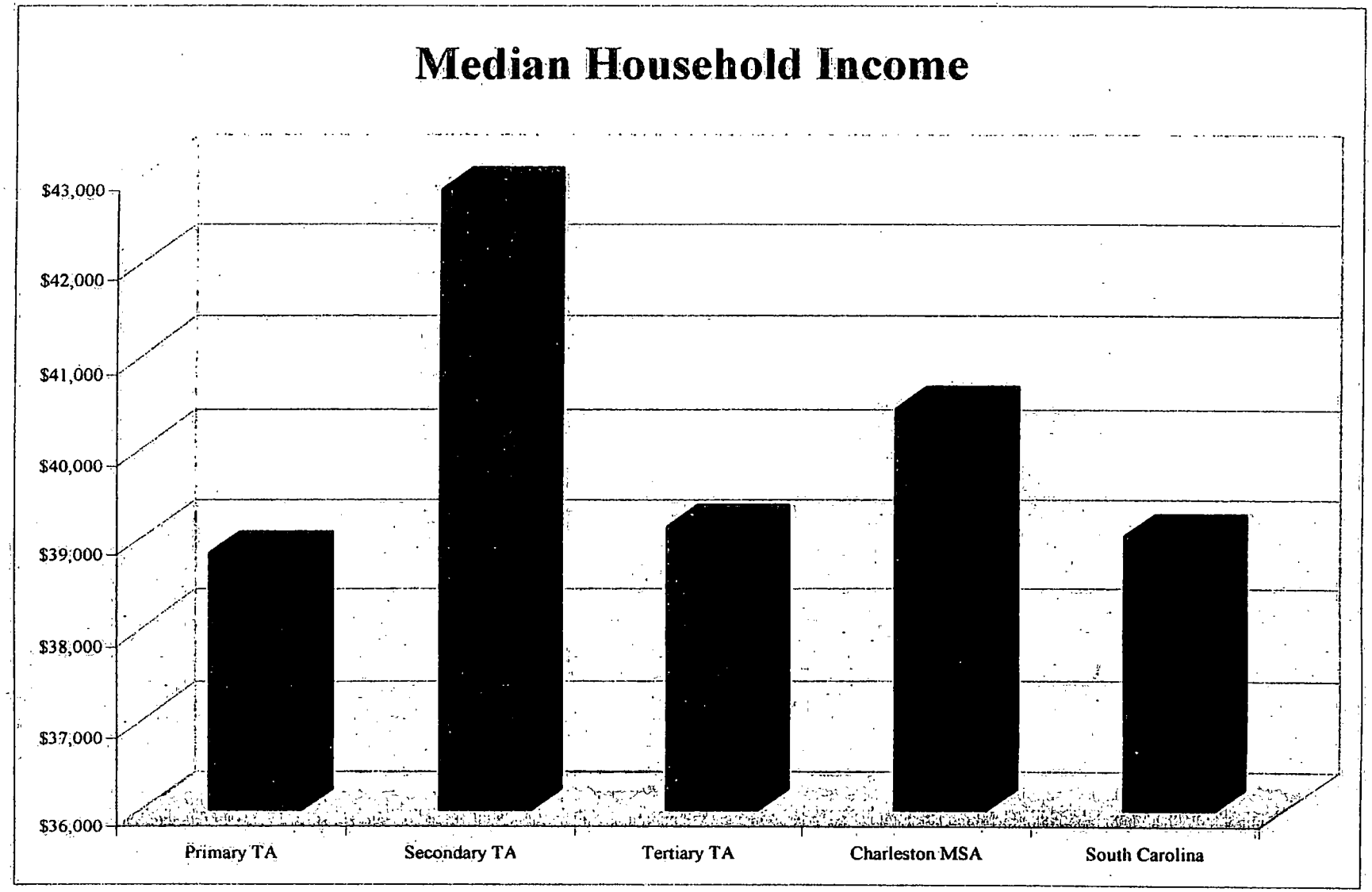
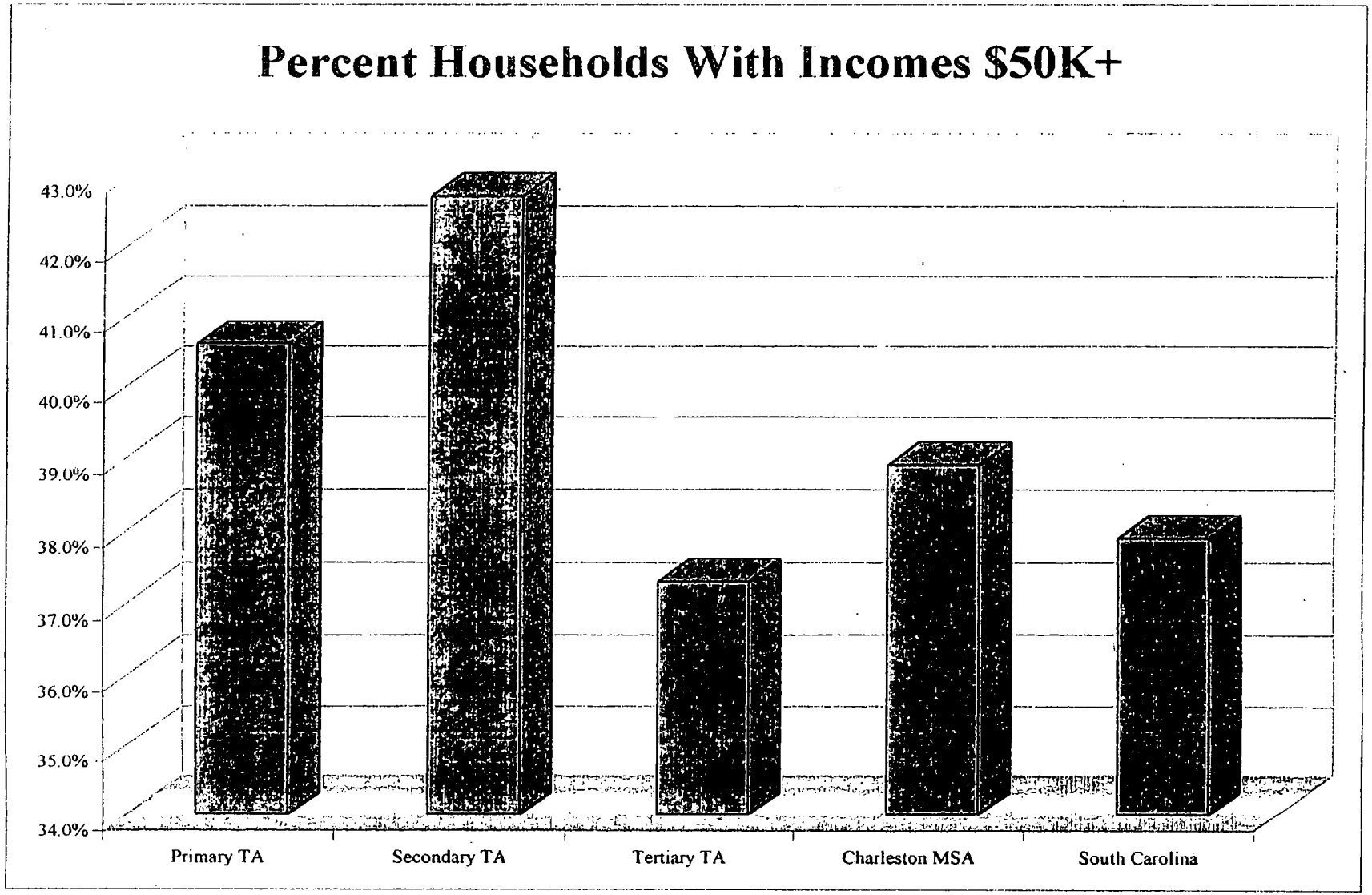
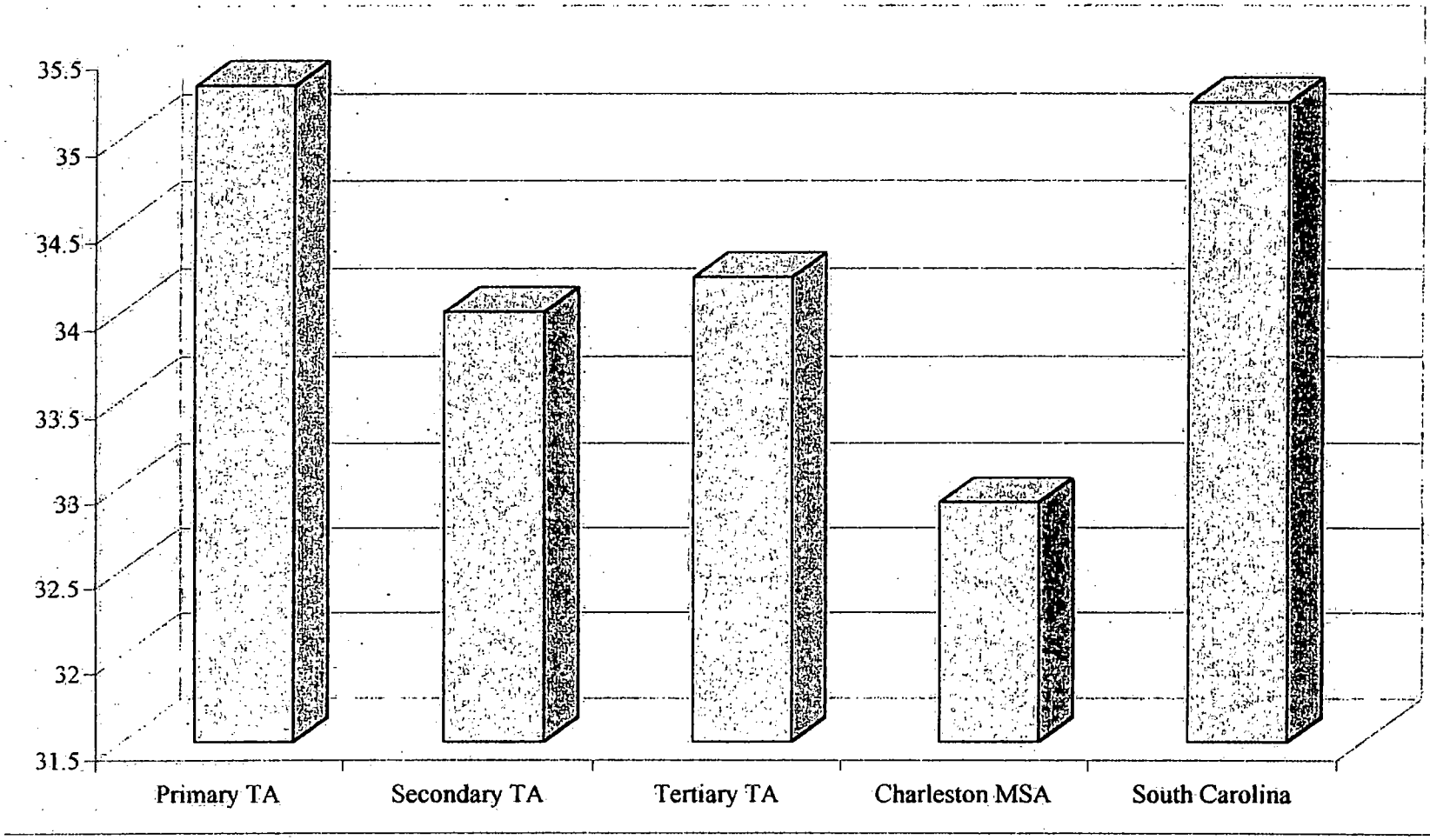

1990-2001 Population Growth
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
-5.0%
Primary TA
Secondary TA
Tertiary TA
Charleston MSA
South Carolina

Exhibit O

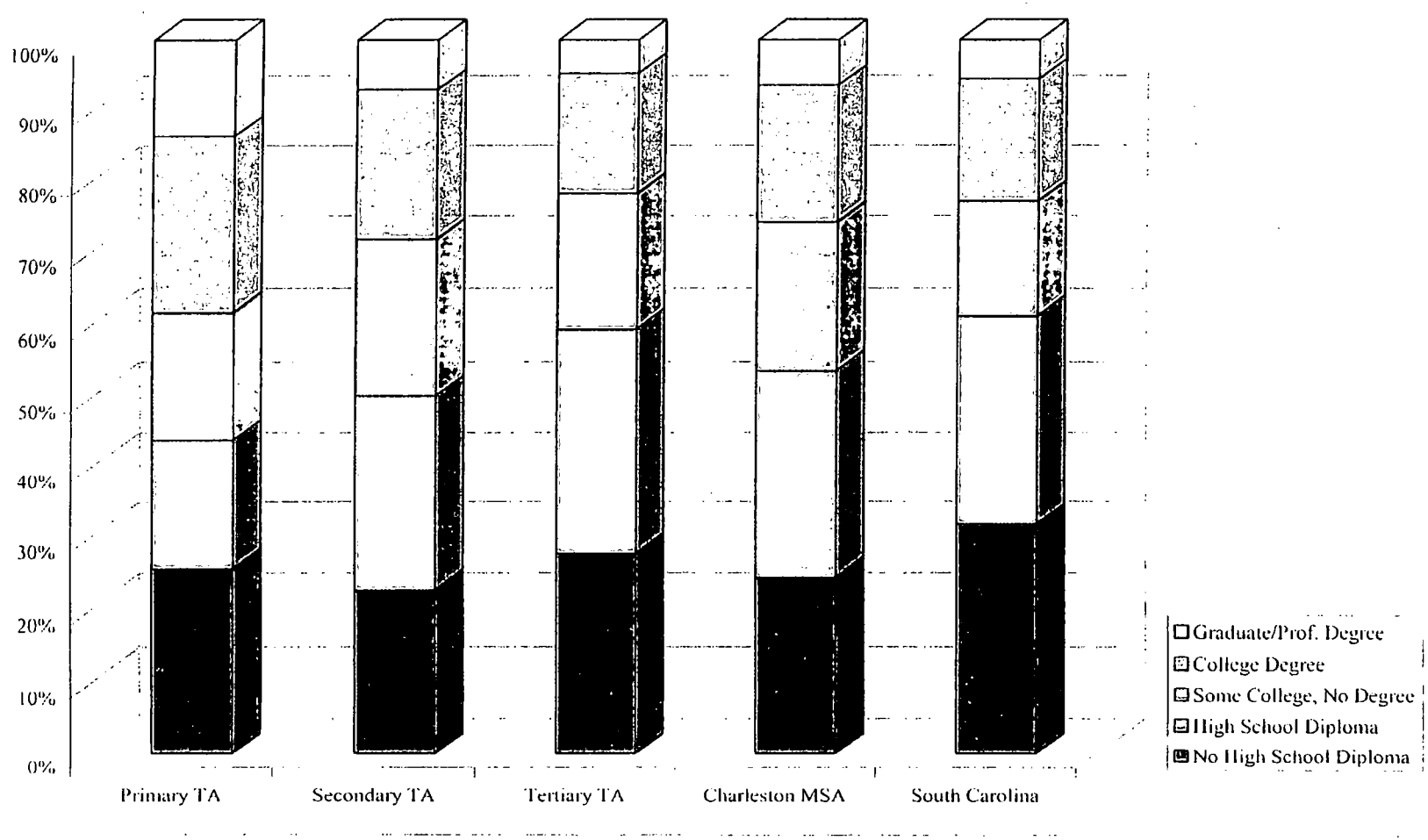

Median Household Income
$43,000
$42,000
$41,000
$40,000
$39,000
$38,000
$37,000
$36,000
Primary TA
Secondary TA
Tertiary TA
Charleston MSA
South Carolina


Percent Households With Incomes $50K+
43.0%
42.0%
41.0%
40.0%
39.0%
38.0%
37.0%
36.0%
35.0%
34.0%
Primary TA
Secondary TA
Tertiary TA
Charleston MSA
South Carolina

Median Age


35.5
35
34.5
34
33.5
33
32.5
32
31.5
Primary TA
Secondary TA
Tertiary TA
Charleston MSA
South Carolina

Education Levels, Population Age 25+ Years



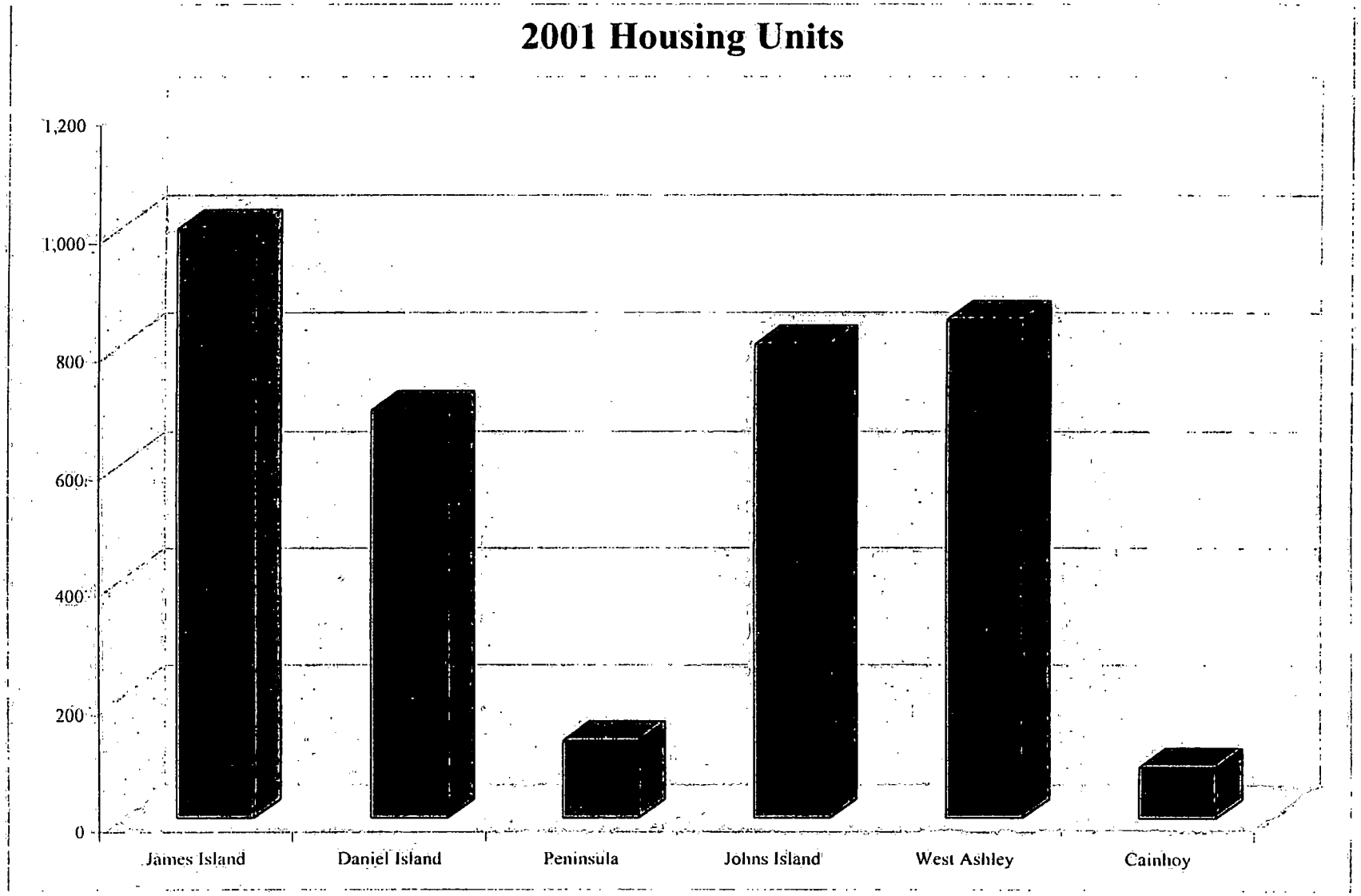
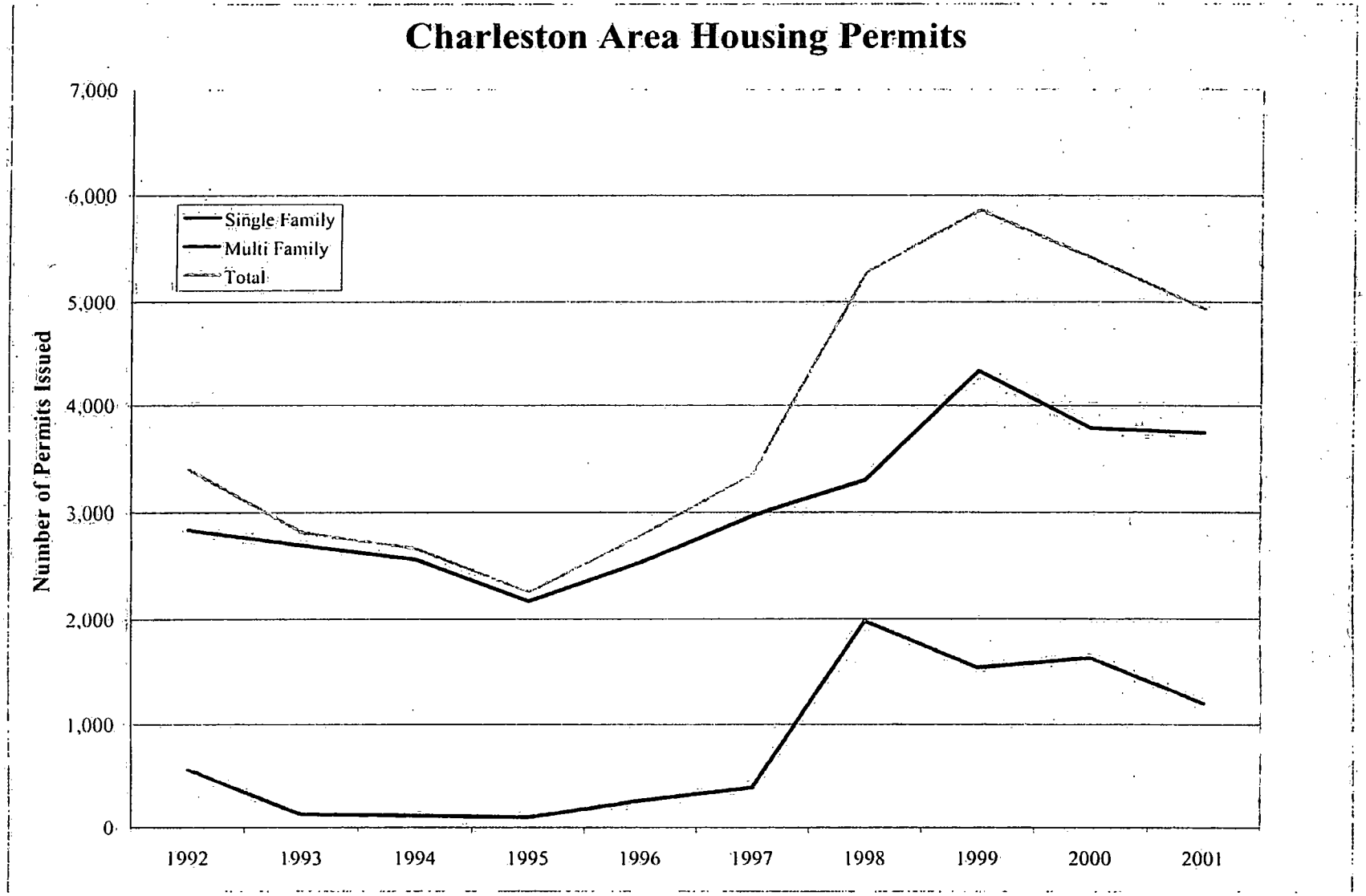
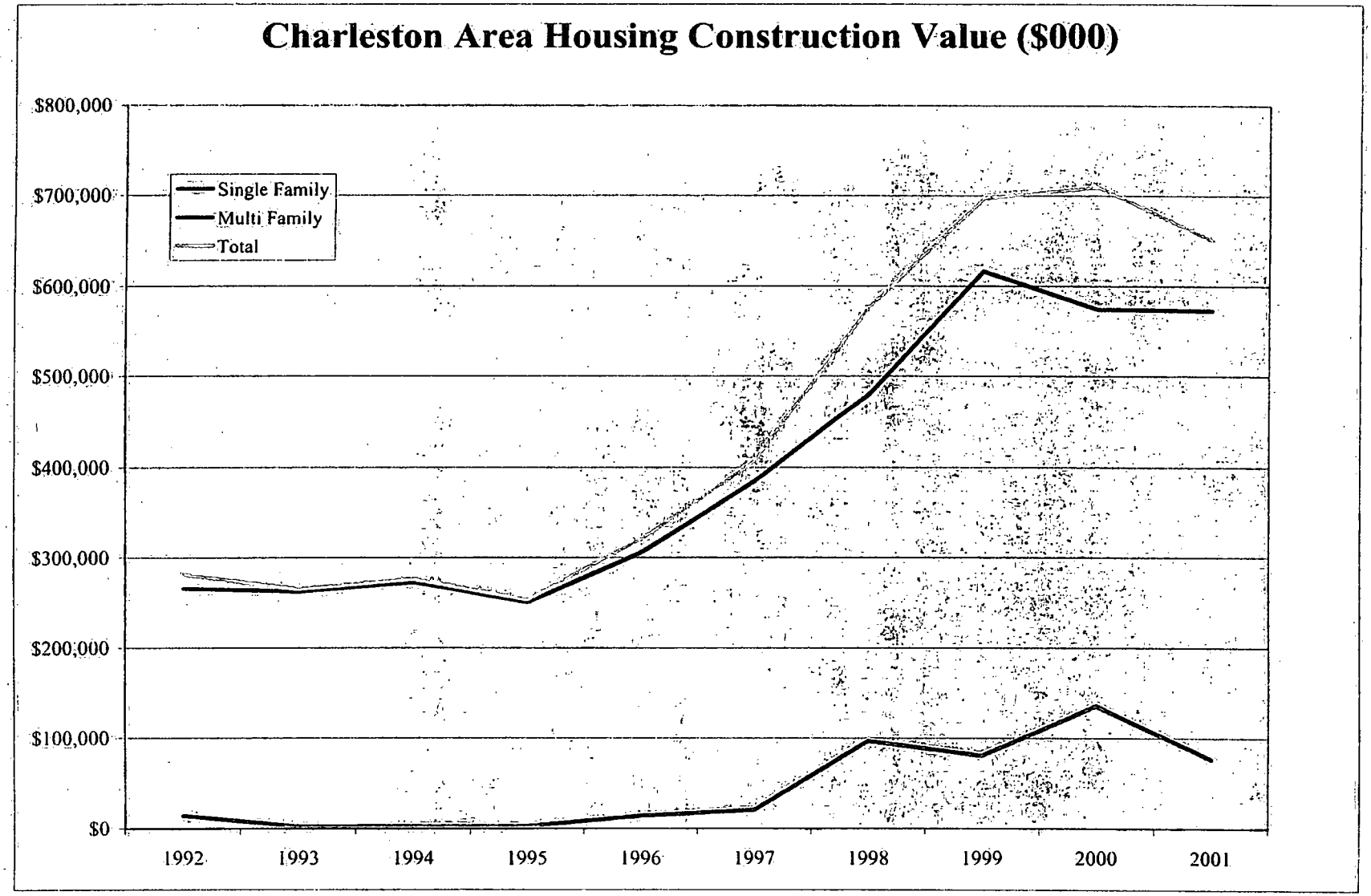
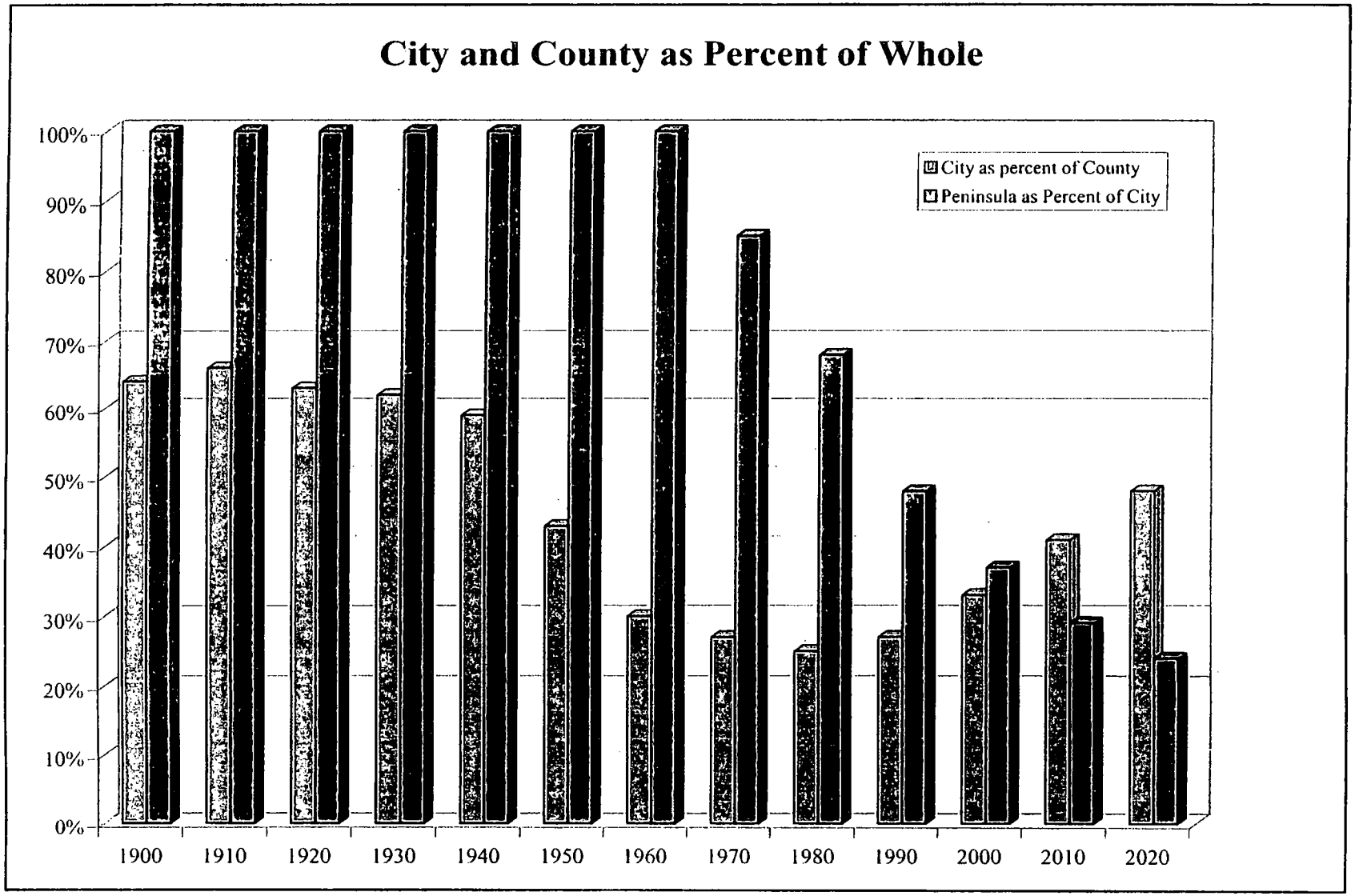
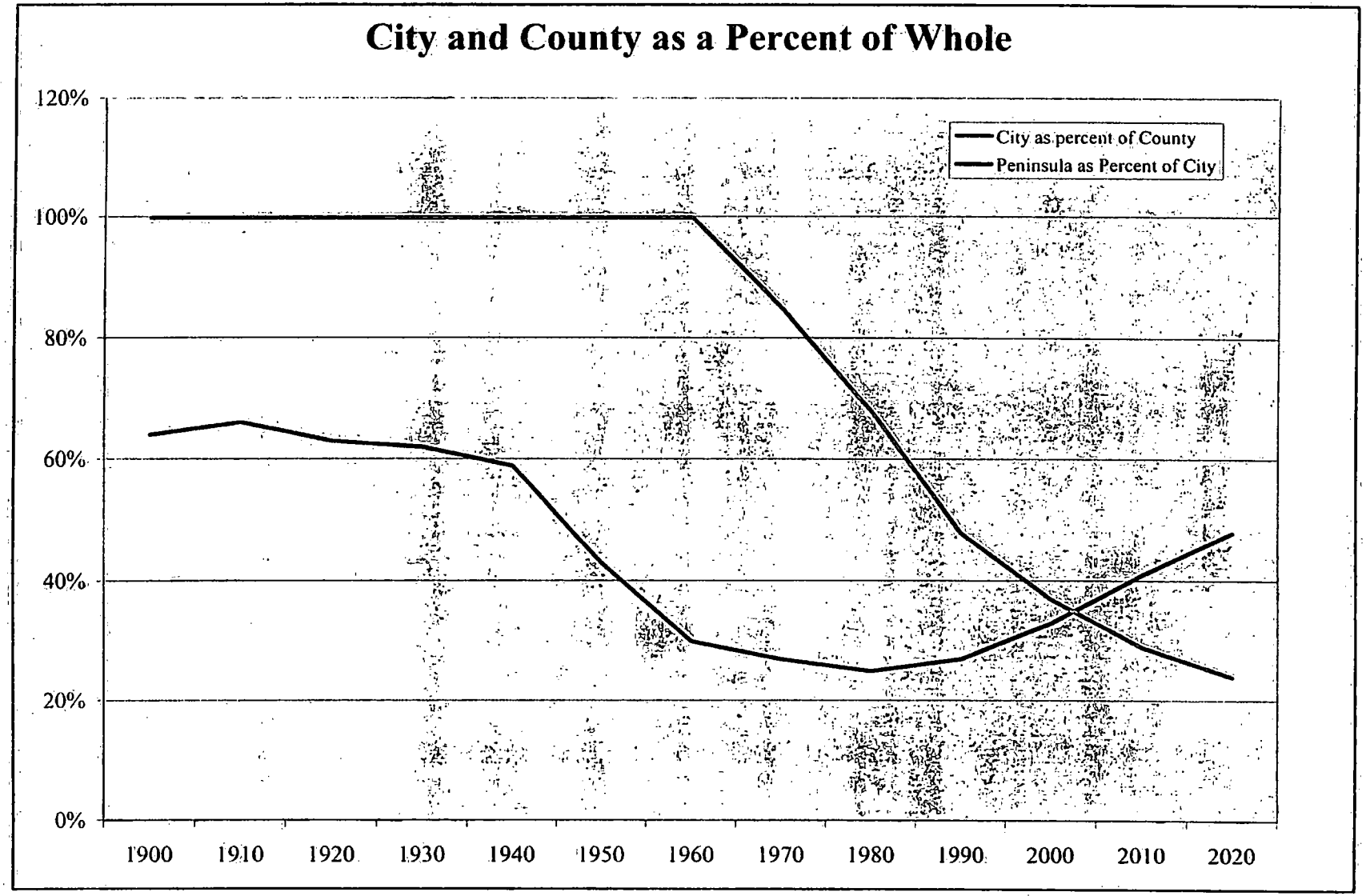

2001 Housing Units
1,200
1,000
800
600
400
200
0
James Island
Daniel Island
Peninsula
Johns Island
West Ashley
Cainhoy

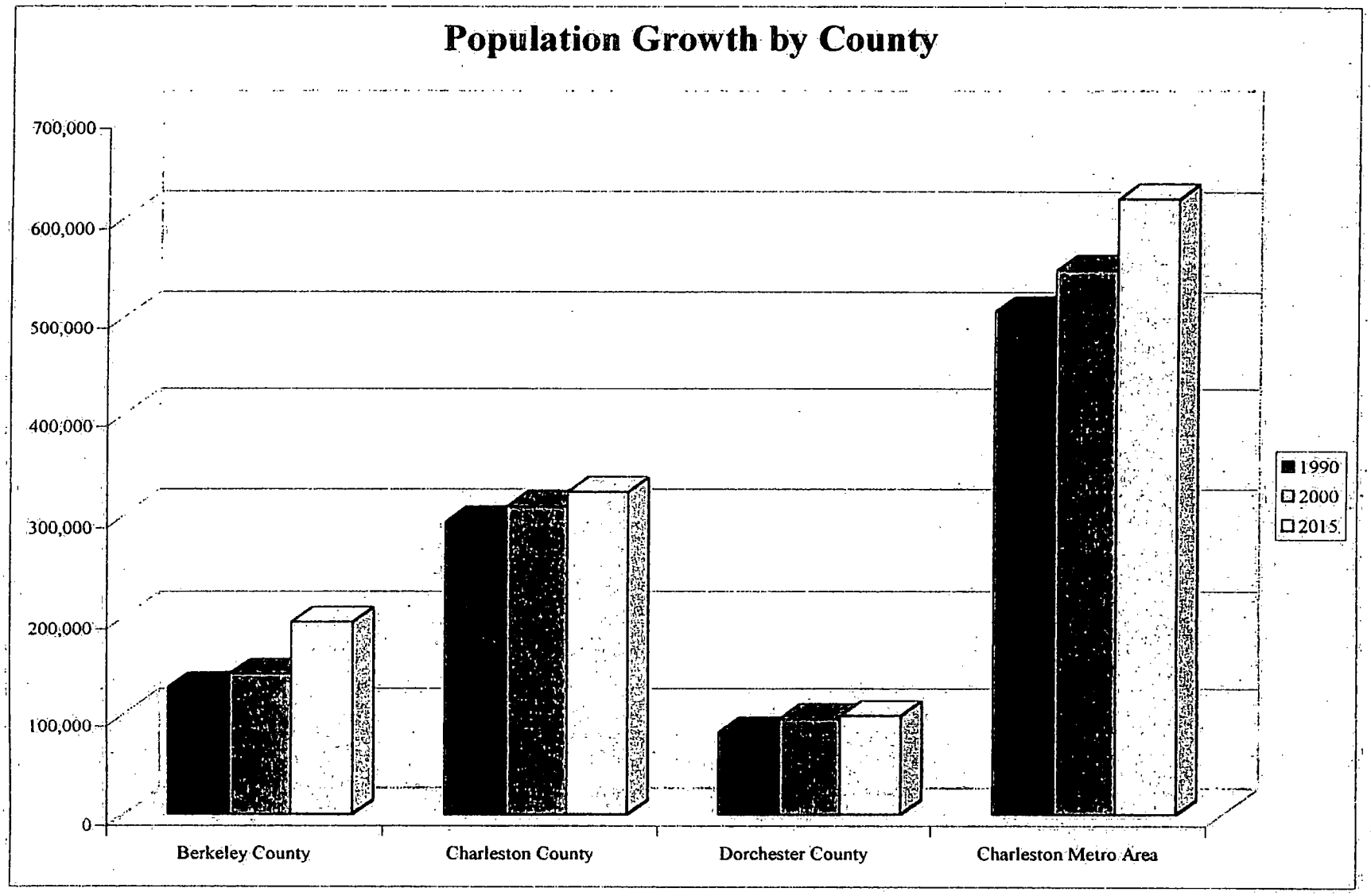
Exhibit P


Charleston Area Housing Permits
Number of Permits Issued
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
Single Family
Multi Family
Total
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001


Charleston Area Housing Construction Value ($000)
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
Single Family
Multi Family
Total
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001


City and County as Percent of Whole
City as percent of County
Peninsula as Percent of City
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
1900
1910
1920
1930
1940
1950
1960
1970
1980
1990
2000
2010
2020


City and County as a Percent of Whole
120%
100%
80%
60%
40%
20%
0%
1900
1910
1920
1930
1940
1950
1960
1970
1980
1990
2000
2010
2020
City as percent of County
Peninsula as Percent of City


Population Growth by County
700,000
600,000
500,000
400,000
300,000
200,000
100,000
0
Berkeley County
Charleston County
Dorchester County
Charleston Metro Area
1990
2000
2015

Charleston Place Mile Rings

Gibbs Planning Group, Inc.

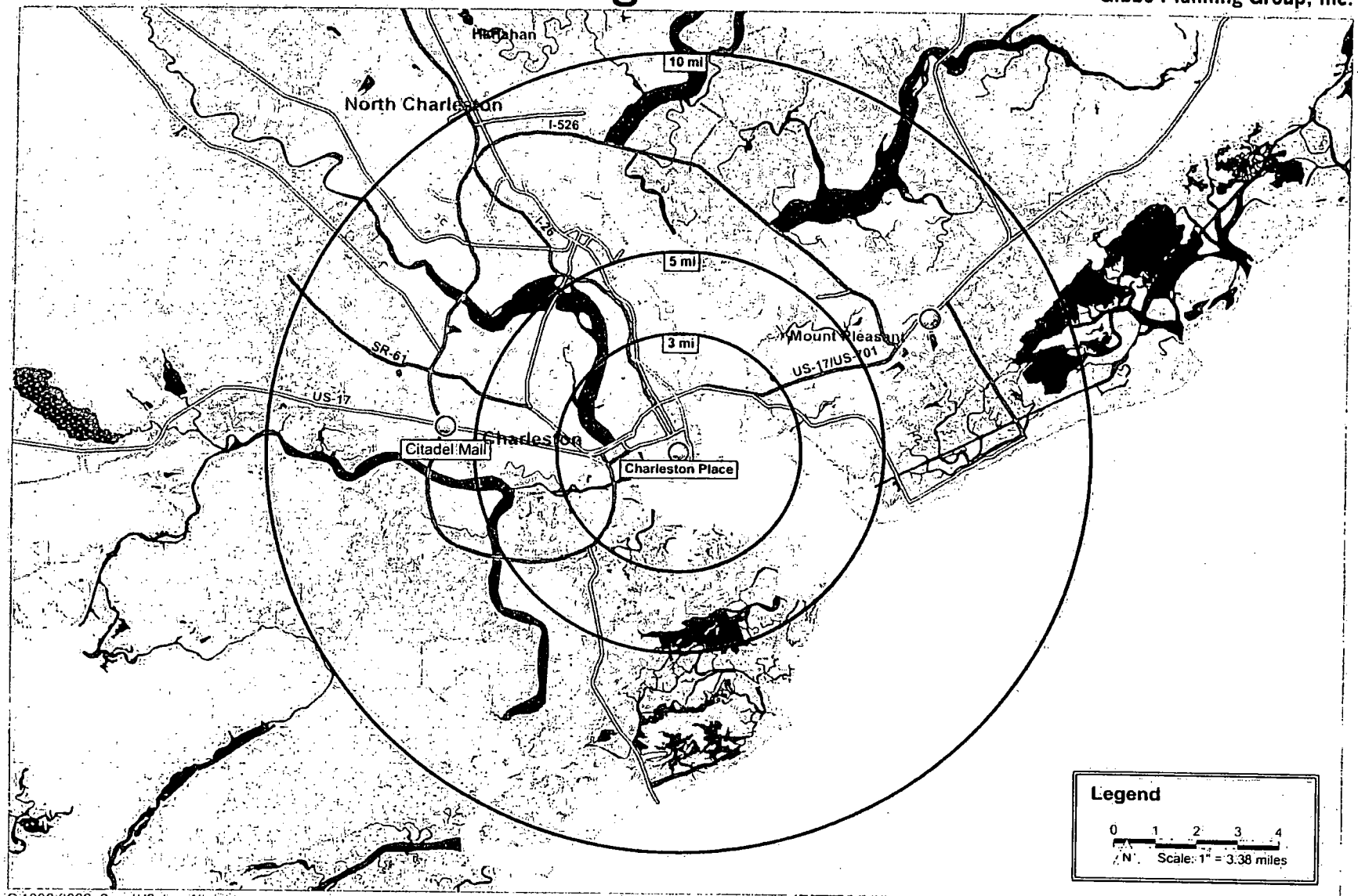


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Exhibit Q

3 Mi Ring	2000 Estimates		2005 Projections		2000-2005 Change	
Population	53,495		54,403		908	1.7%
In Households	50,141	93.7%	52,244	96.0%	2,103	4.2%
In Families	36,991	69.1%	38,182	70.2%	1,191	3.2%
In Non-families	13,150	24.6%	14,062	25.8%	912	6.9%
In Group Quarters	3,354	6.3%	2,159	4.0%	-1,195	-35.6%
Race						
White	29,938	56.0%	30,592	56.2%	653	2.2%
Black	23,065	43.1%	23,202	42.6%	138	0.6%
American Indian	48	0.1%	53	0.1%	5	9.4%
Asian/Pacific Islander	444	0.8%	556	1.0%	112	25.2%
Hispanic Population	457	0.9%	570	1.0%	113	24.8%
Population By Age						
< 6 Years	3,938	7.4%	3,894	7.2%	-44	-1.1%
6 - 11 Years	3,733	7.0%	3,847	7.1%	114	3.1%
12 - 17 Years	3,448	6.4%	3,328	6.1%	-120	-3.5%
18 - 24 Years	7,613	14.2%	6,732	12.4%	-881	-11.6%
25 - 34 Years	7,453	13.9%	7,018	12.9%	-435	-5.8%
35 - 44 Years	7,731	14.5%	8,195	15.1%	464	6.0%
45 - 54 Years	6,406	12.0%	7,375	13.6%	969	15.1%
55 - 64 Years	4,401	8.2%	4,529	8.3%	128	2.9%
65 - 74 Years	4,672	8.7%	4,878	9.0%	207	4.4%
75 - 84 Years	3,087	5.8%	3,405	6.3%	318	10.3%
85+ Years	1,013	1.9%	1,200	2.2%	187	18.4%
Median Age	35.7		37.5		1.8	5.1%
Male Population	24,450	45.7%	24,464	45.0%	14	0.1%
< 6 Years	1,937	7.9%	1,948	8.0%	11	0.6%
6 - 11 Years	1,831	7.5%	1,894	7.7%	62	3.4%
12 - 17 Years	1,696	6.9%	1,611	6.6%	-85	-5.0%
18 - 24 Years	3,539	14.5%	2,817	11.5%	-722	-20.4%
25 - 34 Years	3,513	14.4%	3,250	13.3%	-263	-7.5%
35 - 44 Years	3,679	15.0%	3,879	15.9%	201	5.5%
45 - 54 Years	2,978	12.2%	3,422	14.0%	444	14.9%
55 - 64 Years	1,930	7.9%	2,025	8.3%	95	4.9%
65 - 74 Years	1,947	8.0%	2,060	8.4%	113	5.8%
75 - 84 Years	1,182	4.8%	1,302	5.3%	120	10.2%
85+ Years	219	0.9%	255	1.0%	37	16.7%
Median Age, Males	34.3		36.5		2.2	6.4%
Female Population	29,045	54.3%	29,939	55.0%	894	3.1%
< 6 Years	2,001	6.9%	1,946	6.5%	-55	-2.7%
6 - 11 Years	1,902	6.5%	1,954	6.5%	52	2.7%
12 - 17 Years	1,753	6.0%	1,717	5.7%	-36	-2.0%
18 - 24 Years	4,074	14.0%	3,915	13.1%	-159	-3.9%
25 - 34 Years	3,940	13.6%	3,768	12.6%	-172	-4.4%
35 - 44 Years	4,053	14.0%	4,316	14.4%	263	6.5%
45 - 54 Years	3,428	11.8%	3,953	13.2%	525	15.3%
55 - 64 Years	2,471	8.5%	2,504	8.4%	33	1.3%
65 - 74 Years	2,724	9.4%	2,818	9.4%	94	3.4%
75 - 84 Years	1,905	6.6%	2,103	7.0%	198	10.4%
85+ Years	794	2.7%	945	3.2%	150	18.9%
Median Age, Females	37.3		38.8		1.5	4.1%

Exhibit R

3 Mi Ring	2000 Estimates		2005 Projections		2000-2005 Change	
Total Aggregate Income ($Mil)	$1,128.8		$1,407.6		$278.8	24.7%
Per Capita Income	$21,101		$25,873		$4,772	22.6%
Households By Income	20,182		20,699		517	2.6%
< $5,000	1,615	8.0%	1,203	5.8%	-412	-25.5%
$5,000 - $9,999	2,232	11.1%	1,964	9.5%	-268	-12.0%
$10,000 - $14,999	2,036	10.1%	2,041	9.9%	5	0.2%
$15,000 - $19,999	1,507	7.5%	1,741	8.4%	234	15.5%
$20,000 - $24,999	1,417	7.0%	1,275	6.2%	-142	-10.0%
$25,000 - $29,999	1,282	6.4%	1,252	6.0%	-31	-2.4%
$30,000 - $34,999	1,064	5.3%	1,181	5.7%	117	11.0%
$35,000 - $39,999	1,005	5.0%	919	4.4%	-86	-8.6%
$40,000 - $49,999	1,444	7.2%	1,628	7.9%	184	12.7%
$50,000 - $59,999	1,223	6.1%	1,144	5.5%	-78	-6.4%
$60,000 - $74,999	1,398	6.9%	1,364	6.6%	-33	-2.4%
$75,000 - $99,999	1,696	8.4%	1,964	9.5%	268	15.8%
$100,000 - $124,999	720	3.6%	1,093	5.3%	373	51.8%
$125,000 - $149,999	376	1.9%	437	2.1%	61	16.2%
$150,000 - $249,999	526	2.6%	678	3.3%	152	28.9%
$250,000+	641	3.2%	817	3.9%	176	27.4%
Aggregate HH Income ($Mil)	$1,128.5		$1,407.4		$278.9	24.7%
Average Household Income	$55,915		$67,995		$12,079	21.6%
Median Household Income	$34,241		$38,699		$4,458	13.0%
Households by Disposable Income						
< $5,000	1,790	8.9%	1,352	6.5%	-438	-24.4%
$5,000 - $9,999	2,379	11.8%	2,141	10.3%	-239	-10.0%
$10,000 - $14,999	2,291	11.4%	2,312	11.2%	21	0.9%
$15,000 - $19,999	1,869	9.3%	1,976	9.5%	107	5.7%
$20,000 - $24,999	1,740	8.6%	1,670	8.1%	-71	-4.1%
$25,000 - $29,999	1,450	7.2%	1,503	7.3%	53	3.6%
$30,000 - $34,999	1,179	5.8%	1,228	5.9%	49	4.2%
$35,000 - $39,999	1,053	5.2%	1,174	5.7%	122	11.6%
$40,000 - $49,999	1,561	7.7%	1,536	7.4%	-25	-1.6%
$50,000 - $59,999	1,396	6.9%	1,404	6.8%	8	0.6%
$60,000 - $74,999	1,518	7.5%	1,750	8.5%	232	15.3%
$75,000 - $99,999	819	4.1%	1,147	5.5%	328	40.1%
$100,000 - $124,999	302	1.5%	314	1.5%	12	4.0%
$125,000 - $149,999	177	0.9%	192	0.9%	16	8.8%
$150,000 - $249,999	279	1.4%	365	1.8%	86	31.0%
$250,000+	380	1.9%	635	3.1%	256	67.3%
Aggregate Disposable Inc ($Mil)	$920.4		$1,129.9		$209.5	22.8%
Average Disposable Inc	$45,604		$54,587		$8,983	19.7%
Median Disposable Inc	$27,927		$31,068		$3,142	11.2%
Aggregate Family Inc ($Mil)	$800.6		$986.1		$185.5	23.2%
Average Family Inc	$74,630		$88,157		$13,527	18.1%
Median Family Inc	$49,258		$54,844		$5,585	11.3%
Aggregate Non-family Inc ($Mil)	$327.8		$421.3		$93.4	28.5%
Average Non-family Inc	$34,679		$44,286		$9,607	27.7%
Median Non-family Inc	$23,764		$26,969		$3,205	13.5%

3 Mi Ring	2000 Estimates		2005 Projections		2000-2005 Change	
Households	20,182		20,699		517	2.6%
Average Household Size	2.5		2.5		0.0	1.6%
Family Households	10,728	53.2%	11,186	54.0%	458	4.3%
Average Family Size	3.4		3.4		0.0	-1.0%
Non-family Households	9,454	46.8%	9,513	46.0%	59	0.6%
Average Non-family Hshld Size	1.4		1.5		0.1	6.3%
Households By Size						
1 Person	7,043	34.9%	7,441	35.9%	398	5.7%
2 Persons	6,247	31.0%	6,386	30.9%	140	2.2%
3 Persons	3,002	14.9%	3,061	14.8%	60	2.0%
4 Persons	2,203	10.9%	2,237	10.8%	34	1.6%
5 Persons	1,032	5.1%	992	4.8%	-40	-3.9%
6+ Persons	656	3.3%	582	2.8%	-75	-11.4%
Vehicles Available	24,093		23,256		-838	-3.5%
Vehicles Per Household						
0 Vehicles	3,319	16.4%	2,144	10.4%	-1,175	-35.4%
1 Vehicle	7,288	36.1%	7,859	38.0%	571	7.8%
2 Vehicles	6,985	34.6%	7,833	37.8%	848	12.1%
3 Or More Vehicles	2,591	12.8%	2,863	13.8%	272	10.5%
Average Vehicles Per Household	1.2		1.1		-0.1	-5.9%
Total Housing Units	21,947		22,336		389	1.8%
Vacant	1,765	8.0%	1,637	7.3%	-128	-7.3%
Owned	9,705	44.2%	10,090	45.2%	385	4.0%
Rented	10,477	47.7%	10,609	47.5%	132	1.3%

Household Mobility		
%Hshlds, New Comers	22.7%	
%Hshlds, Moved Last 5 Years	55.0%	
%Hshlds, Lived Here 15 Years+	23.1%	
Median Years Of Residence	5.6	
Population Change		
2000 - 2005	908	1.7%
Household Change		
2000 - 2005	517	2.6%

	2000 Estimates		2005 Projections		2000-2005 Change	
Population	117,305		119,238		1,934	1.6%
In Households	113,275	96.6%	116,640	97.8%	3,365	3.0%
In Families	86,861	74.0%	88,587	74.3%	1,726	2.0%
In Non-families	26,415	22.5%	28,054	23.5%	1,639	6.2%
In Group Quarters	4,029	3.4%	2,598	2.2%	-1,431	-35.5%
Race						
White	75,053	64.0%	75,647	63.4%	594	0.8%
Black	40,998	34.9%	42,088	35.3%	1,091	2.7%
American Indian	156	0.1%	168	0.1%	12	7.6%
Asian/Pacific Islander	1,098	0.9%	1,335	1.1%	237	21.6%
Hispanic Population	1,279	1.1%	1,528	1.3%	249	19.5%
Population By Age						
< 6 Years	9,160	7.8%	8,874	7.4%	-286	-3.1%
6 - 11 Years	8,675	7.4%	8,892	7.5%	217	2.5%
12 - 17 Years	8,089	6.9%	7,784	6.5%	-304	-3.8%
18 - 24 Years	12,731	10.9%	11,250	9.4%	-1,480	-11.6%
25 - 34 Years	17,445	14.9%	16,256	13.6%	-1,189	-6.8%
35 - 44 Years	18,165	15.5%	19,077	16.0%	912	5.0%
45 - 54 Years	14,712	12.5%	16,830	14.1%	2,117	14.4%
55 - 64 Years	9,905	8.4%	10,178	8.5%	274	2.8%
65 - 74 Years	10,021	8.5%	10,529	8.8%	507	5.1%
75 - 84 Years	6,303	5.4%	7,033	5.9%	730	11.6%
85+ Years	2,098	1.8%	2,523	2.1%	425	20.2%
Median Age	36.4		38.3		1.9	5.2%
Male Population	54,285	46.3%	54,192	45.4%	-93	-0.2%
< 6 Years	4,542	8.4%	4,455	8.2%	-87	-1.9%
6 - 11 Years	4,260	7.8%	4,389	8.1%	129	3.0%
12 - 17 Years	4,014	7.4%	3,788	7.0%	-226	-5.6%
18 - 24 Years	5,909	10.9%	4,725	8.7%	-1,184	-20.0%
25 - 34 Years	8,291	15.3%	7,543	13.9%	-748	-9.0%
35 - 44 Years	8,697	16.0%	9,051	16.7%	354	4.1%
45 - 54 Years	6,884	12.7%	7,793	14.4%	909	13.2%
55 - 64 Years	4,453	8.2%	4,606	8.5%	153	3.4%
65 - 74 Years	4,319	8.0%	4,537	8.4%	218	5.1%
75 - 84 Years	2,461	4.5%	2,740	5.1%	279	11.3%
85+ Years	455	0.8%	551	1.0%	95	20.9%
Median Age, Males	35.2		37.3		2.1	5.9%
Female Population	63,019	53.7%	65,047	54.6%	2,027	3.2%
< 6 Years	4,618	7.3%	4,419	6.8%	-199	-4.3%
6 - 11 Years	4,415	7.0%	4,503	6.9%	88	2.0%
12 - 17 Years	4,074	6.5%	3,996	6.1%	-78	-1.9%
18 - 24 Years	6,822	10.8%	6,525	10.0%	-297	-4.3%
25 - 34 Years	9,154	14.5%	8,712	13.4%	-442	-4.8%
35 - 44 Years	9,469	15.0%	10,026	15.4%	558	5.9%
45 - 54 Years	7,829	12.4%	9,036	13.9%	1,208	15.4%
55 - 64 Years	5,451	8.7%	5,572	8.6%	121	2.2%
65 - 74 Years	5,703	9.0%	5,992	9.2%	289	5.1%
75 - 84 Years	3,842	6.1%	4,293	6.6%	451	11.7%
85+ Years	1,643	2.6%	1,972	3.0%	329	20.0%
Median Age, Females	37.8		39.5		1.7	4.6%

	2000 Estimates		2005 Projections		2000-2005 Change	
Total Aggregate Income ($Mil)	$2,905.4		$3,707.0		$801.6	27.6%
Per Capita Income	$24,768		$31,089		$6,321	25.5%
Households By Income	45,899		47,426		1,526	3.3%
< $5,000	2,339	5.1%	1,752	3.7%	-588	-25.1%
$5,000 - $9,999	3,597	7.8%	3,134	6.6%	-463	-12.9%
$10,000 - $14,999	3,585	7.8%	3,455	7.3%	-131	-3.6%
$15,000 - $19,999	3,255	7.1%	3,492	7.4%	237	7.3%
$20,000 - $24,999	3,210	7.0%	2,772	5.8%	-438	-13.6%
$25,000 - $29,999	3,100	6.8%	2,895	6.1%	-205	-6.6%
$30,000 - $34,999	2,776	6.0%	2,934	6.2%	157	5.7%
$35,000 - $39,999	2,823	6.2%	2,387	5.0%	-436	-15.4%
$40,000 - $49,999	4,390	9.6%	4,822	10.2%	432	9.8%
$50,000 - $59,999	3,685	8.0%	3,521	7.4%	-163	-4.4%
$60,000 - $74,999	4,122	9.0%	4,120	8.7%	-2	-0.1%
$75,000 - $99,999	4,506	9.8%	5,546	11.7%	1,040	23.1%
$100,000 - $124,999	1,679	3.7%	2,808	5.9%	1,129	67.3%
$125,000 - $149,999	804	1.8%	1,024	2.2%	220	27.4%
$150,000 - $249,999	1,034	2.3%	1,436	3.0%	401	38.8%
$250,000+	993	2.2%	1,328	2.8%	336	33.8%
Aggregate HH Income ($Mil)	$2,904.3		$3,706.5		$802.1	27.6%
Average Household Income	$63,277		$78,153		$14,877	23.5%
Median Household Income	$38,633		$43,791		$5,158	13.4%
Households by Disposable Income						
< $5,000	2,661	5.8%	2,008	4.2%	-653	-24.6%
$5,000 - $9,999	3,872	8.4%	3,477	7.3%	-395	-10.2%
$10,000 - $14,999	4,300	9.4%	4,054	8.5%	-246	-5.7%
$15,000 - $19,999	4,096	8.9%	4,131	8.7%	34	0.8%
$20,000 - $24,999	4,128	9.0%	3,823	8.1%	-305	-7.4%
$25,000 - $29,999	3,807	8.3%	3,784	8.0%	-23	-0.6%
$30,000 - $34,999	3,499	7.6%	3,348	7.1%	-152	-4.3%
$35,000 - $39,999	3,224	7.0%	3,552	7.5%	327	10.2%
$40,000 - $49,999	4,605	10.0%	4,712	9.9%	107	2.3%
$50,000 - $59,999	3,983	8.7%	4,132	8.7%	149	3.8%
$60,000 - $74,999	3,880	8.5%	4,800	10.1%	921	23.7%
$75,000 - $99,999	1,832	4.0%	2,860	6.0%	1,027	56.1%
$100,000 - $124,999	615	1.3%	677	1.4%	62	10.1%
$125,000 - $149,999	344	0.7%	389	0.8%	45	13.0%
$150,000 - $249,999	504	1.1%	701	1.5%	197	39.2%
$250,000+	548	1.2%	977	2.1%	429	78.1%
Aggregate Disposable Inc ($Mil)	$2,341.2		$2,939.2		$597.9	25.5%
Average Disposable Inc	$51,008		$61,974		$10,966	21.5%
Median Disposable Inc	$31,142		$34,725		$3,583	11.5%
Aggregate Family Inc ($Mil)	$2,055.1		$2,642.7		$587.6	28.6%
Average Family Inc	$76,176		$93,162		$16,986	22.3%
Median Family Inc	$50,399		$56,829		$6,430	12.8%
Aggregate Non-family Inc ($Mil)	$849.3		$1,063.8		$214.5	25.3%
Average Non-family Inc	$44,884		$55,815		$10,931	24.4%
Median Non-family Inc	$27,171		$30,744		$3,573	13.2%

	2000 Estimates		2005 Projections		2000-2005 Change	
Households	45,899		47,426		1,526	3.3%
Average Household Size	2.5		2.5		0.0	-0.3%
Family Households	26,978	58.8%	28,367	59.8%	1,389	5.1%
Average Family Size	3.2		3.1		-0.1	-3.0%
Non-family Households	18,921	41.2%	19,059	40.2%	138	0.7%
Average Non-family Hshld Size	1.4		1.5		0.1	5.4%
Households By Size						
1 Person	13,679	29.8%	14,537	30.7%	858	6.3%
2 Persons	14,888	32.4%	15,366	32.4%	479	3.2%
3 Persons	7,742	16.9%	7,978	16.8%	236	3.1%
4 Persons	5,843	12.7%	5,990	12.6%	147	2.5%
5 Persons	2,395	5.2%	2,341	4.9%	-54	-2.2%
6+ Persons	1,352	2.9%	1,213	2.6%	-139	-10.3%
Vehicles Available	66,600		67,564		963	1.4%
Vehicles Per Household						
0 Vehicles	6,120	13.3%	5,700	12.0%	-420	-6.9%
1 Vehicle	16,803	36.6%	17,378	36.6%	575	3.4%
2 Vehicles	16,939	36.9%	17,761	37.5%	822	4.9%
3 Or More Vehicles	6,037	13.2%	6,586	13.9%	550	9.1%
Average Vehicles Per Household	1.5		1.4		0.0	-1.8%
Total Housing Units	48,451		49,721		1,271	2.6%
Vacant	2,551	5.3%	2,296	4.6%	-256	-10.0%
Owned	26,451	54.6%	27,573	55.5%	1,122	4.2%
Rented	19,448	40.1%	19,853	39.9%	405	2.1%

Household Mobility		
%Hshlds, New Comers	19.6%	
%Hshlds, Moved Last 5 Years	51.9%	
%Hshlds, Lived Here 15 Years+	23.5%	
Median Years Of Residence	5.9	
Population Change		
2000 - 2005	1,934	1.6%
Household Change		
2000 - 2005	1,526	3.3%

10 Mi Ring

	2000 Estimates		2005 Projections		2000-2005 Change	
Population	248,497		257,283		8,786	3.5%
In Households	243,215	97.9%	253,674	98.6%	10,459	4.3%
In Families	192,051	77.3%	198,657	77.2%	6,606	3.4%
In Non-families	51,164	20.6%	55,017	21.4%	3,853	7.5%
In Group Quarters	5,282	2.1%	3,609	1.4%	-1,673	-31.7%
Race						
White	158,085	63.6%	161,809	62.9%	3,724	2.4%
Black	86,976	35.0%	91,442	35.5%	4,466	5.1%
American Indian	474	0.2%	498	0.2%	24	5.1%
Asian/Pacific Islander	2,962	1.2%	3,534	1.4%	572	19.3%
Hispanic Population	4,021	1.6%	4,782	1.9%	761	18.9%
Population By Age						
< 6 Years	21,284	8.6%	20,762	8.1%	-522	-2.5%
6 - 11 Years	20,070	8.1%	20,833	8.1%	763	3.8%
12 - 17 Years	18,055	7.3%	17,888	7.0%	-167	-0.9%
18 - 24 Years	24,970	10.0%	22,334	8.7%	-2,636	-10.6%
25 - 34 Years	39,933	16.1%	37,667	14.6%	-2,266	-5.7%
35 - 44 Years	40,011	16.1%	42,917	16.7%	2,906	7.3%
45 - 54 Years	31,338	12.6%	36,656	14.2%	5,318	17.0%
55 - 64 Years	19,954	8.0%	21,090	8.2%	1,136	5.7%
65 - 74 Years	18,691	7.5%	20,337	7.9%	1,646	8.8%
75 - 84 Years	10,906	4.4%	12,684	4.9%	1,778	16.3%
85+ Years	3,283	1.3%	4,061	1.6%	778	23.7%
Median Age	35.1		37.1		2.0	5.6%
Male Population	117,495	47.3%	119,309	46.4%	1,815	1.5%
< 6 Years	10,824	9.2%	10,570	8.9%	-253	-2.3%
6 - 11 Years	9,966	8.5%	10,341	8.7%	375	3.8%
12 - 17 Years	8,901	7.6%	8,636	7.2%	-265	-3.0%
18 - 24 Years	11,816	10.1%	9,654	8.1%	-2,162	-18.3%
25 - 34 Years	19,399	16.5%	17,792	14.9%	-1,608	-8.3%
35 - 44 Years	19,484	16.6%	20,700	17.4%	1,216	6.2%
45 - 54 Years	14,874	12.7%	17,186	14.4%	2,313	15.5%
55 - 64 Years	9,128	7.8%	9,686	8.1%	558	6.1%
65 - 74 Years	8,155	6.9%	8,892	7.5%	737	9.0%
75 - 84 Years	4,228	3.6%	4,920	4.1%	693	16.4%
85+ Years	716	0.6%	879	0.7%	163	22.8%
Median Age, Males	34.1		36.2		2.1	6.3%
Female Population	131,002	52.7%	137,974	53.6%	6,972	5.3%
< 6 Years	10,460	8.0%	10,191	7.4%	-269	-2.6%
6 - 11 Years	10,103	7.7%	10,492	7.6%	389	3.8%
12 - 17 Years	9,154	7.0%	9,252	6.7%	98	1.1%
18 - 24 Years	13,154	10.0%	12,680	9.2%	-474	-3.6%
25 - 34 Years	20,534	15.7%	19,875	14.4%	-658	-3.2%
35 - 44 Years	20,526	15.7%	22,216	16.1%	1,690	8.2%
45 - 54 Years	16,464	12.6%	19,470	14.1%	3,005	18.3%
55 - 64 Years	10,826	8.3%	11,404	8.3%	578	5.3%
65 - 74 Years	10,536	8.0%	11,445	8.3%	910	8.6%
75 - 84 Years	6,679	5.1%	7,764	5.6%	1,085	16.2%
85+ Years	2,567	2.0%	3,182	2.3%	615	23.9%
Median Age, Females	36.2		38.0		1.8	5.0%

10 Mi Ring	**2000 Estimates**		**2005 Projections**		**2000-2005 Change**	
Total Aggregate Income ($Mil)	$5,240.8		$6,751.0		$1,510.2	28.8%
Per Capita Income	$21,090		$26,240		$5,150	24.4%
Households By Income	96,620		101,652		5,033	5.2%
< $5,000	4,533	4.7%	3,455	3.4%	-1,078	-23.8%
$5,000 - $9,999	6,863	7.1%	6,039	5.9%	-824	-12.0%
$10,000 - $14,999	6,812	7.1%	6,685	6.6%	-127	-1.9%
$15,000 - $19,999	7,016	7.3%	7,118	7.0%	102	1.5%
$20,000 - $24,999	7,193	7.4%	6,126	6.0%	-1,067	-14.8%
$25,000 - $29,999	7,213	7.5%	6,674	6.6%	-539	-7.5%
$30,000 - $34,999	6,089	6.3%	6,981	6.9%	892	14.7%
$35,000 - $39,999	5,916	6.1%	5,227	5.1%	-689	-11.6%
$40,000 - $49,999	9,606	9.9%	10,304	10.1%	698	7.3%
$50,000 - $59,999	8,106	8.4%	7,876	7.7%	-230	-2.8%
$60,000 - $74,999	9,130	9.4%	9,533	9.4%	403	4.4%
$75,000 - $99,999	9,483	9.8%	12,111	11.9%	2,628	27.7%
$100,000 - $124,999	3,547	3.7%	6,125	6.0%	2,579	72.7%
$125,000 - $149,999	1,620	1.7%	2,239	2.2%	619	38.2%
$150,000 - $249,999	1,952	2.0%	2,918	2.9%	967	49.5%
$250,000+	1,514	1.6%	2,213	2.2%	699	46.1%
Aggregate HH Income ($Mil)	$5,239.4		$6,750.3		$1,510.8	28.8%
Average Household Income	$54,227		$66,405		$12,178	22.5%
Median Household Income	$39,252		$44,845		$5,593	14.2%
Households by Disposable Income						
< $5,000	5,093	5.3%	3,936	3.9%	-1,157	-22.7%
$5,000 - $9,999	7,395	7.7%	6,661	6.6%	-735	-9.9%
$10,000 - $14,999	8,489	8.8%	7,873	7.7%	-616	-7.3%
$15,000 - $19,999	8,993	9.3%	8,792	8.6%	-200	-2.2%
$20,000 - $24,999	9,530	9.9%	8,749	8.6%	-781	-8.2%
$25,000 - $29,999	8,346	8.6%	8,863	8.7%	517	6.2%
$30,000 - $34,999	7,275	7.5%	7,356	7.2%	81	1.1%
$35,000 - $39,999	7,178	7.4%	7,556	7.4%	378	5.3%
$40,000 - $49,999	10,132	10.5%	10,672	10.5%	540	5.3%
$50,000 - $59,999	8,660	9.0%	9,382	9.2%	722	8.3%
$60,000 - $74,999	8,187	8.5%	10,434	10.3%	2,248	27.5%
$75,000 - $99,999	3,802	3.9%	6,262	6.2%	2,460	64.7%
$100,000 - $124,999	1,203	1.2%	1,390	1.4%	187	15.6%
$125,000 - $149,999	652	0.7%	798	0.8%	146	22.4%
$150,000 - $249,999	885	0.9%	1,336	1.3%	451	50.9%
$250,000+	768	0.8%	1,562	1.5%	793	103.2%
Aggregate Disposable Inc ($Mil)	$4,221.5		$5,340.5		$1,119.0	26.5%
Average Disposable Inc	$43,692		$52,537		$8,845	20.2%
Median Disposable Inc	$31,626		$35,479		$3,853	12.2%
Aggregate Family Inc ($Mil)	$3,858.7		$5,034.5		$1,175.8	30.5%
Average Family Inc	$64,074		$78,003		$13,929	21.7%
Median Family Inc	$48,572		$55,223		$6,651	13.7%
Aggregate Non-family Inc ($Mil)	$1,327.4		$1,634.0		$306.6	23.1%
Average Non-family Inc	$36,471		$44,032		$7,561	20.7%
Median Non-family Inc	$27,848		$31,602		$3,754	13.5%

	2000 Estimates		2005 Projections		2000-2005 Change	
Households	96,620		101,652		5,033	5.2%
Average Household Size	2.5		2.5		0.0	-0.9%
Family Households	60,222	62.3%	64,542	63.5%	4,320	7.2%
Average Family Size	3.2		3.1		-0.1	-3.5%
Non-family Households	36,397	37.7%	37,110	36.5%	713	2.0%
Average Non-family Hshld Size	1.4		1.5		0.1	5.5%
Households By Size						
1 Person	26,068	27.0%	28,131	27.7%	2,063	7.9%
2 Persons	31,021	32.1%	32,599	32.1%	1,577	5.1%
3 Persons	17,532	18.1%	18,445	18.1%	913	5.2%
4 Persons	13,372	13.8%	14,053	13.8%	681	5.1%
5 Persons	5,534	5.7%	5,546	5.5%	12	0.2%
6+ Persons	3,092	3.2%	2,878	2.8%	-214	-6.9%
Vehicles Available	148,078		158,131		10,053	6.8%
Vehicles Per Household						
0 Vehicles	12,022	12.4%	11,609	11.4%	-413	-3.4%
1 Vehicle	35,519	36.8%	37,161	36.6%	1,642	4.6%
2 Vehicles	36,066	37.3%	38,578	38.0%	2,512	7.0%
3 Or More Vehicles	13,012	13.5%	14,304	14.1%	1,292	9.9%
Average Vehicles Per Household	1.5		1.6		0.0	1.5%
Total Housing Units	102,435		106,763		4,328	4.2%
Vacant	5,815	5.7%	5,111	4.8%	-704	-12.1%
Owned	56,613	55.3%	60,671	56.8%	4,058	7.2%
Rented	40,006	39.1%	40,981	38.4%	975	2.4%

Household Mobility		
%Hshlds, New Comers	21.2%	
%Hshlds, Moved Last 5 Years	56.0%	
%Hshlds, Lived Here 15 Years+	19.3%	
Median Years Of Residence	5.3	
Population Change		
2000 - 2005	8,786	3.5%
Household Change		
2000 - 2005	5,033	5.2%

	2000 Estimates		2005 Projections		2000-2005 Change	
Population	9,709		10,023		315	3.2%
In Households	8,915	91.8%	9,513	94.9%	598	6.7%
In Families	5,656	58.3%	5,940	59.3%	283	5.0%
In Non-families	3,259	33.6%	3,573	35.6%	314	9.6%
In Group Quarters	794	8.2%	511	5.1%	-283	-35.7%
Race						
White	3,677	37.9%	3,944	39.3%	267	7.3%
Black	5,876	60.5%	5,888	58.7%	13	0.2%
American Indian	7	0.1%	7	0.1%	0	3.6%
Asian/Pacific Islander	150	1.5%	184	1.8%	34	22.8%
Hispanic Population	77	0.8%	101	1.0%	24	30.7%
Population By Age						
< 6 Years	680	7.0%	716	7.1%	37	5.4%
6 - 11 Years	633	6.5%	679	6.8%	47	7.4%
12 - 17 Years	591	6.1%	592	5.9%	0	0.1%
18 - 24 Years	1,804	18.6%	1,567	15.6%	-237	-13.1%
25 - 34 Years	1,497	15.4%	1,434	14.3%	-64	-4.2%
35 - 44 Years	1,288	13.3%	1,406	14.0%	118	9.2%
45 - 54 Years	1,047	10.8%	1,257	12.5%	210	20.1%
55 - 64 Years	741	7.6%	798	8.0%	57	7.7%
65 - 74 Years	749	7.7%	803	8.0%	54	7.2%
75 - 84 Years	506	5.2%	570	5.7%	64	12.7%
85+ Years	173	1.8%	200	2.0%	27	15.8%
Median Age	32.8		35.0		2.2	6.9%
Male Population	4,419	45.5%	4,465	44.5%	47	1.1%
< 6 Years	335	7.6%	360	8.1%	25	7.4%
6 - 11 Years	309	7.0%	329	7.4%	20	6.4%
12 - 17 Years	291	6.6%	287	6.4%	-4	-1.3%
18 - 24 Years	745	16.9%	572	12.8%	-174	-23.3%
25 - 34 Years	752	17.0%	698	15.6%	-54	-7.2%
35 - 44 Years	625	14.1%	670	15.0%	45	7.2%
45 - 54 Years	512	11.6%	612	13.7%	100	19.6%
55 - 64 Years	314	7.1%	350	7.8%	36	11.3%
65 - 74 Years	304	6.9%	339	7.6%	35	11.6%
75 - 84 Years	200	4.5%	214	4.8%	13	6.7%
85+ Years	32	0.7%	36	0.8%	4	11.1%
Median Age, Males	32.0		34.6		2.7	8.4%
Female Population	5,290	54.5%	5,558	55.5%	268	5.1%
< 6 Years	345	6.5%	357	6.4%	12	3.4%
6 - 11 Years	324	6.1%	351	6.3%	27	8.4%
12 - 17 Years	300	5.7%	304	5.5%	4	1.4%
18 - 24 Years	1,059	20.0%	996	17.9%	-64	-6.0%
25 - 34 Years	746	14.1%	736	13.2%	-10	-1.3%
35 - 44 Years	663	12.5%	736	13.2%	73	11.1%
45 - 54 Years	535	10.1%	645	11.6%	110	20.5%
55 - 64 Years	427	8.1%	448	8.1%	22	5.0%
65 - 74 Years	445	8.4%	464	8.3%	19	4.3%
75 - 84 Years	306	5.8%	357	6.4%	51	16.6%
85+ Years	141	2.7%	164	3.0%	24	16.9%
Median Age, Females	33.9		35.6		1.6	4.8%

	2000 Estimates		2005 Projections		2000-2005 Change	
Total Aggregate Income ($Mil)	$207.4		$269.3		$61.9	29.9%
Per Capita Income	$21,362		$26,872		$5,510	25.8%
Households By Income	3,614		3,791		177	4.9%
< $5,000	426	11.8%	337	8.9%	-89	-20.8%
$5,000 - $9,999	613	17.0%	549	14.5%	-64	-10.4%
$10,000 - $14,999	522	14.4%	559	14.7%	37	7.1%
$15,000 - $19,999	392	10.8%	449	11.8%	57	14.5%
$20,000 - $24,999	330	9.1%	316	8.3%	-14	-4.1%
$25,000 - $29,999	276	7.6%	275	7.3%	-1	-0.2%
$30,000 - $34,999	176	4.9%	266	7.0%	90	51.1%
$35,000 - $39,999	154	4.3%	145	3.8%	-9	-5.9%
$40,000 - $49,999	171	4.7%	242	6.4%	71	41.3%
$50,000 - $59,999	118	3.3%	123	3.3%	5	4.4%
$60,000 - $74,999	129	3.6%	108	2.9%	-20	-15.9%
$75,000 - $99,999	168	4.7%	217	5.7%	49	29.1%
$100,000 - $124,999	40	1.1%	94	2.5%	55	138.9%
$125,000 - $149,999	19	0.5%	20	0.5%	1	2.6%
$150,000 - $249,999	18	0.5%	27	0.7%	8	45.2%
$250,000+	63	1.7%	63	1.7%	0	0.5%
Aggregate HH Income ($Mil)	$207.3		$269.3		$62.0	29.9%
Average Household Income	$57,362		$71,037		$13,675	23.8%
Median Household Income	$18,415		$20,467		$2,053	11.1%
Households by Disposable Income						
< $5,000	481	13.3%	375	9.9%	-105	-21.9%
$5,000 - $9,999	644	17.8%	601	15.8%	-43	-6.7%
$10,000 - $14,999	595	16.5%	628	16.6%	33	5.5%
$15,000 - $19,999	453	12.5%	499	13.2%	46	10.3%
$20,000 - $24,999	367	10.2%	382	10.1%	15	4.0%
$25,000 - $29,999	246	6.8%	322	8.5%	75	30.6%
$30,000 - $34,999	170	4.7%	199	5.3%	29	17.3%
$35,000 - $39,999	111	3.1%	159	4.2%	47	42.2%
$40,000 - $49,999	155	4.3%	152	4.0%	-4	-2.5%
$50,000 - $59,999	145	4.0%	129	3.4%	-16	-10.9%
$60,000 - $74,999	127	3.5%	182	4.8%	56	44.1%
$75,000 - $99,999	46	1.3%	75	2.0%	29	64.0%
$100,000 - $124,999	11	0.3%	15	0.4%	4	37.7%
$125,000 - $149,999	6	0.2%	5	0.1%	-1	-17.3%
$150,000 - $249,999	10	0.3%	13	0.4%	4	36.3%
$250,000+	47	1.3%	55	1.4%	8	16.4%
Aggregate Disposable Inc ($Mil)	$183.1		$238.7		$55.5	30.3%
Average Disposable Inc	$50,666		$62,954		$12,288	24.3%
Median Disposable Inc	$16,265		$18,138		$1,873	11.5%
Aggregate Family Inc ($Mil)	$98.1		$123.8		$25.7	26.2%
Average Family Inc	$64,818		$77,264		$12,446	19.2%
Median Family Inc	$25,841		$29,013		$3,171	12.3%
Aggregate Non-family Inc ($Mil)	$109.2		$145.5		$36.2	33.2%
Average Non-family Inc	$51,990		$66,475		$14,485	27.9%
Median Non-family Inc	$14,602		$17,113		$2,511	17.2%

	2000 Estimates		2005 Projections		2000-2005 Change	
Households	3,614		3,791		177	4.9%
Average Household Size	2.5		2.5		0.0	1.7%
Family Households	1,514	41.9%	1,603	42.3%	89	5.9%
Average Family Size	3.7		3.7		0.0	-0.8%
Non-family Households	2,101	58.1%	2,188	57.7%	88	4.2%
Average Non-family Hshld Size	1.6		1.6		0.1	5.3%
Households By Size						
1 Person	1,390	38.5%	1,489	39.3%	98	7.1%
2 Persons	1,078	29.8%	1,138	30.0%	60	5.5%
3 Persons	489	13.5%	515	13.6%	26	5.3%
4 Persons	328	9.1%	342	9.0%	15	4.4%
5 Persons	172	4.8%	168	4.4%	-5	-2.6%
6+ Persons	157	4.3%	140	3.7%	-17	-10.9%
Vehicles Available	2,859		2,542		-317	-11.1%
Vehicles Per Household						
0 Vehicles	708	19.6%	271	7.1%	-437	-61.8%
1 Vehicle	1,300	36.0%	1,524	40.2%	224	17.2%
2 Vehicles	1,126	31.2%	1,449	38.2%	323	28.6%
3 Or More Vehicles	480	13.3%	548	14.4%	68	14.2%
Average Vehicles Per Household	0.8		0.7		-0.1	-15.2%
Total Housing Units	4,161		4,309		148	3.6%
Vacant	547	13.1%	518	12.0%	-29	-5.3%
Owned	1,014	24.4%	1,085	25.2%	71	7.0%
Rented	2,600	62.5%	2,706	62.8%	106	4.1%

Household Mobility	
%Hshlds, New Comers	33.0%
%Hshlds, Moved Last 5 Years	67.1%
%Hshlds, Lived Here 15 Years+	16.9%
Median Years Of Residence	3.8
Population Change	
2000 - 2005	315 3.2%
Household Change	
2000 - 2005	177 4.9%

	2000 Estimates		2005 Projections		2000-2005 Change	
Population	9,150		9,408		259	2.8%
In Households	7,574	82.8%	8,393	89.2%	819	10.8%
In Families	4,702	51.4%	5,283	56.1%	581	12.4%
In Non-families	2,872	31.4%	3,110	33.1%	238	8.3%
In Group Quarters	1,576	17.2%	1,016	10.8%	-560	-35.5%
Race						
White	7,677	83.9%	7,736	82.2%	59	0.8%
Black	1,380	15.1%	1,559	16.6%	179	13.0%
American Indian	4	0.0%	4	0.0%	0	0.0%
Asian/Pacific Islander	89	1.0%	110	1.2%	21	23.7%
Hispanic Population	91	1.0%	104	1.1%	13	14.4%
Population By Age						
< 6 Years	537	5.9%	549	5.8%	12	2.2%
6 - 11 Years	501	5.5%	536	5.7%	34	6.8%
12 - 17 Years	453	5.0%	440	4.7%	-13	-2.9%
18 - 24 Years	2,287	25.0%	2,115	22.5%	-172	-7.5%
25 - 34 Years	1,258	13.7%	1,177	12.5%	-81	-6.5%
35 - 44 Years	1,178	12.9%	1,277	13.6%	99	8.4%
45 - 54 Years	916	10.0%	1,072	11.4%	156	17.0%
55 - 64 Years	561	6.1%	602	6.4%	41	7.3%
65 - 74 Years	680	7.4%	753	8.0%	73	10.7%
75 - 84 Years	548	6.0%	610	6.5%	62	11.3%
85+ Years	230	2.5%	279	3.0%	49	21.1%
Median Age	31.5		33.3		1.8	5.7%
Male Population	3,749	41.0%	3,668	39.0%	-81	-2.2%
< 6 Years	247	6.6%	246	6.7%	-1	-0.3%
6 - 11 Years	235	6.3%	245	6.7%	11	4.5%
12 - 17 Years	203	5.4%	193	5.3%	-10	-4.8%
18 - 24 Years	758	20.2%	587	16.0%	-171	-22.6%
25 - 34 Years	600	16.0%	534	14.6%	-66	-11.0%
35 - 44 Years	556	14.8%	578	15.8%	22	3.9%
45 - 54 Years	417	11.1%	473	12.9%	56	13.4%
55 - 64 Years	250	6.7%	269	7.3%	19	7.6%
65 - 74 Years	261	7.0%	292	8.0%	31	11.8%
75 - 84 Years	181	4.8%	200	5.5%	20	10.8%
85+ Years	44	1.2%	52	1.4%	9	19.9%
Median Age, Males	31.6		34.3		2.7	8.5%
Female Population	5,401	59.0%	5,740	61.0%	340	6.3%
< 6 Years	291	5.4%	304	5.3%	13	4.4%
6 - 11 Years	267	4.9%	290	5.1%	24	8.9%
12 - 17 Years	250	4.6%	247	4.3%	-4	-1.4%
18 - 24 Years	1,530	28.3%	1,528	26.6%	-1	-0.1%
25 - 34 Years	658	12.2%	643	11.2%	-16	-2.4%
35 - 44 Years	622	11.5%	699	12.2%	77	12.4%
45 - 54 Years	499	9.2%	600	10.4%	100	20.0%
55 - 64 Years	311	5.8%	333	5.8%	22	7.0%
65 - 74 Years	419	7.8%	461	8.0%	42	10.1%
75 - 84 Years	368	6.8%	410	7.1%	42	11.5%
85+ Years	187	3.5%	227	3.9%	40	21.4%
Median Age, Females	31.6		33.1		1.5	4.6%

	2000 Estimates		2005 Projections		2000-2005 Change	
Total Aggregate Income ($Mil)	$163.0		$197.7		$34.7	21.3%
Per Capita Income	$17,820		$21,016		$3,195	17.9%
Households By Income	3,038		3,051		13	0.4%
< $5,000	283	9.3%	203	6.7%	-81	-28.4%
$5,000 - $9,999	334	11.0%	290	9.5%	-44	-13.2%
$10,000 - $14,999	289	9.5%	300	9.8%	11	3.8%
$15,000 - $19,999	143	4.7%	194	6.4%	51	35.7%
$20,000 - $24,999	195	6.4%	133	4.4%	-62	-31.7%
$25,000 - $29,999	215	7.1%	190	6.2%	-25	-11.6%
$30,000 - $34,999	173	5.7%	193	6.3%	20	11.4%
$35,000 - $39,999	122	4.0%	141	4.6%	19	15.8%
$40,000 - $49,999	178	5.9%	191	6.3%	13	7.4%
$50,000 - $59,999	165	5.4%	154	5.0%	-11	-6.9%
$60,000 - $74,999	215	7.1%	184	6.0%	-32	-14.7%
$75,000 - $99,999	256	8.4%	297	9.7%	41	16.0%
$100,000 - $124,999	127	4.2%	174	5.7%	46	36.2%
$125,000 - $149,999	68	2.2%	78	2.6%	10	14.9%
$150,000 - $249,999	107	3.5%	128	4.2%	21	19.9%
$250,000+	167	5.5%	202	6.6%	35	20.7%
Aggregate HH Income ($Mil)	$162.9		$197.7		$34.8	21.3%
Average Household Income	$53,626		$64,791		$11,165	20.8%
Median Household Income	$33,092		$37,620		$4,528	13.7%
Households by Disposable Income						
< $5,000	304	10.0%	231	7.6%	-72	-23.9%
$5,000 - $9,999	357	11.8%	309	10.1%	-48	-13.4%
$10,000 - $14,999	303	10.0%	323	10.6%	20	6.6%
$15,000 - $19,999	207	6.8%	210	6.9%	3	1.5%
$20,000 - $24,999	283	9.3%	237	7.8%	-46	-16.3%
$25,000 - $29,999	214	7.0%	250	8.2%	36	16.8%
$30,000 - $34,999	142	4.7%	158	5.2%	17	11.8%
$35,000 - $39,999	140	4.6%	138	4.5%	-2	-1.2%
$40,000 - $49,999	226	7.4%	209	6.8%	-17	-7.6%
$50,000 - $59,999	213	7.0%	197	6.5%	-15	-7.2%
$60,000 - $74,999	242	8.0%	265	8.7%	23	9.4%
$75,000 - $99,999	148	4.9%	194	6.4%	46	30.8%
$100,000 - $124,999	59	2.0%	57	1.9%	-3	-4.9%
$125,000 - $149,999	35	1.2%	34	1.1%	-2	-4.9%
$150,000 - $249,999	64	2.1%	73	2.4%	9	13.8%
$250,000+	101	3.3%	166	5.4%	65	64.5%
Aggregate Disposable Inc ($Mil)	$135.7		$160.4		$24.6	18.1%
Average Disposable Inc	$44,686		$52,564		$7,877	17.6%
Median Disposable Inc	$27,576		$30,520		$2,944	10.7%
Aggregate Family Inc ($Mil)	$98.9		$116.0		$17.1	17.3%
Average Family Inc	$98,905		$118,007		$19,102	19.3%
Median Family Inc	$67,708		$73,324		$5,616	8.3%
Aggregate Non-family Inc ($Mil)	$64.0		$81.6		$17.6	27.5%
Average Non-family Inc	$31,412		$39,482		$8,069	25.7%
Median Non-family Inc	$27,909		$31,262		$3,353	12.0%

	2000 Estimates		2005 Projections		2000-2005 Change	
Households	3,038		3,051		13	0.4%
Average Household Size	2.5		2.8		0.3	10.3%
Family Households	1,000	32.9%	983	32.2%	-17	-1.7%
Average Family Size	4.7		5.4		0.7	14.2%
Non-family Households	2,038	67.1%	2,067	67.8%	29	1.4%
Average Non-family Hshld Size	1.4		1.5		0.1	6.8%
Households By Size						
1 Person	1,459	48.0%	1,499	49.1%	40	2.7%
2 Persons	925	30.4%	933	30.6%	8	0.9%
3 Persons	345	11.3%	332	10.9%	-13	-3.7%
4 Persons	214	7.0%	206	6.8%	-8	-3.8%
5 Persons	68	2.2%	58	1.9%	-10	-14.5%
6+ Persons	27	0.9%	23	0.7%	-5	-16.8%
Vehicles Available	3,753		3,351		-402	-10.7%
Vehicles Per Household						
0 Vehicles	472	15.5%	280	9.2%	-192	-40.8%
1 Vehicle	1,145	37.7%	1,206	39.5%	61	5.3%
2 Vehicles	1,049	34.5%	1,176	38.6%	127	12.1%
3 Or More Vehicles	371	12.2%	388	12.7%	17	4.6%
Average Vehicles Per Household	1.2		1.1		-0.1	-11.1%
Total Housing Units	3,429		3,414		-14	-0.4%
Vacant	391	11.4%	364	10.7%	-27	-7.0%
Owned	1,038	30.3%	1,073	31.4%	35	3.4%
Rented	2,000	58.3%	1,977	57.9%	-22	-1.1%

Household Mobility	
%Hshlds, New Comers	32.5%
%Hshlds, Moved Last 5 Years	71.0%
%Hshlds, Lived Here 15 Years+	10.5%
Median Years Of Residence	2.6
Population Change	
2000 - 2005	259 2.8%
Household Change	
2000 - 2005	13 0.4%

	2000 Estimates		2005 Projections		2000-2005 Change	
Population	2,029		2,095		66	3.3%
In Households	2,013	99.2%	2,086	99.6%	73	3.6%
In Families	1,353	66.7%	1,385	66.1%	32	2.3%
In Non-families	660	32.5%	701	33.4%	41	6.2%
In Group Quarters	16	0.8%	9	0.4%	-7	-41.9%
Race						
White	1,897	93.5%	1,914	91.4%	17	0.9%
Black	120	5.9%	165	7.9%	44	36.9%
American Indian	1	0.0%	1	0.0%	0	0.0%
Asian/Pacific Islander	11	0.5%	15	0.7%	4	41.7%
Hispanic Population	9	0.4%	13	0.6%	5	51.4%
Population By Age						
< 6 Years	140	6.9%	145	6.9%	6	4.0%
6 - 11 Years	144	7.1%	151	7.2%	7	4.9%
12 - 17 Years	148	7.3%	143	6.8%	-5	-3.3%
18 - 24 Years	175	8.6%	165	7.9%	-10	-5.6%
25 - 34 Years	238	11.7%	230	11.0%	-8	-3.3%
35 - 44 Years	317	15.6%	335	16.0%	17	5.4%
45 - 54 Years	292	14.4%	322	15.4%	30	10.4%
55 - 64 Years	167	8.2%	167	7.9%	0	-0.1%
65 - 74 Years	207	10.2%	215	10.3%	8	4.0%
75 - 84 Years	142	7.0%	151	7.2%	9	6.5%
85+ Years	60	3.0%	71	3.4%	11	18.4%
Median Age	40.2		41.1		0.9	2.2%
Male Population	872	43.0%	883	42.1%	11	1.3%
< 6 Years	61	7.0%	66	7.5%	5	7.9%
6 - 11 Years	65	7.4%	67	7.6%	2	3.6%
12 - 17 Years	68	7.8%	65	7.3%	-3	-4.5%
18 - 24 Years	64	7.4%	54	6.2%	-10	-15.7%
25 - 34 Years	103	11.8%	98	11.1%	-5	-4.7%
35 - 44 Years	141	16.2%	147	16.6%	6	4.1%
45 - 54 Years	139	16.0%	150	17.0%	11	7.8%
55 - 64 Years	75	8.6%	76	8.6%	1	0.8%
65 - 74 Years	87	10.0%	89	10.1%	2	2.6%
75 - 84 Years	55	6.4%	56	6.3%	0	0.5%
85+ Years	14	1.6%	16	1.8%	2	14.7%
Median Age, Males	40.2		41.0		0.7	1.8%
Female Population	1,157	57.0%	1,212	57.9%	55	4.8%
< 6 Years	78	6.8%	79	6.5%	1	1.0%
6 - 11 Years	79	6.9%	84	6.9%	5	6.0%
12 - 17 Years	80	6.9%	78	6.4%	-2	-2.3%
18 - 24 Years	110	9.5%	111	9.1%	0	0.3%
25 - 34 Years	135	11.7%	132	10.9%	-3	-2.3%
35 - 44 Years	177	15.3%	188	15.5%	11	6.4%
45 - 54 Years	152	13.2%	172	14.2%	20	12.8%
55 - 64 Years	92	7.9%	91	7.5%	-1	-0.9%
65 - 74 Years	120	10.4%	126	10.4%	6	5.1%
75 - 84 Years	87	7.5%	96	7.9%	9	10.4%
85+ Years	47	4.0%	56	4.6%	9	19.4%
Median Age, Females	40.3		41.3		1.0	2.5%

	2000 Estimates		2005 Projections		2000-2005 Change	
Total Aggregate Income ($Mil)	$77.7		$94.5		$16.9	21.7%
Per Capita Income	$38,279		$45,135		$6,856	17.9%
Households By Income	893		913		20	2.2%
< $5,000	41	4.6%	26	2.8%	-15	-37.3%
$5,000 - $9,999	55	6.2%	48	5.2%	-7	-13.1%
$10,000 - $14,999	54	6.1%	54	5.9%	-1	-1.3%
$15,000 - $19,999	21	2.4%	35	3.8%	13	62.8%
$20,000 - $24,999	46	5.2%	28	3.1%	-18	-38.6%
$25,000 - $29,999	66	7.3%	50	5.5%	-15	-23.5%
$30,000 - $34,999	47	5.3%	59	6.4%	12	24.9%
$35,000 - $39,999	38	4.3%	41	4.5%	3	6.7%
$40,000 - $49,999	63	7.0%	70	7.7%	8	12.6%
$50,000 - $59,999	47	5.2%	57	6.3%	10	22.2%
$60,000 - $74,999	60	6.7%	47	5.1%	-13	-22.1%
$75,000 - $99,999	82	9.2%	85	9.3%	3	3.3%
$100,000 - $124,999	52	5.8%	66	7.3%	14	27.7%
$125,000 - $149,999	34	3.8%	34	3.7%	-1	-1.8%
$150,000 - $249,999	68	7.7%	71	7.8%	2	3.5%
$250,000+	118	13.2%	143	15.7%	25	20.9%
Aggregate HH Income ($Mil)	$77.7		$94.5		$16.9	21.7%
Average Household Income	$86,945		$103,583		$16,638	19.1%
Median Household Income	$55,428		$61,547		$6,119	11.0%
Households by Disposable Income						
< $5,000	45	5.0%	33	3.6%	-12	-27.1%
$5,000 - $9,999	62	7.0%	52	5.7%	-10	-16.0%
$10,000 - $14,999	55	6.2%	58	6.3%	3	4.9%
$15,000 - $19,999	39	4.4%	36	3.9%	-3	-8.3%
$20,000 - $24,999	85	9.5%	61	6.7%	-24	-28.0%
$25,000 - $29,999	59	6.7%	74	8.1%	15	24.9%
$30,000 - $34,999	49	5.5%	50	5.5%	2	3.1%
$35,000 - $39,999	46	5.2%	52	5.7%	6	13.8%
$40,000 - $49,999	62	6.9%	66	7.2%	4	6.8%
$50,000 - $59,999	59	6.6%	53	5.8%	-6	-10.4%
$60,000 - $74,999	84	9.4%	82	8.9%	-2	-2.8%
$75,000 - $99,999	68	7.6%	79	8.7%	11	16.6%
$100,000 - $124,999	35	3.9%	28	3.0%	-8	-21.4%
$125,000 - $149,999	26	2.9%	23	2.5%	-2	-8.8%
$150,000 - $249,999	48	5.3%	47	5.1%	-1	-2.2%
$250,000+	72	8.1%	119	13.1%	47	65.2%
Aggregate Disposable Inc ($Mil)	$60.2		$73.1		$12.9	21.4%
Average Disposable Inc	$67,433		$80,085		$12,652	18.8%
Median Disposable Inc	$42,989		$47,585		$4,596	10.7%
Aggregate Family Inc ($Mil)	$60.9		$70.8		$9.8	16.1%
Average Family Inc	$145,005		$170,267		$25,261	17.4%
Median Family Inc	$105,342		$115,635		$10,293	9.8%
Aggregate Non-family Inc ($Mil)	$16.7		$23.8		$7.1	42.1%
Average Non-family Inc	$35,382		$47,847		$12,465	35.2%
Median Non-family Inc	$37,110		$40,922		$3,812	10.3%

	2000 Estimates		2005 Projections		2000-2005 Change	
Households	893		913		20	2.2%
Average Household Size	2.3		2.3		0.0	1.4%
Family Households	420	47.0%	416	45.5%	-5	-1.1%
Average Family Size	3.2		3.3		0.1	3.5%
Non-family Households	473	53.0%	497	54.5%	24	5.1%
Average Non-family Hshld Size	1.4		1.4		0.0	1.0%
Households By Size						
1 Person	361	40.4%	377	41.3%	16	4.6%
2 Persons	285	31.9%	288	31.6%	4	1.3%
3 Persons	110	12.3%	111	12.1%	1	1.0%
4 Persons	84	9.4%	84	9.2%	0	0.0%
5 Persons	41	4.6%	40	4.4%	-1	-2.7%
6+ Persons	13	1.4%	13	1.4%	0	-2.9%
Vehicles Available	1,483		1,355		-128	-8.6%
Vehicles Per Household						
0 Vehicles	103	11.5%	79	8.7%	-24	-23.0%
1 Vehicle	321	35.9%	339	37.1%	19	5.8%
2 Vehicles	338	37.8%	356	39.0%	18	5.4%
3 Or More Vehicles	132	14.7%	138	15.1%	7	5.0%
Average Vehicles Per Household	1.7		1.5		-0.2	-10.6%
Total Housing Units	999		1,011		12	1.2%
Vacant	105	10.6%	98	9.7%	-7	-6.9%
Owned	566	56.7%	581	57.4%	14	2.5%
Rented	327	32.7%	332	32.9%	5	1.6%

Household Mobility	
%Hshlds, New Comers	22.6%
%Hshlds, Moved Last 5 Years	56.1%
%Hshlds, Lived Here 15 Years+	20.2%
Median Years Of Residence	4.8
Population Change	
2000 - 2005	66 3.3%
Household Change	
2000 - 2005	20 2.2%

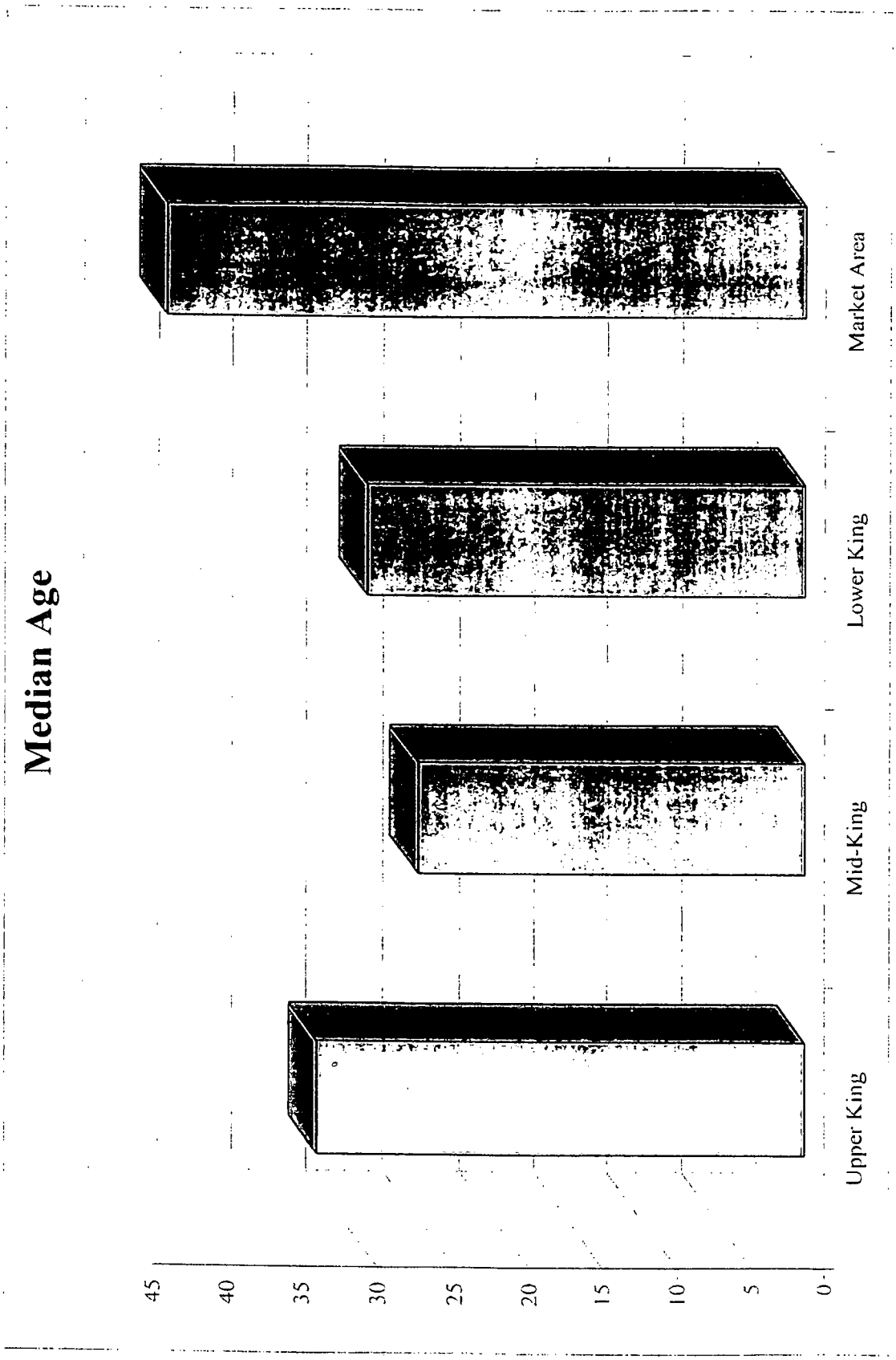
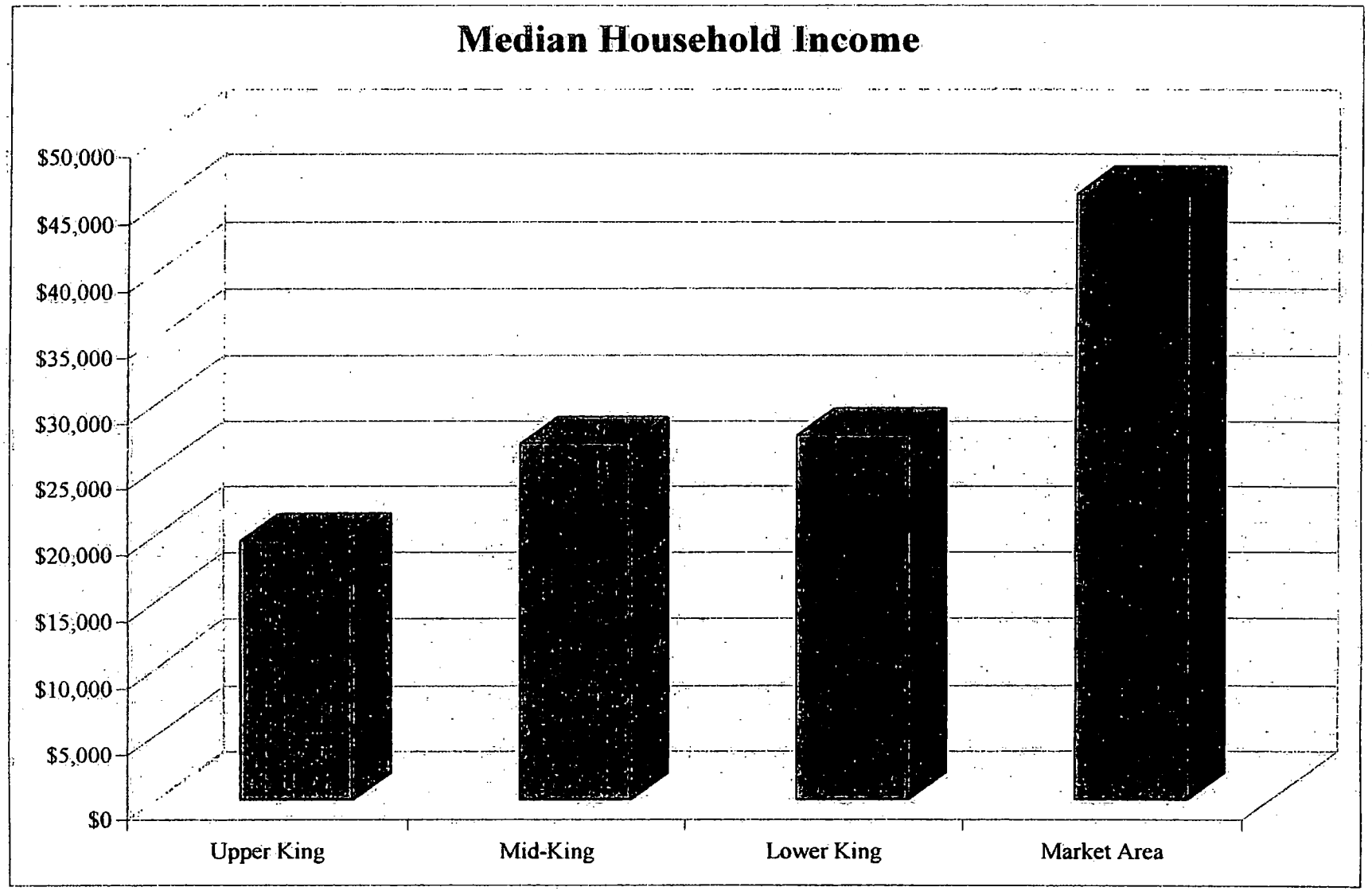
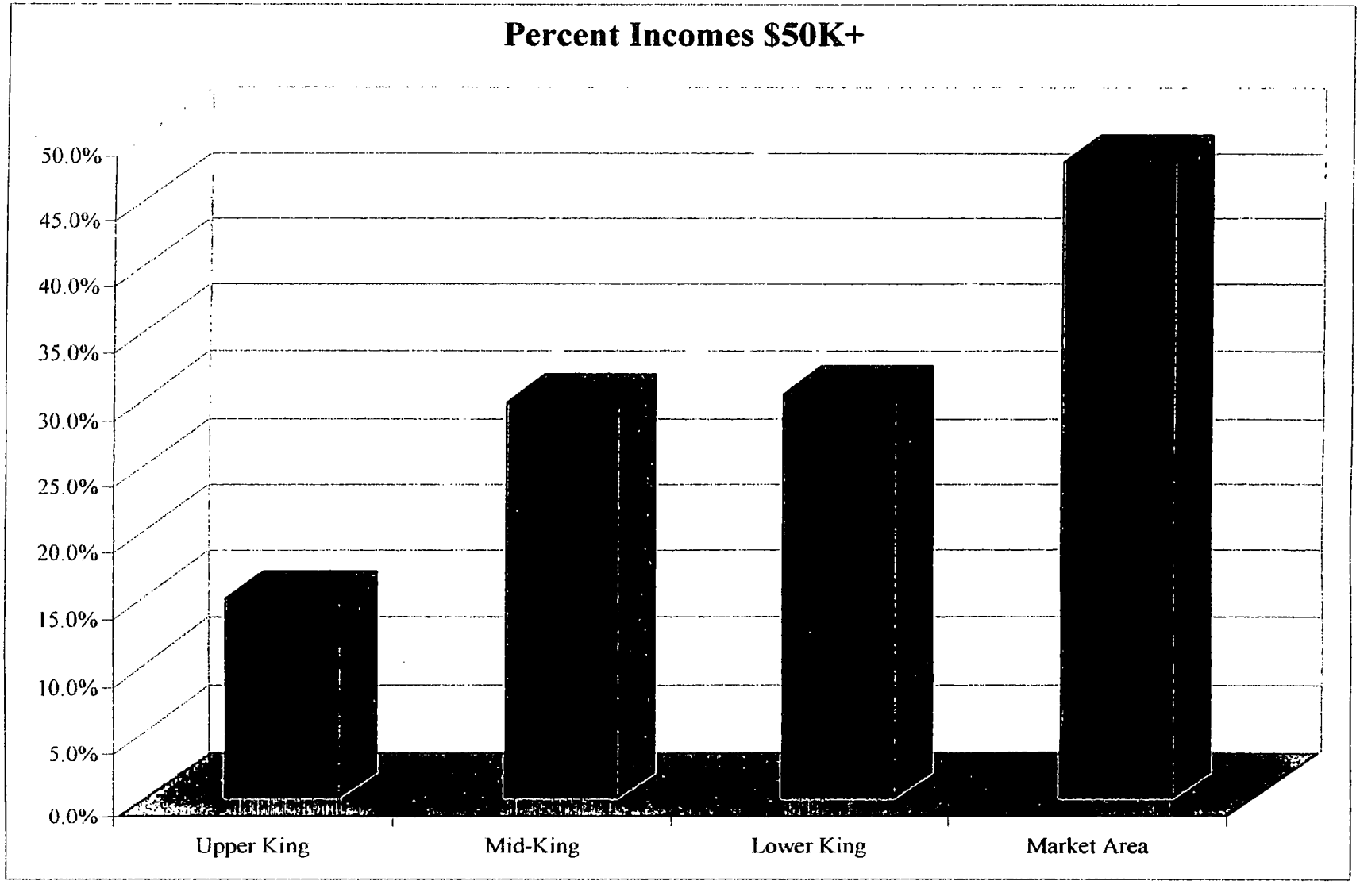

Median Age
45
40
35
30
25
20
15
10
5
0
Upper King
Mid-King
Lower King
Market Area

Exhibit V


Median Household Income
$50,000
$45,000
$40,000
$35,000
$30,000
$25,000
$20,000
$15,000
$10,000
$5,000
$0
Upper King
Mid-King
Lower King
Market Area


Percent Incomes $50K+
50.0%
45.0%
40.0%
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
Upper King
Mid-King
Lower King
Market Area

Comparison of Retail Centers

Charleston Metropolitan Statistical Area

Submarket	1991 GLA	1991 Vacancy	1991 Market Share	1998 GLA	1998 Vacancy	1998 Market Share
Peninsula	500,000	N/A	5%	555,700	19.6%	5%
West Ashley	3,193,200	7.4%	31%	3,785,100	7.9%	33%
North Charleston Subtotal	4,252,400	10.1%	42%	3,634,600	16.8%	31%
Lower North Charleston	892,200	4.3%	9%	807,600	34.3%	7%
Upper North Charleston	3,360,100	11.6%	33%	2,827,000	11.8%	24%
East Cooper	736,900	10.7%	7%	1,301,500	3.6%	11%
Summerville (Dorchester)	977,700	10.0%	10%	1,321,900	13.1%	11%
Berkeley County	556,500	9.3%	5%	948,700	21.9%	8%
Total	**10,216,700**	**8.8%**	**100%**	**11,547,500**	**12.5%**	**100%**

Source: Charleston Metro Chamber of Commerce

Exhibit W

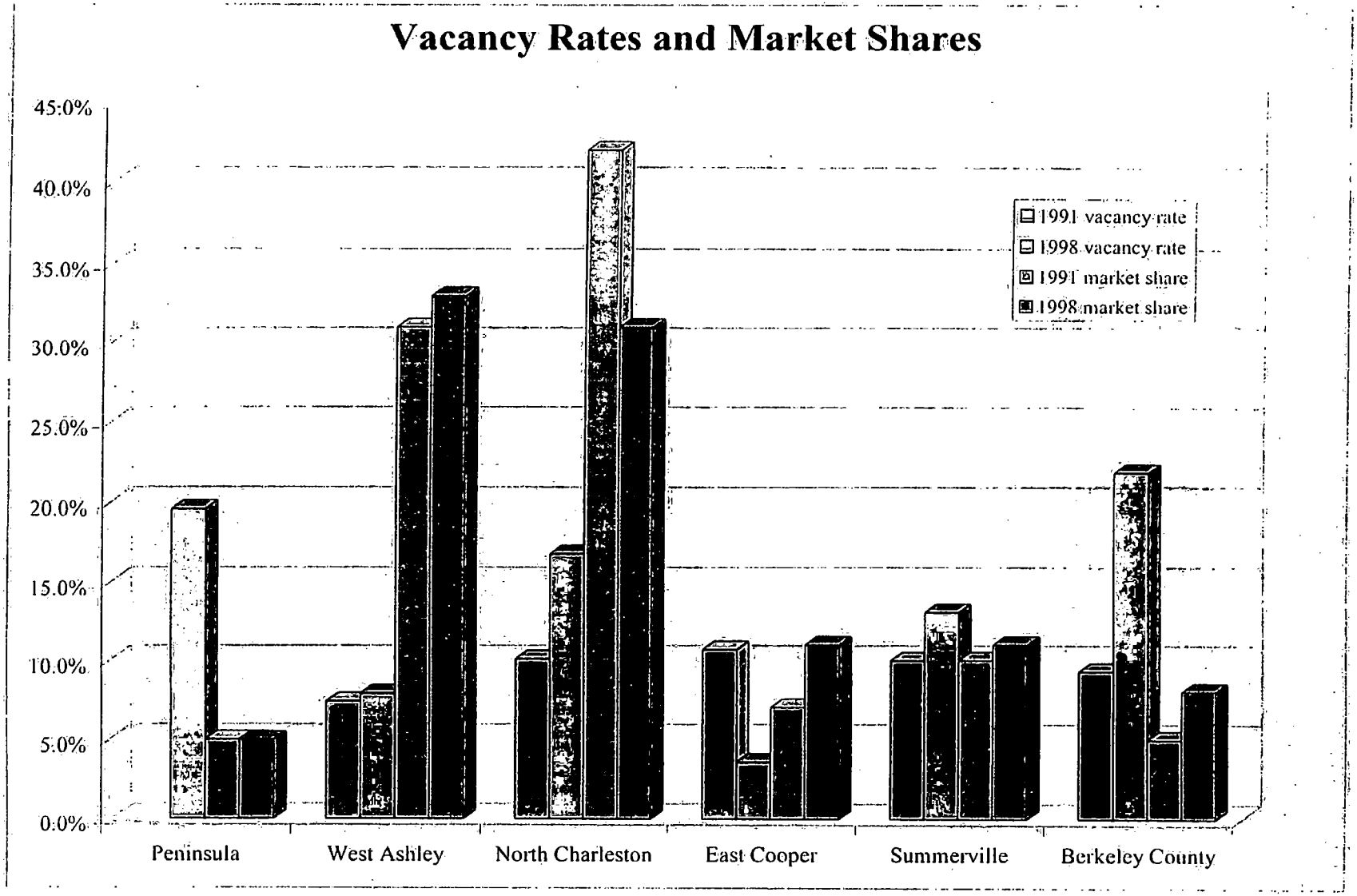
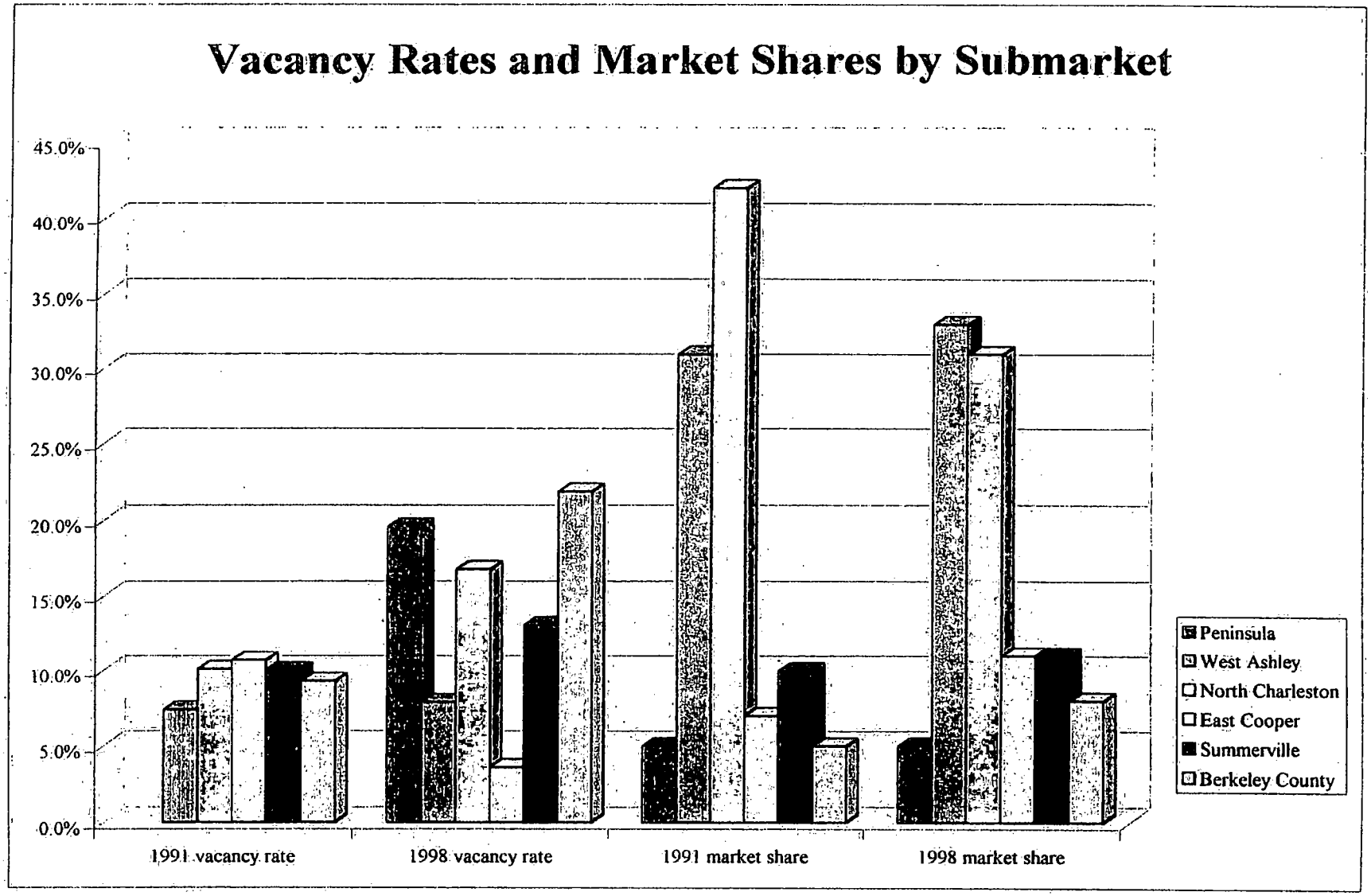
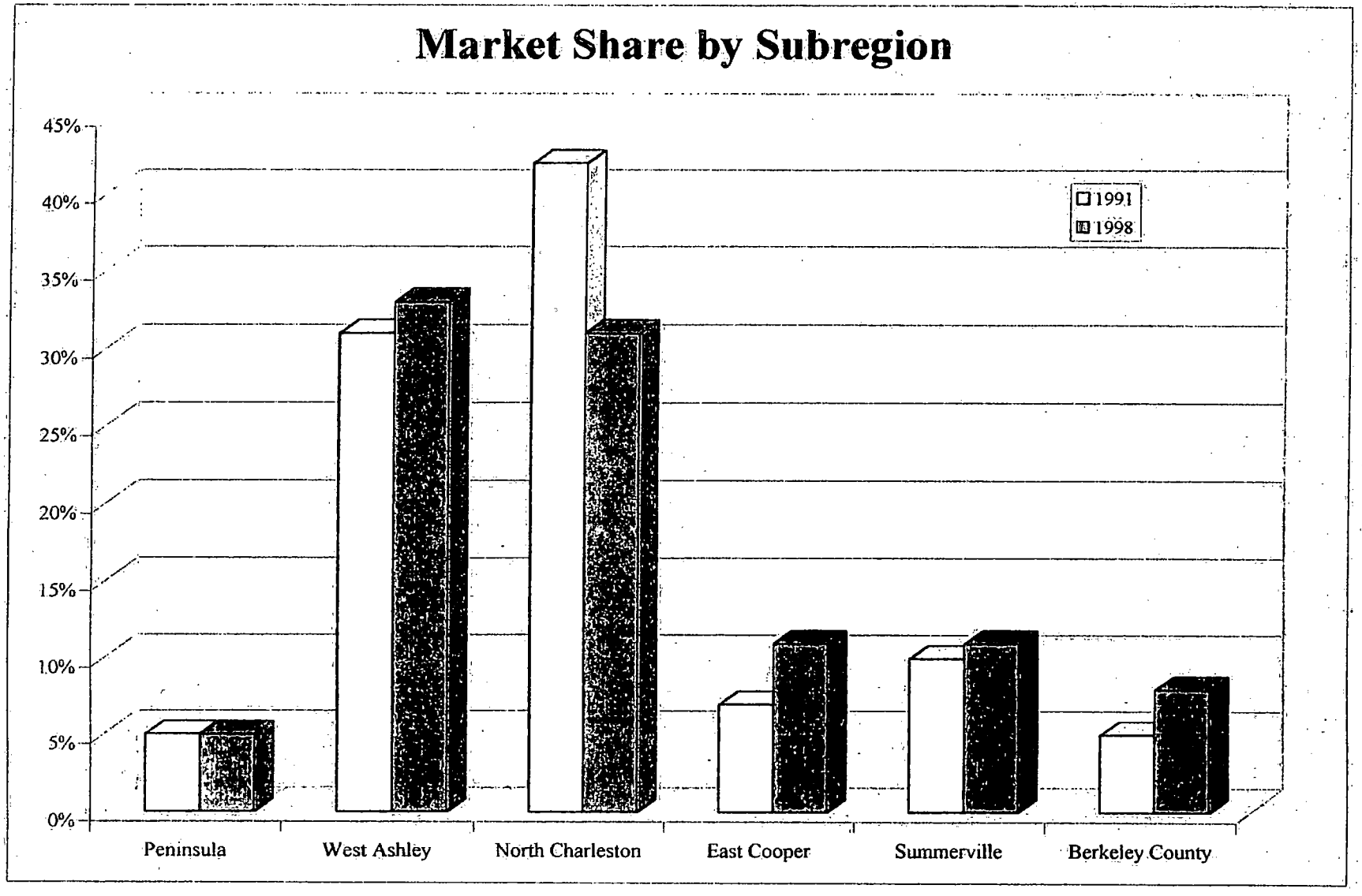
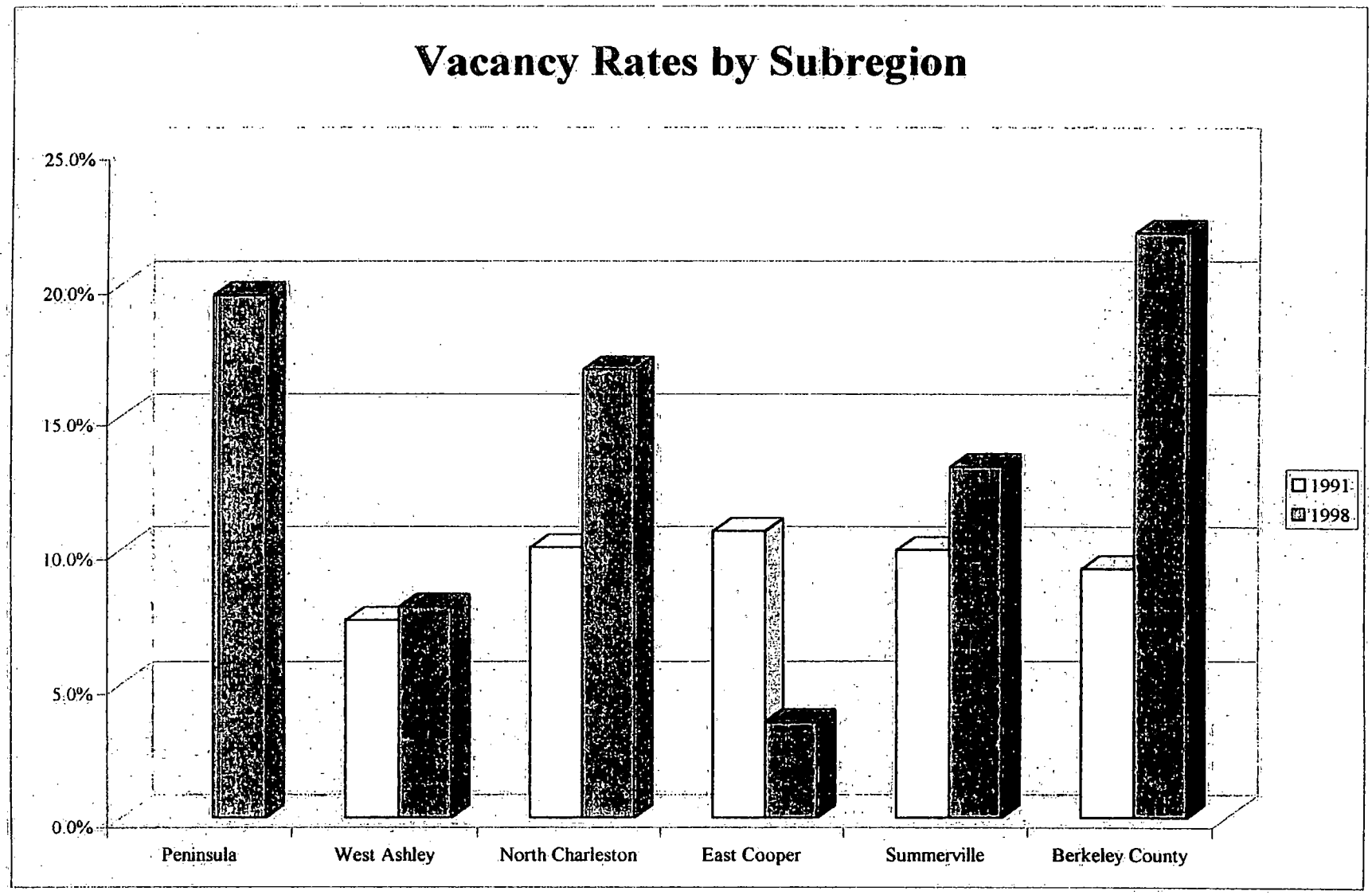

Vacancy Rates and Market Shares
45.0%
40.0%
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
1991 vacancy rate
1998 vacancy rate
1991 market share
1998 market share
Peninsula
West Ashley
North Charleston
East Cooper
Summerville
Berkeley County

Exhibit X


Vacancy Rates and Market Shares by Submarket
45.0%
40.0%
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
1991 vacancy rate
1998 vacancy rate
1991 market share
1998 market share
Peninsula
West Ashley
North Charleston
East Cooper
Summerville
Berkeley County


Market Share by Subregion
45%
40%
35%
30%
25%
20%
15%
10%
5%
0%
1991
1998
Peninsula
West Ashley
North Charleston
East Cooper
Summerville
Berkeley County


Vacancy Rates by Subregion
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
Peninsula
West Ashley
North Charleston
East Cooper
Summerville
Berkeley County
1991
1998

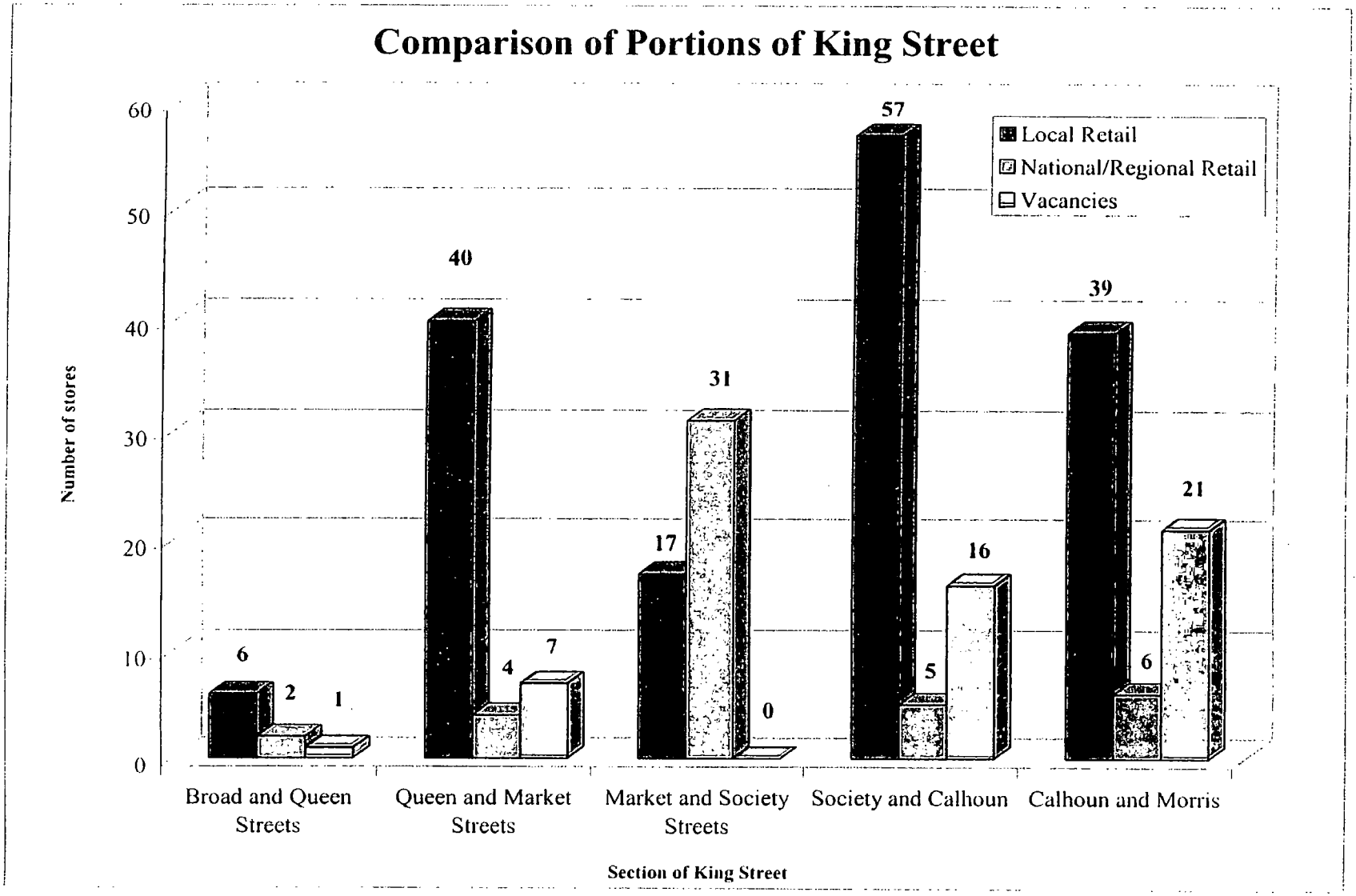

Comparison of Portions of King Street
Local Retail
National/Regional Retail
Vacancies
Number of stores
0
10
20
30
40
50
60
6
2
1
40
4
7
17
31
0
57
5
16
39
6
21
Broad and Queen Streets
Queen and Market Streets
Market and Society Streets
Society and Calhoun
Calhoun and Morris
Section of King Street

Exhibit Y

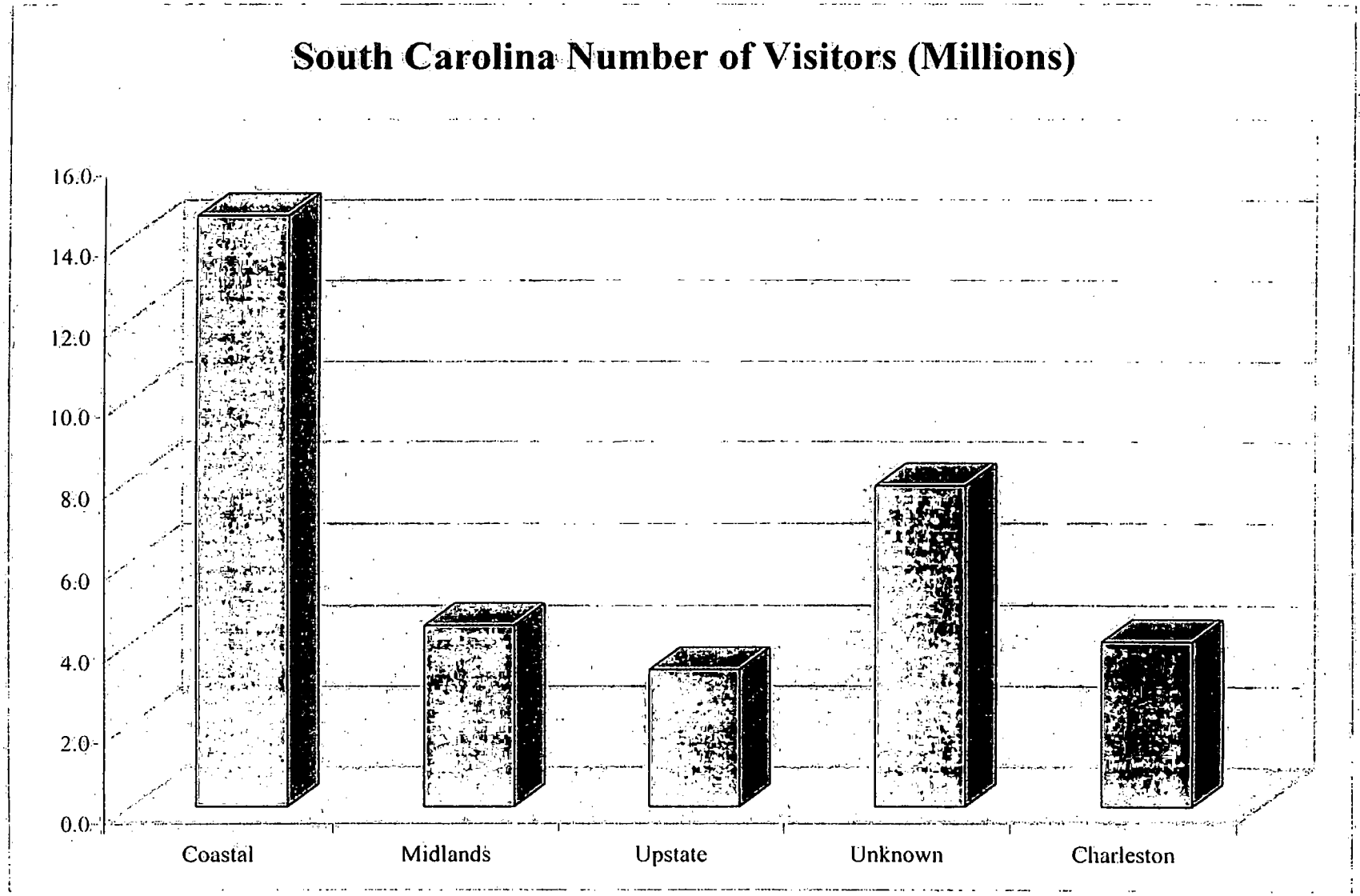
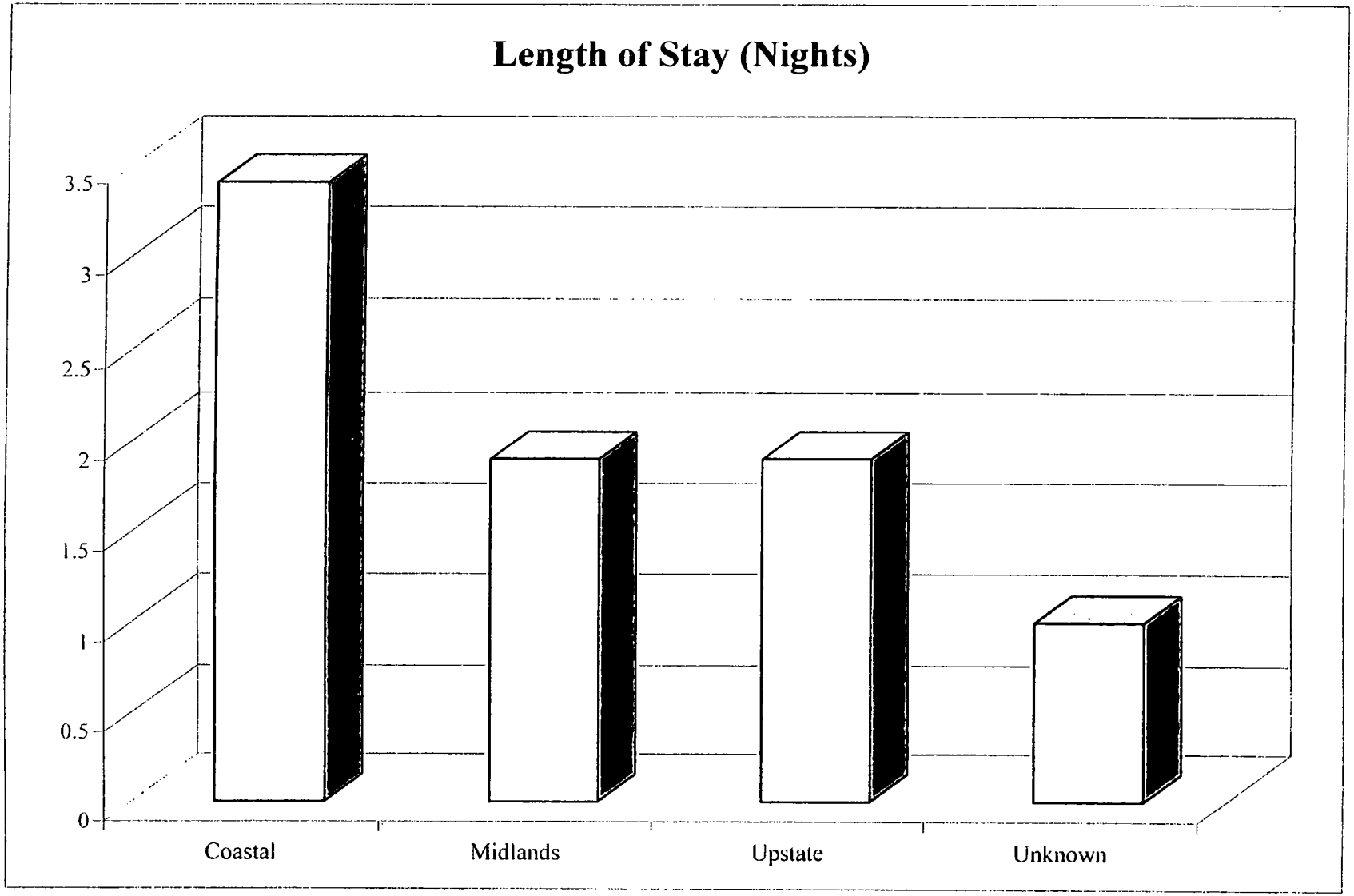
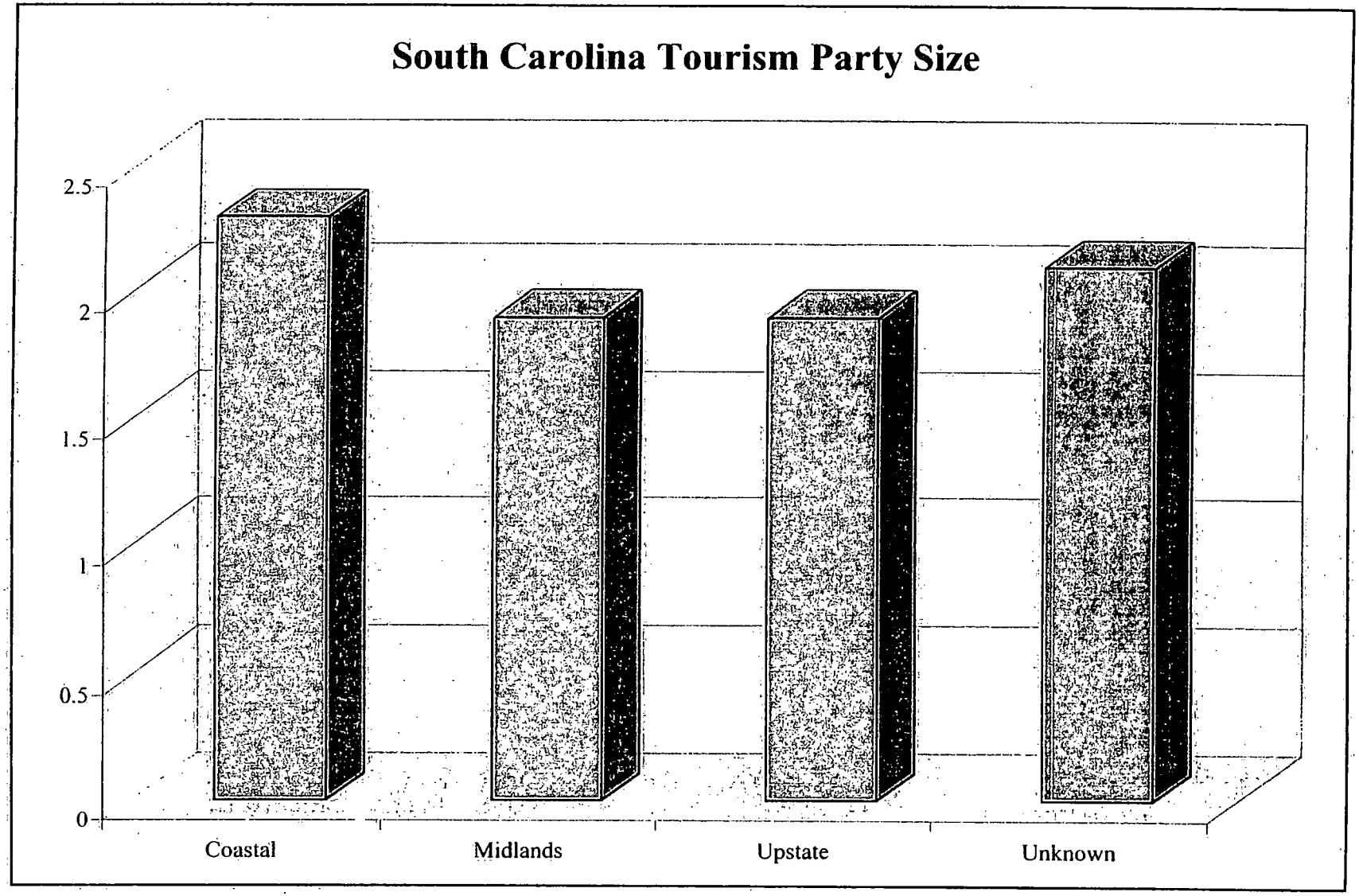
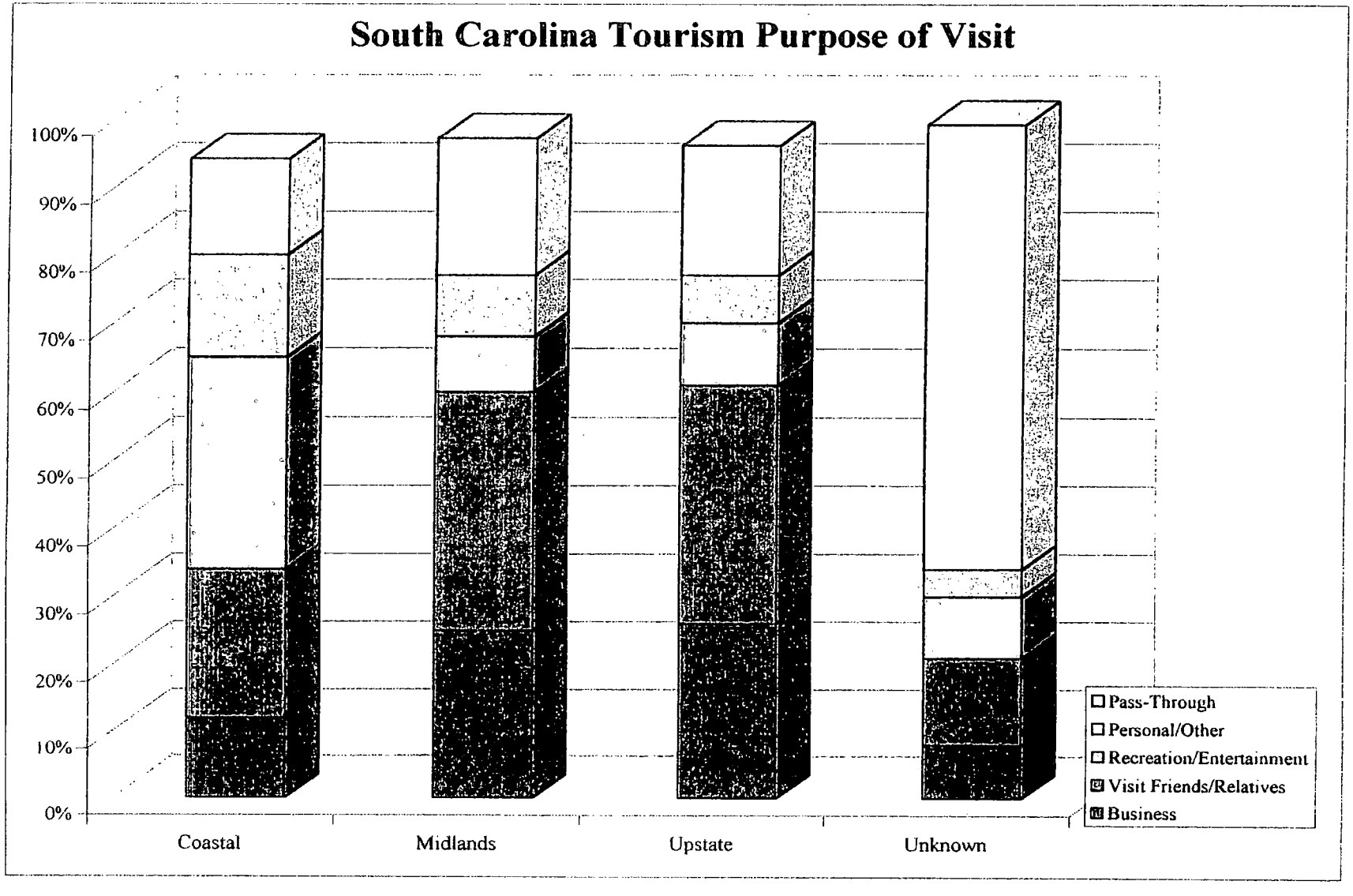
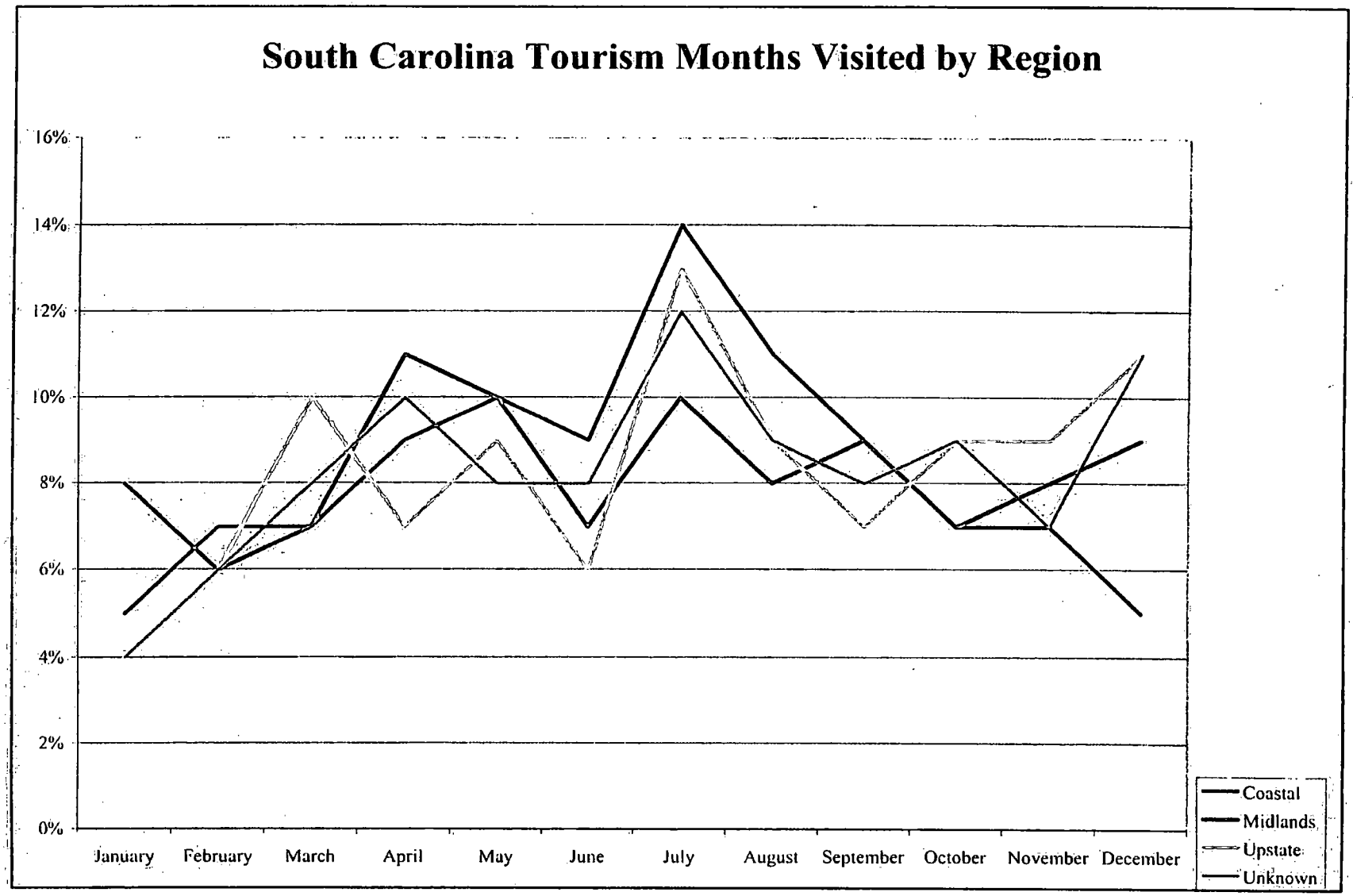

South Carolina Number of Visitors (Millions)
16.0
14.0
12.0
10.0
8.0
6.0
4.0
2.0
0.0
Coastal
Midlands
Upstate
Unknown
Charleston

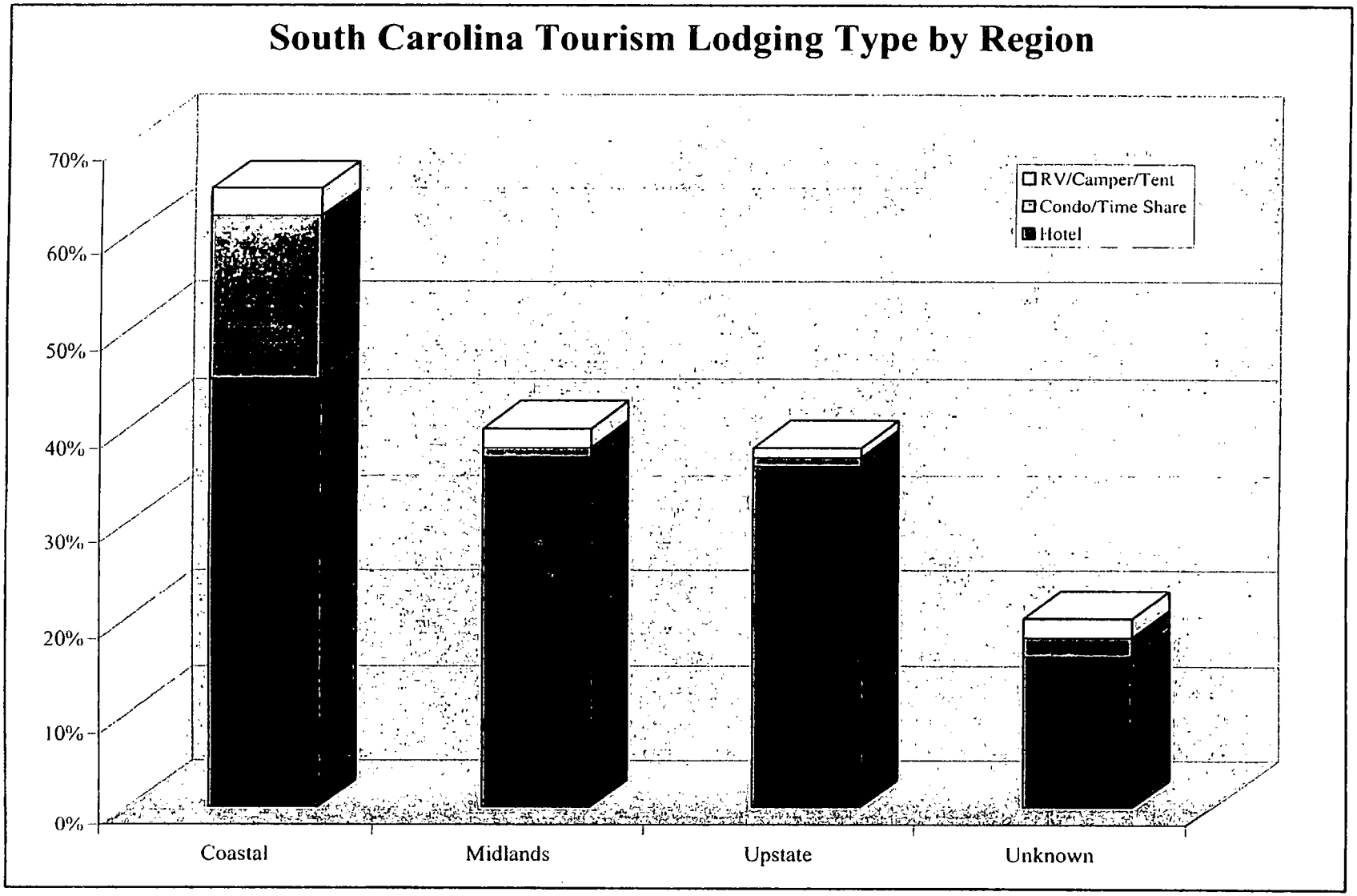
Exhibit Z

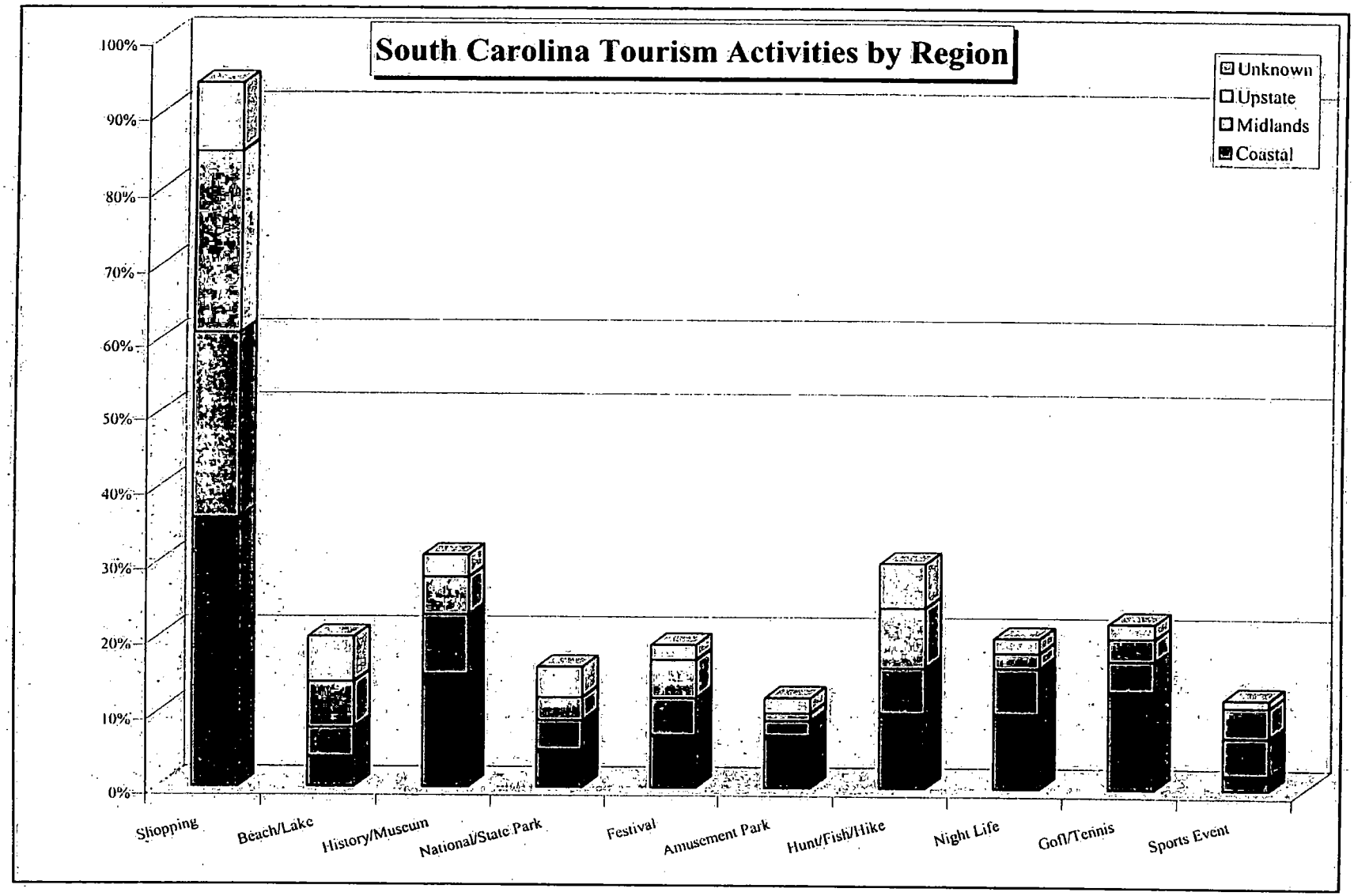

Length of Stay (Nights)
3.5
3
2.5
2
1.5
1
0.5
0
Coastal
Midlands
Upstate
Unknown

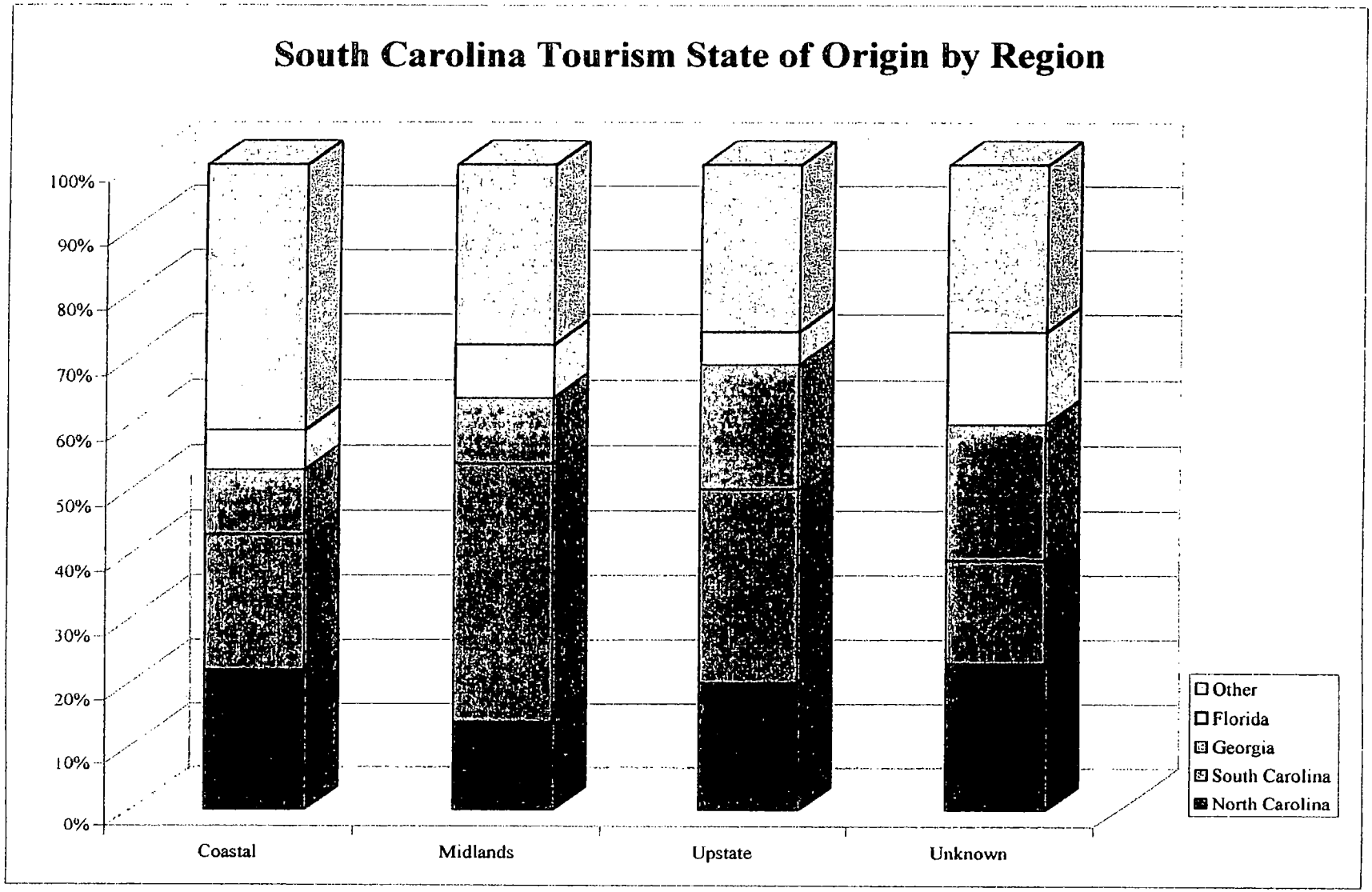

South Carolina Tourism Party Size
2.5
2
1.5
1
0.5
0
Coastal
Midlands
Upstate
Unknown

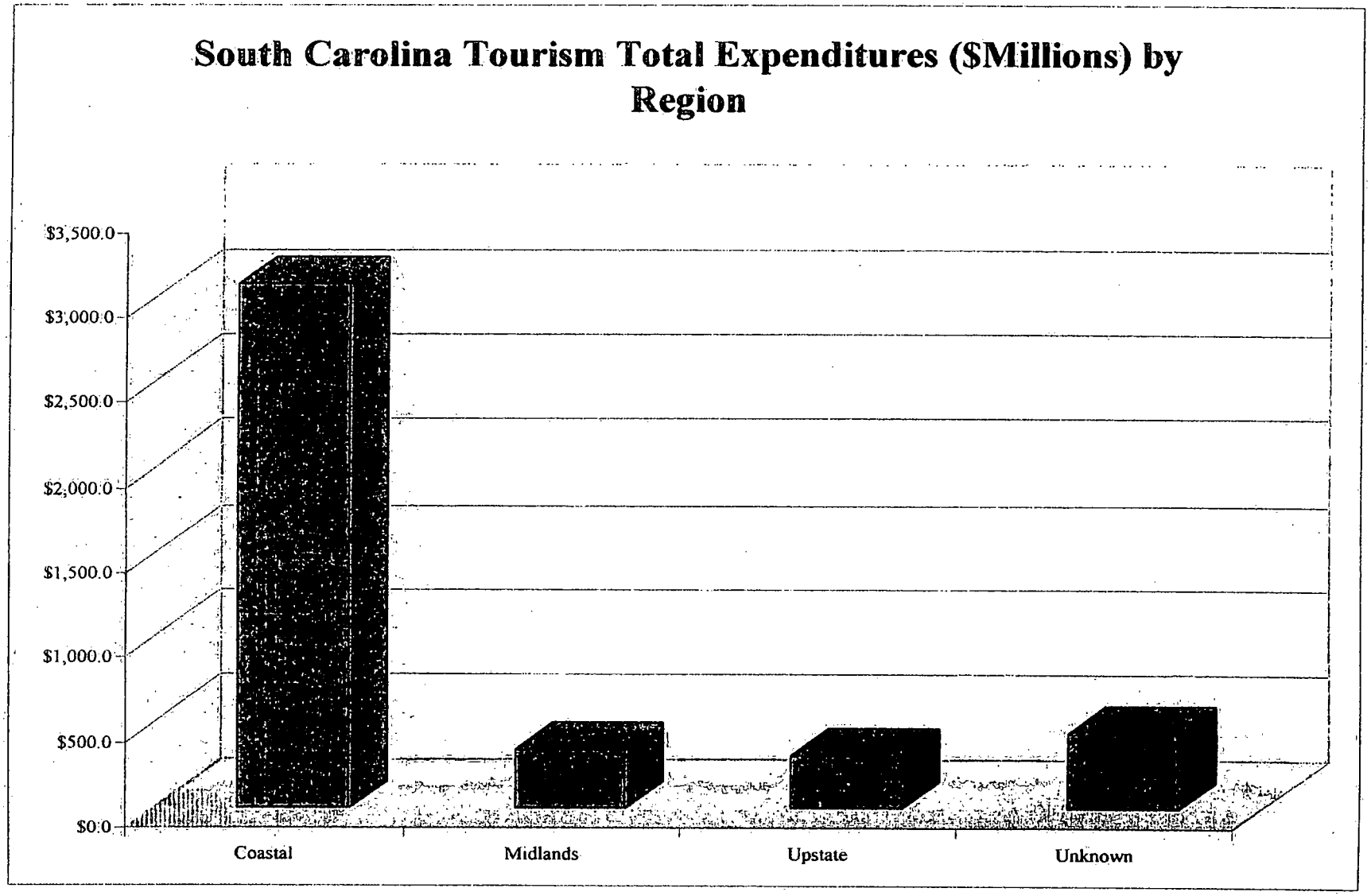

South Carolina Tourism Purpose of Visit
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Coastal
Midlands
Upstate
Unknown
Pass-Through
Personal/Other
Recreation/Entertainment
Visit Friends/Relatives
Business


South Carolina Tourism Months Visited by Region
16%
14%
12%
10%
8%
6%
4%
2%
0%
January
February
March
April
May
June
July
August
September
October
November
December
Coastal
Midlands
Upstate
Unknown


South Carolina Tourism Lodging Type by Region
70%
60%
50%
40%
30%
20%
10%
0%
RV/Camper/Tent
Condo/Time Share
Hotel
Coastal
Midlands
Upstate
Unknown

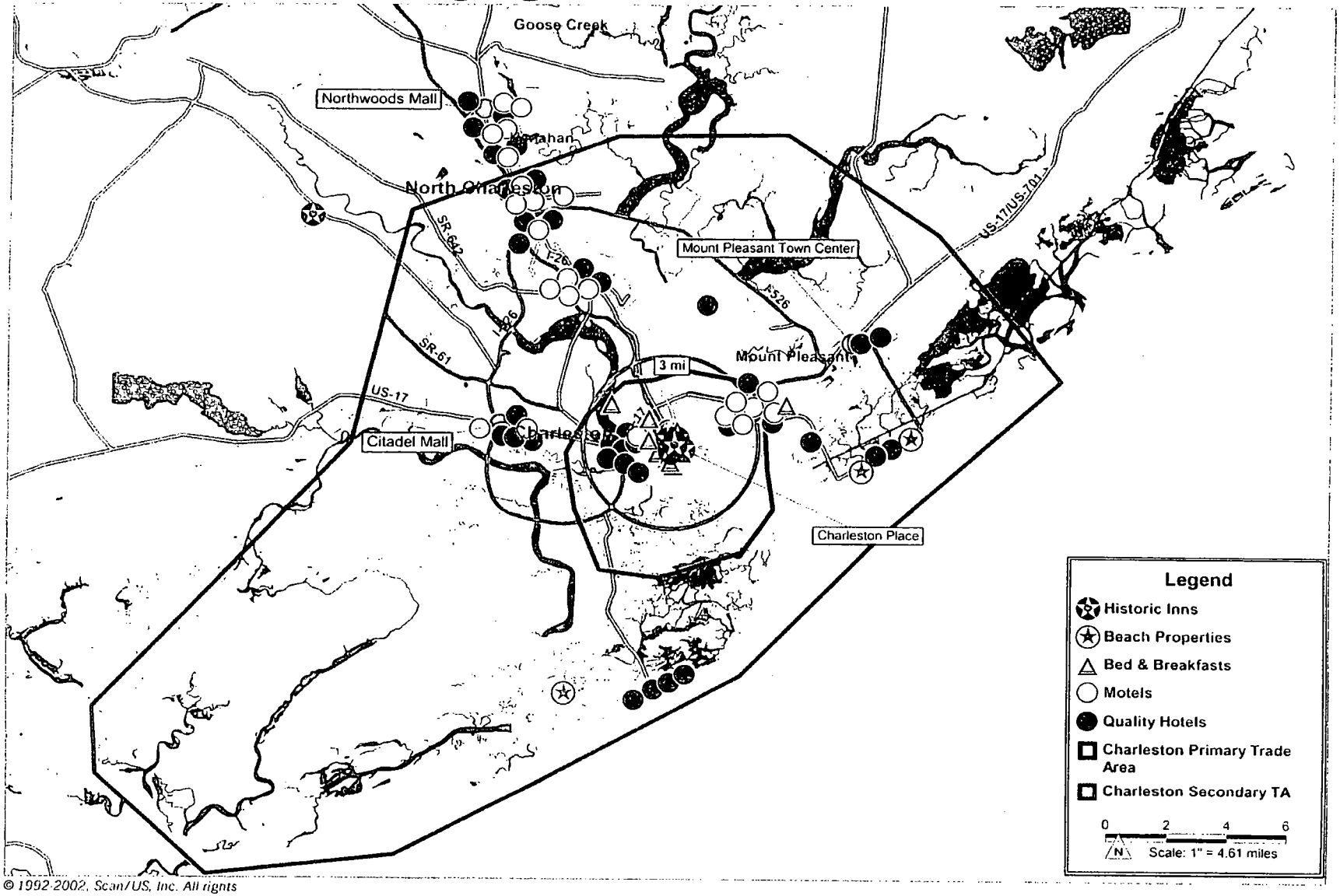

South Carolina Tourism Activities by Region
Unknown
Upstate
Midlands
Coastal
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Shopping
Beach/Lake
History/Museum
National/State Park
Festival
Amusement Park
Hunt/Fish/Hike
Night Life
Golf/Tennis
Sports Event


South Carolina Tourism State of Origin by Region
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Coastal
Midlands
Upstate
Unknown
Other
Florida
Georgia
South Carolina
North Carolina


South Carolina Tourism Total Expenditures ($Millions) by Region
$3,500.0
$3,000.0
$2,500.0
$2,000.0
$1,500.0
$1,000.0
$500.0
$0.0
Coastal
Midlands
Upstate
Unknown

Charleston, SC Lodging

Gibbs Planning Group, Inc.



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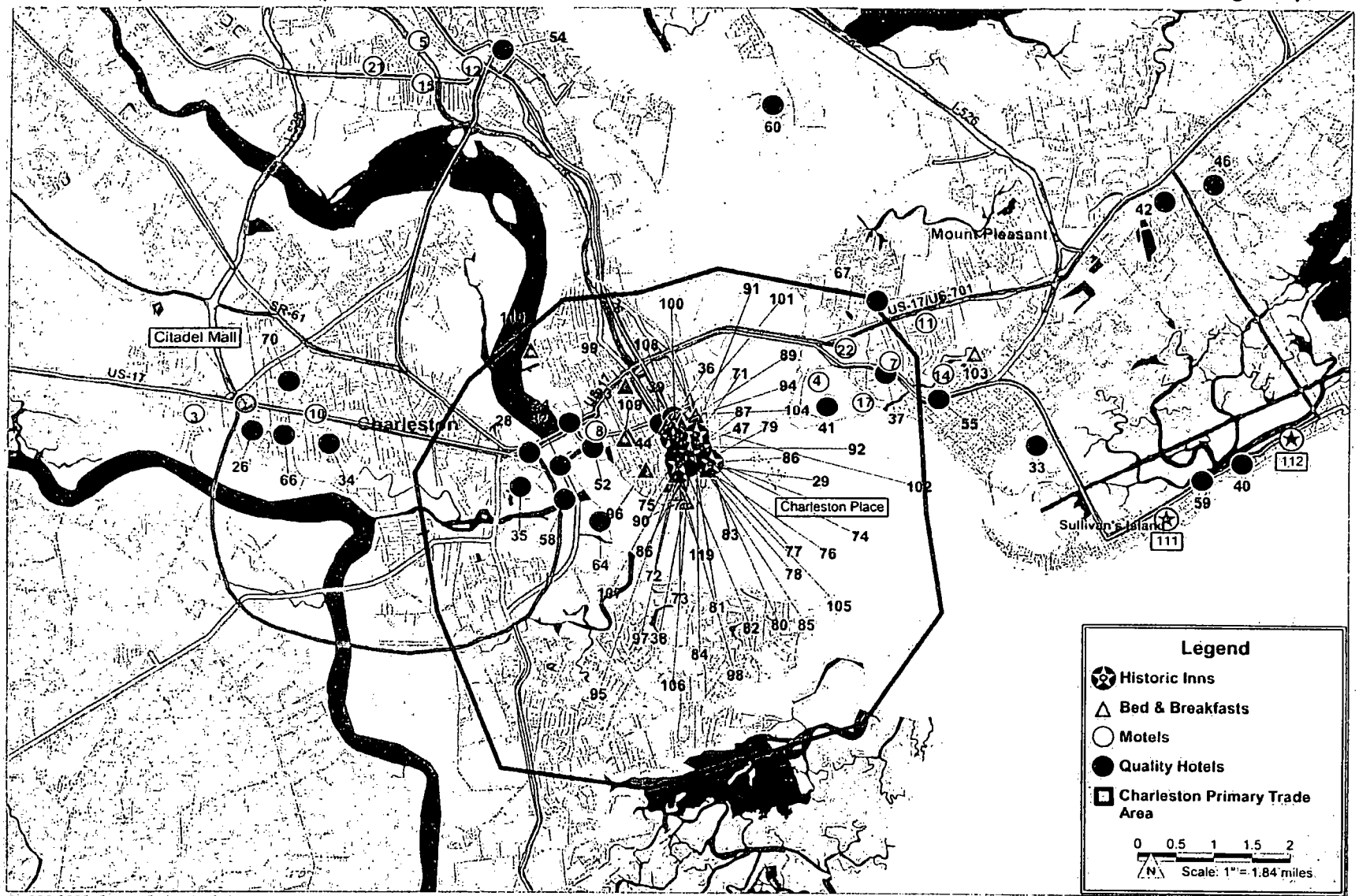
02/05/03

Exhibit AA

Hotel, Motels, Inns

Gibbs Planning Group, Inc.



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02/05/03

Charleston Downtown Lodging

Gibbs Planning Group, Inc.

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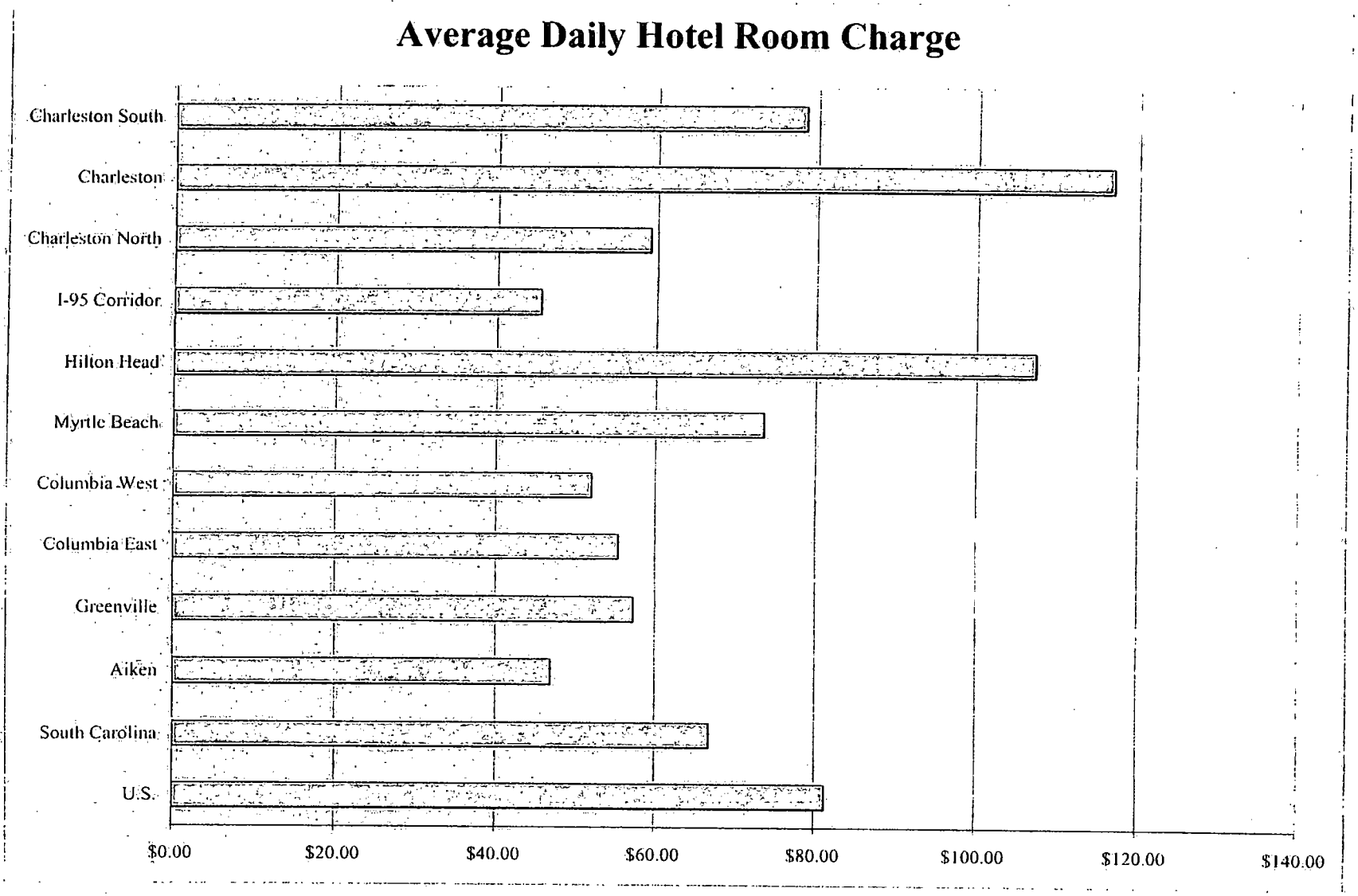
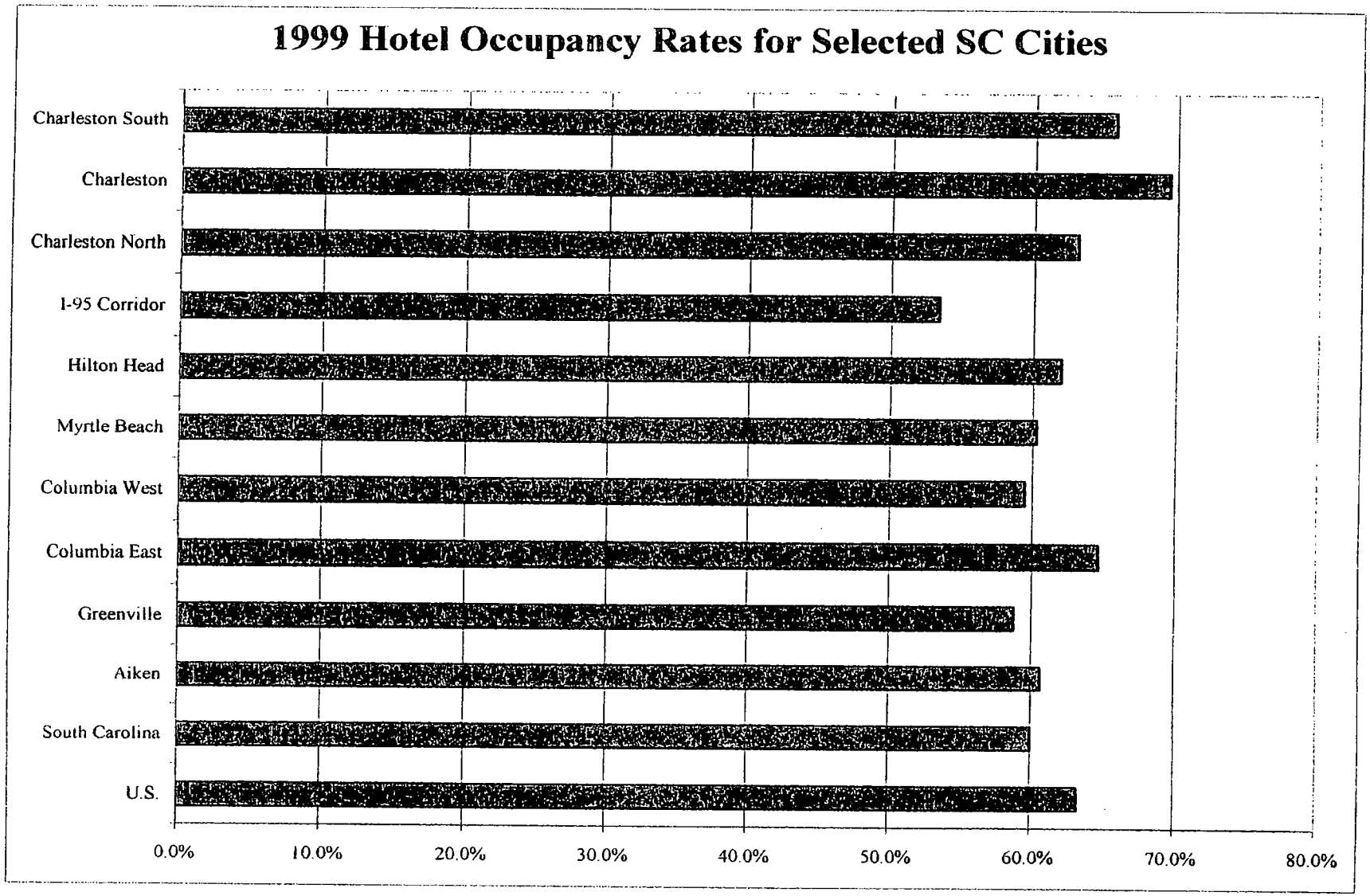
02/05/03



922

Exhibit AB


1999 Hotel Occupancy Rates for Selected SC Cities
Charleston South
Charleston
Charleston North
I-95 Corridor
Hilton Head
Myrtle Beach
Columbia West
Columbia East
Greenville
Aiken
South Carolina
U.S.
0.0%
10.0%
20.0%
30.0%
40.0%
50.0%
60.0%
70.0%
80.0%

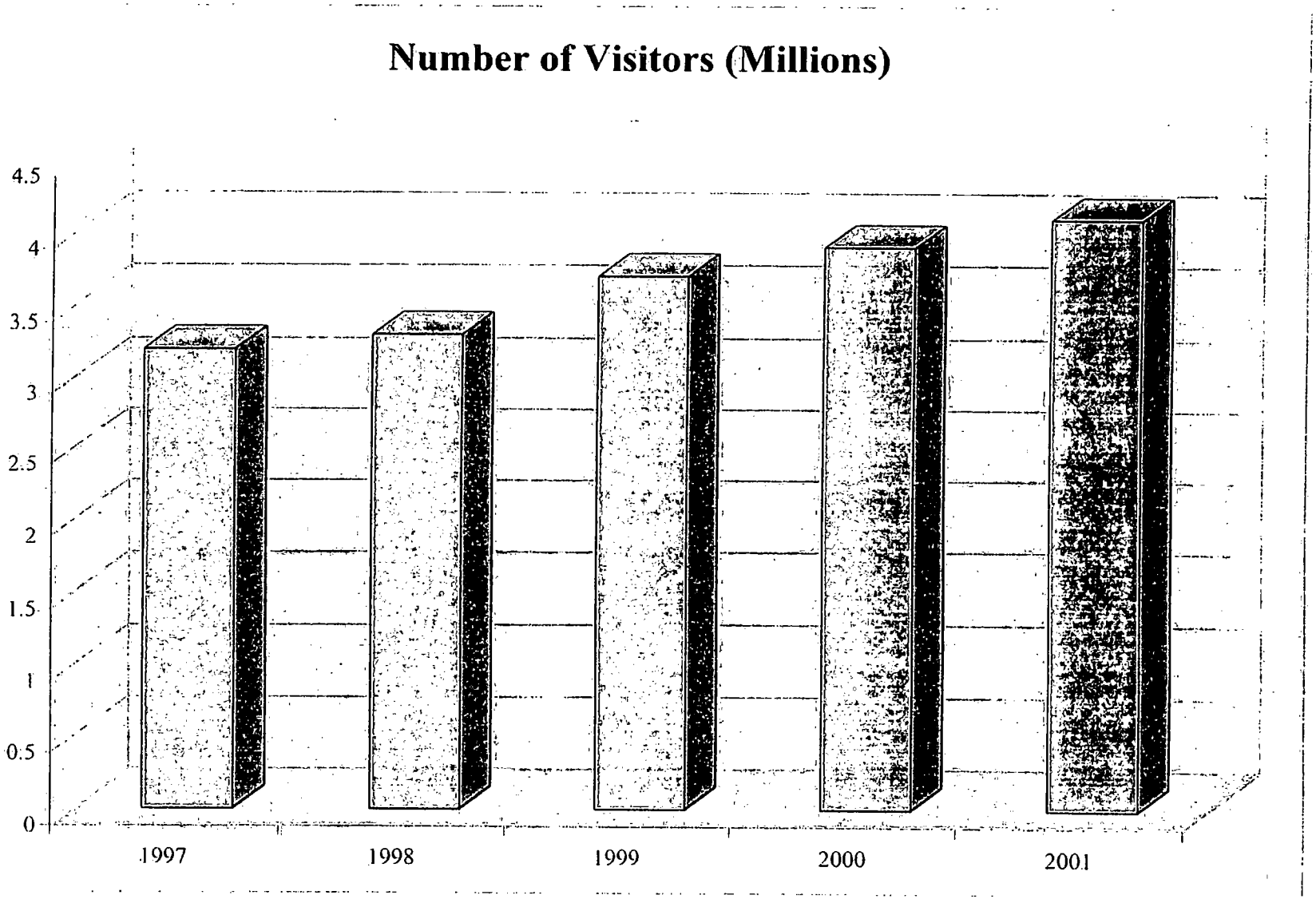
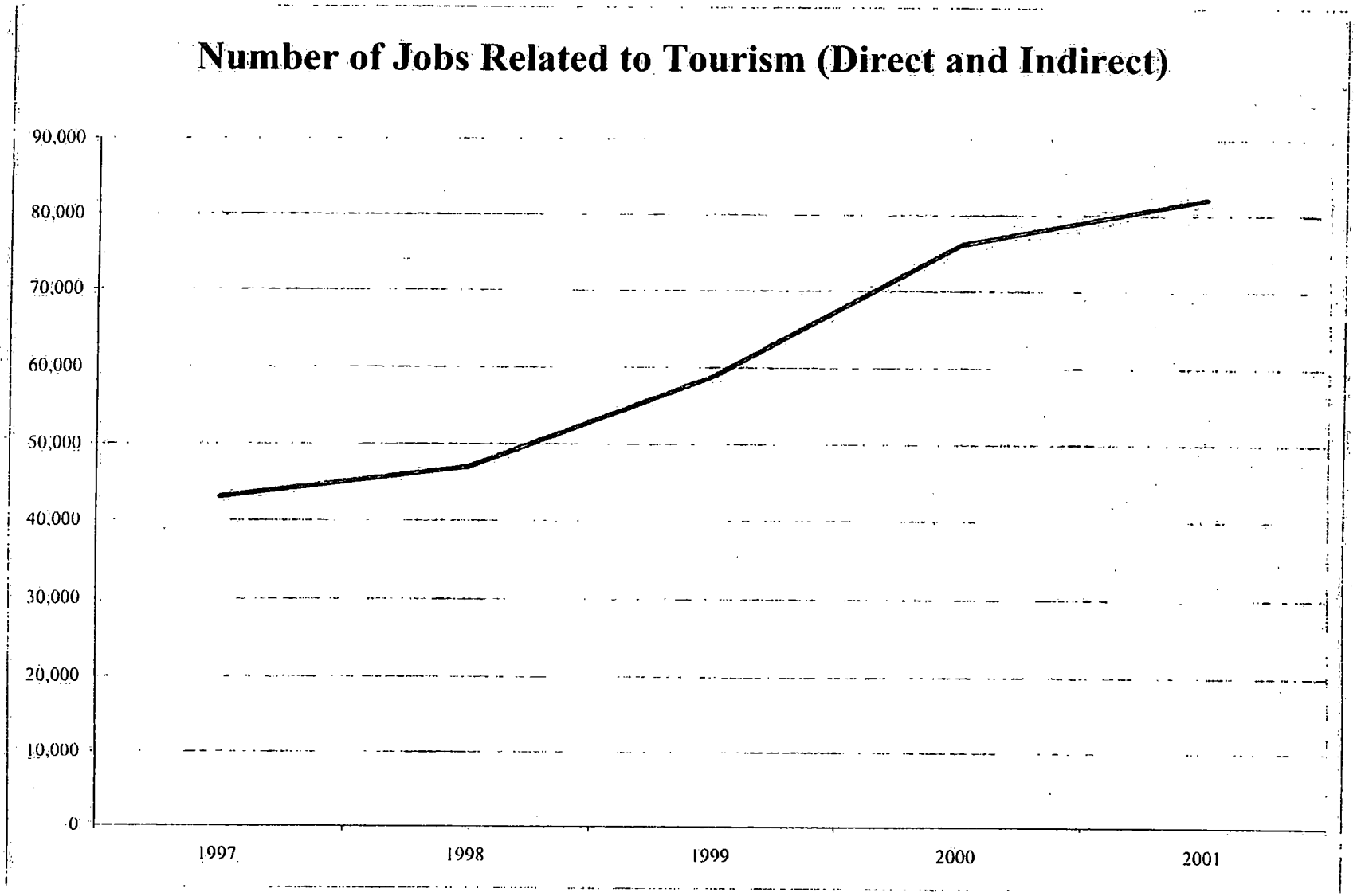
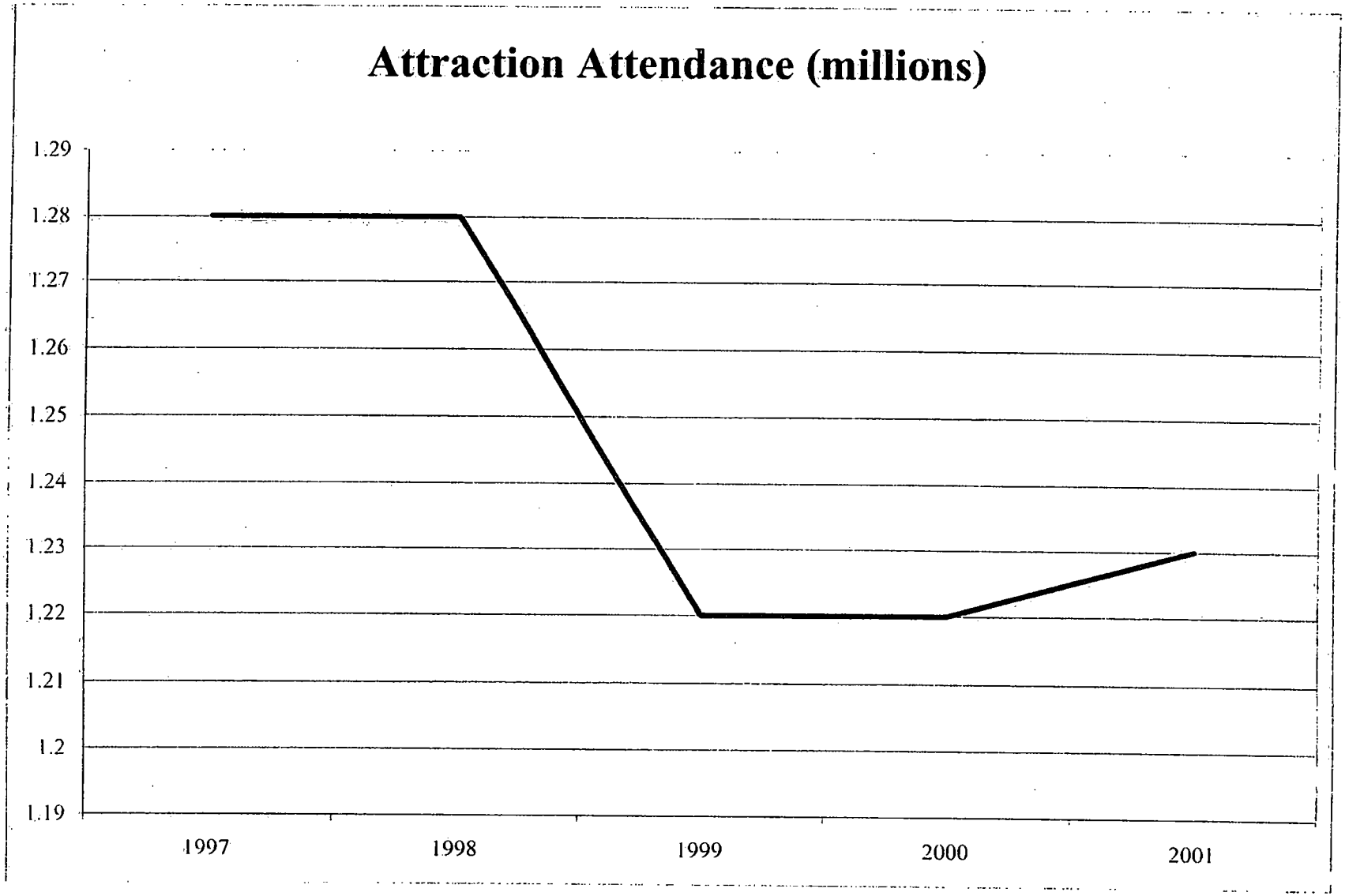
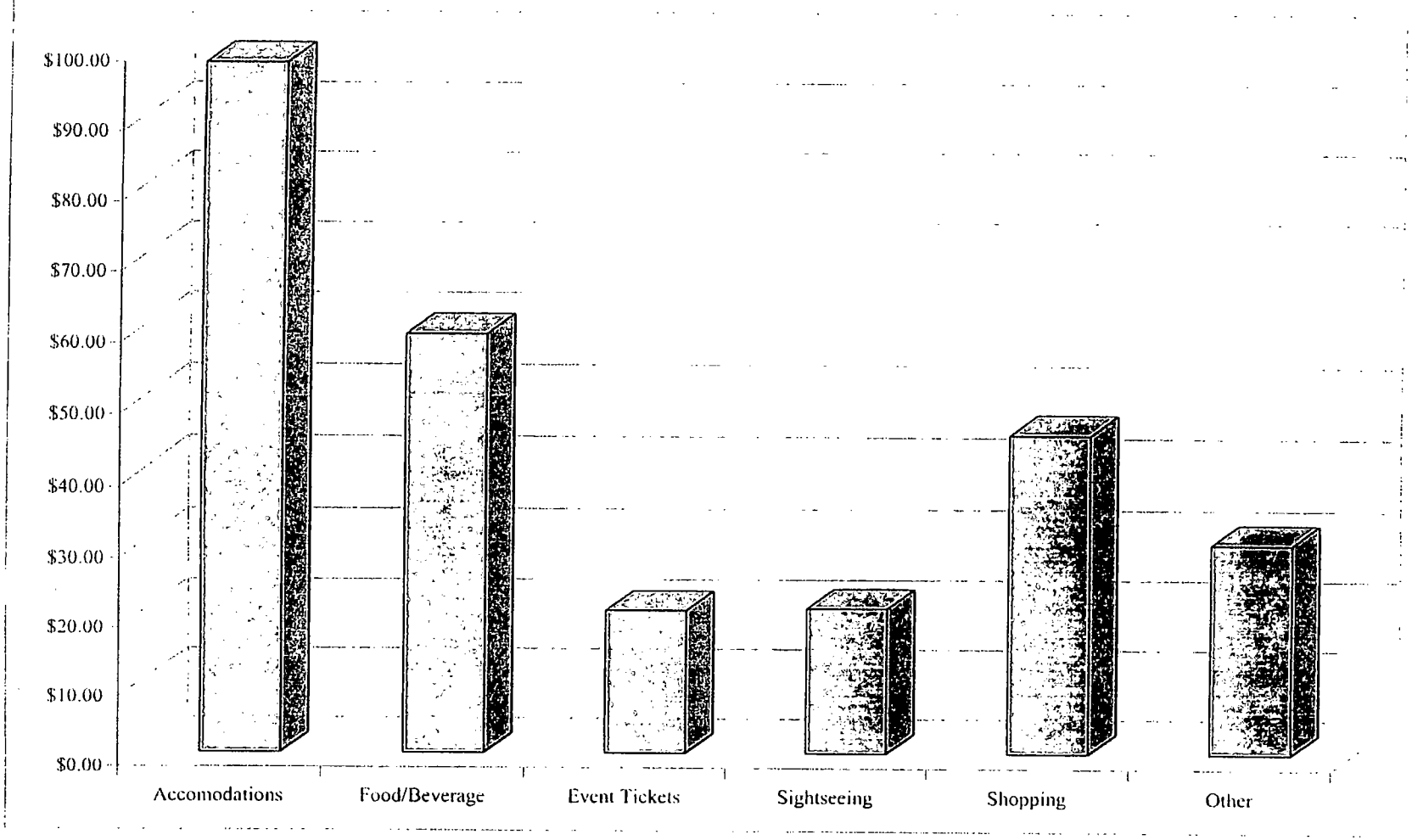

Number of Visitors (Millions)
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
1997
1998
1999
2000
2001

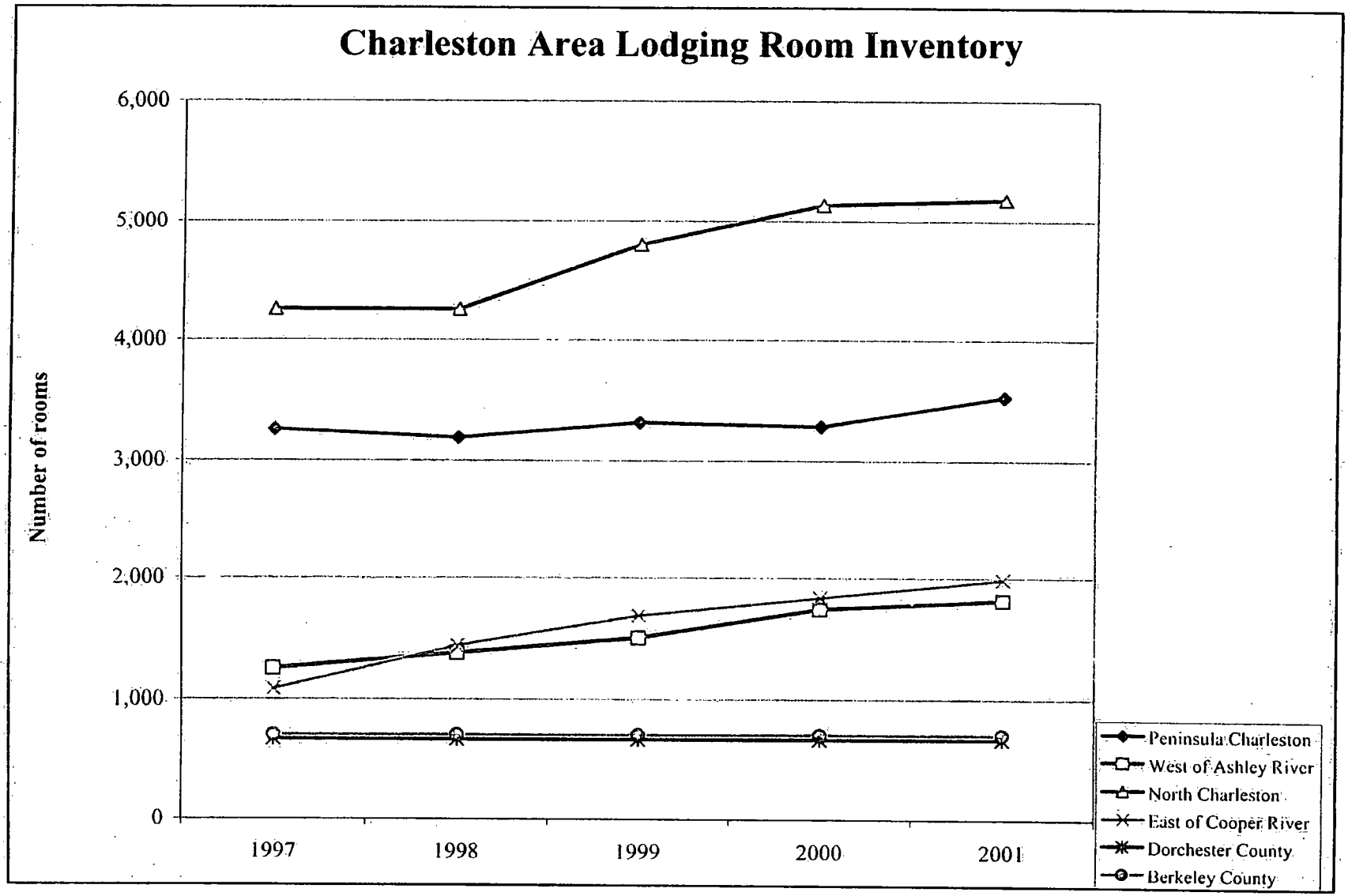
Exhibit AC

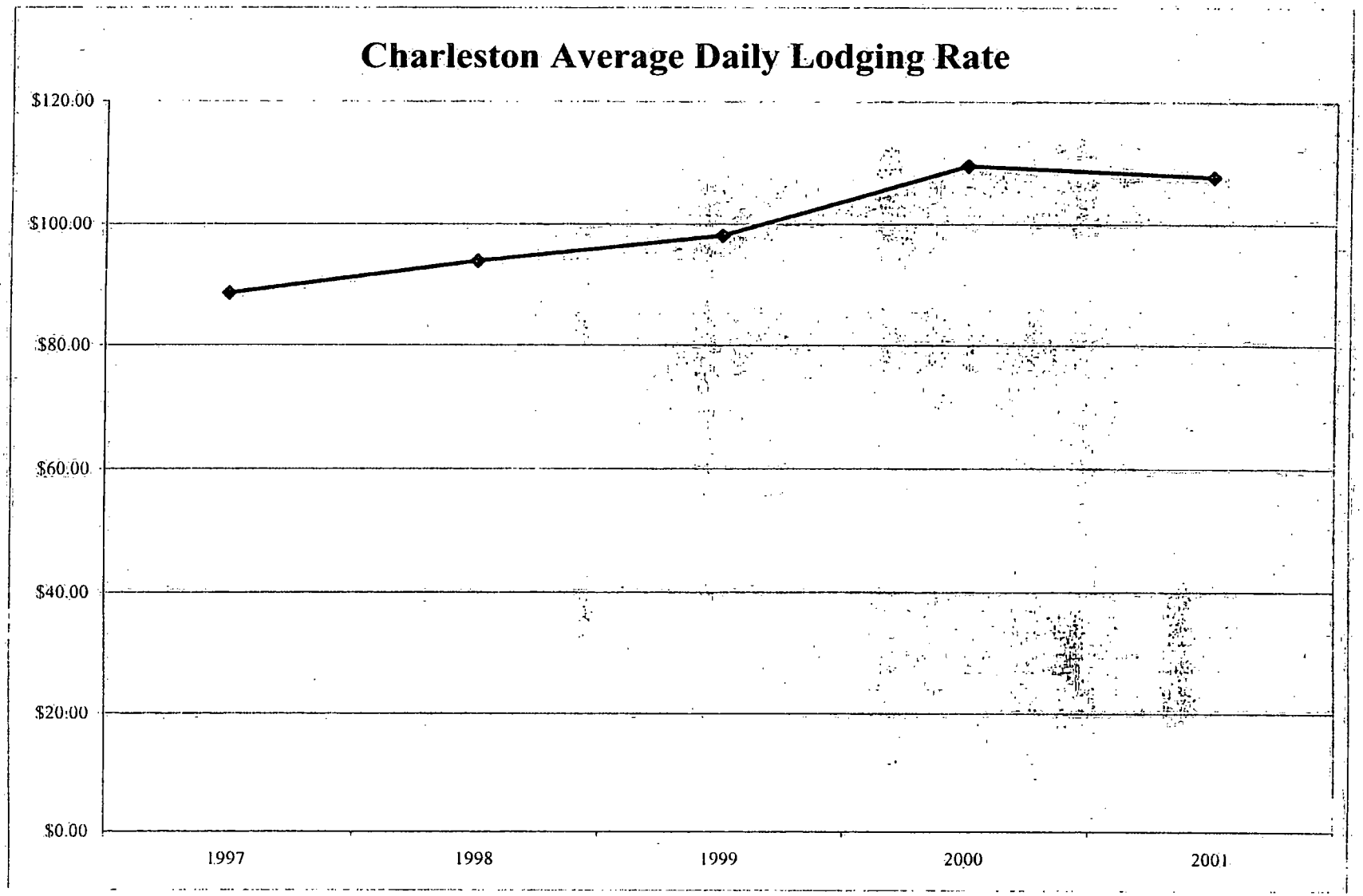

Number of Jobs Related to Tourism (Direct and Indirect)
90,000
80,000
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
1997
1998
1999
2000
2001

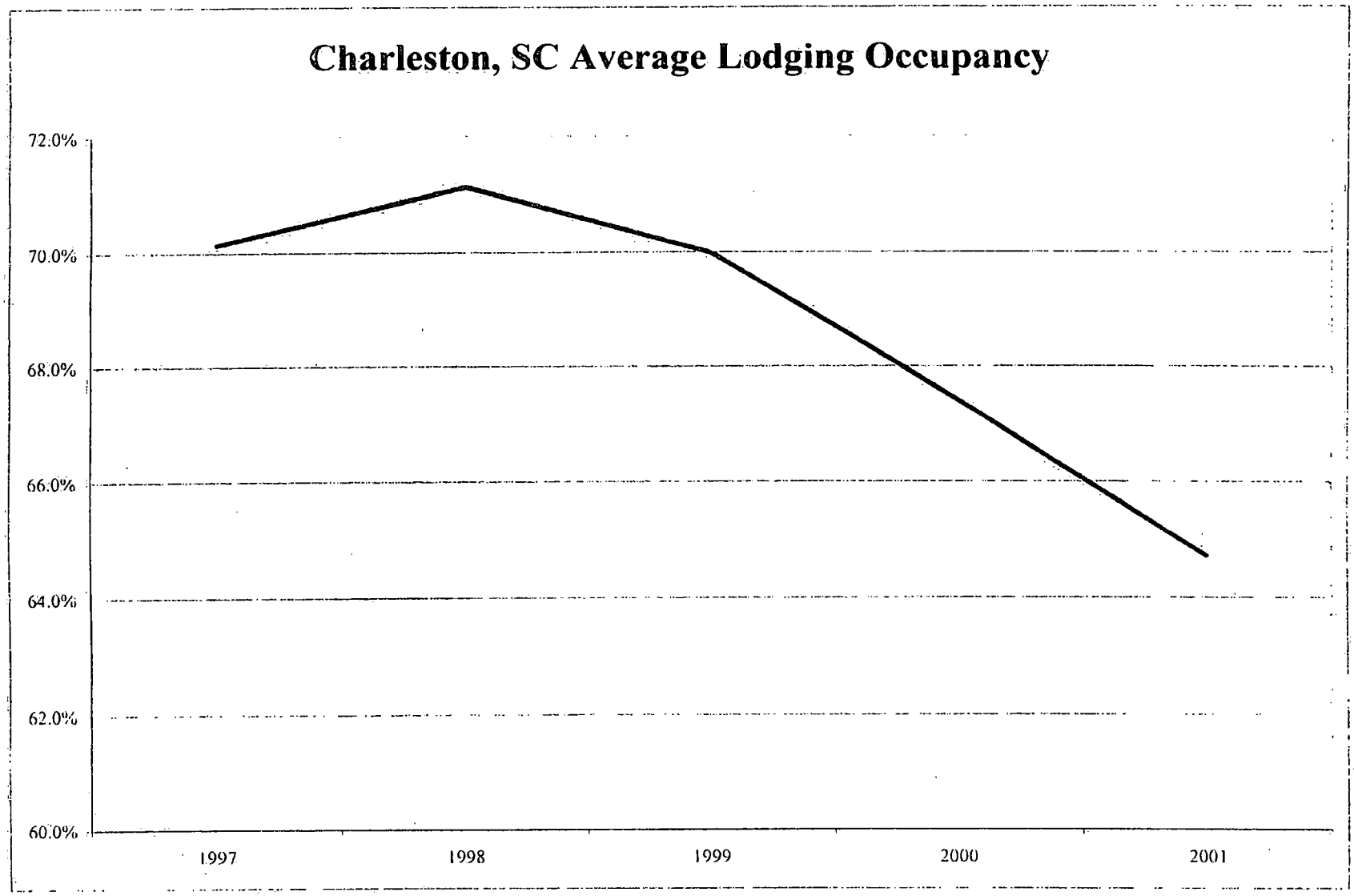

Attraction Attendance (millions)
1.29
1.28
1.27
1.26
1.25
1.24
1.23
1.22
1.21
1.2
1.19
1997
1998
1999
2000
2001

Charleston, SC 2000 Average Trip Expenditures (Per Day)




Charleston Area Lodging Room Inventory
Number of rooms
6,000
5,000
4,000
3,000
2,000
1,000
0
1997
1998
1999
2000
2001
Peninsula Charleston
West of Ashley River
North Charleston
East of Cooper River
Dorchester County
Berkeley County


Charleston Average Daily Lodging Rate
$120.00
$100.00
$80.00
$60.00
$40.00
$20.00
$0.00
1997
1998
1999
2000
2001


Charleston, SC Average Lodging Occupancy
72.0%
70.0%
68.0%
66.0%
64.0%
62.0%
60.0%
1997
1998
1999
2000
2001

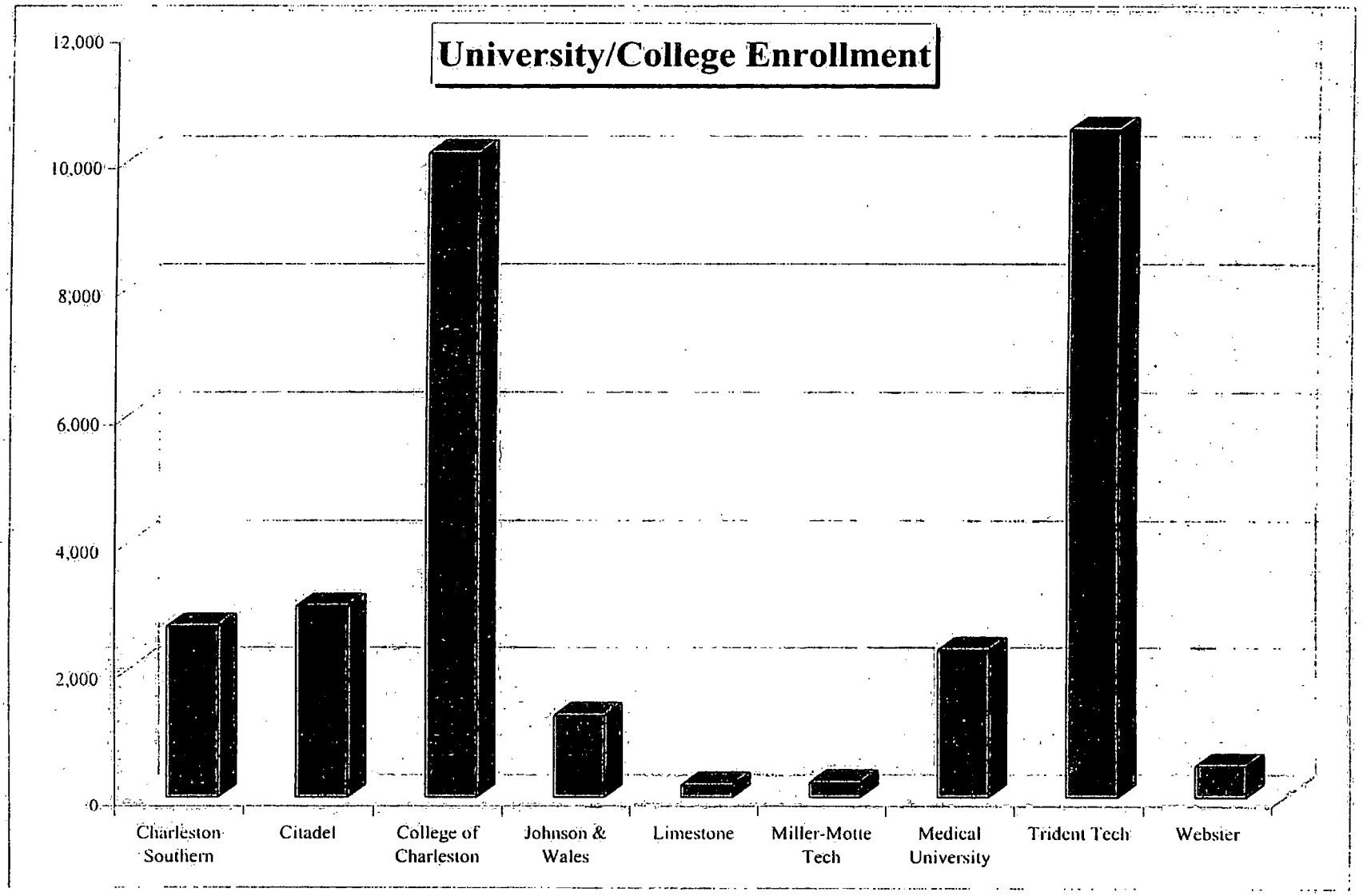

University/College Enrollment
12,000
10,000
8,000
6,000
4,000
2,000
0
Charleston Southern
Citadel
College of Charleston
Johnson & Wales
Limestone
Miller-Motte Tech
Medical University
Trident Tech
Webster

Exhibit AD

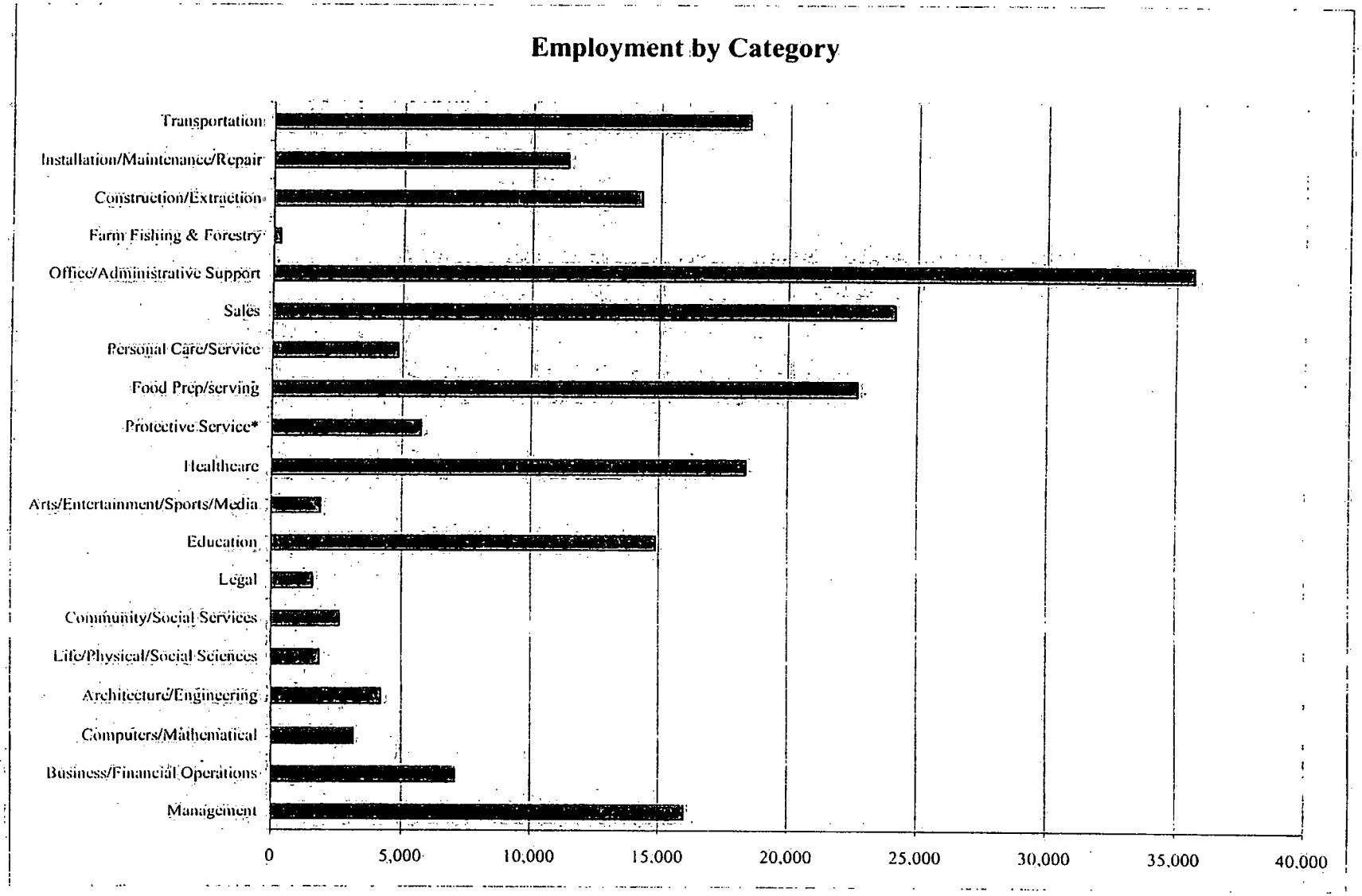
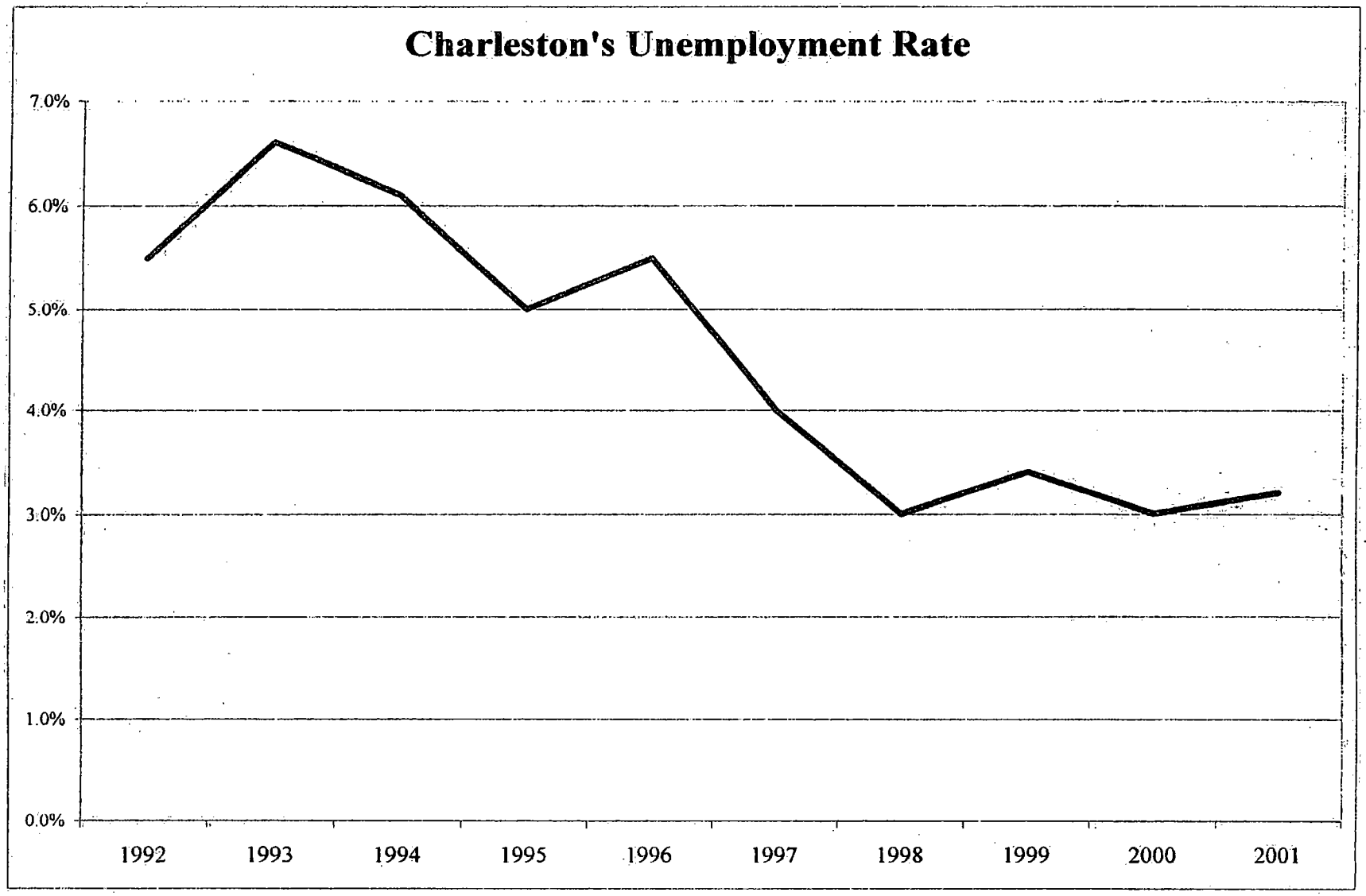
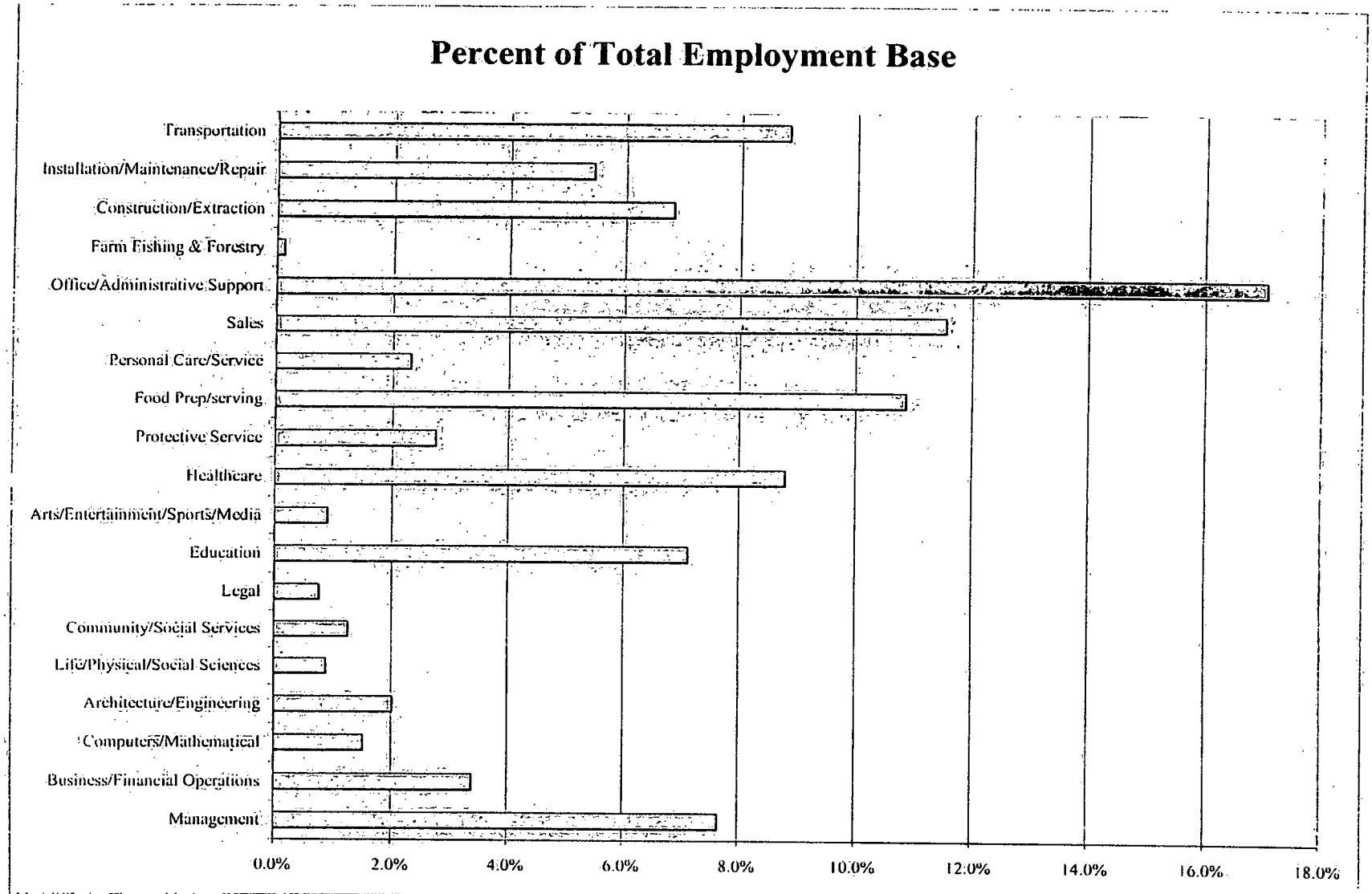
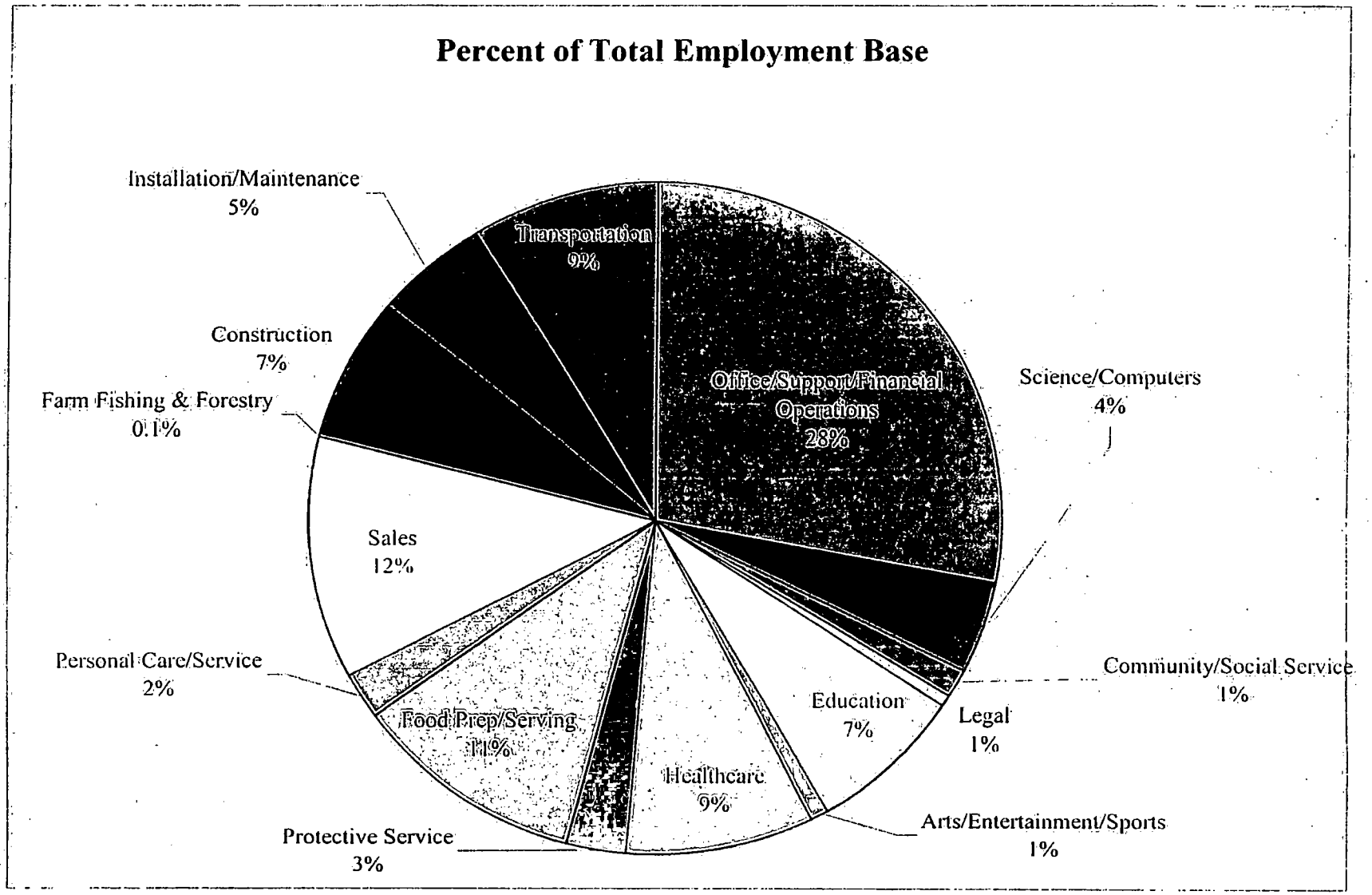

Employment by Category
Transportation
Installation/Maintenance/Repair
Construction/Extraction
Farm Fishing & Forestry
Office/Administrative Support
Sales
Personal Care/Service
Food Prep/serving
Protective Service*
Healthcare
Arts/Entertainment/Sports/Media
Education
Legal
Community/Social Services
Life/Physical/Social Sciences
Architecture/Engineering
Computers/Mathematical
Business/Financial Operations
Management
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
40,000

Exhibit AE


Charleston's Unemployment Rate
7.0%
6.0%
5.0%
4.0%
3.0%
2.0%
1.0%
0.0%
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001


Percent of Total Employment Base
Transportation
Installation/Maintenance/Repair
Construction/Extraction
Farm Fishing & Forestry
Office/Administrative Support
Sales
Personal Care/Service
Food Prep/serving
Protective Service
Healthcare
Arts/Entertainment/Sports/Media
Education
Legal
Community/Social Services
Life/Physical/Social Sciences
Architecture/Engineering
Computers/Mathematical
Business/Financial Operations
Management
0.0%
2.0%
4.0%
6.0%
8.0%
10.0%
12.0%
14.0%
16.0%
18.0%


Percent of Total Employment Base
Installation/Maintenance 5%
Transportation 9%
Construction 7%
Farm Fishing & Forestry 0.1%
Office/Support/Financial Operations 28%
Science/Computers 4%
Sales 12%
Personal Care/Service 2%
Food Prep/Serving 11%
Protective Service 3%
Healthcare 9%
Education 7%
Legal 1%
Community/Social Service 1%
Arts/Entertainment/Sports 1%

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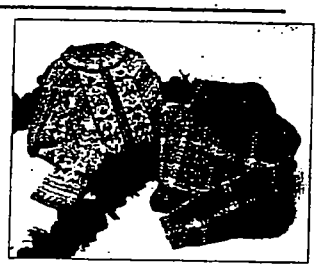
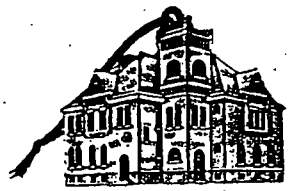
Give the gift of warmth this holiday season with a beautiful sweater from Pendleton – Good For Life.
Rochester Pendleton, 115 E. Third
248/601-1282



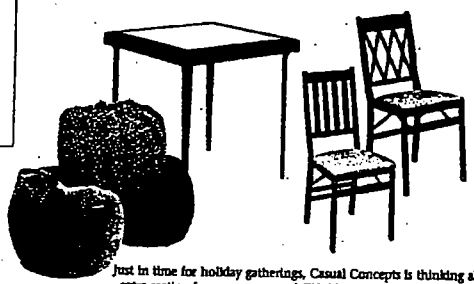


Give a little piece of Downtown Rochester this holiday season with our 2002 Holiday Ornament Series. The third ornament in the series, Rochester High School, is now available at selected retailers for $10. Ornaments are crafted of fine pewter and come in a velvet pouch, along with a story about the building. The first two ornaments in the series — the D & C and the Rochester Post Office are still available.
Rochester DDA, 308 1/2 Main
248/656-0060

This holiday season, decorate your home with Thomas Kinkade
Avenue Gallery, 428 Main
248/601-8700

UpDog Yoga Center of Rochester in the heart of Rochester not only offers terrific yoga instruction, but unique and interesting gift items from our boutique. Come visit us seven days a week, for great classes and rare yoga treasures. Gift certificates for a series of classes or some new yoga gear make great stocking stuffers! Enjoy a 20% discount on everything through December 24.
UpDog Yoga, 210 W. University
248/608-6668

Compact & convenient, each Keggy holds 35-12 oz. servings and can be filled with one of the handcrafted ales & lagers from the
Rochester Mills Beer Company, 400 Water
248/650-5080



Just in time for holiday gatherings, Casual Concepts is thinking about extra seating for your guests and Gift ideas to make everyone smile.
Folding chairs & tables for entertaining or gift giving — $129.
All wood folding chairs with upholstered seats — $69 - $89.
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Exhibit AF

IES

Alpha Chapter) and Chrysler Institute, with a master's in automotive engineering. He was a retired engineer for Chrysler Corp. He was a lifetime member of the Society of Automotive Engineers; member of Lost Lake Woods Club, Lincoln, Mich., and Beverly Hills United Methodist Church in Beverly Hills.

He is survived by wife, Betty Ann; Russell Cleopatra) of Naperville, Ill., and Robert (Joy Lynn) of Cheen Rapids, Minn.; granddaughter Samantha; sisters, Bee Gibson of Paris, Ky., and Betty Davidson of Lafayette, La.

Funeral arrangements were handled by A.J. Desmond & Sons Funeral Home in Royal Oak. Interment at Acacia Park Cemetery in Beverly Hills. Memorial tributes may be made to Detroit Area Council of Boy Scouts of America or Beverly Hills United Methodist Church, 30000 W. 13 Mile Road., Beverly Hills, Mich. 48025.

Clara Frances Reid

Clara Reid, 103, of Rochester Hills, formerly of Bloomfield Hills, died Dec. 6, 2003, at The Aberdeen Homes. She was born March 23, 1900, in Albert, New Brunswick, Canada.

Mrs. Reid graduated from Normal School in Canada. She was a teacher in the Riverside-Albert Consolidated Schools in Albert, New Brunswick, Canada, before moving to the States in 1926. She was a member of Eastern Star, the Naples Florida Women's Club and Ohio State University Women's Club.

She is survived by one, Glenn of Bloomfield Hills; grandchildren, James, David, Douglas and Sharon; and eight great-grandchildren. A private committal service will be held. A memorial service will be held at a later date. Funeral arrangements were by the Wm. R. Hamilton Co. in Birmingham. Memorials may be made to Beaumont Hospice.

R 15

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Les Cheveux

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Hair Extensions
&
Accessories
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(Across from Townsend Hotel)
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(9447)

ARIADA
248-644-0300
168 S. OLD WOODWARD
BIRMINGHAM

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Courier Collection
30" Duffle Style 43062

Harvey's Luggage
BIRMINGHAM (248) 723-6655
GROSSE POINTE (313) 881-4200

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Permanent Make-Up • Chinese Reflexology/
Foot Massage
We welcome you to Thomas D. & Co.,
Wishing you a wonderful Holiday Season!
- Hope to see you soon -
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248-644-2257
248-258-6029
248-258-6756

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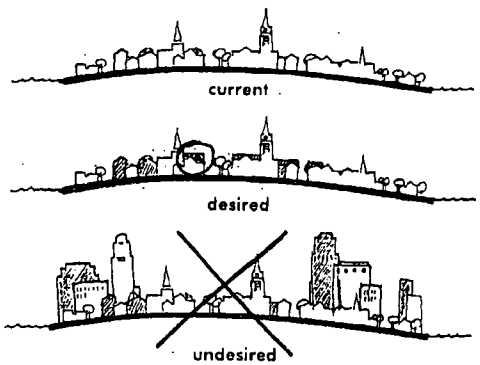
SPIRALIZ



New development should be in keeping with the City's current skyline. The downtown plan recommends that the height regime be modified to clearly reflect the desired development.

8.4 Height

Charleston's skyline is characterized by lower buildings along the water edges with higher built spines along King, Meeting and Calhoun Streets. Towers and spires punctuate the horizon, signaling important buildings, the termination of vistas and accentuating subtle shifts in the street pattern. This overall height envelope is supported by the existing height regime - greater restrictions apply along the edges of downtown and higher heights are permitted along the central spines - and should be preserved.

Generally, Charleston has accommodated growth without increasing height: horizontal rather than vertical intensification. There are plenty of medium density buildings in Charleston that preserve a low profile on the horizon: the new Gateway Center and School District building, the Natlan's Bank Building (soon to be Bank of America) and 134 Meeting Street are a few examples. Notwithstanding, much new development in Charleston comes with pressures to increase height, particularly along the waterfront. The few tall buildings that dot the city's skyline have been a contentious source of discussion.

The Downtown Plan identifies ample room to accommodate new development in a more intense form that is in keeping with the scale and character of the existing context. To take advantage of these opportunities, the Downtown Plan recommends that the height regime be modified to more clearly reflect the desired development.

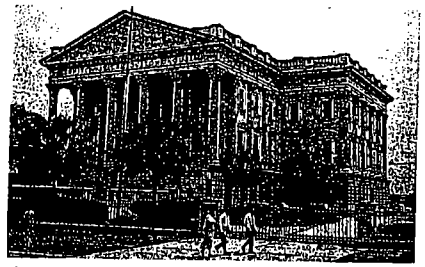
Heights in the downtown are currently defined by ten different height categories:

- **35:** 35' maximum.
- **50/25:** 50' maximum, 25'minimum
- **55/30:** 55' maximum height, 30-foot minimum
- **100/30:** 100' maximum height, 30-foot minimum
- **120/30:** 120' maximum height, 30-foot minimum
- **50W:** 50' maximum, 25'setback from high water mark.
- **M:** Maximum height determined by setbacks from street. The 25-foot minimum building setback is out of character with Charleston's tight street frontages.
- **W:** Maximum height equal to building setback from street. A building setback by 100 could be 100 feet high.
- **WP:** 60-foot maximum height, except when closer than 50'from a building rated in the Historic Architecture Inventory as group 1 or 2.
- **3X:** Maximum height to be three times the dimension from the center of the street right-of-way to the face of the building face, 30-foot minimum height. A building in the 3X zone on Meeting Street (66' wide) could theoretically be 99' high. If it was built set back from the right of way it could be even higher.

Some of these categories respect existing building heights and should be retained. Others are redundant due to changes in land uses. In those areas where the height limits are based on the lot size or setback (the 3X and W zone), the heights are potentially too high to be compatible with the existing city fabric and may be inappropriate. To reinforce the skyline, the overly permissive categories in the height regime should be replaced with a more directed and site sensitive approach. The Downtown Plan also proposes to simplify and consolidate the large number of zones.

The result of these modifications is that heights in the King/Meeting Corridors and the hospital complex area will become more restricted with graduated transitions in scale to the surrounding neighborhoods. Heights in the Union Pier area will be adjusted to fit with heights of adjacent waterfront neighborhoods. Parts of Spring, Cannon and Calhoun Streets will benefit from an increase in height, generally enough to encourage office or retail developments on the ground floor. Another result is to focus the potential of additional height in areas that are served by transit.

DEFENDANT'S EXHIBIT #9 3/9/09



The Customs House is an example of an outstanding building with a special urban function. It marks the historic port entrance to the market and the city.

These houses on the other hand are good context buildings. They create an attractive and coherent street edge, but no one building is over emphasized.

Urban Grain is the pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

In Charleston there exists a very fine urban grain, which should be maintained and extended to the redevelopment areas.

of employment opportunities. With the option to locate in competing suburban locations, potential commercial tenants demand larger, more efficient floorplates. Commercial uses also tend to congregate and encourage synergies.

Where these larger elements - commercial or residential - are incorporated into the downtown, they need to conform to urban rules. Strategies need to be employed to integrate large commercial structures into the city fabric without resorting to a business park format that would represent a significant departure from Charleston's existing character.

Goal: Build in keeping with the downtown grain and scale

Ensure a diversity of architectural expression.

In areas where there is significant redevelopment or new development, there should be a diversity of architectural expression within each street or block. The addition of new commercial space to downtown or the planned expansion of the MUSC are both examples where there is opportunity to ensure diversity and creativity as large amounts of new development are added. Buildings should not be strictly historic in style but should reflect their context, purpose and the time during which they were designed.

Ensure a diversity of building types.

Buildings can and should play a diversity of roles. Within the overall city fabric, some buildings should be background buildings - structures that will create an attractive and coherent street edge but that do not stand out as extraordinary.

Some buildings have a special role within a block or street and should stand out more - they could mark an open space, a special corner or they might be on axis with an important or attractive view corridor.

There is also room for buildings that are truly outstanding objects. Places of worship, public structures, certain locations adjacent to the waterfront or important parks all warrant exceptional treatment and design. Downtown Charleston should contain all of these types of buildings.

In large development areas, a diversity of design talent should be encouraged.

Employing different architects and designers will assist in ensuring diversity. The Union Pier proposal or the MUSC expansion are important opportunities to retain top architects. In dividing the lands into developable parcels, there is an opportunity to create some outstanding structures that are attractive and inviting additions to the city's built form.

Ensure the vitality of grade level.

The treatment of the grade level, through the incorporation of active uses or the addition of windows and entrances, can create the perception of vitality and of a small-scale and finer mix. Multiple dwelling units should be designed so that each unit has a separate porch or stoop. Single entry buildings should clearly address the street with generous canopies, awnings and open lobbies. All ground floor uses should address the street with generous fenestration and multiple entries. Art should be incorporated into the finishes of buildings, including the downspouts, signage, grillwork, and tile work.

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DEFENDANT'S EXHIBIT
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DEFENDANT'S EXHIBIT
10

PLAINTIFFS' EXHIBITS 1 – 4

TOO LARGE TO PRINT – TO BE FILED SEPARATELY

HISTORIC CHARLESTON FOUNDATION

LEADERSHIP

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- Staff Directory

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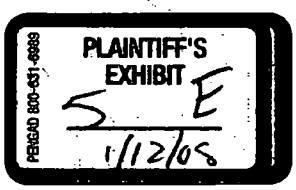

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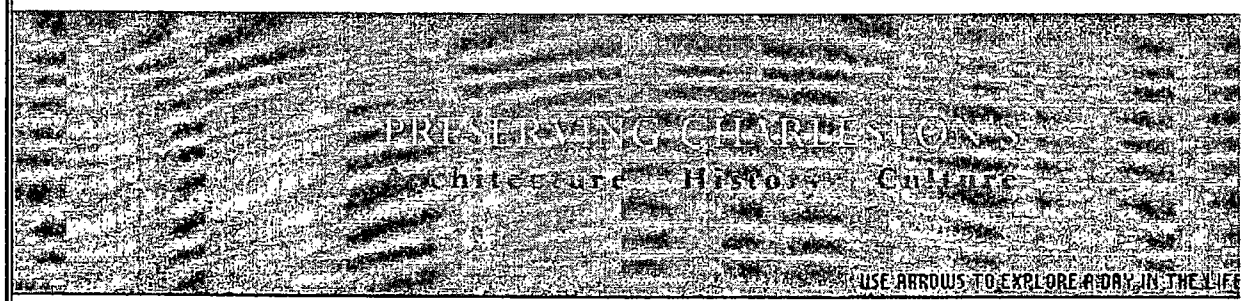

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List of Easements Held by Historic Charleston Foundation in Close Proximity to 404 King Street

5 Alexander Street,

217 Calhoun Street,

29 Charlotte Street

36 Charlotte Street

44 Charlotte Street

296 King Street,

298 King Street

306 King Street

307 King Street

363 King Street

32 Mary Street

36 Mary Street

309 - 313 Meeting Street

25 Warren Street

38 Warren Street

40 Warren Street

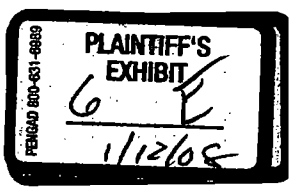
44 Warren Street

50 Warren Street

64 Warren Street

68 Warren Street

84 Warren Street



PLAINTIFFS' EXHIBITS 7 AND 8

TOO LARGE TO PRINT – TO BE FILED SEPARATELY

COUNCIL PROCEEDINGS

Regular meeting.

September 27, 2005

The forty-fourth meeting of the City Council of Charleston was held this date convening at 5:28 p.m. in Providence Baptist Church at 294 Seven Farms Drive on Daniel Island in the City of Charleston.

A notice of this meeting and an agenda were mailed to the news media September 23, 2005 and appeared in The Post and Courier September 25, 2005 and is made available on the City's website.

PRESENT

Councilmembers Fishburne, Morinelli, Lewis, Gallant, Gilliard, Evans, Tinkler, Shirley, Bleecker, and George --- 10.

Mayor Riley was absent because of a death in his family. Councilmember Waring was absent because of a family illness.

Mayor Pro tem Morinelli introduced herself and explained she would be chairing the meeting in the absence of the Mayor. When it became necessary for her to leave the meeting at 6:30 p.m. to attend another meeting, Councilmember Paul Tinkler assumed the chair as Chair of the Committee on Public Works and Utilities at that time and served as the Acting Mayor Pro tem.

Continuing, the Mayor Pro tem expressed Council's sympathy to Mayor and Mrs. Riley during this time of mourning at the passing of Mrs. Charlotte Riley's mother.

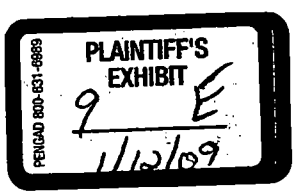
The meeting was opened with prayer by Councilmember Gallant.

Councilmember Gallant led City Council in the Pledge of Allegiance.

The first item on the agenda was the presentation from Rhodia to the Charleston Fire Department. The Mayor Pro tem invited the City's Fire Chief Rusty Thomas along with Plant Manager Mike Duffy and John Stoney, representing Rhodia, to join her at the podium.

Mr. Duffy spoke briefly about the approximately 140-year history of the Rhodia plant on King Street Extension. He talked as plant manager about the very special relationship Rhodia has through its Community Advisory Panel with the City of Charleston Fire Department. He told of Chief Thomas' request for a special piece of equipment.

Continuing, Mr. Duffy commented about the importance of emergency response at a chemical plant. He said the chemical plant also has a lot of technical expertise that it can



032
CITY CHARLESTON

provide to help Chief Thomas and the Fire Department. He also noted that the Chief helps the plant by planning and working with the employees on drills in the plant. He described the thermal imager that Chief Thomas had requested and said it could distinguish temperatures from that of ice at 32 degrees up to 1800 degrees. Mr. Duffy presented the thermal imager to Chief Thomas which he described as part of giving back to the community. An extended round of applause followed the presentation.

Chief Thomas and Mayor Pro tem Morinelli thanked Mr. Duffy for this piece of equipment. The Chief noted there had been a thermal imager on Coming Street, but it was moved to the West Ashley station. He said there was a need for one on Coming Street and explained briefly how this piece of equipment could be used to detect the location of a fire within the walls of a building. He added that the equipment also makes it possible to see people through smoke.

Chief Thomas thanked Rhodia for being a friend of the City of Charleston both on site at Rhodia and in the City. He cited the example of possibly needing chemists or other expertise at the port and Rhodia is always willing to help. Another round of applause followed the Chief's remarks.

Council then considered a number of public hearings called for by the following advertisement which appeared in The Post and Courier on September 11, 2005 and in The Chronicle on September 14, 2005.

INSERT (takes) (PUBLIC HEARINGS: ZONINGS

The following is the report of the City Planning Commission regarding the public hearing matters:

INSERT (takes) (REPORT: PLANNING COMMISSION AUGUST 17, 2005 MEETING

The first public hearing matter pertaining to the rezoning of 13 Apollo Road (*Carolina Terrace – West Ashley*) (0.28 acre) (TMS #418-13-00-220) from Single-Family Residential (SR-1) classification to Single-Family Residential (SR-2) had been withdrawn.

The Mayor Pro tem noted this matter had been advertised for public hearing and invited comments from the public. No one expressed a desire to speak for or against this matter. The Mayor Pro tem declared this public hearing concluded.

Councilmember Gilliard noted some residents from West Ashley had come to the meeting and he asked Interim Director of Planning and Neighborhoods Christopher Morgan why this rezoning request had been withdrawn. Mr. Morgan replied it was his understanding that the applicant had had not proceeded with this request because of the neighborhood opposition.

There were no further questions or comments of Council.

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CITY OF CHARLESTON

Mr. Morgan advised Council they could consider the next two public hearings together if they so desired.

Without objection, Council considered the public hearings pertaining to the rezoning of 366, 368 King Street and 28 Burns Lane (*Peninsula*) (0.25 acre) (TMS #457-04-02-020) from General Business (GB) to Urban Commercial (UC) and the public hearing pertaining to the rezoning of 370, 370½, 372 King Street (E-2 on the agenda) and 24, 26 Burns Lane (*Peninsula*) (1.0 acre) (TMS #457-04-02-021, 022 and 083) from General Business (GB) to Urban Commercial (UC) (Item E-3 on the agenda).

Using a large exhibit map, Mr. Morgan noted the location of the subject properties at the very prominent intersection of Calhoun Street and King Street. He further identified the location of the subject properties by indicating the location of Marion Square directly across the street from them.

He further noted the location of some historical buildings, the location of the existing Millennium Music Building as well as other parking areas that backup to Burns Lane. He reported the UC zoning would be essentially the same as the GB zoning but it would allow a higher degree of residential use of the properties.

Continuing, Mr. Morgan stated the UC zoning would allow 43.6 units per acre while the GB zoning allows 26.4 units per acre. He said the request had been made to potentially develop the subject site for a mixed-use structure. He commented that Downtown Plan calls for higher density residential, office and hotels in the subject area.

He went on to say that any changes to the existing structures, demolitions or new structures in this location would have to receive approval from the Board of Architectural Review (BAR). Both staff and the Planning Commission recommended approval of these requests..

Mayor Pro tem Morinelli invited public comment on this matter. The following persons addressed City Council:

1) Robert Gurley, representing the Preservation Society of Charleston at 147 King Street, addressed Council to request deferral of this matter. He distributed copies of a letter from Glenn Keyes, President of the Preservation Society. A copy of this letter is on file in the office of the Clerk of Council in the meeting folder of this date.

Mr. Gurley expressed the Society's concern about the increase in density and traffic. He referred to the current traffic gridlock in the area of the College of Charleston and said there had been at least 12 projects approved or proposed for this immediate area. He cited condominiums on George Street, the Clemson Architectural Center, the science building and the parking garage opposite it as examples of some of the projects.

He stated there had been a lot of construction involved with the 12 projects and there had been no comprehensive traffic study. He also expressed concern that Calhoun Street needs to be a historic area and might not be able to handle this much increased density. Mr. Gurley

034
CITY OF CHARLESTON

asked Council to defer this matter so that there could be a comprehensive traffic study of this entire area. He expressed the belief that the comprehensive traffic study would be the way to fully understand the impacts of the development.

2) Miles Barkley identified himself as the managing partner of the entity that presently owns the property on the corner with a mailing address of 372 King Street and the building next to it, 370½ King Street. He stated they had owned the property for more than 10 years and commented that he had come to speak in support of the proposed rezonings.

Mr. Barkley expressed his opinion that the purchaser had a wonderful team that would take all of the issues into consideration and address them throughout the process. He described this matter as an excellent opportunity to take what is for the most part an in-between vision for downtown Charleston and come up with a vision that everybody can be proud of long term at this corner. He commented that it would be compatible with what had been on the property historically a number of years ago and also compatible with the design the Save the Park Committee had developed and circulated over the last couple of years.

He spoke in support of the proposed rezonings and said there was a limited window to get the ball rolling for this project. He asked Council to vote to support these requests.

3) Dr. Jack Simmons, resident at 15 Church Street and Chair of the Committee to Save the City, spoke in support of the proposed rezonings. He noted that this committee had helped to develop the vision for Marion Square.

Dr. Simmons said he was also present at the request of Vangi Rainsford, President of the Mazyck-Wraggborough Garden District, because she had a conflict on her schedule. He noted that Mazyck-Wraggborough immediately abuts the subject area. He commented that approximately two years ago Ms. Rainsford had come up with a vision called Rally Around the Square. He described the existing buildings as not coherent and actually quite ugly.

Continuing, Dr. Simmons stated they had spent two years working on this issue. He said that internationally known architects had come down from New York on two different occasions and donated their time. He commented after having a charrette they had come up with a vision for Marion Square. He noted this could be seen on the website savethecity.org. He said a coherent and classical concept to tie the Square back in had been presented and noted that this had necessitated some large buildings in the corners with infill.

He went on to say this would anchor the Square and show that businesses and residents could live together as is the case historically in the City. Dr. Simmons referred to the decrease in residents on the peninsula since the 1950s and residents are needed. He commented that the problem is not the residents the problem is the automobile. Dr. Simmons then asked Council to allow this project to go forward.

4) Jonathan Yates, Esq., speaking on behalf of the developer, asked Council to vote in support of the rezoning of the subject properties. He described this as a very important part of the City and an important anchor for Marion Square.

955
CITY CHARLESTON

He spoke of the developer's plan to give this Square what it deserves. He talked about the team that had been assembled and said all of those resources would be pulled together to give this corner what it had not been given in the past. He said it had first been a department store and the corner had been shortchanged and this group would like to take the vision of Ms. Rainsford and others forward. He stated with this development and the rest of the plans for the square Calhoun Street would truly be the center of the City.

No one else expressed a desire to speak for or against this proposed rezoning. The Mayor declared this public hearing concluded.

Councilmember Bleecker moved for City Council to adopt the City Planning Commission's recommendation and to give first reading to the subject bill. Councilmember Gilliard seconded the motion.

Councilmember Fishburne stated he would not be voting on these two public hearing matters. His *Statement of Potential Conflict of Interest* is on file in the office of the Clerk of Council in the meeting folder of this date.

Councilmember Shirley expressed his concern that the time allocated for the public hearings should be divided equally between the speakers. He said it was not fair to give more time to one side than to the other.

Councilmember Tinkler suggested asking people to stand to indicate their support or opposition to a public hearing matter.

Councilmember George clarified the motion on the floor to be the approval of the recommended rezonings to Urban Commercial (UC). The Mayor Pro tem and the Clerk of Council stated that he was correct.

He then referred to the comments during the public hearing and said this had the potential of being a very exciting anchor to the redevelopment of a lot of large commercial buildings and large commercial spaces around Marion Square. He said it was very important for it to be done correctly.

He stated his opinion that a very good baseline traffic study would be necessary for the large area that would be impacted by this redevelopment. He noted mention had been made of the number of projects that had been either contemplated, completed or were in the process of being completed. He said there was a need to find out the level of service for the major roadways from East Bay Street on the east to Coming Street on the west and from Broad Street on the south then to at least John Street on the north. said these same issues had been faced in the past when the hotel was built on Wentworth Street and when the condominiums had been built on Society Street.

Councilmember George then moved to amend the pending motion before submittal to BAR so that a comprehensive traffic study is performed to assess the baseline levels of service

036
CITY CHARLESTON

for the areas he designated in the previous paragraph. Councilmember Shirley seconded the motion.

Councilmember Bleecker noted that no one could be opposed to traffic studies but with all due respect for Councilmember George's motion she was concerned about constraining the activities of the BAR in this way.

She asked Director of Design, Development and Preservation Yvonne Fortenberry to address this matter. Ms. Fortenberry responded that a traffic study would be part of the technical review process and it would be required for a project of this size. She said she thought the best approach would be to let this matter go through its normal process.

Councilmember Bleecker expressed her opposition to the proposed amendment.

Councilmember George stated as an engineer he understood the process and that he knew a traffic impact study would have to be done. He said his goal was to set the limits of that traffic impact study and he could just as easily specify the Technical Review Committee (TRC) just as easily as the BAR. He restated his goal was to set the physical parameters of the traffic impact study.

He went on to say many times in the past the traffic studies have concentrated only on a few intersections that would bound a particular project or the primary intersections. He said the greater picture had not been looked at.

Councilmember George commented that the subject property would essentially be a catalyst for other development or redevelopment of its type. As an engineer whose firm does traffic impact studies he said a baseline study of the area he mentioned should be performed at this time.

He remarked that the applicant must do a traffic impact study but if the City wanted to enlarge that study that could be discussed at a different time. He said that was a staff issue. He expressed concern that the City would be remiss if there was not a pretty good idea of what would be done to the area between Broad Street and John Street and East Bay Street and Coming Street.

When Councilmember Shirley asked which Council district the subject properties are located in, Councilmember Lewis responded he believed part of it to be in his district. After some brief discussion, it was concluded that part of the area is in District 4 and that seat was vacant at the time of this meeting.

Councilmember Shirley talked about the wonderful traffic studies that had been done in the area of Highway 61 (Ashley River Road). He noted both he and Mayor Pro tem Morinelli live in that area and they were very familiar with traffic. He commented every developer provides a traffic study and it is almost always worthless.

037
CITY OF CHARLESTON

He noted he would continue to support Councilmember George's motion because the district was open and there would be a new Councilmember in November.

Councilmember Shirley moved the previous question.

When the Mayor Pro tem asked Councilmember Shirley his intent, he said he was trying to cutoff debate and bring this matter forward. Councilmember Shirley said in all due respect Councilmember Lewis had his hand up to be recognized and he was not trying to cutoff that portion of the debate.

Councilmember Lewis expressed his understanding that Councilmember George was talking about a traffic study in a short geographical area. He said King Street is a one-way street so he could not see going south, but he could see going north, east and west because that area is heavily trafficked. He commented that he had no problem with doing a traffic impact study but he did not want the City to hold up the project.

Ms. Fortenberry explained the process saying the applicant meets with the City's staff in the Department of Traffic and Transportation. Staff outlines what the parameters of the traffic should be and based on their knowledge of the area what they think would be necessary for their review. She stated once the scope of the project is understood, Traffic and Transportation staff would then determine how far they wanted the study to go.

Mr. Morgan pointed out that the subject properties currently had GB zoning and without any rezoning there could be a very large office building on the site. He noted this would be a single use structure which potentially could have greater traffic impact without rezoning than a mixed-use type of development that was being proposed.

Council then voted on the amendment to the main motion. The motion failed in a vote of 2-7 with Councilmember Shirley and Councilmember George casting the only aye votes. Councilmember Fishburne did not vote as stated earlier in this meeting.

Council then voted on the pending motion to adopt the recommendation of the Planning Commission and to give first reading to the subject bills. The motion carried with Councilmember George casting the only nay vote. Councilmember Fishburne did not vote on this motion.

First reading was given to two (2) bills entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 366, 368 KING STREET AND 28 BURNS LANE (*PENINSULA*) (0.25 ACRE) (TMS #457-04-02-020) BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO URBAN COMMERCIAL (UC) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO

0-38
CITY OF CHARLESTON

THAT 370, 370½, 372 KING STREET AND 24, 26 BURNS LANE (*PENINSULA*) (1.0 ACRE) (TMS #457-04-02-021, 022 AND 083) BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO URBAN COMMERCIAL (UC) CLASSIFICATION.

Next, Council considered the public hearing pertaining to the rezoning of property located on McLeod Mill Road (*West Ashley*) (approximately 0.56 acre) (TMS #285-14-00-008) from Single-Family Residential (SR-1) to General Office (GO).

Mr. Morgan described McLeod Mill Road as a frontage road off of Main Road and indicated its location on a large exhibit map. He noted that a residential subdivision would be built to the rear of the subject property. He pointed out the frontage property on the map and said this portion was before Council for rezoning. Both staff and the Planning Commission recommended approval.

Mayor Pro tem Morinelli invited public comment on this matter. No one expressed a desire to speak for or against this proposed rezoning. The Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of City Council.

On motion of Councilmember Shirley, seconded by Councilmember George, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON MCLEOD MILL ROAD (*WEST ASHLEY*) (APPROXIMATELY 0.56 ACRE) (TMS #285-14-00-008) BE REZONED TO GENERAL OFFICE (GO) CLASSIFICATION.

The next public hearing matter pertained to the rezoning of 211 Rutledge Avenue (*Cannonborough)* (0.29 acre) (TMS #460-11-02-015*)* from Limited Business (LB) classification to Mixed Use (MU-1). The Planning Commission had considered this matter at its May 18, 2005 meeting and sent no recommendation to City Council.

When the Mayor Pro tem stated her understanding this matter would be deferred, Councilmember Lewis concurred. He had spoken with the owners because they were under the impression that 211 Rutledge Avenue was in his district (District 3), but he had informed them that the property is in District 6. Councilmember Lewis said he had asked the owners to contact Councilmember Gilliard and the neighborhood association, but they had not done so.

039
CITY CHARLESTON

Councilmember Gilliard said he had spoken with the developers and there appeared to have been a miscommunication. He commented that it was his understanding they would be meeting with representatives of the neighborhood association.

There were no further questions or comments of City Council.

Continuing, Mayor Pro tem Morinelli noted this was an advertised public hearing and she invited public comment on this matter. No one expressed a desire to speak for or against this proposed rezoning. The Mayor Pro tem declared this public hearing concluded.

On motion of Councilmember Bleecker, seconded by Councilmember George, Council voted to *defer* the bill pertaining to the rezoning of 211 Rutledge Avenue *(Cannonborough)* (0.29 acre) (TMS #460-11-02-015*)* from Limited Business (LB) classification to Mixed Use (MU-1).

Council next considered a bill pertaining to the rezoning of 7 Wesley Drive (*Windemere – West Ashley*) (0.263 acre) (TMS #421-06-00-110) to include the subject property in the Savannah Highway Overlay (SH) District classification.

Mr. Morgan directed Council's attention to a large exhibit map and pointed out the location of the subject property just off of Wesley Drive. He also noted the location of the subject property in relation to Folly Road. He stated that the property was currently zoned Single-family Residential (SR-2) which is the same zoning as the surrounding properties

He explained that the request before Council to zone the property to be included in the Savannah Highway Overlay (SH) District and the SH zoning would allow residential property to be used for limited commercial and office uses under a strict set of conditions.

Continuing, Mr. Morgan stated there had been a request to rezone the property to a very limited Planned Unit Development (PUD) that would have allowed just a legal office on the site. He noted that rezoning would have been even more limited than the SH zoning would allow. He commented that the previous request had been denied.

He said the proposed rezoning had also come into conflict with the Ashley Bridge District Plan which he explained calls for residential structures to continue to be used in residential fashion except those in areas recommended for inclusion in SH.

Mr. Morgan noted staff had recommended denial and the Planning Commission had recommended denial of this request at its June 15, 2005 meeting. A three-quarter (¾) vote of Council would be required to approve requested zoning.

Councilmember Tinkler moved to approve the rezoning request. Councilmember Bleecker seconded the motion.

The Mayor Pro tem invited public comment on this matter. The following persons addressed City Council:

040
CITY OF CHARLESTON

1) Robert Shirley, resident at 16 Stocker Drive and President of the Old Windermere Neighborhood Association, spoke in opposition to the rezoning and reminded Council that a request to rezone this property had been denied approximately three years ago. He asked Council to vote against the requested rezoning.

Mr. Shirley spoke of the beauty of his neighborhood and said the residents would like to keep that way. He asked Council to support the neighborhood and vote to keep the residential zoning for the property.

2) Tommy Goldstein, Esq., resident at 1385 Cecilia Drive, speaking on behalf of the applicant, said he did not need to address Council at this time since there was a pending motion to approve the request.

No one else expressed a desire to speak for or against this proposed rezoning at this time.

Councilmember George raised a point of order that the Chair should recognize members of Council before they speak.

Councilmember Bleecker referred to a letter of opposition from Lee Tamblyn, resident at 29 Stocker Drive, which had been distributed to Council's desks. She commented that she was temporarily living on Stocker Drive while her home was being renovated and said she had had the opportunity to discuss this issue with her new temporary neighbors. She stated her intent to vote to oppose the request.

When she asked Mr. Shirley if he had addressed Council on behalf of the entire neighborhood, he replied affirmatively. He explained that a lot of neighbors had attended the meeting when this matter had been before Council previously and it had been deferred. Mr. Shirley said because of the long drive and because of his concern that this matter might be deferred again he had come to the meeting on behalf of the neighborhood to speak in opposition to the request.

Councilmember Bleecker described Stocker Drive as a beautiful street and told her colleagues on Council it was her fervent wish that they vote to deny the request. She expressed her belief that Council should vote the Planning Commission's recommendation to deny the request and should vote to support the residents in their request for the denial.

Councilmember George explained that the Planning Commission had recommended denial and said a ¾ vote of Council would be required to approve the zoning. He stated his belief that it was very important for this to be noted.

He also recalled that this matter had come before Council previously. He described this corner location is not only an anchor but also somewhat of a defense for the rest of the neighborhood. He expressed concern about the potential impact along Wesley Drive for other

properties. He called this a bulwark piece of property and essential for the defense of the quality of life in this subdivision.

Councilmember George stated his continued support for Council's previous decision regarding this property and recommended Council vote against this proposal.

Councilmember Evans described the edges of this particular neighbor as being under siege, if you will. She spoke of how hard the residents had worked to protect their neighborhood. She said this corner (Wesley Drive and Stocker Drive) protects the neighborhood although the address is on Wesley Drive the property actually fronts on Stocker Drive. She also noted the City had invested resources into Stocker Drive to provide assistance in protecting the residents of Stocker Drive. She remarked the neighborhood had been ably represented by its President.

Councilmember Tinkler then stated his belief that the public hearing had not been completed and it was his understanding that Mr. Goldstein wanted to address Council. Councilmember Tinkler asked the Chair to recognize Mr. Goldstein at this point.

The Mayor Pro tem asked if other Councilmembers wished to comment further. There were no questions or comments of Council at this time.

Mayor Pro tem Morinelli recognized Mr. Goldstein.

Mr. Goldstein told Council they were operating under some misapprehension about the facts and said he would tell them the facts. He stated the first time this matter went before the Planning Commission they had voted for it, not against it. He commented that every odd property on Wesley Drive had been voted into the overlay zone and his client's property is the only one that has been excluded.

He stated that the problem with the Planning Commission is that it "takes place in the dark and we are not invited to participate in that process and it is done behind closed doors." He remarked that he had asked Mr. Morgan why the Planning Commission had voted for the rezoning previously and Mr. Morgan had replied that the rezoning would not be consistent with the Ashley Bridge District Plan.

Continuing, Mr. Goldstein said he had paid $15.00 for a copy of the plan. He commented that the City had created this document and in 1995 Wesley Drive had a traffic count of 43,100 vehicles per day. He told Council this street is designated by them through their plan which they paid for as a regional road. He stated there is nothing remotely residential about Wesley Drive and commented that although it used to be, Council had closed Stocker Drive and changed it into a regional road.

He went on to say that not one reason had been articulated by anybody to disallow the requested rezoning. He described all of the objections as pretextual and not based in fact and said he had not heard a single reasonable basis for denying the requested rezoning other than "we just don't want it."

042
CITY OF CHARLESTON

Mr. Goldstein noted that Ms. Bleecker had referred to letters in the file and expressed his hope that Council had also received statements of support. He spoke of affidavits from Sandra (Sandy) Senn, Esq. at 3 Wesley Drive and Stuart Feldman, Esq. at 9 Wesley Drive, and Scott Hornsby and Amelia Johnson, 5 Wesley Drive. Copies of the referenced letters were distributed to the Planning Commission at its July meeting and copies are on file in the 2005 Planning Commission folder.

He further noted that F. Truett Nettles, II, Esq. had sent a letter supporting the requested rezoning. A copy of this letter is also on file in the office of the Clerk of Council in the 2005 Planning Commission folder. Mr. Goldstein described Mr. Nettles June 15, 2005 letter as very articulate and well-reasoned.

When Councilmember Bleecker stated that Council had not received any affidavits from anyone, Mr. Goldstein said they had been distributed at the Planning Commission meeting. He referred to extra copies he had with him and offered to distribute them. The Clerk of Council agreed that she was not in receipt of the subject documents. Mr. Goldstein expressed his assumption that the Planning Commission forwards the documents since Council would be voting on their recommendation.

Mr. Morgan explained the documents addressed to that entity and pertaining to that particular public hearing are distributed to the referenced public hearing. He noted letters addressed to Council's public hearings are distributed to that public hearing.

Councilmember Shirley said he was frustrated and voiced a point of order that either Mr. Goldstein should complete his remarks or Councilmembers should begin addressing this issue. He commented there should not be a conversation back and forth. He stated he would like to hear whatever Mr. Morgan had to say but he preferred that Mr. Goldstein complete his remarks and that the public hearing was completed. He said Mr. Morgan would have an opportunity to explain this matter at that time.

Continuing, Mr. Goldstein restated that he would provide copies of the referenced letters. He read from Mr. Nettles' letter that "the Commission is well aware that the property lends itself to a professional office much more than a residential use. After the City of Charleston closed Stocker Drive to through traffic, the count on Wesley Drive increased dramatically. Wesley Drive is a five-lane state highway. The Commission has the figures, but we all recognize that Wesley Drive has now become a main artery connecting West Ashley and James Island. The growth of traffic on Wesley Drive makes number 7 conducive to residential/office use."

Mr. Goldstein then reiterated that he had not heard a single articulated basis for the objection to the rezoning other than just not wanting it.

In conclusion, Mr. Goldstein expressed his opinion since Councilmember Evans had appeared as a witness before the Planning Commission and spoke against this rezoning

043
CITY OF CHARLESTON

issue, she should recuse herself on the vote on this matter. He said she would be judging in essence her testimony before the Planning Commission.

No one else expressed a desire to speak for or against this proposed rezoning. The Mayor declared this public hearing concluded.

Councilmember Lewis expressed his concern that this matter keeps coming back to Council and he asked Mr. Morgan if he could explain why property zoned strictly residential continues to come to City Council. He asked why staff does not tell people this when they make the request. He also expressed his concern that a rezoning request would be denied just because someone does not want it. He noted if a property is located in a particular area that could be rezoned for limited business or office business this Council needs to know that and they need to know the Planning Commission's reasons for recommending denial.

Mr. Morgan said every property owner has the right to request a rezoning of his/her property. He commented when someone comes to staff with questions about rezoning he/she is told what the area plans call for on that property. He noted the subject property to be zoned as part of the Ashley Bridge District Plan.

He explained one of the purposes in the creation of the Ashley Bridge District Plan had been to deal with the issues of convergent of houses along Savannah Highway (Highway 17) for potential commercial use. He said the plan includes a very clear map that delineates which areas have been designated for the Savannah Highway Overlay. He stated that the subject property is not in that designation and staff advised the applicant at the time of the application that staff would not recommend the requested rezoning and that the plan did not call for that.

Mr. Morgan commented that the applicant had every right to request the rezoning although the information had been provided and the applicant had chosen to go forward with the application. He stated the applicant had done so with the full knowledge that both staff and the plan would recommend against it.

Councilmember Evans commented that the map speaks volumes for the requested rezoning to be denied. She explained the property has three sides and said one side is on Wesley Drive while two of the sides of the triangle are interior to the neighborhood. She further explained that one side is on Stocker Drive and one is on adjacent property.

Councilmember Evans then moved for approval.

The Clerk asked for clarification of the motion and noted the need for a second. Councilmember Evans stated it was her intent to deny the request and adopt the Planning Commissions recommendation.

Councilmember Shirley then stated his concern that Mr. Shirley might not have had the opportunity to make all of his comments. At Councilmember Shirley's request, the Mayor Pro tem recognized Mr. Shirley and without objection Mr. Shirley addressed Council again in opposition to the requested rezoning.

044
CITY OF CHARLESTON

Robert Shirley rose to state that "those properties slipped into the Savannah Highway Overlay District. They were just lucky people that went to the right place at the right time." He further stated that Mr. Goldstein's client owns several properties in this neighborhood. He expressed concern if Council voted to rezone the subject property it would create a domino effect, one house after another. He commented that the residents were not saying they did not want this they were saying they do not want what will be coming behind it.

No one else expressed a desire to address Council for or against the subject rezoning. The public hearing was again concluded.

Councilmember Lewis briefly restated his concerns about whether or not this particular should keep coming back to Council and about whether or not it should have been included in the Savannah Highway Overlay. He commented he would be voting against this matter.

Councilmember George clarified that the motion on the floor was to deny the requested rezoning. The Clerk of Council concurred.

Councilmember George stated his understanding that a three-quarter vote of Council would be required to approve the requested rezoning and a simple majority vote would be required to deny the request as recommended by the Planning Commission. The Clerk stated this was correct.

On motion of Councilmember Evans, seconded by Councilmember George, City Council voted to adopt the City Planning Commission's recommendation to deny the request rezone 7 Wesley Drive (*Windermere – West Ashley*) (0.263 acre) (TMS #421-06-00-110) to include it in the Savannah Highway Overlay (SH) District classification.

The vote was not unanimous. Councilmember Lewis and Councilmember Tinkler voted nay.

The next public hearing matter pertained to the rezoning of TMS #309-16-00-042 (3221 Ashley Town Center Drive) from Light Industrial (LI) to General Business (GB). Mr. Morgan noted the Planning Commission had recommended approval of this request at its May 18, 2005 meeting and staff recommended approval as well.

Mr. Morgan indicated the location of the subject property on a large exhibit map. He pointed out the location of I-526 and showed how Ashley Town Center Boulevard runs past Cosco's. He also pointed out Savage Road and noted the location of properties zoned GB that surround the subject property. He noted the property to be one of a number of properties that the City would be requesting a downzoning from LI to GB.

Mayor Pro tem Morinelli invited public comment on this matter. No one expressed a desire to speak for or against this proposed rezoning. The Mayor Pro tem declared this public hearing concluded.

CITY OF CHARLESTON

Councilmember Fishburne noted that he would not be voting on this matter and his signed *Statement of Potential Conflict of Interest* is on file in the office of the Clerk of Council in the meeting folder of this date.

On motion of Councilmember Shirley, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT ALL OF THE FOLLOWING PROPERTY BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO GENERAL BUSINESS (GB) CLASSIFICATION: TMS #309-16-00-042 (3221 ASHLEY TOWN CENTER DRIVE).

Mr. Morgan advised Council that the next 118 public hearing matters pertained to the zonings of properties on James Island that had recently been annexed into the City and Council could consider them together if they so desired. He noted the recommended zonings were all Single-Family Residential (SR-1) and would be comparable to what they had been in the county. Both staff and the Planning Commission recommended approval.

The Mayor Pro tem invited public comment. The following person addressed City Council:

1) Marc Knapp, West Ashley resident, referred to the maps in the agenda packets and stated his opinion that the annexations were not contiguous to the City of Charleston. He expressed concern if James Island became a town the City would be sued and would lose all of these properties.

No one else expressed a desire to speak for or against these public hearing matters. Mayor Pro tem Morinelli declared these public hearings concluded.

Councilmember George requested Council discussion and noted he had been voting against all of the annexations on James Island recently. He restated his belief that the City simply does not have the ability to provide the quality of services to the residents that would be needed. He referred to a subcontract for solid waste collections on Daniel Island and said that was a perfect example for him.

He commented having said that he did think it important for the City to zone property once it is annexed and he would be voting in support of the rezoning of the subject properties.

On motion of Councilmember Tinkler, seconded by Councilmember Bleecker, Council voted to give first reading to the subject bills.

First reading was given to one hundred seventeen (117) bills entitled:

046
CITY CHARLESTON

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1820 TURKEY PEN ROAD (*JAMES ISLAND*) (4.67 ACRES) (TMS #337-00-00-009), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-181), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1763 PITTSFORD CIRCLE (*JAMES ISLAND*) (0.40 ACRE) (TMS #337-08-00-023), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-182), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON RIVERLAND DRIVE (*JAMES ISLAND*) (1.58 ACRES) (TMS #340-00-00-034), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-183), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 491 AND 493 FLEMING ROAD (*JAMES ISLAND*) (3.30 ACRES) (TMS #340-01-00-002 AND 045), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-184), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 606 FLEMING ROAD (*JAMES ISLAND*) (0.57 ACRE) (TMS #340-03-00-025), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-185), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1723 OAK POINT ROAD (*JAMES ISLAND*) (1.0 ACRE) (TMS #340-09-00-005), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-186), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 85 RIVERLAND DRIVE (*JAMES ISLAND*) (0.5 ACRE) (TMS #343-01-00-011), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-187), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2196 COKER AVENUE (*JAMES ISLAND*) (0.31 ACRE) (TMS #343-01-00-040),

047
CITY OF CHARLESTON

ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-188), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2175 AND 2179 COKER AVENUE (*JAMES ISLAND*) (0.50 ACRE) (TMS #343-01-00-072 AND 073), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-189), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2024 COKER AVENUE (*JAMES ISLAND*) (0.25 ACRE) (TMS #343-02-00-113), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-190), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2041 WAPPOO HALL ROAD (*JAMES ISLAND*) (0.50 ACRE) (TMS #343-02-00-124), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-191), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1810 MAYBANK HIGHWAY (*JAMES ISLAND*) (3.0 ACRE) (TMS #343-04-00-002), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-192), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2176 MEDWAY ROAD (*JAMES ISLAND*) (0.22 ACRE) (TMS #343-06-00-157), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-195), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON HOWLE AVENUE (*JAMES ISLAND*) (0.31 ACRE) (TMS #343-07-00-196), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-196), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2047 CHERAW DRIVE (*JAMES ISLAND*) (0.33 ACRE) (TMS #343-11-00-046), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-197), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

CITY OF CHARLESTON

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 403 WOODLAND SHORES (*JAMES ISLAND*) (0.32 ACRE) (TMS #343-11-00-075), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-198), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 349 WOODLAND SHORES (*JAMES ISLAND*) (1.60 ACRES) (TMS #343-11-00-125), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-199), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 504 CARPENTER STREET (*JAMES ISLAND*) (0.50 ACRE) (TMS #343-14-00-034), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-200), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON HARBORVIEW ROAD (*JAMES ISLAND*) (11.01 ACRES) (TMS #424-00-00-009), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-201), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1710 HOUGHTON DRIVE (*JAMES ISLAND*) (0.33 ACRE) (TMS #424-09-00-060), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-203), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 622 FLINT STREET (*JAMES ISLAND*) (0.25 ACRE) (TMS #424-09-00-173), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-204), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1406 KENTWOOD CIRCLE (*JAMES ISLAND*) (0.25 ACRE) (TMS #425-10-00-046), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-205), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1523 KENTWOOD CIRCLE (*JAMES ISLAND*) (0.25 ACRE) (TMS #425-10-00-

049
CITY OF CHARLESTON

237), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-206), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 968 FRANCIS MARION DRIVE (*JAMES ISLAND*) (0.48 ACRE) (TMS #425-12-00-073), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-207), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1502 FORT JOHNSON ROAD (*JAMES ISLAND*) (0.24 ACRE) (TMS #425-14-00-014), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-208), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1418 FORT JOHNSON ROAD (*JAMES ISLAND*) (0.24 ACRE) (TMS #425-14-00-023), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-209), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1254 HONEYSUCKLE LANE (*JAMES ISLAND*) (0.25 ACRE) (TMS #425-16-00-105), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-210), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON NORTH SHORE DRIVE (*JAMES ISLAND*) (0.55 ACRE) (TMS #426-03-00-002), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-211), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 683 FORT SUMTER DRIVE (*JAMES ISLAND*) (1.58 ACRES) (TMS #426-03-00-015), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-212), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 776 DILLS BLUFF ROAD (*JAMES ISLAND*) (0.31 ACRE) (TMS #426-06-00-083), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-213), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1238 WEST CAPERS (*JAMES ISLAND*) (0.33 ACRE) (TMS #426-06-00-095), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-214), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 720 JIM ISLE DRIVE (*JAMES ISLAND*) (0.4 ACRE) (TMS #426-06-00-117), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-215), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 734 JAMES DRIVE (*JAMES ISLAND*) (0.63 ACRE) (TMS #426-07-00-014), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-216), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON HARBORVIEW ROAD (*JAMES ISLAND*) (0.65 ACRE) (TMS #426-07-00-020), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-217), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 744 FORT SUMTER DRIVE (*JAMES ISLAND*) (0.44 ACRE) (TMS #426-07-00-051), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-218), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 750 FORT SUMTER DRIVE (*JAMES ISLAND*) (0.43 ACRE) (TMS #426-07-00-052), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-219), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 785 WEIR STREET (*JAMES ISLAND*) (0.75 ACRE) (TMS #426-07-00-120), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-220), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1143 ARTHUR DRIVE (*JAMES ISLAND*) (0.20 ACRE) (TMS #426-10-00-136),

05
CITY OF CHARLESTON

ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-221), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 854 DILLS BLUFF ROAD (*JAMES ISLAND*) (0.36 ACRE) (TMS #426-10-00-166), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-222), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1423 BUR CLARE DRIVE (*JAMES ISLAND*) (0.23 ACRE) (TMS #427-09-00-031), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-223), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1661 OLD MILITARY ROAD (*JAMES ISLAND*) (0.50 ACRE) (TMS #431-01-00-014), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-224), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1282 FORT LAMAR ROAD (*JAMES ISLAND*) (0.38 ACRE) (TMS #431-02-00-103), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-225), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1427 BATTALION DRIVE (*JAMES ISLAND*) (0.47 ACRE) (TMS #431-06-00-006), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-226), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1458 FORT LAMAR ROAD (*JAMES ISLAND*) (0.33 ACRE) (TMS #431-06-00-106), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-227), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON LYNNE AVENUE (*JAMES ISLAND*) (0.30 ACRE) (TMS #452-06-00-062), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-228), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 696 CLEARVIEW DRIVE (*JAMES ISLAND*) (0.56 ACRE) (TMS #454-01-00-096), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-229), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 698 BEAUREGARD STREET (*JAMES ISLAND*) (0.5 ACRE) (TMS #454-01-00-121), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-230), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 714 KNOTTY PINE ROAD (*JAMES ISLAND*) (1.0 ACRE) (TMS #454-03-00-013), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-231), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 744 LONDON DRIVE (*JAMES ISLAND*) (0.5 ACRE) (TMS #454-05-00-033), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-232), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 762 HARBORVIEW ROAD (*JAMES ISLAND*) (0.45 ACRE) (TMS #454-05-00-081), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-233), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 738 STERLING DRIVE (*JAMES ISLAND*) (0.7 ACRE) (TMS #454-07-00-017), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-234), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 710 WILLOW LAKE ROAD (*JAMES ISLAND*) (0.5 ACRE) (TMS #454-07-00-061), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-235), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 864 DUVALL STREET (*JAMES ISLAND*) (0.42 ACRE) (TMS #454-09-00-011),

ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-236), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 858 MIKELL DRIVE (*JAMES ISLAND*) (0.5 ACRE) (TMS #454-09-00-028), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-237), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 542 WATER TURKEY RETREAT (*JAMES ISLAND*) (0.29 ACRE) (TMS #454-11-00-056), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-238), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 566 WATER TURKEY RETREAT (*JAMES ISLAND*) (0.50 ACRE) (TMS #454-11-00-062), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-239), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 922 PARROT CREEK WAY (*JAMES ISLAND*) (0.40 ACRE) (TMS #454-11-00-082), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-240), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 563 WATER TURKEY RETREAT (*JAMES ISLAND*) (0.50 ACRE) (TMS #454-11-00-086), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-241), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 755 LARKWOOD ROAD (JAMES ISLAND) (1.26 ACRES) (TMS #454-14-00-016), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-242), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 173 PLYMOUTH AVENUE (JAMES ISLAND) (0.20 ACRE) (TMS #343-03-00-139), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-243), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

054
CITY OF CHARLESTON

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 176 CLARK AVENUE (JAMES ISLAND) (0.22 ACRE) (TMS #343-03-00-128), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-244), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 623 YALE DRIVE (*JAMES ISLAND*) (0.30 ACRE) (TMS #424-09-00-182), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-245), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 619 YALE DRIVE (*JAMES ISLAND*) (0.30 ACRE) (TMS #424-09-00-181), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-246), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 844 PARROT CREEK WAY (*JAMES ISLAND*) (0.4 ACRE) (TMS #454-11-00-076), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-247), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 840 DUCK HAWK RETREAT (*JAMES ISLAND*) (0.31 ACRE) (TMS #454-11-00-014), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-249), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 867 PARROT CREEK WAY (*JAMES ISLAND*) (0.50 ACRE) (TMS #454-11-00-037), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-250), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 876 PARROT CREEK WAY (*JAMES ISLAND*) (0.25 ACRE) (TMS #454-11-00-095), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-251), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 970 HARBORTOWNE ROAD (*JAMES ISLAND*) (0.30 ACRE) (TMS #428-12-00-

0055
CITY COUNCIL

070), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-252), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 966 HARBORTOWNE ROAD *(JAMES ISLAND)* (0.31 ACRE) (TMS #428-12-00-066), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-253), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 806 S. CHANNEL COURT *(JAMES ISLAND)* (0.29 ACRES) (TMS #428-12-00-067), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-254), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2043 COVEY LANE *(JAMES ISLAND)* (0.14 ACRES) (TMS #331-07-00-031), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-255), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2007 COVEY LANE *(JAMES ISLAND)* (0.17 ACRES) (TMS #331-07-00-024), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-256), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON FORT JOHNSON ROAD – TRACT B *(JAMES ISLAND)* (7.6 ACRES) (TMS #428-03-00-068), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-258), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2171 COKER AVENUE *(JAMES ISLAND)* (0.3 ACRES) (TMS #343-01-00-071), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-259), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1659 WADING HERON ROAD *(JAMES ISLAND)* (0.17 ACRES) (TMS #331-07-00-150), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-260), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON FORT JOHNSON ROAD – HONEY HILL PARK *(JAMES ISLAND)* (8.67 ACRES) (TMS #428-03-00-001), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-261), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2167 COKER AVENUE *(JAMES ISLAND)* (0.25 ACRES) (TMS #343-01-00-070), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-262), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1657 WADING HERON ROAD *(JAMES ISLAND)* (0.15 ACRES) (TMS #331-07-00-151), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-263), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 622 BEAUREGARD STREET *(JAMES ISLAND)* (0.27 ACRES) (TMS #454-06-00-172), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-264), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 625 BEAUREGARD STREET *(JAMES ISLAND)* (0.28 ACRES) (TMS #454-06-00-181), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-265), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1028 BIRCHDALE DRIVE *(JAMES ISLAND)* (0.33 ACRES) (TMS #428-11-00-055), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-266), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1043 BIRCHDALE DRIVE *(JAMES ISLAND)* (0.76 ACRES) (TMS #428-11-00-065), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-267), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1044 BIRCHDALE DRIVE *(JAMES ISLAND)* (0.51 ACRES) (TMS #428-11-00-

068), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-268), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 756 CLEARVIEW DRIVE *(JAMES ISLAND)* (0.84 ACRES) (TMS #454-01-00-083), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-269), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2180 COKER AVENUE *(JAMES ISLAND)* (0.46 ACRES) (TMS #343-01-00-045), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-270), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1242 CORNWALLIS ROAD *(JAMES ISLAND)* (0.28 ACRES) (TMS #425-12-00-152), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-271), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1168 DAWN DRIVE *(JAMES ISLAND)* (0.5 ACRES) (TMS #428-02-00-051), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-272), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 678 DEEPWOOD DRIVE AND VACANT LOT LOCATED ON DEEPWOOD DRIVE *(JAMES ISLAND)* (0.75 ACRES) (TMS #454-03-00-065 AND 072), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-273), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 505 FOLLY ROAD *(JAMES ISLAND)* (0.32 ACRES) (TMS #424-09-00-032), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-274), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1550 FOLLY ROAD *(JAMES ISLAND)* (0.75 ACRES) (TMS #427-09-00-053), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-275), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1078 FORT SUMTER DRIVE *(JAMES ISLAND)* (0.5 ACRES) (TMS #426-03-00-025), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-277), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1247 HARBOR VIEW LANE *(JAMES ISLAND)* (0.8 ACRES) (TMS #424-11-00-001), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-279), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1387 HARBORVIEW ROAD AND ADJACENT VACANT LOT LOCATED ON HARBORVIEW ROAD *(JAMES ISLAND)* (5.1 ACRES) (TMS #424-07-00-027 AND 012), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-280), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1416 HARBORVIEW ROAD *(JAMES ISLAND)* (2.5 ACRES) (TMS #424-07-00-029), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-281), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2129 MEDWAY ROAD *(JAMES ISLAND)* (0.75 ACRES) (TMS #343-03-00-044), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-282), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 699 NORTH SHORE DRIVE *(JAMES ISLAND)* (0.84 ACRES) (TMS #426-07-00-160), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-283), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1721 OAK POINT ROAD *(JAMES ISLAND)* (0.49 ACRES) (TMS #340-09-00-010), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-284), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2126 PARKWAY DRIVE *(JAMES ISLAND)* (0.25 ACRES) (TMS #343-02-00-026),

CITY OF CHARLESTON

ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-285), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 886 REGATTA ROAD *(JAMES ISLAND)* (0.5 ACRES) (TMS #428-12-00-001), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-286), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 88 RIVERLAND DRIVE *(JAMES ISLAND)* (1.2 ACRES) (TMS #343-01-00-012), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-287), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 821 ROBERT E. LEE BOULEVARD *(JAMES ISLAND)* (1 ACRE) (TMS #454-12-00-095), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-288), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 845 ROBERT E. LEE BOULEVARD *(JAMES ISLAND)* (0.57 ACRES) (TMS #454-12-00-120), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-289), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2150 WAPPOO HALL ROAD *(JAMES ISLAND)* (3.4 ACRES) (TMS #343-01-00-017), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-291), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2036 LUCKY ROAD *(JAMES ISLAND)* (3.44 ACRES) (TMS #341-00-00-026), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-314), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 637 YALE DRIVE *(JAMES ISLAND)* (0.34 ACRES) (TMS #424-09-00-185), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-315), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1083 FORT SUMTER DRIVE *(JAMES ISLAND)* (0.45 ACRES) (TMS #426-03-00-035), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-316), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 683 DEEPWOOD DRIVE *(JAMES ISLAND)* (0.25 ACRES) (TMS #454-03-00-074), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-317), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 813 DUCK HAWK RETREAT *(JAMES ISLAND)* (0.34 ACRES) (TMS #454-11-00-003), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-318), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 935 WHITE POINT BOULEVARD *(JAMES ISLAND)* (0.63 ACRES) (TMS #426-15-00-028), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-319), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 931 WHITE POINT BOULEVARD *(JAMES ISLAND)* (0.75 ACRES) (TMS #426-15-00-029), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-320), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 834 ROBERT E. LEE BOULEVARD *(JAMES ISLAND)* (1 ACRE) (TMS #454-12-00-143), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-321), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 694 DEEPWOOD DRIVE *(JAMES ISLAND)* (0.33 ACRES) (TMS #454-03-00-073), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-323), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 688 DEEPWOOD DRIVE *(JAMES ISLAND)* (0.36 ACRES) (TMS #454-03-00-

CITY COUNCIL CHARLESTON

071), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-324), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 823 ROBERT E. LEE BOULEVARD *(JAMES ISLAND)* (0.75 ACRES) (TMS #454-12-00-096), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-325), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 713 LEAFWOOD ROAD *(JAMES ISLAND)* (0.75 ACRES) (TMS #454-14-00-006), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 16, 2005 (#2005-344), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1251 HARBOR VIEW LANE *(JAMES ISLAND)* (0.5 ACRES) (TMS #424-11-00-002), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 16, 2005 (#2005-345), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 980 MOORING DRIVE *(JAMES ISLAND)* (0.4 ACRES) (TMS #428-15-00-066), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 16, 2005 (#2005-346), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

Council then considered the zoning of 1211 Valley Forge Drive. Mr. Morgan used a large exhibit map to indicate the location of the subject property just off of Camp Road on James Island. He noted the property to be a recent annexation into the City of Charleston and said it had been zoned RSM or moderate density residential in the county. He stated that the owners were not interested in higher density on the site and they had asked for the City's SR-1 zoning which would be compatible with the other properties in the neighborhood. Both staff and the Planning Commission recommended approval.

Without objection, Mr. Morgan briefly addressed a citizen's remarks made earlier in the meeting that recent annexations are not contiguous to the City. He assured Council that all of the annexations have been contiguous and explained that it might be more difficult to tell that with the black and white maps included in the agenda packets.

The Mayor Pro tem invited public comment. No one indicated a desire to speak for or against this matter. Mayor Pro tem Morinelli declared this public hearing concluded.

There were no questions or comments of City Council.

062
CITY CLERK'S OFFICE

On motion of Councilmember Tinkler, seconded by Councilmember Lewis, Council voted to adopt the recommendation of the Planning Commission and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1211 VALLEY FORGE DRIVE *(JAMES ISLAND)* (0.14 ACRES) (TMS #425-12-00-176), ANNEXED INTO THE CITY OF CHARLESTON JUNE 30, 2005 (#2005-125), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

Next, Council considered the zoning of 54 Riverland Drive *(James Island)* (1.27 acres) (TMS #340-01-00-018) to Business Park (BP). Mr. Morgan described the subject property as a commercial structure on Riverland Drive and said it was currently occupied by a roofing contractor.

Mr. Morgan said after looking at this matter both staff and the Planning Commission recommended BP zoning for the subject property.

The Mayor Pro tem invited public comment. No one indicated a desire to speak for or against this matter. Mayor Pro tem Morinelli declared this public hearing concluded.

There were no questions or comments of City Council.

On motion of Councilmember Lewis, seconded by Councilmember Bleecker, Council voted to adopt the recommendation of the Planning Commission and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 654 RIVERLAND DRIVE *(JAMES ISLAND)* (1.27 ACRES) (TMS #340-01-00-018), ANNEXED INTO THE CITY OF CHARLESTON JUNE 30, 2005 (#2005-135), BE ZONED BUSINESS PARK (BP) CLASSIFICATION.

Mr. Morgan directed Council's attention to a large exhibit map and pointed out the location of 241 Howle Avenue *(James Island)* (0.69 acres) (TMS #343-04-00-042). This property was recently annexed into the City and the request was to zone it Diverse Residential (DR-12). Mr. Morgan noted this recently annexed property had been zoned RSL in the county, but he further noted the subject property to be surrounded by DR-12 or the higher density DR-2F zoning. Both staff and the Planning Commission recommended the DR-12 zoning.

Councilmember Tinkler assumed the chair at this time (6:30 p.m.) and Mayor Pro tem Morinelli left this meeting to attend another meeting.

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CITY OF CHARLESTON

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed zoning. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Gallant, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 241 HOWLE AVENUE *(JAMES ISLAND)* (0.69 ACRES) (TMS #343-04-00-042), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-193), BE ZONED DIVERSE RESIDENTIAL (DR-12) CLASSIFICATION.

Referring to the absence of the Mayor and the Mayor Pro tem, Councilmember Fishburne stated he had asked Corporation Counsel to explain what would happen in circumstances like this.

Corporation Counsel Charlton deSaussure replied that the City Code specifies in the absence of the Mayor the line of secession would be the Mayor Pro tem, Councilmember Morinelli in this instance. He explained in the absence of both the Mayor and the Mayor Pro tem the secession would go to the chairs of standing committees.

Mr. deSaussure compared this to the secession in the federal constitution. He further explained the Chair of the Committee on Ways and Means would be next in secession. He noted Chair of the Committee on Ways and Means Councilmember Waring was absent and Chair of the Committee on Public Works and Utilities would be next in secession. He commented that Councilmember Tinkler would preside over this meeting in the absence of the Mayor, the Mayor Pro tem and the Chair of the Committee on Ways and Means.

Councilmember Shirley commented as the Vice-chair of the Committee on Ways and Means he had been under the impression he would be next in command. He said he had asked legal staff about this prior to the meeting and they had shown him the section of the City Code.

Council then considered the bill pertaining to the zoning of property located on Country Club Road *(James Island)* (5.32 acres) (TMS #424-01-00-166) to Single-Family Residential (SR-1) and School Overlay (S).

Mr. Morgan directed Council's attention a large map and pointed out the location of the subject property on James Island and stated the property is surrounded by the Country Club development to the rear. He also noted the location of Wappoo Cut to the north and Folly Road

DOCUMENT #
CHARLESTON

to the west of the property. He further noted the location of the American College of the Building Arts across the street and commented that the subject property is also owned by the American College of the Building Arts. He said the SR-1 zoning would apply to the property across the street and the request included the School Overlay since the property across the street was also School Overlay. Both staff and the Planning Commission recommended approval.

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed zoning. The Acting Mayor Pro tem declared this public hearing concluded.

On motion of Councilmember Evans, seconded by Councilmember Lewis, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

The Clerk of Council clarified the vote on this matter and stated Councilmember Shirley wanted the record to reflect he would be voting nay.

The vote was not unanimous. Councilmember Shirley and Councilmember George voted nay.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON COUNTRY CLUB ROAD *(JAMES ISLAND)* (5.32 ACRES) (TMS #424-01-00-166), ANNEXED INTO THE CITY OF CHARLESTON JULY 8, 2005 (#2005-202), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) AND SCHOOL OVERLAY (S) CLASSIFICATIONS.

Mr. Morgan directed Council's attention to a large exhibit map. He noted the location of the subject property on Grimball Farm Lane in the southwestern quadrant of James Island. He said this property was also a recent annexation into the City. He commented that the property had been zoned RR-1 or Rural Residential in the county. Both staff and the Planning Commission recommended Rural Residential (RR-1) in the City.

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed rezoning. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

BOOK
CITY COUNCIL MINUTES

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON GRIMBALL FARM LANE *(JAMES ISLAND)* (0.91 ACRES) (TMS #334-00-00-151), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-278), BE ZONED RURAL RESIDENTIAL (RR-1) CLASSIFICATION.

The next public hearing pertained to the zoning of 1583 Seccessionville Road *(James Island)* (0.4 acres) (TMS #427-09-00-074), to Rural Residential (RR-1). Mr. Morgan pointed out the location of the subject property on a large exhibit map. He commented both staff and the Planning Commission recommended approval of the City's RR-1 zoning classification for this property.

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed matter. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Gallant, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1583 SECCESSIONVILLE ROAD *(JAMES ISLAND)* (0.4 ACRES) (TMS #427-09-00-074), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-290), BE ZONED RURAL RESIDENTIAL (RR-1) CLASSIFICATION.

Next, Mr. Morgan pointed out the location of property located on Howle Avenue *(James Island)* (3.5 acres) (TMS #343-07-00-055), on a large exhibit map. The request before Council was to zone the subject property Single-Family Residential (SR-4).

He noted the property had been zoned RSL in the county, but he said it backs up to property on Stefan Drive that is zoned SR-4. He commented staff had felt this zoning would be in character with the zoning on Stefan Drive and would provide a good buffer against the light industrial just across from the property off of Fleming Road. Both staff and the Planning Commission recommended approval.

Acting Mayor Pro tem Tinkler invited public comment on this matter. The following persons addressed City Council:

1) Paul Dudley, 445 Howle Avenue, said his property is located right next to the subject property. When he asked for clarification of SR-4 zoning, Mr. Morgan explained that it is

CITY OF CHARLESTON

a single-family designation that allows 4,000 square-foot minimum lots. He noted the zoning would be the same as the zoning along Stefan Drive and spoke briefly about the property owner's intention regarding the development. In response to an additional question from Mr. Dudley, Mr. Morgan pointed out the area on the large exhibit map.

No one else expressed a desire to speak for or against this proposed zoning. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Shirley, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON HOWLE AVENUE *(JAMES ISLAND)* (3.5 ACRES) (TMS #343-07-00-055), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-322), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-4) CLASSIFICATION.

The next ***two*** public hearing matters pertained to the zoning of properties on Fort Johnson Road *(James Island)* (1.39 acres) (a portion of TMS #428-00-00-037) and (0.02 acres) (a portion of TMS #428-00-00-038). The request before Council was to zone the subject properties Planned Unit Development (PUD).

Mr. Morgan directed Council's attention to a large exhibit map and indicated the location of a PUD that had been approved by Charleston County. He said the bulk of the property had annexed into the City a number of years ago. He described the portion of TMS #428-00-00-037 on Fort Johnson Road as a buffer zone adjacent to the bulk of the property and the ownership was the same. He said the request before Council was to zone the recently annexed property to make it part of the PUD.

Continuing, Mr. Morgan said the number of units would not be increased and the property would just be additional buffer zone. Both staff and the Planning Commission recommended approval.

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed zoning. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON FORT JOHNSON ROAD *(JAMES ISLAND)* (1.39 ACRES) (A PORTION OF TMS #428-00-00-037), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-326), BE ZONED PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION.

Council then considered the rezoning request for a portion of TMS #428-00-00-038 on Fort Johnson Road. Mr. Morgan described this property as a very tiny sliver of land at the very entrance to Eaglewood Creek PUD. He said this property is also under the same ownership as the previous public hearing matter. He noted his understanding that the owners intended to use this site for signage for their development and it would be part of the same PUD. Both staff and the Planning Commission recommended approval of the requested zoning.

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed zoning. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Lewis, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON FORT JOHNSON ROAD *(JAMES ISLAND)* (0.02 ACRES) (A PORTION OF TMS #428-00-00-038), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 1, 2005 (#2005-327), BE ZONED PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION.

The next public hearing pertained to the zoning of 2410 Spring Garden Street *(West Ashley)* (0.25 acres) (TMS #309-14-00-019). Mr. Morgan directed attention to a large exhibit map and noted the location of this recently annexed property just off Melrose Drive. He noted the request for SR-1 zoning would be comparable to what the zoning had been in the County. Both staff and the Planning Commission recommended approval.

068

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed rezoning. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2410 SPRING GARDEN STREET *(WEST ASHLEY)* (0.25 ACRES) (TMS #309-14-00-019), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 16, 2005 (#2005-341), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

Mr. Morgan noted the next public hearing matter pertained to property located on McLeod Mill Road *(West Ashley)* (0.4 acres) (TMS #285-14-00-002, 003, 004 and 005) and he further noted the request before Council was to zone these recently zoned properties GO. Both Planning Commission and staff recommended approval.

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed rezoning. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Gallant, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON MCLEOD MILL ROAD *(WEST ASHLEY)* (0.4 ACRES) (TMS #285-14-00-002, 003, 004 AND 005), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 16, 2005 (#2005-342), BE ZONED GENERAL OFFICE (GO) CLASSIFICATION.

Council then considered the zoning of 1730 Fern Hill Drive *(Johns Island)* (6.64 acres) (TMS #313-00-00-047). Directing attention to a large exhibit map, Mr. Morgan indicated the location of the subject property off of Maybank Highway. He commented this recently annexed property had been zoned RSL in the county and the request before Council was to zone the

0069
CITY OF CHARLESTON

property RR-1. He said this would actually be a downzoning from the county zoning and this would be in accordance with owner's wishes. Both staff and the Planning Commission recommended approval.

There were no questions or comments of City Council.

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed rezoning. The Acting Mayor Pro tem declared this public hearing concluded.

On motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1730 FERN HILL DRIVE *(JOHNS ISLAND)* (6.64 ACRES) (TMS #313-00-00-047), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 16, 2005 (#2005-343), BE ZONED RURAL RESIDENTIAL (RR-1) CLASSIFICATION.

The remaining two public hearings pertained to amendments to Chapter 54 of the Code of the City of Charleston (Zoning Ordinance).

Director of Design, Development and Preservation Yvonne Fortenberry reported this particular matter was before Council to follow up on previous action of Council to classify Reflectance Drive and Highway 41 as Class II roads designating 25-foot buffers.

Ms. Fortenberry directed Council's attention to a large exhibit map and pointed out that the portion of Clements Ferry Road from Reflectance Drive to Highway 41 in the same way that development is anticipated and would be coordinated in this area. Both staff and the Planning Commission recommended approval.

Acting Mayor Pro tem Tinkler invited public comment on this matter. No one expressed a desire to speak for or against this proposed rezoning. The Acting Mayor Pro tem declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Bleecker, seconded by Councilmember George, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO REQUIRE A CLASS II (25 FT) LANDSCAPE BUFFER ALONG THAT PORTION OF CLEMENTS FERRY ROAD SOUTHEAST OF REFLECTANCE DRIVE INTERSECTION TO CITY LIMITS.

Ms. Fortenberry reported that the final public hearing matter pertained to changing the Old City Height District regulations for all properties or parts of properties located in the "3X" Old City Height District.

Continuing, Ms. Fortenberry said the matter before Council was a continuation of the height amendment that staff had been working on over the last two years basically as a result of the Downtown Plan. She recalled the Plan had recommended taking a look at the old City height districts and making a few modifications. She noted the changes were to include the medical complex and the area of the Central Business District (CBD) basically from Highway 17 all the way down to Broad Street and then the area along Calhoun Street.

Directing Council's attention to large exhibit maps, Ms. Fortenberry noted changes had been made in the medical complex and told Council they would recall that most recently changes had been made south of Calhoun Street, along Calhoun Street and over to the waterfront. She said this next phase would look at the area north of Calhoun Street up to the Highway 17 connection to East of the Cooper River extending roughly along St. Philip Street over to just beyond the commercial areas on the east side Meeting Street.

She indicated the areas on the map that were currently zoned in the City's 3X height district. She referred to some very small areas in the 50-foot district. She described the 3X district as the City's least restrictive height district.

Ms. Fortenberry explained that the 3X district would allow buildings to be built as tall as three times from the distance of the center line of the street. Pointing to the exhibit map, she noted an area where there could be buildings anywhere from 82 feet to 97 feet tall on King Street to potentially 105 feet on Meeting Street. She further noted if the building were setback further than the property line the building could be even taller.

She noted that it had always been understood that this was really not what was anticipated for this particular area of the City. She said something very similar was being done for what had been recommended for the lower part of the CBD.

Again directing Council's attention to the maps, she told them that the proposal before them would change the area in the Meeting Street/King Street/St. Philip Corridor and make this area consistent with the 55-foot district below Calhoun Street running along Meeting Street for a depth of 100 feet along the East Side neighborhood and 100 feet west along Meeting Street toward King Street.

Ms. Fortenberry indicated on the map how the 55-foot district would come around and go along Line Street and come back down King Street for 100 feet eastward along King Street. She pointed out on the map how it would then come all the way back westward to the 50-foot

height district in the Radcliffeboro and Elliott-Cannonboro neighborhoods up to Shepherd Street.

She explained that the 55-foot height would continue along the main corridors with one exception. She said the 3X would remain in the area of Marion Square around the Francis Marion Hotel, the former Charleston County Library and St. Matthews Church. She noted that particular quadrant would not be recommended for change.

Ms. Fortenberry directed Council's attention to the map and said the 80-30 district was proposed in the main corridor in the interior of these blocks. She noted this would be consistent with the 80-30 district south of Calhoun Street. She commented that it had always been envisioned that the interior of these blocks would be appropriate for higher buildings and she said in this case it would be limited to 80 feet with a minimum of 30 feet with one exception.

She indicated there would be an exception at Spring Street, King Street and Meeting Street. She described this as a partial block, not an entire block, and said the recommendation was 100 feet. She commented that the City's Downtown Plan had recommended a slightly higher district for this particular section. She said this had been done because of the feeling that this was an important confluence of these important roads. She stated this had resulted in the belief that a little additional height would be appropriate in this block.

Ms. Fortenberry noted this would be somewhat similar to the concept of the City's height district at the lower portion of the Central Business District. She said Charleston Place is that node and it is slightly higher than the rest of the corridor.

Continuing, she reviewed the proposal before Council. She again pointed out each of the areas and noted the height districts for each. She commented the feeling had been that the proposal before Council would be very compatible with what had been envisioned for development in this area and very compatible with the neighborhoods as well.

She went on to say the heights along Meeting Street, St. Philip Street and King Street would be compatible with the neighborhoods that back up to them. She pointed out the area where four-story buildings had been envisioned and said they would be very similar to the BellSouth building on Meeting Street.

Ms. Fortenberry spoke then about the 80-foot district and cited the Mills House at 77 feet on Meeting Street as an example of this height. She talked about numerous meetings that had been held prior to the Planning Commission meeting and said notices had also been sent to over 300 property owners regarding an open house. She said those with questions had either come to the meetings or called staff or had met with staff individually.

In addition Ms. Fortenberry stated there had also been meetings with the neighborhood organizations and the two preservation organizations. She said a majority of the property owners had agreed with the changes and noted that it would be a reduction for these property

CITY OF CHARLESTON

owners. She commented the property owners had felt this would be reasonable and they were aware of the changes because of the Downtown Plan and the public process for the Downtown Plan. She indicated that the neighborhood associations had also supported the changes. Both staff and the Planning Commission recommended approval.

Acting Mayor Pro tem Tinkler invited public comment on this matter. The following persons addressed Council:

1) Robert Gurley, representing the Preservation Society, referred to a letter from Glenn Keyes, President of the Preservation Society of Charleston, which he had distributed to Council. A copy of the subject letter is on file in the office of the Clerk of Council in the meeting folder of this date.

Mr. Gurley said the Preservation Society agreed that the 3X district is inappropriate. He spoke of the Society's concern about the site of the former Charleston County Library at 404 King Street and the west side of King Street from Vanderhorst Street to Calhoun Street and he pointed out those areas on the exhibit map. Mr. Gurley referred to the Francis Marion Hotel as an anomaly. He noted they could see no reason that the height at these locations should not be reduced to 55 feet as well.

He described this area as an important corner and directed Council's attention to a couple of copies of photographs, which were attached to the subject letter. Copies of the photographs are attached to the letter on file in the office of the Clerk of Council. He asked Council to include the properties in the 55-foot district.

No one else expressed a desire to speak for or against this proposed rezoning. The Acting Mayor Pro tem declared this public hearing concluded.

Councilmember Evans moved to adopt the Planning Commission's recommendation and give first reading to the subject bill. Councilmember Bleecker seconded the motion.

Acting Mayor Pro tem Tinkler asked Ms. Fortenberry why the portion described by Mr. Gurley during the public hearing had been left out of the change. Ms. Fortenberry replied that had been considered and it had been determined there were some very good reasons not to include that area in the change.

Ms. Fortenberry said there are a number of tall buildings in the subject area. She referred to the height of the Francis Marion Hotel at 165 feet and commented it would clearly be inappropriate to zone that 55 feet and would create a nonconforming use. She noted St. Matthews Church to be a very tall building and with the steeple it is 297 feet. She also mentioned the parking garage and said it is over 60 feet.

She commented the old Citadel building is roughly around 60 feet and currently she said the former library is not a tall building. However, she said the feeling had been that this particular site is unique from other King Street properties in that it faces on Marion Square. Because of that it had been felt some additional height would be appropriate there. She

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CITY OF CHARLESTON

stated that a proposal was underway for that site which had already started through the approval process and said a special exception had been granted for a hotel. She further noted in addition to the special exception the applicants had gone through the technical review process and this had all been done with the understanding that they had a 3X height district. She commented the feeling had been that it would not be fair to change the height district in the middle of the approval process.

When Councilmember George asked how many floors, Ms. Fortenberry replied that had not yet been submitted but she estimated it would probably be 80 to 90 feet.

Councilmember George expressed some concern that larger and taller structures would take away from St. Matthews Church. He agreed with Mr. Gurley and said that the Francis Marion Hotel is an anomaly.

Ms. Fortenberry noted this must go through the Board of Architectural Review (BAR). She noted this had been discussed at length.

Councilmember George referred to Ms. Fortenberry's comments about the project in process at the site of the former library and asked how many floors that new hotel would be. Ms. Fortenberry responded that the applicants were close to making their submission to the Board of Architectural Review (BAR) but had not done so yet. She said the actual number of floors was not definitive at this time, but she estimated the height would be somewhere in the range of 80 to 90 feet. When Councilmember George asked if this would be eight or nine floors, Ms. Fortenberry she thought it would probably be seven or eight floors.

Continuing, Councilmember George explained his concern and spoke of the buildings on the north side of Marion Square starting from Meeting Street to Tobacco Street. He talked about the elevation and the views from Calhoun Street and said he was concerned that a larger and taller structure in that corner would take away from St. Matthews Church. He described St. Matthews Church as a beautiful and dominant structure in this City and he was concerned about doing anything that would degrade the perspective of scale for the church.

He went on to express his concurrence with Mr. Gurley that the Francis Marion Hotel is an anomaly. He recalled his memories of these two structures and said he felt a tall massive structure on that corner would provide an unbalanced appearance in addition to taking away from St. Matthews. Councilmember George stated his belief that the 55-foot district would be more appropriate for that corner.

Ms. Fortenberry responded that anything built there would have to go through the BAR and would have to go through the review for scale, mass and height. She noted the feeling had been that this location on the square could handle the additional height and the BAR would be looking at all of those factors in reviewing the design. She commented there had been lengthy discussion about this at the Planning Commission meeting. She said the Planning Commission had asked staff to review this and it was discussed again at the more recent Planning Commission meeting. She stated that the Planning Commission had again agreed with the staff recommendation.

Councilmember George stated as Councilmembers basically the buck stops at their collective table and said City Council is not bound by the decision of the Planning Commission. He commented this Council through its legislative powers delegates those duties to the Planning Commission. He commented when it comes to decisions like this that would be far reaching, Council would not have another chance to vote on this particular issue.

He shared his memories of this area throughout his childhood and said he was fearful of a large structure in the subject corner. Councilmember George stated he would not vote to support this matter.

When Councilmember Shirley asked if the hotel developer was present at this meeting, no one responded.

In response to Councilmember Shirley, Ms. Fortenberry replied that those properties were not included in the amendment before Council. She explained those properties had not been advertised and the property owners had not been notified because there had been no recommendation for a change there.

Councilmember Shirley said he felt this made his point. He stated his opinion that the developers had not come to this meeting because this was going to be a done deal. He commented that the Preservation Society had come to the aid of a number of residents West of the Ashley and he felt their request was not that far out of line.

He expressed his support for development and said that he is pro-business as much as he can be. He referred to the copy of the photograph of the Francis Marion Hotel and described it as an ugly building. He said if the federal building on Meeting Street had been included in the photograph it would be uglier than the Francis Marion Hotel.

Councilmember Shirley reflected on his position over the years about the Francis Marion Hotel and said he understood that it is a grand old hotel that had been a grand old hotel when it was built. He commented that he just did not understand why the concerns of the Preservation Society had not been taken into consideration.

Ms. Fortenberry said they had considered their concerns. She noted there had been meetings with both the Preservation Society and Historic Charleston. She described this as just one of those areas where staff and the Planning Commission did not agree with the Preservation Society's position.

Councilmember Shirley stated he would not be voting to support this particular issue

Councilmember Evans expressed her concern about drastically rezoning this property without the owner's input. She commented that she was very reluctant to change someone's property to that degree. She referred to the process involved in planning a hotel and said she could not vote for this drastic rezoning.

Councilmember George explained if Council voted against the motion they would not be voting to rezone any property that had not been advertised. He said it would be a vote against a motion to change from a 3X district to a 55-30 district, 80-30 district Or the 100-30 district. He further explained that the property under discussion was not even included in that.

He commented to his way of thinking his vote would be for staff to go back and look at this, take the property that was not included and look at it as well. He stated this was not an effort to drag the property into a 3X district and Council would be voting on the motion on the floor.

The Acting Mayor Pro tem asked Ms. Fortenberry if Council could approve the recommended changes from staff and the Planning Commission and come back to reconsider other piece of property at a future date with a future public hearing. Ms. Fortenberry replied affirmatively. She went on to say that it was also important to take action on the matter before Council at this meeting because of a lot of other potential development in this area. She noted this area was getting a lot more attention and properties had been changing hands. She spoke of the need to get the change before Council into effect as soon as possible.

Acting Mayor Pro tem Tinkler asked Councilmember George if he was recommending voting on this matter at this meeting with the suggestion to staff that they go back and revisit the issue.

Councilmember George replied that was not correct and said the motion on the floor was to include the change from 3X to the three categories mentioned earlier. He stated his vote would be against that so it would be no harm, no foul. He said the zoning would be left where it is. He expressed his opinion that everything on the floor and everything being considered could probably be built in a 3X district.

He commented that it might have been more appropriate to vote for a deferral, but he thought this matter should be voted up or down at this point. He stated if the motion carried these properties would still be outside of any effort Council would have made to correct the heights because they would still be in the 3X. He remarked this would not give this Council an opportunity to go back and reconsider the former library site.

Councilmember Fishburne remarked that he would like to look at this in a slightly different way. He asked Ms. Fortenberry if this action would take an area of the City zoned in a certain way to allow a good bit of height and a good bit of building volume and shrink it considerably. Ms. Fortenberry responded affirmatively.

Continuing, Councilmember Fishburne described the matter before Council as actually shrinking the envelope in the entire area with one exception. He recalled it to be consistent with the Downtown Plan to have buildings that would go up in the center that would not be tall around the sides. He spoke of the importance of looking at this in that way.

Councilmember Fishburne then referred to what he considered a bigger issue, i.e. land values had gone up and were going up so fast that if some more height and some more

density it would not be possible to get the commercial and residential units that would be reasonable in the center of an urban area like this.

He said this could also set a precedent for other areas. He commented that he was almost concerned about being too restrictive and taking away too much rather than getting too much. He noted the proposed request might be a compromise and asked if it had been looked at in that way.

Ms. Fortenberry responded affirmatively. She noted this was almost 99 percent of what the Downtown Plan had called for. She recalled that the Downtown Plan had actually called for more density in this area. She said we are really trying to encourage that density along what in the future would the rail/pedestrian corridor. She spoke of the need to channel the growth in the area where we want it to occur while keeping our two corridor entrances to the City more to the three or four stories in height. She talked about the need for the density so there could be different housing and office space. She noted this would fall in line with changes that had been made earlier.

There were no further questions or comments of Council.

Council voted on the pending motion to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

The vote was not unanimous. Councilmember Shirley and Councilmember George voted nay.

First reading was given to a bill entitled:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE OLD CITY HEIGHT DISTRICT REGULATIONS FOR ALL PROPERTIES OR PARTS OF PROPERTIES LOCATED IN THE "3X" OLD CITY HEIGHT DISTRICT IN AN AREA BOUNDED APPROXIMATELY BY THE WEST SIDE OF SAINT PHILIP STREET BETWEEN CALHOUN STREET AND HIGHWAY 17, THE NORTH SIDE OF CALHOUN STREET BETWEEN SAINT PHILIP STREET AND MEETING STREET, PROPERTIES FRONTING ON, OR WITHIN 100 FEET OF THE EAST SIDE OF MEETING STREET BETWEEN CALHOUN STREET AND HIGHWAY 17, AND THE SOUTH SIDE OF HIGHWAY 17 BETWEEN MEETING STREET AND SAINT PHILIP STREET, MORE FULLY SHOWN ON THE ATTACHED MAP AND INCLUDING ALL, OR A PART OF, THE FOLLOWING TAX MAP PARCELS (TMS #459-05-03-065, 066, 072 TO 076, 090, 092, 094, 100 TO 112, 114 TO 118, 123, 124, 130 AND 133; TMS #459-09-01-001, 010 TO 012, 018, 030 TO 034, 042, 044, 045, 046, 049, 053 TO 057, 062, 063, 067, 068 AND 069; TMS #459-09-03-060, 061, 104 TO 109, 114, 117, 119, 120, 121 AND 147; TMS #459-13-01-001, 005, 006 AND 016; TMS #459-13-03-001 AND 022; TMS #460-04-04-020, 021, 022, 024 TO 029, 090, 091, 092, 094, 095 AND 100; TMS #460-08-02-001, 002, 006, 007, 010 TO 013, 015, 016, 018 TO 022, 024, 025, 098, 102, 104, 108, 109, 110, 112, 113, 117, 122 TO 125, 130 AND 131; TMS #460-08-04-002, 004 TO 008, 013, 046 TO 067, 071 AND 074;

TMS #460-12-02-001 TO 015, 017 TO 021, 023 TO 038, 039, 040, 041, 045 TO 048, 050, 051, 054, 057 TO 061, 066 TO 089, 091 TO 097, 105 TO 107, 109 TO 111, 117, 118, 120 AND 121; TMS #460-16-02-001 TO 006, 010, 012, 014 TO 022, 024, 026 TO 030, 032 TO 034, 038 TO 042, 044 TO 058, 060 TO 062, 064, 066 TO 072; TMS #460-16-04-005, 006, 009, 010), ALL OR PART OF THE PROPERTIES INCLUDED HEREIN SHALL BE CHANGED TO EITHER THE "55-30" DISTRICT, THE "80-30" DISTRICT, OR THE "100-30" DISTRICT, AS SHOWN ON THE ATTACHED MAP.

Next on the agenda was the approval of the minutes of City Council's August 16, August 29 (Special) and September 13, 2005 meetings. The minutes of the August 16, 2005 meeting were approved as amended by Councilmember Bleecker on motion of Councilmember George. Councilmember Bleecker asked for the next to the last paragraph on page 54 of the August 16, 2005 minutes to be deleted because it added nothing and she did not think it was accurate.

The minutes of the August 29, 2005 meeting were approved on motion of Councilmember Bleecker.

Approval of the September 13, 2005 minutes was *deferred.*

The Citizen Participation Period followed. The following persons addressed City Council:

1) Dr. Frank Medio, 110 Cape Street and President of the Daniel Island Neighborhood Association, referred to comments made at the August 16, 2005 meeting. He thanked Councilmember Gallant for mentioning the Daniel Island Community Fund.

Continuing, Dr. Medio referred to Councilmember Gallant's remarks that indicated Frank Brumley had given out or dispersed money to the community. He said as President of the Daniel Island Neighborhood Association he wanted to clarify that the money in the Daniel Island Community Fund comes from the residents and not from the Daniel Island Company.

No one else expressed a desire to address Council. The Acting Mayor Pro tem declared the Citizen Participation period concluded.

Council was in receipt of a written report from Director of Public Service Laura Cabiness on the City's Drainage System, which was included in the agenda packet. She noted the report contained information on funding on some of the major drainage projects. She commented that the report also included an extensive list of what had been done in the last 15 years. Ms. Cabiness offered to answer questions of Council.

Councilmember George said he and Councilmember Fishburne had been talking a good bit about storm drainage. He spoke of what had happened recently as a result of Hurricane Katrina and Hurricane Rita. He referred to a recent power failure which had resulted in approximately $30,000 in flood damage to the Gateway Center.

He said he had looked at the City's tunnel system and the Concord Street pump station during the time he has served on Council. As an engineer, he said this had been very

interesting to him. He noted that he was troubled by this pump station because the City does not have emergency power there. He commented that it was important to him to say although the station was not designed to protect City from a tidal surge it would be very useful in a major event to have emergency power there.

Continuing, he spoke of being able to use the system that would be tied in very shortly to the Market Street area, the Concord Street area as well but also now existing on Calhoun Street and Meeting Street. He stated that an emergency generator could be placed there within the confines of the site. He had spoken to a number of people and had priced out the cost for a generator. He commented a 1,000 KW generator would be needed to run two pumps. He said in order to run three and soon to be four of the high rate pumps 1,500 KW would probably needed.

Councilmember George described the generator as being as big as a tractor trailer that would have to be pile supported on a platform which would meet FEMA regulations. He noted his research indicated this could be done for less than $1,000,000. He commented if Market is going to be tied into that same pump station then thought should be given to the ability to pump Market Street dry quickly to prevent major property damage to buildings standing in water such as had occurred in New Orleans and other cities.

He also felt more thought should be given to not just having a 10-year standard like the pump station had at this time. He stated this Council makes those tough decisions and referred to the action or inaction of the New Orleans Levee Board that they were regretting at this time.

In his professional opinion as a consultant engineer who specializes in hydrology and hydraulics, he said he would like for consideration to be given to putting an emergency generator on that station as part of the extension of Market Street.

Ms. Cabiness commented that Councilmember George's concerns would be a lot to address at this meeting and he agreed. She said when the design was considered a generator and backup power had been part of the consideration. She spoke of the consideration that had also been given to the ongoing maintenance costs. She noted that the pump station is right next to the main feed into the peninsula, which is also connected to the main feed off of Bee Street.

She talked about the thought process that had gone into this and the understanding that power outages would probably be infrequent. She noted it had not been the intent to protect against a storm surge event. She said the thought had been that the costs between the backup power and the need for that and the real security that would be provided might be better spent on other drainage projects.

Ms. Cabiness spoke of the City's large Master Drainage Plan and the large need for improvements in many areas that had not received any benefits from any drainage improvements. She commented that it might be better to try to provide some level of improvement as opposed to trying to make one particular area almost foolproof, if you will.

679
CITY OF CHARLESTON

She referred to Councilmember George's comments about New Orleans and noted that this area is not like New Orleans in that we do not have the levees and we are not going to trap water in the City for long periods of time after a hurricane comes through. She commented that the tidal surge would move through and if the City had a catastrophic Category 5 with 20 feet of water hitting the right place, but the difference would be as the wave moves out the water would move out.

Ms. Cabiness stated when the tunnel system had been built there was a bypass system in it. She said basically there is an outlet that is the same size as the outlet that the City had prior to building the drainage system. She commented when the gate is opened the same drainage system is in place. She said while this is not perfect in a few hours the system can drain passively without power.

Councilmember George commented that obviously the City is higher than New Orleans, but he said there are places in the City that do not drain well and stay flooded for many hours. He said Hurricane Hugo had shown that.

Continuing, he stated when public infrastructure is designed, pump stations, waste water pump stations, water pump stations, and waste water treatment facilities are also designed. He spoke of the generators that are put on those. He talked about approaching these things to try to get continuing use from them in reasonable storm events. He said even now we would have to flood proof the pump stations and put the generators up above the 100-year FEMA flood elevation.

When Councilmember George asked if $13,000,000 had been invested in the tunnel system, Ms. Cabiness estimated the investment to be $15,000,000. He asked how much more would be put into it when Market Street is added and Ms. Cabiness estimated another $20,000,000 in the whole Market Street system.

Councilmember George rounded the investment off to $36,000,000, give or take a few. He said it would essentially be designed to protect the most vital part of the City's revenue generating district from tourism. He spoke of the hospitality tax, accommodations tax and the sales tax from this area and compared this to the areas that New Orleans needs to get back up and running.

He expressed his concern about spending $36,000,000 on a complete system without one generator to run arguably two or three of the high service pumps. He stated his belief that this was not good engineering.

Ms. Cabiness offered to look more deeply into the generator issue if that was what Council wanted. She estimated this would take an additional $500,000 and said there would be other issues such as permitting issues, field storage issues, etc. She commented this would be complicated and would require some study to work out the details. She pointed out that more issues would be involved than the obvious of having power there and about the level of protection that would be expended.

080
CHARLESTON

She went on to say there are a number of drainage projects and staff was trying to have a sufficient level of service to spread the available funds in order to attack more areas.

Councilmember Fishburne thanked Ms. Cabiness for the report she had provided to Council and said he thought it had been a good report. He commented that things change and referred to events that had occurred over the last two months. He cited a CPW sewer tunnel system that had recently started to cave in. He estimated $132,000,000 had been allocated to avoid the disaster of having the system shut down.

He expressed his opinion that it might be time to look at the whole plan in view of recent events in the gulf region. He spoke of the need to look at the plan periodically to see if we need to spend more money before it is an emergency or after the emergency. He recommended using Hurricane Hugo and having it hit Edisto Beach instead of McClellanville to see what that would do to the City of Charleston.

Continuing, he suggested staff then look at the City's drainage plan to see if anything should be done with the City's capital plan and priorities. He said maybe it would be necessary to tax more and maybe the City would have to spend more. He stated the purpose of municipal government is to provide basic services and protect citizens. He commented he would be open to asking the staff of the Department of Public Service to take another look at this whole thing with a catastrophic event in mind.

He then referred to the portion of the subject report regarding periodic maintenance and cleaning out drains, etc. He said hopefully there would not be a catastrophic event in the next 30 days or before the current hurricane season ends, but he asked what would be done today or in the next nine or ten months if we knew there was going to be an event and we could not spend a lot of money. He clarified that he was asking what practical things could be done as far as cleaning out the system and looking at the drainage intakes, etc. He said he wanted to know what could be done now that would cost relatively little money but would save a lot of damage.

Councilmember Fishburne noted that he is not an expert but he agreed with Councilmember George about the need to look at this whole thing very carefully. He said he also agreed with spending the money to put pumps on the system. He commented when he had spoken with CPW he had asked if they have an emergency pump on Plum Island. He stated that they do have an emergency system and when a tidal wave comes over it the system shuts down, but they have the capacity to start it back again.

When Councilmember Fishburne commented that he hoped the Mayor and Ms. Cabiness would consider this, she responded that the Mayor had recently sent a memorandum to staff. She noted that the Mayor had been in daily contact with Tom O'Brien during this hurricane season. She said in light of the events surrounding Hurricane Katrina and Hurricane Rita the Mayor had indicated to department heads that 10 to 15 minutes of every department head meeting should be spent on discussing these issues while they were still fresh in everyone's minds. She stated this discussion could certainly include how flooding,

OF THE CITY OF CHARLESTON

the reaction to it and the preparation to it. She said there might be areas that should be reconsidered and consideration might need to be given for some new level of service.

Councilmember Gilliard thanked Ms. Cabiness for her openness on this subject. He talked about the work of her department along with the police and fire departments. He spoke of flooding in his Council district and wanted to know how long before there would be some action with the Spring Street/Fishburne Street drainage. He told Ms. Cabiness that he appreciated the information she had provided regarding the engineering phase of the project but he wanted to know how long it would be before there would be any type of groundwork.

Ms. Cabiness described this as a big project and said the preliminary engineering had been done. She explained the next major step would be to secure a location for the pump station and said staff was working with DOT on this. She talked about reworking the drainage fund plan and said about $500,000 per year had been budgeted from the existing stormwater funds so that the final design could be taken forward while soliciting more money from the transportation bill, water bill and trying to get some federal funding.

She said engineering wise the work was ongoing and construction wise it would be a little further down the road. She spoke of the significant amount budgeted for what affects a major federal highway system and state highway. She said there should be some help from some other jurisdictions and she was moving on this very important matter.

Councilmember Gilliard commented Burke High School in District 6 is the only high school on the peninsula. He suggested using catwalks so the students would not get wet. He described the wet students and asked Ms. Cabiness to look into whether catwalks could be used as a temporary measure around the high school until something has been done to solve the flooding.

Ms. Cabiness replied that she had not thought of this, but she said she would be happy to look into this and discuss it further with Councilmember Gilliard. She added that all of the lines had been cleaned out and the marsh area along Hagood Avenue had also been cleaned out and Hagood had been raised. She noted this had improved the area a little.

Councilmember Lewis referred to what had happened throughout the City when the pump station failed. He expressed support for looking into a backup system. He commented that it had been possible to build a new bridge across the Cooper River but he described the flooding that had occurred that particular night. He said the Crosstown flooded and many of the major routes had flooded and commented that somewhere along the line this pump station had an effect on the upper part of the peninsula.

Ms. Cabiness explained there had been a couple of events during the summer and on this particular day there had been a large amount of rainfall on top of an already flooded area. She stated the subject pump station only serves the Calhoun/East Bay Drainage Basin which serves from Mary Street to the north, King Street to the west, Concord Street to the east and roughly to George Street to the south. She noted it would not be possible for that pump station to have an effect on the much larger area.

082
CHARLESTON

She went on to say although there had been calls from other areas, the flooding had been the result of the huge amount of rainfall. Ms. Cabiness spoke of the period of drought that had existed for a number of years and said she had received a lot of compliments on how well the drainage system has worked. She commented that the truth of the matter is the pump station only serves one area and the City has enjoyed a relatively dry period.

Ms. Cabiness referred to the flash thunderstorms that had occurred during the summer. She noted unfortunately there are no rain gauges downtown. She talked about the flooding West Ashley in July and the big demand from these residents for the City to begin working on drainage projects in this area. She also mentioned flooding in Eastwood and talked about the effort to spread the funds throughout the City.

Councilmember Lewis said he had made a list of the flooded streets that particular night. He commented about the manhole covers that had been blown off of drains and raw sewage was all over the streets. He described this as deplorable and said he would forward the list of streets to the stormwater division.

Councilmember Evans also thanked Ms. Cabiness for this report and said it was something to show to the residents so they could see the work that had been done as well as the work that was being planned.

She noted that we do not need a hurricane and said a good spring rainstorm and/or high tide could put some areas under water. She said this is a quality of life issue and although a number of people live on filled land, they are living there with streets they need to use. She expressed her belief that the residents were ready for the stormwater fees to be increased in order for the City to be able to undertake the project.

Councilmember Fishburne told Ms. Cabiness if she needed more people and more equipment in her department to provide more preventive maintenance on the existing system so that it works to its maximum she should not be afraid to ask. He said he sensed she could get whatever she could justify and he suggested she take a look at that.

Ms. Cabiness responded that she had asked for another jet vac system as well as some other equipment in the budget, but she noted Council had not reviewed the budget at this time.

Councilmember Fishburne stated several constituents had asked him about the disaster plan for his Council district. He said when they had also asked him what his part would be in the event of a disaster he had told them he did not know and he had never been told.

Councilmember Fishburne told the Acting Mayor Pro tem to let the Mayor know that it would be nice for Council to be refreshed on the City's disaster plan for storm-generated, or port-generated or terrorism-generated disasters, etc. He noted he would like to know what Council as individual Councilmembers in their districts could do.

Councilmember George agreed with Councilmember Fishburne and said he would also like for Acting Mayor Pro tem Tinkler to express these concerns to the Mayor. He said this was not the end of an issue, but the beginning of an issue. He spoke of the need for continued discussion and said there is a new awareness, a wakeup call for everybody in a dangerous area.

He referred to the events at this meeting as a good example of the succession plan for the meeting. He expressed concern in a major event elected officials would be seen as out of touch with their constituents. He said Council really did not have a good idea about where they fit in. He commented that everyone knows the City and the county have a good plan, but Council does not what their part would be. He remarked that he believed all of Council would benefit from this.

Acting Mayor Pro tem Tinkler commented when any hurricane threatens the Charleston area, the Mayor is immediately in touch with Council through conference calls. He said Council is kept informed about what the City is doing throughout the particular storm. He agreed that there was always room for improvement.

Councilmember Shirley noted on several occasions he had been out of town for the conference calls.

Mayor Riley's Executive Assistant Harry Lesesne commented while there was so much enthusiasm about the City's stormwater operation, he wanted Council to know about the close work that had been taking place with US Congressman Henry Brown for some additional federal funding for all of the City's drainage projects.

Continuing, Mr. Lesesne said it would be a great help if any members of Council would call his office and express his/her support to Congressman Brown for additional drainage funding from the federal government.

When Councilmember Fishburne asked what the request had been, Mr. Lesesne replied about $12,000,000 had been requested to support the Spring Street/Fishburne Street Drainage Basin.

When Councilmember Gilliard asked about the projected cost of the project, Ms. Cabiness replied approximately $46,000,000. She said to put this into perspective it would be basically about 20 percent of the peninsula area. She stated that it included two drainage basins all the way from King Street to the Ashley River, goes north as far as Hampton Park, and south just about to the edge of Bee Street.

She explained although this is a very large project it would not be necessary to have $46,000,000 in the bank to get started. She commented that the requested $12,000,000 would be for the first phase. She said this would make it possible to begin the shafts, tunneling and get the electrical system in. She noted the project would be done in phases and as the phases are completed more areas would begin to see the effect.

004
CITY OF CHARLESTON

Councilmember Gilliard referred to the flooding in the area of the Crosstown and when he asked Ms. Cabiness about the possibility of an increase in stormwater fees, she replied the City was long due for one. She expressed her belief that these fees had not been increased since 1995 or 1996. She stated that the stormwater fees began with an interim fee of $3.92 and then went up to $4.00.

When Councilmember Gilliard asked what the process would be, Corporation Counsel Charlton deSaussure replied that an ordinance amendment would be required. He noted typically for something like this it would be appropriate to do a study that would support the increase.

Councilmember Lewis spoke of the importance of drainage on the Crosstown and pointed out that it is an evacuation route. He described events that had resulted in flooded out cars on the Crosstown and said there was a real need to address flooding in this particular area.

On motion of Councilmember Gilliard, seconded by Councilmember Evans, Council voted to direct Ms. Cabiness and staff to begin the process of looking into increasing stormwater fees based on the flooding history at the Crosstown, the area of Burke High School, the West Side community and the East Side community.

Councilmember Fishburne asked if it would help for Council to adopt a Resolution stating their enthusiastic support for the request to Congressman Brown for the $12,000,000 in federal funds to assist with the Spring Street/Fishburne Street drainage basin. Mr. Lesesne indicated his belief that it would.

Continuing, Councilmember Fishburne asked Mr. Lesesne how fast the money would be received if it were secured. Mr. Lesesne replied it would be a federal earmark in the 2006 federal budget. He noted depending on Congress' schedule it could be passed this fall and probably be available in the first part of the calendar year 2006.

When Councilmember Fishburne asked if the funds would specifically be used for the Spring Street/Fishburne Street drainage basin, Mr. Lesesne responded affirmatively. Councilmember Fishburne said he believed this would be the quickest source of funds. He spoke briefly about the process that would be required with a bond issue.

Mr. deSaussure noted an election would not be necessary for a revenue bond issue, but the subject funding source would be much quicker.

Without objection and at Councilmember George's suggestion, Council agreed that the Resolution would be signed by the Mayor and each member of Councilmember.

On motion of Councilmember Fishburne, seconded by Councilmember George, Council voted to adopt a Resolution enthusiastically supporting the City's application for the minimum

985
CITY OF CHARLESTON

of federal funds in the amount of approximately $12,000,000 with said Resolution to be signed by the Mayor and all Councilmembers.

The following Resolution was adopted:

A RESOLUTION

TO REQUEST THE ASSISTANCE AND SUPPORT OF CONGRESSMAN HENRY BROWN AND OTHER MEMBERS OF CHARLESTON'S CONGRESSIONAL DELEGATION FOR THE SPRING STREET/FISHBURNE STREET DRAINAGE BASIN IMPROVEMENTS

WHEREAS, the Spring Street/Fishburne Street drainage basin encompasses approximately 500 acres, or about 20 percent of the Charleston peninsula, and the area drained by this basin is of local, state and national concerns as it serves businesses, schools, hospitals and neighborhoods as well as US Highway 17, a major hurricane evacuation route; and,

WHEREAS, **existing drainage facilities which discharge into the Ashley River provide less than six (6) percent of the required capacity, and as such, these facilities are not adequate to manage the collection, conveyance and drainage of stormwater runoff; and,**

WHEREAS, **critical improvements are needed to mitigate the serious effects of frequent and disruptive flooding to the residents, businesses, schools and services in this area; and,**

WHEREAS, **the City has developed a Master Drainage and Floodplain Management Plan, and has determined that the Spring Street/Fishburne Street Drainage Basin improvements have the highest priority in this Plan; and,**

WHEREAS, **the City has determined that the cost of constructing a collection, conveyance and discharge system that will adequately serve this area will cost approximately $48 million; and,**

WHEREAS, **the City critically needs federal funding to assist in the construction of this project and has applied for federal assistance in the minimum amount of $12,684,836.00; and,**

WHEREAS, **the City requests the assistance and support of Congressman Henry Brown and other members of our Congressional delegation to obtain federal assistance for this critical infrastructure project;**

NOW THEREFORE, IT IS RESOLVED that the Mayor and the City Council request the support of Congressman Henry Brown and other members of our Congressional delegation and strongly urge their assistance in obtaining federal funding

086
CITY OF CHARLESTON

for the Spring Street/Fishburne Street drainage basin project in the minimum amount of $12,684,836.00.

IN WITNESS WHEREOF, THE CITY COUNCIL OF CHARLESTON has caused these presents to be executed in its name by Joseph P. Riley, Jr., its Mayor, and by Vanessa Turner-Maybank, its Clerk of Council, and its corporate seal to be hereto affixed this 27th day of September, 2005.

CITY COUNCIL OF CHARLESTON
(SEAL)
JOSEPH P. RILEY, JR.
MAYOR

ATTEST:

VANESSA TURNER-MAYBANK
CLERK OF COUNCIL

HENRY B. FISHBURNE, JR.
JAMES LEWIS, JR.
WENDELL G. GILLIARD
YVONNE D. EVANS
LARRY SHIRLEY
G. ROBERT GEORGE
DEBORAH MORINELLI
JIMMY S. GALLANT, III
LOUIS WARING
PAUL E. TINKLER
ANNE FRANCES BLEECKER

An oral report from Commissioners of Public Works (CPW) Chief Executive Officer John Cook was the next item on the agenda. Mr. Cook addressed Council about the Daniel Island and Plum Island treatment plants. He noted during the development stages for Daniel Island the plan to provide services for the Island had been to take wastewater from Daniel Island to Cainhoy and send it to the wastewater treatment plant on Plum Island.

Mr. Cook commented there had been those in certain regulatory agencies that did not think that was a good idea and they required the wastewater that was generated on Daniel Island to stay on Daniel Island. He said these agencies had wanted it discharged to a golf course and CPW had informed them that there was no golf course. He commented that the next recommendation had been to discharge it to a forest, but the National Forest Service would not agree to that.

Continuing, Mr. Cook said it was ultimately discharged to a constructive wetlands but it still had to discharge into the Cooper River. He said CPW began with a 250,000 gallons per day plant and it was expanded to a 500,000 gallons per day plant to meet the needs of this growing community. In that process Mr. Cook stated CPW had also asked for a permit to expand the capacity of the plant and the amount that could be discharged. He commented that CPW had received its permit about a month ago and it had not given any additional loading into the river.

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CITY OF CHARLESTON

He went on to say that CPW was looking at extremely tight treatment limits to try to discharge into the Cooper River and meet the additional demands. He stated that CPW had come up with a solution with an interim expansion of the Daniel Island Treatment Plant keeping the same stringent treatment limits. He said this interim solution would expand the current 500,000 gallons to 750,000 gallons and he expected this to be done by March 2006. Mr. Cook stated his further expectation for the 750,000 gallons to be expanded to 1,000,000 gallons around June 2006.

Mr. Cook said the long term plan for the Daniel Island/Cainhoy area called for the extension of a tunnel across the Cooper River to tie into the Daniel Island Treatment Plant and then eliminate the Daniel Island Treatment Plant. He commented this would provide ultimate service for whatever is generated from the Daniel Island/Cainhoy peninsula. He said this would mean the wastewater flow would be going to Plum Island.

He noted the real question to be about the shape of Plum Island and the design capacity at Plum Island is 36,000,000 gallons per day and the current flow at this time was 22,000,000 gallons per day. He stated there is the ability at that plant site to expand using the same means of treatment from 36,000,000 to 42,000,000 gallons per day. Based upon CPW's master planning process, they were projected to hit the 42,000,000 gallons per day actual flow sometime around the year 2028.

Mr. Cook remarked that 20-year plans are not always accurate it would be more than 20 years into the future before that flow would be reached. He offered the encouraging note that over the last 10 years the flow at Plum Island had actually remained the same. He stated it had been at 22,000,000 gallons back in 1995 and they had been able to hold that flow level because of very aggressive reduction of infiltration and inflow. He noted the flow had remained at 22,000,000 gallons even though another 27 percent additional accounts and two wastewater plants owned by the St. Andrews Public Service District had been eliminated. He said this had also eliminated those two sources of pollution from the Charleston environment.

He further noted that they had experienced five years running of perfect permitting and said CPW had won a platinum award last year for their outstanding level of achievement.

Councilmember Fishburne said he found it hard to conceive that sewage generated on Daniel Island would go through a pipe system to Plum Island. When he asked if the distance was 10 or 12 miles, Mr. Cook replied he did not know the distance but he thought it was probably not that far.

Councilmember Fishburne asked about the way the system would work and how reliable it would be. He also wanted to know if CPW had the power to operate at that plant if power goes out.

In response Mr. Cook referred to the first question as one of hydraulics and said it pertained to the differential in the elevation between the wastewater that would be on Daniel Island and the one on Plum Island which he said was not all that great. He commented that the pipes are very large and it really flows pretty easily because of the size of the pipes.

088
CITY OF CHARLESTON

In response to Councilmember Fishburne's second concern, he stated that there are two pump stations on Plum Island which would operate the entire system. He said the pump stations have multiple pumps and are supplied by emergency power. He noted the entire Plum Island Treatment Plant has two generators that supply complete redundant power to the entire operation and further noted that the plant had remained operational throughout Hurricane Hugo. He added that CPW also has complete redundant power at the Hanahan Treatment Plant and this plant had also remained operational for more than a week during Hurricane Hugo even though power was out throughout the area.

Councilmember George referred to the difference between permitted flow, design flow and annualized flow. He described permitted flow and then asked Mr. Cook for our obligated flow by DHEC permit and for our unallocated reserve capacity at this time.

Mr. Cook spoke of DHEC's concern about the actual flow at the treatment plant. He said DHEC gets very concerned when the actual flow is 80 percent of the design flow. He stated that they did not have a discharge permitted flow level at Plum Island. He explained when the actual flow reaches 80 percent of the 36,000,000 gallons that the plant could currently handle then the design would have to begin to expand the capacity, the additional ratchet up, i.e. to 42,000,000 gallons.

He continued to use the 36,000,000 gallons and further explained when it reaches 90 percent of this construction of the expansion of Plum Island would have to begin. He said DHEC does look at the total permitted subdivisions but they are really looking at the actual flow. He pointed out as he had mentioned earlier that the flow at Plum Island had remained virtually constant over the last 10 years.

Councilmember George asked for the permitted flow level and Mr. Cook said he did not know.

Next, City Council received the following report of the Committee on Ways and Means:

INSERT (takes) (REPORT: COMMITTEE ON WAYS & MEANS
(FLEXIBLE BENEFIT PLAN: ADMINISTRATION SERVICES AGREEMENT ESTIMATED AT $30,000 PER YEAR FLEXIBLE BENEFIT ADMINISTRATORS, INC. ACCOUNT #181000-51200
(PUBLIC SAFETY AND CITY BLACKBERRY PROJECT $138,715.88 ALLTEL COMMUNICATIONS ACCOUNT #240014-52700, #200000-52125, #161000-52735 AND #163000-52135
(RESOLUTION TO AUTHORIZE THE MUNICIPAL ASSOCIATION OF SOUTH CAROLINA TO ACT AS CLAIMANT AGENT FOR THE CITY IN

089
CITY OF CHARLESTON

ACCORDANCE WITH THE SETOFF DEBT COLLECTION ACT IN THE COLLECTION OF DELINQUENT STORMWATER FEES (*Resolution*)
(AGREEMENT WITH THE MUNICIPAL ASSOCIATION OF SOUTH CAROLINA TO ACT AS CLAIMANT AGENT FOR THE CITY IN ACCORDANCE WITH THE SETOFF DEBT COLLECTION ACT IN THE COLLECTION OF DELINQUENT STORMWATER FEES
(AGREEMENT WITH THE DANIEL ISLAND DEVELOPMENT COMPANY FOR A GOLF CART EASEMENT
(STREET ACCEPTANCE AND DEDICATIONS:

1. DENNIS PARRISH LANE (20' R/W), FARR STREET (50' R/W), GIBBON STREET (50 R/W), IRVINE LANE (20' R/W), PIERCE STREET (R/W VARIES), VISCOUNT STREET (42' R/W), BOYD LANE (20' R/W) AND SABINE LANE (20' R/W)—DANIEL ISLAND, PARCEL X (*Resolution*)
2. ASARINA LANE (40' R/W), CELOSIA ALLEY (20' R/W), LAURENTIA ALLEY (20' R/W), LAVATERA ALLEY (20' R/W), LOBELIA ALLEY (20' R/W), SIVERBELL LANE (55' R/W), SUGARBERRY LANE (R/W VARIES), SWEETLEAF LANE (60' R/W) AND ZINNIA ALLEY (20' R/W)—WHITNEY LAKES (*Resolution*)
3. IRON BOTTOM LANE (50' R/W)—DANIEL ISLAND, PARCEL G, PHASE VI (*Resolution)*
4. BERNIER COMMONS (50' R/W) AND UNNAMED 36' R/W-RUSHLAND, PHASE 2A (*Resolution)*
5. EAGLEWOOD TRAIL (50' R/W), SERENITY WAY (20' R/W), HIGH NEST LANE (50' R/W), HIDDEN FIELDS WAY (50' R/W), VISTA PERCH LANE (50' R/W), AVIARY WAY (12' R/W), SOARING LANE (50' R/W), FREEDOM PEAK LANE (50' R/W) AND SAGE BIRD VIEW (50' R/W)—EAGLEWOOD RETREAt (*Resolution*)
6. PURCELL LANE (20' R/W), FRIGATE LANE (20' R/W), SMYTHE STREET (50' R/W) SETTLERS STREET (50' R/W), BLAKEWAY STREET (50' R/W), RUSSELL LANE (20' R/W) AND TREZEVANT LANE (20' R/W)—DANIEL ISLAND, Y-7 (*Resolution)*

(AMENDMENT TO THE MANAGEMENT AGREEMENT FOR THE OLD EXCHANGE BUILDING

090
CITY CHARLESTON

(SECOND EXTENSION AGREEMENT WITH THE COLLEGE OF CHARLESTON FOUNDATION FOR THE KING & QUEEN STREET/GEORGE STREET GARAGES (*Ordinance*)
(SALE OF 93 AND 97 BROAD STREET TO JAMES MEADORS (Ordinance)
(INDENTURE AGREEMENT WITH SOUTH CAROLINA ELECTRIC AND GAS COMPANY FOR PROPERTY LOCATED ON DANIEL ISLAND (*Ordinance*)
(ANNEXATIONS OF VARIOUS PARCELS OF PROPERTY IN THE UNINCORPORATED AREAS OF JAMES ISLAND, JOHNS ISLAND AND WEST ASHLEY IN ACCORDANCE WITH SC CODE §5-3-150(3)

Without objection, three (3) annexation petitions were included in the Report from the Committee on Ways and Means at the request of the Committee on Real Estate. Copies of the annexation information had been distributed at the Real Estate meeting on September 26, 2005 and copies were distributed to Council's desks on September 27, 2005.

The following list of properties requested annexation into the City of Charleston:

1. Property known as 724 Jim Island Drive (0.37 acres) (TMS #426-06-00-116), James Island, Charleston County. The petition was signed by Claudia B. Fitzgerald.

2. Property known as 1855 Belgrade Avenue (formerly known as 1859 Belgrade Avenue) (0.4 acres) (TMS #350-01-00-009), St. Andrews Parish, Charleston County. The petition was signed by David B. Abram and Marvin B. Clapp d/b/a Family Medical Transport, LLC.

3. Property known as 1560 Brownswood Road (10 acres) (TMS #280-00-00-172), Johns Island, Charleston County. The petition was signed by Daniel W. and Alice Byrd.

On motion of Councilmember Lewis, seconded by Councilmember Evans, Council voted to adopt the Report of the Committee on Ways and Means, which included the adoption of seven (7) Resolutions, acceptance of the three annexation petitions, giving first reading to bills to annex the subject properties, and giving first reading to three additional bills.

The vote was not unanimous.

Councilmember George noted for the record that he had voted against the Resolution to authorize the Municipal Association of South Carolina to act as claimant agent for the City in accordance with the Setoff Debt Collection Act in the collection of delinquent stormwater fees (Item 5 –a on the Ways and Means agenda) and that he would be voting nay on the matter at this meeting.

CITY OF CHARLESTON

The following Resolutions were adopted:

A RESOLUTION

To authorize the Municipal Association of South Carolina to act as claimant agent for the City of Charleston for the collection of debt in accordance with the Setoff Debt Collection Act.

RESOLUTION
DEDICATION AND ACCEPTANCE OF STREETS

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF CHARLESTON THAT ALL those certain streets, roads, drives and cul-de-sacs, situate, lying and being in the City of Charleston, County of Berkeley, State of South Carolina and designated as Dennis Parrish Lane (20' R/W), Farr Street (50' R/W), Gibbon Street (50' R/W), Irvine Lane (20' R/W), Pierce Street (R/W Varies), Viscount Street (42' R/W), Boyd Lane (20' R/W), Sabine Lane (20' R/W) on a plat entitled "FINAL SUBDIVISION PLAT OF PARCEL X1, BLOCK A, LOTS A-9 THROUGH A-16, BLOCK B, LOTS B-12 THROUGH B-15, BLOCK D LOTS D-7 THROUGH D-16, OWNED BY DANIEL ISLAND ASSOCIATES LLC, DANIEL ISLAND, CITY OF CHARLESTON, BERKELEY COUNTY, SC. Dated July 25, 2005 Prepared by F. Elliotte Quinn, III, PLS NO. 10292 of Thomas & Hutton Engineering Co. recorded in the ROD Office for Berkeley County in Plat Cabinet –, Pages –, conveyed by deed dated July 29, 2005, recorded in the RMC Office for Berkeley County in Plat Cabinet --, Pages –, be and the same are hereby dedicated and accepted as public right-of-way.

RESOLUTION
DEDICATION AND ACCEPTANCE OF STREETS

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF CHARLESTON THAT ALL, those certain streets, roads, drives and cul-de-sacs, situate lying and being in the City of Charleston, Charleston County, State of South Carolina, designated as Asarina Lane (40' R/W), Celosia Alley (20' R/W), Laurentia Alley (20' R/W), Laverta Alley (20' R/W) Lobelia Alley (20' R/W) Silverbell Lane (55' R/W), Sugarberry Lane (R/W Varies) Sweetleaf Lane (60' R/W), Zinnia Alley (20' R/W) on a plat entitled " FINAL SUBDIVISION PLAT PHAST 1A WHITNEY LAKE DEVELOPMENT TMS# 312-00-00-33- , OWNED BY WHITNEY LAKE, LLC LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, Dated July 18, 2005, prepared by G. Robert George and Associates, recorded in the RMC Office for Charleston County in Plat Book --, Page --, and conveyed by deed dated July 12, 2005 recorded in the RMC Office for Charleston County in Plat Book – at Page --, be and the same are herby dedicated and accepted as public right-of-way.

RESOLUTION
DEDICATION AND ACCEPTANCE OF STREETS

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CITY CLERK CHARLESTON

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF CHARLESTON THAT ALL, those certain streets, roads, drives and cul-de-sacs, situate, lying and being in the City of Charleston, County of Berkeley, South Carolina and designated as Iron Bottom Lane (50' R/W) on a plat entitled "FINAL SUBDIVISION PLAT OF MASTER PLAN PARCEL I, BLOCK H, LOTS 2 THROUGH 14 & BLOCK I, LOTS 1 THROUGH 5 & BLOCK J, LOTS 2 THROUGH 3, OWNED BY DANIEL ISLAND ASSOCIATES, LLC, Dated May 18, 2005, prepared by F. Elliotte Quinn, III, PLS NO. 10292 of Thomas and Hutton Engineering Company and recorded in the RMC Office for Berkeley County in Plat Cabinet – Pages --, conveyed by deed dated August 9, 2005 recorded in the RMC Office for Berkeley County in Plat Cabinet --, Pages – be and the same are herby dedicated and accepted as public right-of-way.

RESOLUTION
DEDICATION AND ACCEPTANCE OF STREETS

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF CHARLESTON THAT ALL, those certain streets, roads, drives and cul-de-sacs, situate, lying and being in the City of Charleston, Charleston County, South Carolina, designated as Bernier Commons (50' R/W), Unnamed 36' R/W, on a plat entitled "FINAL SUBDIVISON PLAT OF RUSHLAND PHASE 2A, dated January 26,2005, prepared by Thomas & Hutton Engineering Company and recorded in the RMC Office for Charleston County in Plat Book --, at Page --, conveyed by deed dated May 23, 2005, recorded in the RMC Office for Charleston County in Plat Book --, at Page --, be and the same are hereby dedicated and accepted as public right-of-way.

RESOLUTION
DEDICATION AND ACCEPTANCE OF STREETS

BE IT RESOLVED BY THE MAYORAND CITY COUNCIL OF CHARLESTON THAT ALL, those certain streets, roads, drives and cul-de-sacs, situate, lying and being in the City of Charleston, Charleston County, South Carolina, designated as Eaglewood Trail (50' R/W), Serenity Way (20' R/W), High Nest Lane (50' R/W), Hidden Fields Way (50' R/W), Vista Perch Lane (50' R/W), Aviary Way (12' R/W), Soaring Lane (50' R/W), Freedom Peak Lane (50' R/W), Sage Bird View (50' R/W) on a plat entitled "FINAL PLAT SHOWING EAGLEWOOD RETREAT THE ABANDONMENT OF THE PROPERTY LINE BETWEEN TMS NO. 428-00-00-038 (9.33 ACRES) AND TMS NO. 428-00-00-037 (7.23 ACRES) TO FORM A 16.56 ACRE TRACT THE ABANDONMENT OF A 50' INGRESS/EGRESS EASEMENT AND SHOWING THE SUBSQUENT SUBDIVISION OF THE 16.56 ACRE TRACT INTO LOTS 1-64 (7.19 ACRES) COMMON ACRES (3.26 ACRES) AND RIGHT-OF-WAYS (6.10 ACRES) PROPERTY OF JAMES ISLAND ASSOCIATES" Dated March 30, 2005 prepared by HLA, Inc., recorded in the RMC Office for Charleston County in Plat Book --, Page --, conveyed by deed dated April 20 , 2005 recorded in the RMC Office for Charleston County in Plat

OF CHARLESTON

Book – Page --, be and the same are hereby dedicated and accepted as public right-of-way.

RESOLUTION
DEDICATION AND ACCEPTANCE OF STREETS

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF CHARLESTON THAT ALL, those certain streets, roads, drives and cul-de-sacs, situate, lying and being in the City of Charleston, Berkeley County, South Carolina, designated as Purcell Lane (20' R/W), Frigate Lane (20' R/W), Smythe Street (50' R/W), Settlers Street (50' R/W), Blakeway Street (50' R/W), Russell Lane (20' R/W), Trezevant Lane (20' R/W), on a plat entitled " FINAL SUBDIVISION PLAT OF MASTER PLAN PARCELS Y & X-2 TO CREATE BLOCK D, LOTS 9 THROUGH 20, BLOCK E ,LOTS 9 THROUGH 18, BLOCK F, LOTS 1 THROUGH 10, BLOCK G, LOTS 1 THROUGH 8 AND BLOCK H, LOTS 1 THROUGH7, DANIEL ISLAND, CITY OF CHARLESTON, BERKELEY COUNTY, SC" Dated May 24, 2005, prepared by F Elliotte Quinn, III PLS NO 10292, of Thomas and Hutton Engineering Company and recorded in the ROD Office for Berkeley County in Plat Cabinet –, Page –, conveyed by deed dated June 13, 2005 recorded in the RMC Office for Berkeley County in Plat Cabinet --, Page --, be and the same are hereby dedicated and accepted as public right-of –way,

First reading was given to six (6) bills entitled:

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN SECOND EXTENSION AGREEMENT BETWEEN THE CITY OF CHARLESTON AND THE COLLEGE OF CHARLESTON FOUNDATION FOR THE TRANSFER OF THE GEORGE AND ST. PHILIP STREET PARKING GARAGE AND THE CONSTRUCTION OF THE KING AND QUEEN PARKING GARAGE, LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID SECOND EXTENSION AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN AGREEMENT OF PURCHASE AND SALE BETWEEN THE CITY OF CHARLESTON AND JAMES C. MEADORS FOR CITY-OWNED PROPERTY MORE COMMONLY KNOWN AS 93 AND 97 BROAD STREET, BEARING TMS #457-12-04-019 AND 157 FOR THE SUM OF $650,000.00, SAID PROPERTY BEING LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID AGREEMENT OF PURCHASE AND SALE BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN INDENTURE AGREEMENT

994
CITY CHARLESTON

BETWEEN THE CITY OF CHARLESTON AND SOUTH CAROLINA ELECTRIC & GAS COMPANY TO ALLOW AN UNDERGROUND UTILITY LINE TO BE RUN WITHIN A 1-FOOT STRIP OF PROPERTY BEARING TMS #275-00-00-199 OWNED BY THE CITY ON DANIEL ISLAND IN ORDER TO PROVIDE ELECTRICAL SERVICE TO ADJACENT PROPERTY OWNED BY BERKELEY COUNTY SCHOOL DISTRICT, SAID INDENTURE AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 724 JIM ISLE DRIVE (0.37 ACRES) (TMS #426-06-00-116), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 12.

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1855 BELGRADE AVENUE (FORMERLY KNOWN AS 1859 BELGRADE AVENUE) (0.4 ACRES) (TMS #350-01-00-009), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7.

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1560 BROWNSWOOD ROAD (10 ACRES) (TMS #280-00-00-172), JOHNS ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

The next matter before Council was twenty-four (24) bills up for second reading. The following bills were *deferred*:

1) The bill pertaining to gatekeeping procedures and medallion issuance procedures for animal-drawn vehicles.

2. The bill pertaining to the annexation of property located on Brantley Drive (0.48 acres) (TMS #425-03-00-022), Charleston County.

3. The bill pertaining to the annexation of property known as 1770 A & B Brantley Drive (0.39 acres) (TMS #425-03-00-023), Charleston County.

4. The bill pertaining to the annexation of property known as 1716 A & B Brantley Drive (0.31 acres) (TMS #425-03-00-034), Charleston County.

5. The bill pertaining to the annexation of property known as 1708 Brantley Drive (0.52 acres) (TMS #425-03-00-035), Charleston County.

095
CITY OF CHARLESTON

6. The bill pertaining to the annexation of property located on Brantley Drive (0.41 acres) (TMS #425-03-00-008), James Island, Charleston County.

7. The bill pertaining to the annexation of property known as 1728 Brantley Drive (0.56 acres) (TMS #425-03-00-030), James Island, Charleston County.

8. The bill pertaining to the annexation of property known as 1720 Brantley Drive (0.38 acres) (TMS #425-03-00-033), James Island, Charleston County.

9. Versions A and B of the bill pertaining to amending the Bees Landing Master Plan and Development Guidelines for a portion of that Planned Unit Development located on Grande Oaks Boulevard, Ashley Gardens Boulevard and Bees Ferry Road (213.245 acres) (TMS #301-00-00-035 and 031) annexed into the City of Charleston June 11, 1991 (#1991-74).

Councilmember Evans moved to give second reading to the remaining fourteen (14) bills. Councilmember Bleecker seconded the motion.

Without objection and at the request of Councilmember George, the first twelve bills (Items K-10 through K-21 on the agenda) were separated from the issue.

Councilmember George stated he would be voting nay to second and third readings of the subject twelve bills and asked for the record to reflect his nay votes.

On motion of Councilmember Evans, the twelve (12) bills received second reading. They passed second reading on motion of Councilmember Bleecker and third reading on motion of Councilmember Gallant. On the further motion of Councilmember Evans, the rules were suspended and the bills were immediately ratified as:

2005-448 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CHARLESTON AND SMITH-MORRIS COMPANY, LLC, SAID AMENDMENT TO MEMORANDUM OF UNDERSTANDING BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

2005-449 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CHARLESTON AND EPISCOPAL DIOCESE COMMUNITY HOUSING DEVELOPMENT ORGANIZATION ("EDCHDO") FOR THE DEVELOPMENT OF AFFORDABLE HOUSING UNITS IN THE CITY OF CHARLESTON, SAID MEMORANDUM OF UNDERSTANDING BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

096
CITY OF CHARLESTON

2005-450 AN ORDINANCE TO AUTHORIZE THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS FOR THE CITY OF CHARLESTON TO CONVEY TO ELTON ORLANDO NEWKIRK THE PROPERTY KNOWN AS 76 LEE STREET, BEARING TMS #459-05-01-090, SAID PROPERTY BEING LOCATED IN THE CITY OF CHARLESTON, COUNTY OF CHARLESTON, SOUTH CAROLINA FOR THE SUM OF ONE HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED NINETY-THREE AND 00/100 ($184,793.00) DOLLARS.

2005-451 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1046 BIRCHDALE DRIVE (0.4 ACRES) (TMS #428-11-00-067), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 12.

2005-452 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 580 CLEARVIEW DRIVE (0.33 ACRES) (TMS #454-06-00-109), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 12.

2005-453 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 586 CLEARVIEW DRIVE (0.36 ACRES) (TMS #454-06-00-110), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 12.

2005-454 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 751 JIM ISLE DRIVE (0.41 ACRES) (TMS #426-06-00-104), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 12.

2005-455 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 841 FRED STREET (0.31 ACRES) (TMS #454-10-00-033), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 12.

2005-456 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 716 RIVERLAND DRIVE INCLUDING ALL BUILDINGS ON THE PROPERTY (0.58 ACRES) (TMS #341-00-00-017), JAMES ISLAND,

CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

2005-457 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY LOCATED ON ASHLEY RIVER ROAD (16.6 ACRES) (TMS #353-00-00-001), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

2005-458 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1941 DULSEY ROAD (1.63 ACRES) (TMS #350-01-00-049), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7.

2005-459 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 443 WAPPOO ROAD AND ADJACENT LOT (0.7 ACRES) (TMS #350-10-00-002 AND 164), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

The vote was not unanimous. Councilmember George voted nay to second and third readings.

On motion of Councilmember Evans, the two (2) remaining bills received second reading. They passed second reading on motion of Councilmember George and third reading on motion of Councilmember Gallant. On the further motion of Councilmember Lewis, the rules were suspended and the bills were immediately ratified as:

2005-460 AN ORDINANCE TO CORRECT ORDINANCE #2005-148 BY AMENDING THE ADDRESS OF PROPERTY KNOWN AS 734 JORDAN STREET (0.35 ACRES) (TMS #425-04-00-162), JAMES ISLAND, TO REFLECT THAT THE CORRECT ADDRESS IS 734 AND 736 JORDAN STREET.

2005-461 AN ORDINANCE TO CORRECT ORDINANCE #2005-314 BY AMENDING THE ADDRESS OF PROPERTY KNOWN AS 2036 LUCKY ROAD (3.44 ACRES) (TMS #341-00-00-026), JAMES ISLAND, TO REFLECT THAT THE CORRECT ADDRESS IS 2036B LUCKY ROAD.

098
CITY OF CHARLESTON

The agenda noted the next City Council meeting would be at 5:00 p.m., Tuesday, October 4, 2005 at the Reuben M. Greenberg Municipal Building located at 180B Lockwood Drive.

There being no further business the meeting adjourned at 8:13 p.m.

Vanessa Turner-Maybank
Clerk of Council

CITY OF CHARLESTON

COUNCIL PROCEEDINGS

Regular meeting

September 26, 2006

The seventieth meeting of the City Council of Charleston was held this date convening at 5:13 p.m. in the Bishop Gadsden Retirement Community, One Bishop Gadsden Way.

A notice of this meeting and an agenda were mailed to the news media September 21, 2006 and appeared in The Post and Courier September 23, 2006 and is made available on the City's website.

PRESENT

The Honorable Joseph P. Riley, Jr., Mayor; Councilmembers Fishburne, Morinelli, Lewis, Mitchell, Gallant, Waring, Evans, Tinkler, Shirley, Bleecker, Wilson -- 12

Councilmember Waring left at 5:15 p.m.

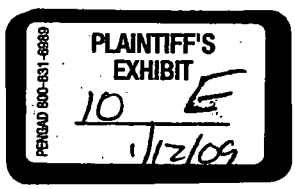
The meeting was opened with the invocation by Councilmember Waring.

Councilmember Waring led City Council in the Pledge of Allegiance.

There were several Presentations and Recognitions on the agenda.

Mayor Riley said it was such a pleasure to be here with everyone and most especially those who live at Bishop Gadsden. He stated the City thanks them for their hospitality. He noted they are proud the facility exists and is located in the City. He explained under the will that created the first Bishop Gadsden retirement place required the proceeds of the sale use to be located within the City limit of Charleston. He stated when the Episcopal Diocese was looking to build a new facility it had to be in Charleston. He stated his dear and precious mother-in-law had the pleasure of living here for a number of years. He said he sees many of her dear friends in the audience. He stated the friendship and support that she had from all of them enriched her life and ours. He said they think of her often.

Next, Mayor Riley asked Mike Murphy, Angelo Marcey, their families, and Piggly Wiggly Representatives Rita Postell, Rachael Bolt, and Craig Massey to join him at the podium. He explained Mike Murphy and Angelo Marcey are the two gentlemen who rescued three young teens from an accident on the way to Myrtle Beach earlier this month. He read, signed and presented the Proclamation (**P2006-11**)*(A copy of this is on file in the Clerk of Council's office)* to Mr. Murphy and Mr. Marcey.



Mr. Murphy thanked everyone on their behalf for the Proclamation and the said the greatest award is being able to claim to be a citizen of the City of Charleston.

Ms. Postell said on behalf of Piggly Wiggly they are delighted and very proud of Mr. Murphy and Mr. Marcey.

Councilmember Lewis thanked them and congratulated them. He said they are proud citizens and employees of Piggly Wiggly and is proud be a part of the great team.

Mayor Riley said they have a very special recognition that needs to be pushed up on the agenda. He said he would call on Councilmember Wilson to make the presentation.

Councilmember Wilson stated the Recreation Commission met in August and had an application presented to them regarding a facility dedication. She introduced Steven James Washington and his daughter Evelyn Vanessa Williams, who was asking them to consider naming the Honey Hill Park on James Island in honor of her father. She explained Mr. Washington had given over thirty years of community service to James Island in all capacities. She stated he was a baseball manager and had personally tending it for many years. Councilmember Wilson explained Mr. Washington had given much of his time and community service toward the youth of James Island. She stated he was an excellent candidate to have this field named after him. She noted he would turn eighty years old on October 8, 2006. She stated he has been a very positive force on the island for the youth and the Recreation Commission recommends the approval of the dedication application.

Mayor Riley said on behalf of the citizens of Charleston he thanked him for his service and wonderful example of citizenship he has given the community. He congratulated Mr. Washington.

Ms. Williams thanked the Council and the Recreation Commission. She said she is so thankful not because her father did a lot for the kids in the community but also for what he did for his own kids. She thanked her dad and said she was happy for him.

Mr. Washington thanked everyone for this wonderful honor and said he appreciates being recognized for something he loved.

On motion of Councilmember Bleecker, seconded by Councilmember Mitchell, Council voted to approve the Recreation Commission's recommendation for the renaming of Honey Hill Park in honor of Mr. Washington.

The Mayor then asked Molly Hughes, President of the Trident Literacy Association, Eileen Chepenik- Trident Literacy Association- Executive Director, Rachel Hutchison- Trident Literacy Association- Board Member and Helen Ravenel- Trident Literacy Association- Public Relations Director, to join him at the podium. He read,

signed and presented the Proclamation (**P2006-12**) *(A copy of this is on file in the Clerk of Council's office).*

Ms. Hughes thanked the Mayor and said they would encourage everyone to get involved. She explained they have a tremendous need for volunteers, financial support and need books. She mentioned they are starting classes at the James Island Senior Center for English as a second language.

Mayor Riley asked how anyone would go about giving books. Ms. Hutchinson said they are always looking for materials for adult learners as well as children. She stated if anyone is interested they can call 747-ABCD, visit their website www.tridentlit.org or visit their Meeting Street office.

Mayor Riley asked Shelli Davis to join him at the podium, to recognize her as the South Carolina Recreation and Parks Association Therapeutic Recreation Professional of the Year. He explained Shelli is a Recreation Coordinator with the Department of Recreation and specializes in providing programs for those with special needs, as well as our active seniors. He stated Shelli joined the City in 2004 and has worked effortlessly to build the city's program through involving not only participants but the community in partnering together to provide opportunities to get those that need it the most a chance to play. He said through Shelli's efforts, the Department of Recreation received the 2006 Special Olympics Outstanding Organization Award and Shelli received her latest recognition as the Therapeutic Professional Award earlier this month in Myrtle Beach at the Association's annual conference. He said this is not the first they have recognized this extraordinary young lady whose is making sure that everyone has a chance to be involved in the City's Recreation programs. He congratulated Ms. Davis and said they are proud of her.

Ms. Davis thanked everyone. She said she works with athletes with disabilities, both youth and adults. She stated this year's goal was to create awareness of these athletes. She noted the City of Charleston was behind her the entire way as well as many other agencies. She said she could not do it without her volunteers, families and athletes.

Mayor Riley asked Avriel Taylor, her parents and Delores Jackson, Coordinator of the Courting Kids Inner City Tennis Program, to join him at the podium. He said it is exciting to recognize a great an upcoming star in our community, Avriel Taylor. He explained she recently received an all-expense-paid trip to the U.S. Open in New York City as a winner in the Arthur Ashe Essay Contest. He said the trip, by the 12-year-old 8th grade student at Haut Gap Middle School and her mother, Barbara Taylor, included attending "Kid's Day" at Arthur Ashe Stadium, a tour of the American Museum of Natural History, dinner in Times Square, and tickets for the first day of tournament play at the Open Monday.

Mayor Riley explained Avriel is a participant in "Courting Kids" Inner City Youth Tennis program at Alan Fleming Tennis Courts on Johns Island that is run by Delores

219
CITY OF CHARLESTON

Jackson and was awarded the trip by the USTA Southern section. He stated the USTA annual Arthur Ashe Essay Contest is open to children across the country to write an essay to express their points of view and noted a copy of her essay is on each Council member's desks. He said they are so proud of her and wished her continued success.

Avriel thanked the City of Charleston Courting Kids for supporting her. Mayor Riley said they are so proud of Courting Kids and it has received national recognition for inviting children who might not otherwise had a chance to learn tennis.

Mayor Riley asked Charleston James Island Dixie Debs Girls District Champions to join him at the podium. He explained the girls' team is coached by Pat Baker, Ron Wiggins, and Jason Lindsay.

Mayor Riley said it is a pleasure to recognize this outstanding group of 13-15 year old young women for their outstanding play while going undefeated in the district tournament and finishing third in the state tournament in Bluffton, SC in late July. He said they are so proud of not only their talent but for how they came together as a team and represented our City so well.

Amanda Lindsay said they just wanted to thank the City of Charleston for supporting them at the tournament.

Christine Wilson thanked the City for sending them to Bluffton and the opportunity to play in the state tournament. Mayor Riley stated Christine's mom is Councilmember Kathleen Wilson and next to her is Robbie Wilson, who was just elected to school council.

Mayor Riley said Councilmember Wilson is the only South Carolinian to swim the English Channel and she also swam around the Manhattan Island and across Long Island Sound. He said her upcoming goal is to swim across the Straights of Gibraltar.

Councilmember Wilson said this was the reason for her absence at the July meeting, because she was in Bluffton being a mom. She said it was such a pleasure to watch the team. She explained the girls know each other and are friends on and off the field. She stated they came together and are great athletes.

Mayor Riley said Councilmember Wilson kept him posted on their progress and they are so proud of the players, coaches and the families.

Mayor Riley asked Chief Hethington, Chief of Police, to join him at the podium. He said Chief Hethington is retiring on September 29, 2006. He noted Chief Hethington became Chief on August 17, 2005, when Chief Greenberg retired. He stated Chief Hethington planned to retire last November, but for the City, they had the enormous good fortune of having this special man ready and willing to take the reins of our Police Department. Mayor Riley said Chief Hethington is a person of character and intellect. He said they have been so lucky to have him and the Police Department did not miss a

220
CITY OF CHARLESTON

beat. He read, signed and presented the Proclamation (**P2006-13**) *(A copy of this is on file in the Clerk of Council's office).*

Mayor Riley congratulated him and said thanked him from the bottom of their hearts.

Chief Hethington said he is speechless and was tricked into this. He said he has worked with this Council and citizens over the years. He said working together is what makes this successful.

Mayor Riley said next is a presentation of the CARTA Transit Action Plan.

Howard Chapman, Executive Director of CARTA, said a copy of the full report has been passed out (*A copy of this document is on file in the Clerk of Council's office*). He said they are very fortunate to be in business. He stated CARTA has gone through a lot over the past six years. He said with the help of this Council and all of the other municipalities, they have been able to move forward. He explained they now have the ability to plan ahead for the future. He said they are required to do a business plan and they should have done one a long time ago, but they did not know if they would be in business.

Mr. Chapman said Mayor Riley, Councilmember Evans and Councilmember Lewis serve on the Board and they really appreciate their support. He said the purpose of the five year plan is to provide five year business plan, to illustrate current and projected financial resource, examine alternative funding scenarios, develop a fiscally-responsible "to do" list, build upon "New CARTA Plan", outline a program of projects for FY 2007 through FY 2011, and determine projects based on "status quo" and alternative financial scenarios. He explained the projected revenues will maintain the status quo for the next five years but also let them do a few more things. He stated existing revenues will not enable major expansions or new initiatives, but new revenues would allow them do this.

Mr. Chapman explained current ridership is 268% higher than in May 2005. He said they are continually improving their ridership. He said they have routes throughout the metropolitan area. He said they are going to be concentrating more on the ridership in the Downtown area. He stated they have hired an individual to go out and meet with various locations, hotels, restaurants in order to improve ridership.

Mr. Chapman explained the farebox recovery ratio showed strong growth during the first six months of "Phase I" operation. He said it is consistently improving. He explained the Baseline Financial Scenario includes revenue and expense projections for the next five years, assumes a continuation of FY 2007 level of service, and the intent is to show the amount of funds available after all "committed" expenses are paid.

He explained they have limited funding available. He said they have had reduced federal funding over the years and have had to make that up with other

221
CITY CHARLESTON

resources. He said in the 2007 Plan they are going to initiate express routes, implement approved targeted service reductions, continue development of Intermodal Center, install bus shelters and enhance marketing efforts. He explained in 2008 federal funds will continue to be limited but they plan to purchase two Tel-A-Ride vehicles, extend express service to Summerville, enhance marketing efforts, develop safety and security plan and begin capital reserve fund.

Mr. Chapman said some key themes for the next five years are they want to reconnect with the community, establish relationships with customers and stakeholders, stabilize service, maintain service, earn customers' trust, and identify and pursue additional revenue sources. He said additional information in the report includes route-by-route trends in ridership and farebox recovery, additional discussion of impacts of reduces federal funding, detailed financial projections for all revenues and expenses, annual project tables listing action items and funding sources, and discussions of the action items and revenue generation techniques proposed in each scenario.

Mr. Chapman said they are interested in Council's input on how they can improve the plan. He said they are anxious to hear what they have to say.

Councilmember Morinelli said they have discussed this many times before, but why are they not pursuing advertising on the sides of the buses to have businesses helping pay for the support of the buses. Mr. Chapman said they have received proposals to do that and they will be presenting a recommendation at the next Board meeting on a company that will go out and find ads. Councilmember Morinelli asked why are they looking at a rail system if they cannot afford the buses they have. He said they do not have the resources right now, but they would have to find them. Councilmember Morinelli asked is not more important to get the bus system organized. Mr. Chapman said they are currently doing that and that is what the five year plan is for.

Councilmember Wilson said she saw no mention of a park and ride system and asked if there were plans for that. Mr. Chapman replied that was what the express service was and will be implemented with the 2007 budget.

The Mayor had a press conference regarding the wave of criminal violence in the City at 6:00 p.m. A copy of his comments is attached to the end of this document.

The next item on the agenda was public hearings called for by the following advertisement which appeared in The Post and Courier on September 10, 2006 and in The Chronicle on September 11, 2006:

INSERT **PUBLIC HEARING NOTICE**

The following is the report of the City Planning Commission regarding the public hearing matters:

222
CITY OF CHARLESTON

INSERT **PLANNING COMMISSION REPORT**

First, Council considered a bill to rezone 1629 Meeting Street Road *(Silver Hill/Neck Area - Peninsula)* (0.298 acre) (TMS #464-06-00-019). Christopher Morgan, Director of the Planning Division, explained the current zoning is General Business (GB) classification and the requested zoning is Business Park (BP) classification. He said this is an area they feel is appropriate for Business Park classification. Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. The following persons addressed City Council:

1. Stan Nimmons, representing the applicant South Atlantic Contractors, said this is the company's new investment. He explained there would be an office upstairs, but they need an area to stage historical restoration.

No other member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1629 MEETING STREET ROAD (SILVER HILL/NECK AREA - PENINSULA) (0.298 ACRE) (TMS #464-06-00-019), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO BUSINESS PARK (BP) CLASSIFICATION.

Council then considered a bill to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to provide for a Mixed Use 1 – Workforce Housing District and a Mixed Use 2 – Workforce Housing District. Lee Batchelder, Zoning Administrator, explained this amendment would provide two new zoning districts that will provide incentives for people to provide workforce housing. He said under the state law local governments cannot require developers to provide affordable housing within their developments, but this district would provide an opportunity for a prospective developer to seek a rezoning to this district. He said by seeking the rezoning they would be required to provide affordable housing. He stated they are proposing to do this by an incentive basis.

Mr. Batchelder explained this district will provide no density limitation on residential development. He stated it is intended to be used on the peninsula in the

223
CITY CHARLESTON

urban areas and will require for projects with five or more residential units, that fifteen percent of those units are workforce housing units. He said with developments with less than five units, a requirement for providing at least one workforce housing unit or commercial space would be required. He noted this was geared towards the smaller projects. He said the other incentive is there would be a reduced parking requirement for the workforce housing units and no off street parking requirement for the first 5,000 square feet of non-residential space. He said they are trying to encourage people to build in the urban areas of the city, similar to the older buildings. He explained the next three items on the agenda are a case where a developer has come forward wishing to utilize this new zoning district. Both staff and the Planning Commission recommended approval of the request.

Yvonne Fortenberry, Deputy Director of the Planning, Preservation and Neighborhoods Department, stated they had a lot of help from Francis Cantwell as well as the Department of Housing and Community Development and Charleston Housing Trust.

The Mayor invited comments from the public on this matter. The following persons addressed City Council:

1. Tammie Hoy, Executive Director of the Lowcountry Housing Trust, said they adamantly support this ordinance and are so pleased that the City is encouraging private developers to tackle the affordable housing issue. She explained they come across many non-profit developers who are seeking affordable housing, but federal dollars continue to decline. She said the ability to create some incentives to the zoning ordinances will encourage private developers to take part in this endeavor. She said affordable is a relative term, depending on what one earns. She noted they are seeing 100% increases in housing cost and stagnant incomes. She stated the Home Builders Association supports this ordinance because it is voluntary.

No other member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

Councilmember Fishburne said he thinks this is great. He said this type of ordinance is not new and he believes it was just recently done in Mt. Pleasant. He asked what type of experience has there been with this type of ordinance. Mr. Batchelder said he does not know and believes the Mt. Pleasant changes are recent. He said he is not sure if there have been any projects developed under those new regulations.

Ms. Hoy said they have been working diligently in Mt. Pleasant, who have recently establishing a workforce housing advisement task force. She said they have worked on the Coleman Boulevard revitalizing, which is similar to these incentives, but they have not had a project come to the table yet.

224
CITY CHARLESTON

Ms. Fortenberry said they did look at other cities, not necessarily in South Carolina. She stated there is a voluntary inclusionary zoning ordinance in Chapel Hill, North Carolina that has been very successful.

Councilmember Lewis asked which part of Morrison Drive does the rezoning affect. Mr. Batchelder said two of the properties are located on Morrison Drive just north of the ramp. Councilmember Lewis asked for a definition of this type of affordable housing. Geona Johnson, Director of the Department of Housing and Community Development, explained affordable housing as 80% or below, but for the City of Charleston they define it as 120% of the area median income. She said the area median income is $56,400. She said this number changed in March of 2006 for the first time in three years. She stated when they are talking about 120% area median income for a household size of one, the income would be $47,376. Councilmember Lewis said there are very few people who make above $40,000 a year. He said he does not believe they will ever be able to provide affordable housing for the poor working people in the City of Charleston with these income guidelines. Ms. Johnson said if they refer to their first-time home buyer program, they provide housing for persons earning 50% to 120% of area median income. She said they are addressing the spectrum of affordable housing. Councilmember Lewis said they need to take a look at the definition of this.

Councilmember Gallant asked how this would affect the current homes in the area. Mr. Batchelder said the effect would be very positive because many of these properties are under utilized or under developed. He said some of the buildings are in poor condition. Councilmember Gallant said they have the development of the promenade, which will run right into that, with expensive houses and condos. He asked if this help to not allow a developer like that buy the property to match what is around it. Mr. Morgan said the promenade is in very early stages and they have not seen any concrete plans. He stated the attorney heard Council say they wanted affordable housing and workforce housing as a part of the project.

Councilmember Gallant asked if they had information on other areas that have done similar zoning. He said he would like to really take a look at this. He said he hopes in the future they need to look at increasing the pay scale for this region. He said he does not know if they can mandate a certain pay scale for the workers. He stated they need to make a change so they do not lose the young college graduates because the pay scale is so bad.

Councilmember Lewis said he would like a copy of that information as well.

There were no further questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

The vote was not unanimous. Councilmember Lewis voted nay.

224
CITY OF CHARLESTON

First reading was given to a bill entitled:

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY ON MORRISON DRIVE (EAST CENTRAL - PENINSULA) (1.785 ACRES) (TMS #459-02-00-008), BE REZONED FROM HEAVY INDUSTRIAL (HI) CLASSIFICATION TO MIXED-USE (MU-1) CLASSIFICATION.

Next, Council considered a bill to rezone property on Morrison Drive *(East Central - Peninsula)* (1.785 acres) (TMS #459-02-00-008), property on Morrison Drive *(East Central - Peninsula)* (0.55 acre) (TMS #459-02-00-018), and 1 Cool Blow Street *(East Central - Peninsula)* (0.92 acre) (TMS #461-13-03-021). Mr. Morgan said these are the properties they were discussing previously. Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on these matters. No member of the public expressed a desire to speak for or against these matters. The Mayor declared these public hearings concluded.

There were no questions or comments of Council.

On motion of Councilmember Tinkler, seconded by Councilmember Evans, City Council voted to adopt the City Planning Commission's recommendations and to give first reading to the subject bills.

The vote was not unanimous. Councilmember Lewis voted nay.

First reading was given to bills entitled:

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY ON MORRISON DRIVE (EAST CENTRAL - PENINSULA) (1.785 ACRES) (TMS #459-02-00-008), BE REZONED FROM HEAVY INDUSTRIAL (HI) CLASSIFICATION TO MIXED USE/WORKFORCE HOUSING (MU-1/WH) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY ON MORRISON DRIVE (EAST CENTRAL - PENINSULA) (0.55 ACRE) (TMS #459-02-00-018), BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO MIXED USE/WORKFORCE HOUSING (MU-1/WH) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1 COOL

226
CITY OF CHARLESTON

BLOW STREET (EAST CENTRAL - PENINSULA) (0.92 ACRE) (TMS #461-13-03-021), BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO MIXED USE/WORKFORCE HOUSING (MU-1/WH) CLASSIFICATION.

Next, Council considered a bill to rezone four parcels on River Road *(John's River Creek - Johns Island)* (20.769 acres) (TMS #312-00-00-125, 129, 130, 132). Mr. Morgan explained these parcels are just north of Maybank Highway on River Road. He said the request is to go from Single-Family Residential (SR-1) classification to Planned Unit Development (PUD) classification. He said it is comparable density to Single-Family Residential classification zoning, but would have a mix of housing. He stated Council has been provided with the development guidelines. Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT FOUR PARCELS ON RIVER ROAD (JOHN'S RIVER CREEK - JOHNS ISLAND) (20.769 ACRES) (TMS #312-00-00-125, 129, 130, 132), ANNEXED INTO THE CITY OF CHARLESTON NOVEMBER 26, 2002 (#2002-133 & 2002-134), BE REZONED FROM SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION.

The Mayor noted the public hearing to rezone Piedmont Avenue and Simons Street (northeast corner) (Wagener Terrace - Peninsula) (0.433 acre) (TMS #463-11-03-043) would be deferred.

The Mayor invited comments from the public on this matter and explained there would be another public hearing when it came back to Council. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

Next, Council considered bills to zone 39 Avondale Avenue *(Avondale - West Ashley)* (0.33 acre) (TMS #418-14-00-025), 1881 Boone Hall Drive *(West Ashley Plantation - West Ashley)* (1.25 acres) (TMS #353-11-00-040), 751 Longbranch Drive *(Longbranch on the Creek - West Ashley)* (0.27 acre) (TMS #310-01-00-119), and 1417

River Front Drive *(Orange Grove Estates - West Ashley)* (0.23 acre) (TMS #352-10-00-032). Mr. Morgan explained these properties are recent annexations in West Ashley and are being requested to be zoned Single-Family Residential. Both staff and the Planning Commission recommended approval of the requests.

The Mayor invited comments from the public on these matters. No member of the public expressed a desire to speak for or against these matters. The Mayor declared these public hearings concluded.

There were no questions or comments of Council.

On motion of Councilmember Tinkler, seconded by Councilmember Evans, City Council voted to adopt the City Planning Commission's recommendations and to give first reading to the subject bills.

First reading was given to bills entitled:

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 39 AVONDALE AVENUE *(AVONDALE - WEST ASHLEY)* (0.33 ACRE) (TMS #418-14-00-025), ANNEXED INTO THE CITY OF CHARLESTON JULY 18, 2006 (#2006-315), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1881 BOONE HALL DRIVE *(WEST ASHLEY PLANTATION - WEST ASHLEY)* (1.25 ACRES) (TMS #353-11-00-040), ANNEXED INTO THE CITY OF CHARLESTON JULY 18, 2006 (#2006-321), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 751 LONGBRANCH DRIVE *(LONGBRANCH ON THE CREEK - WEST ASHLEY)* (0.27 ACRE) (TMS #310-01-00-119), ANNEXED INTO THE CITY OF CHARLESTON JULY 18, 2006 (#2006-322), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1417 RIVER FRONT DRIVE *(ORANGE GROVE ESTATES - WEST ASHLEY)* (0.23 ACRE) (TMS #352-10-00-032), ANNEXED INTO THE CITY OF CHARLESTON JULY 18, 2006 (#2006-319), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

228
CITY OF CHARLESTON

Council then considered bill to zone 2621 Lake Myrtle Drive *(Canterbury Woods - West Ashley)* (0.10 acre) (TMS #355-05-00-158), 213 Hickory Street *(Ashley Forest - West Ashley)* (0.14 acre) (TMS #418-13-00-105), 108 Live Oak Avenue *(Ashley Forest - West Ashley)* (0.13 acre) (TMS #418-13-00-050), and 303 Live Oak Avenue *(Ashley Forest - West Ashley)* (0.14 acre) (TMS #418-13-00-035). Mr. Morgan said these properties are being requested for comparable zoning as the County zoning. Both staff and the Planning Commission recommended approval of the requests.

The Mayor invited comments from the public on these matters. No member of the public expressed a desire to speak for or against these matters. The Mayor declared these public hearings concluded.

There were no questions or comments of Council.

On motion of Councilmember Evans, seconded by Councilmember Mitchell, City Council voted to adopt the City Planning Commission's recommendations and to give first reading to the subject bills.

First reading was given to bills entitled:

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2621 LAKE MYRTLE DRIVE *(CANTERBURY WOODS - WEST ASHLEY)* (0.10 ACRE) (TMS #355-05-00-158), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 15, 2006 (#2006-366), BE ZONED CANTERBURY WOODS PLANNED UNIT DEVELOPMENT (CW-PUD) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 213 HICKORY STREET *(ASHLEY FOREST - WEST ASHLEY)* (0.14 ACRE) (TMS #418-13-00-105), ANNEXED INTO THE CITY OF CHARLESTON JULY 18, 2006 (#2006-316), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-2) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 108 LIVE OAK AVENUE *(ASHLEY FOREST - WEST ASHLEY)* (0.13 ACRE) (TMS #418-13-00-050), ANNEXED INTO THE CITY OF CHARLESTON JULY 18, 2006 (#2006-317), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-2) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 303 LIVE OAK AVENUE *(ASHLEY FOREST - WEST ASHLEY)* (0.14 ACRE) (TMS #418-13-00-035), ANNEXED INTO THE CITY OF CHARLESTON JULY 18, 2006 (#2006-318), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-2) CLASSIFICATION.

229
CITY OF CHARLESTON

Next, Council considered a bill to zone a Vacant Parcel off of Interstate 526 *(Cainhoy)* (6.0 Acres) (TMS #271-00-02-069). Mr. Morgan explained they have had several other annexations in the area, which have been zoned Gathering Place (GP) classification. Both staff and the Planning Commission recommended approval of the request.

On the motion of Councilmember Mitchell, one (1) bill (Items D-16 on the agenda) received second reading. It passed second reading on motion of Councilmember Bleecker and third reading on motion of Councilmember Mitchell. On further motion of Councilmember Evans, the rules were suspended and the bill was immediately ratified as:

2006-426 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT VACANT PARCEL OFF OF INTERSTATE 526 (*CAINHOY*) (6.0 ACRES) (TMS #271-00-02-069), ANNEXED INTO THE CITY OF CHARLESTON JULY 18, 2006 (#2006-314), BE ZONED GATHERING PLACE (GP) CLASSIFICATION.)

Council then considered bill to zone 685 Folly Road (*James Island*) (0.61 acre) (TMS #340-09-00-023), 693 Folly Road (*James Island*) (0.71 acre) (TMS #340-09-00-007), and 699 Folly Road (*James Island*) (0.14 acre) (TMS #340-09-00-028). Mr. Morgan said the request for the zoning was General Office (GO) classification, but the Planning Commission recommended Residential Office (RO) classification. He stated staff feels General Office (GO) classification would be appropriate here because of the surrounding properties. He stated the Planning Commission also recommended Land Mark Overlay (LMK) classification for these properties that will come before Council at the next meeting.

The Mayor invited comments from the public on these matters. The following persons addressed City Council:

1. An unknown gentleman asked what the difference between Residential Office (RO) classification and General Office (GO) classification).

Mr. Morgan said General Office classification allowed a few more uses than Residential Office. The Unknown Male asked what the height allowances were for each classification. Mr. Morgan explained for Residential Office would be 35 feet and General Office would be 55 feet, however with the uniqueness of the properties and the Land Mark Overlay, the Board of Architectural Review would have authority over any changes. The gentleman asked what the traffic impact would be. Mr. Morgan said it would be based on the individual uses. Further, he asked how many parking spaces would be allowed under each classification. Mr. Morgan said it would be the same ratio based on the individual uses.

230
CITY OF CHARLESTON

No other member of the public expressed a desire to speak for or against these matters. The Mayor declared these public hearings concluded.

Councilmember Fishburne asked if the owner of the property attended the Planning Commission meeting. Mr. Morgan said he was not, but they had a staff meeting with him a couple days before. Councilmember Fishburne asked if he was aware of the Landmark Overlay proposal. Mr. Morgan said he was aware of the request from staff. Councilmember Fishburne asked if the Land Mark Overlay passed it would place the properties under BAR. Mr. Morgan said he was correct.

Councilmember Fishburne said these parcels were very small and in order to build a tall building the setbacks would so restrictive, it would be hard to do. He said the chances of building a tall building would be slim. He said these properties enter onto Folly Road but the rest of the properties to the west are residential.

Councilmember Wilson said when this first came before Council, she asked for the General Office classification. She said she is very satisfied with the Landmark Overlay that these properties are protected.

Mayor Riley said he concurs with that and the staff recommendation is a good one. He said there is a slight difference between the two zoning classifications.

There were further no questions or comments of Council.

On motion of Councilmember Tinkler, seconded by Councilmember Evans, City Council voted to give first reading to the subject bills.

First reading was given to bills entitled:

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 685 FOLLY ROAD *(JAMES ISLAND)* (0.61 ACRE) (TMS #340-09-00-023), ANNEXED INTO THE CITY OF CHARLESTON MARCH 28, 2006 (#2006-83), BE ZONED GENERAL OFFICE (GO) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 693 FOLLY ROAD *(JAMES ISLAND)* (0.71 ACRE) (TMS #340-09-00-007), ANNEXED INTO THE CITY OF CHARLESTON MARCH 28, 2006 (#2006-84), BE ZONED GENERAL OFFICE (GO) CLASSIFICATION.

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 699 FOLLY ROAD *(JAMES ISLAND)* (0.14 ACRE) (TMS #340-09-00-028), ANNEXED

RECEIVED
CITY OF CHARLESTON

INTO THE CITY OF CHARLESTON MARCH 28, 2006 (#2006-85), BE ZONED GENERAL OFFICE (GO) CLASSIFICATION.

Council then considered a bill to the City of Charleston Zoning Ordinance by amending Article 3, Part 1, Table 3.1, Height, Area, and Setback Regulations, to change the maximum height limits for structures located in commercial and industrial zoning districts outside the Old City height districts; and amending Article 5, Part 2, Exceptions to Height and Setback Requirements. Mr. Batchelder said this is the same ordinance that was before Council on July 18, 2006 at which time a public hearing was held. He stated Council deferred the ordinance to give the staff more time to hold more public meetings and provide more notice of the pending change. He said this would affect many properties throughout the City of Charleston. He noted the changes will not affect the Lower Peninsula below Mt. Pleasant Street. He said this would not affect the commercial areas on Daniel Island, because Daniel Island has their own set of zoning regulations.

Mr. Batchelder stated since the July 18th meeting, staff has held two open houses, which were advertised in the paper with large display ads and they have met with the Developers' Council at the Chamber of Commerce and the Commercial Investment Committee of the Trident Board of Realtors. He stated there were several newspaper articles reporting on the meetings and on the changes. He said they feel they have given ample public notice and public debate since the July 18, 2006 meeting.

Mr. Batchelder explained they have made changes since the July 18th meeting in response to the comments and concerns they have heard. He stated the ordinance speaks to a change to the City's height regulations for commercial zoning districts, which currently were the 3X height district applies. He said this 3X height district dates back to 1931 and the original zoning ordinance the city adopted. He noted it was reincorporated when the zoning ordinance was revised in the 1960's. He said the 3X zoning equals building heights in excess of 100 feet on all of the major roads.

Mr. Batchelder stated the zoning district is very generous and does not set a height restriction. He said what they are proposing tonight is a change to the 3X zone, to in effect create a 55 foot zone in these commercial areas. He explained the exception would be in Commercial Transitional (CT) non-residential zone there would be a 55 foot three story limitation. He stated that zoning district is rarely used and only applies to a very small number of properties throughout the city. He noted in the Business Park (BP) zoning district there would be a maximum height of 45 feet.

Mr. Batchelder said the other commercial areas would be 55 foot limit. He explained they have incorporated in this revised ordinance an exception that would allow public buildings, churches, hospitals, or schools to have a 80 foot maximum height limitations, or six story limitations, which ever is less, with additional side guard and rear guards. He stated they would allow, in the areas under the jurisdiction of the Commercial Corridor Design Review Board, the Board authority to grant additional 15 foot of height to allow for architectural features over the 80 foot limit. He explained in

252
CITY OF CHARLESTON

the other zoning districts, General Office, Limited Business, General Business, Urban Commercial, Light Industrial and Heavy Industrial zoning districts, the CCDRB would have the authority to allow for architectural features to extend 15 feet above the 55 foot limit. Mr. Batchelder explained the Board is authorized to further restrict the height of buildings in situations where the context of the proposed building warrants shorter buildings.

Mr. Batchelder said they have felt they have changed the ordinance in response to the concerns and comments they have heard. He said there was one additional change that will affect the Holiday Inn property and the adjoining three properties just west of the Ashley River Bridge. He stated in that area there is a 50 foot height limitation, but they would propose to extend that old city height district to include the Holiday Inn property and the adjoining three properties to the west, of 80/30. He said the Holiday Inn building is approximately 160 feet tall. He said they feel the 80 foot height limitations would allow for taller buildings, but not as tall as the Holiday Inn. He noted this would address another concern that was heard regarding those three properties.

Mr. Batchelder explained on Daniel Island they developed a separate zoning ordinance for that island in the 1990's and the development of the town center is largely taken place within zoning regulations that permit buildings up to 55 feet in height. He said the 55 foot height district has worked well on Daniel Island and feels it will work well in other parts of the city.

Mayor Riley thanked Mr. Batchelder, Ms. Fortenberry, Mr. Morgan and their colleagues for their work on this. He stated this is something that could reasonably be argued that we should have done a long time ago. He said the 3X district is a relic and it was done when they first developed zoning ordinances and had very little experience with it. He commented it is prehistoric and should not be part of the City's zoning ordinance any longer.

The Mayor invited comments from the public on these matters. The following persons addressed City Council:

1. Faye Lohr, James Island resident, said it was her understanding that Charleston County has recommended a height limit of 35 feet on Folly Road. She said all of these roads are so crowded now and a 55 foot building would increase the traffic. She noted she hopes they keep it at the County's recommendation of 35 feet.

Mayor Riley stated this ordinance is not increasing what is currently allowed. He said they would look closer at areas where it should be less than 55 feet.

2. Robert Gurley, Preservation Society, thanked City staff for their work on this amendment. He stated 3X has no place in this community and the Preservation Society does not believe it should be in place. He said it is out of scale with the area.

CITY OF CHARLESTON

He said The Preservation Society supports the amendment and think it is the best for this community.

3. Alexander Stone, representing the Trident Association of Realtors, stated they request a sixty day delay in City Council's decision and notification by mail to all affected property owners and their representatives. He said they are not clear on the rationale for the ordinance. He stated their needs to be more citizen input from the owners that will be adversely affected in some of these areas. He noted it is not consistent with the comprehensive planning goals established by the City. He explained it severely limits the potential for development and increased density in commercial and industrial areas.

Mr. Stone stated many of the properties affected by this proposed ordinance are not located in historic, scenic or environmentally sensitive areas and therefore do not warrant protection. He said it is a serious concern of the Association of the infringing on private property owners' rights. He said this will diminish some properties' values.

4. Mike Rose, Commercial Realtor, stated he met with Yvonne Fortenberry and Lee Batchelder on September 14, 2006 and he appreciates the presentation they made. He said unfortunately for many of their members this was the first time they heard about the impact of this ordinance. He said the membership passed a resolution to inform City Council of their position. He explained they feel there are many questions in this ordinance that deserve scrutiny. He said many issues include tax base, economic development and private property rights.

Mr. Rose stated even though there has been legal notice, there has been little effective notice to the hundreds or thousands of property owners who have to be down zoned by this ordinance. He said their membership recommends Council to further delay this decision another sixty days, in order for the City to notify each property owner affected by the ordinance.

5. Bill Hanahan, quasi-owner of an affected property and representing the owners of Moreland Shopping Center, said he would echo the comments made from the Board of Realtors. He said, speaking as an owner, they are concerned because they did not receive proper notice, from their stand point. He said he believes it was posted in the newspaper, but for another piece of property annexed into the City, they received direct notice by mail. He said they request the same notice be given to land owners. He stated he thinks this ordinance is headed for lots of potential litigation if it is passed. He said he understands their representative has tried to sit down one on one and has not been able to do so. He said in the long run, this is an ordinance that will down zone their property and will decrease the potential tax base. He respectfully requested that this item be deferred for sixty days to discuss this further.

6. Mary Shahid, McNair Law Firm representing 317 Savannah Highway LLC, thanked Council and staff for their many courtesies and how receptive and responsive they have been over the last few months. She explained Mr. Meadors is a principle in

CITY OF CHARLESTON

the property directly behind the round Holiday-Inn. She stated he is also interested in, and has expressed interest in, acquiring the other two properties on that track, known as the Waffle House and the Charleston Dive Shop. She said 317 Savannah Highway, LLC has been negatively impacted by this ordinance, not because it eliminated the 3X zone, but because it has limited the building height, as least prior to the amendment to the ordinance, for fifty-five feet on a track of land that is dominated by 162 foot hotel. She noted Mr. Meadors has been working for years on developing this property and had numerous meetings with City planning staff. She explained he had a building plan in place for a 107 foot tall building, but only at the eleventh hour to be caught off guard when he is almost sold the property, by this ordinance and consequently lost a contract by this ordinance.

Ms. Shahid said Mr. Meadors has been in the unfortunate and uncomfortable position of having to lead the opposition to this ordinance and has tried to educate people on this ordinance. She stated she feels it is uncomfortable for him because nobody disputes 3X zoning is relic of the past and certainly does not represent beneficial planning to this community and she thinks everyone is grateful Council has chosen to take this on as an issue and eliminate the threat of 3X zoning. She said the one size fits all fifty-five feet solution that concerns them. She said it was derived without any individual attention to particular circumstances to each property.

Ms. Shahid said they cannot take this large section of the City and lump it under fifty-five feet. She stated the method of adoption, which is by ordinance instead of a change in the zoning map therefore individual notification was not required, people cannot come and speak about the individual impact on the property. She said they raised this problem in July and Council was very receptive and asked the staff to proceed with other methods of notification. She said the staff tried and went above and beyond what the ordinance requires, but it did not work. She noted the meetings were very poorly attended. She stated Mr. Batchelder had noted there were two ads about the meeting, but what she saw was a full page ad with multiple meeting notices.

Ms. Shahid stated she thinks the reason the meetings were poorly attended was because it was an ineffective way to reach out to the affected property owners. She said individual notification is absolutely required before they proceed further. She said City staff has taken Mr. Meadors' property out of the ordinance. She noted they did not ask to be pulled out, but there is a proposal on the agenda where these properties are being asked to be included in the Old City Height District under the designation of eighty feet. She stated this is not going to work with Mr. Meadors and urged Council not to go forward with first reading on this bill. She said the Old City Height District does allow for one hundred foot height district and that is something he can make work economically. She thanked Council for their attention.

7. James Meadors, property owner, said he would like to speak to Council regarding 317 Savannah Highway LLC. He said over the past six years he has met with the City staff just three times. He stated many members of Council, Mayor Riley and City staff have been gracious with their time to meet with him and he said he is grateful.

235
CITY CHARLESTON

He explained Eddie Bello said it is unfortunate that they have to discuss a finite height district without seeing what the design will be. He asked Council to step into his shoes. He explained this is a project he bought six years ago and the plan was for a 107 foot building, before they knew of this change. He said the height could have been 130 or 180 for this property.

Mr. Meadors asked Council to give this careful consideration and thanked them for their time.

8. Eric Drake, James Island resident, said he lives off of Folly Road. He stated he feels the one size fits all will soon be equally outdated. He said he would echo the woman who stated they need to keep height restrictions pure on James Island. He said he would like Council to consider the different areas in Charleston, because just because it is good in one place does not mean it is good in another area.

Vanessa Turner-Maybank, Clerk of Council, stated Council has received a letter of support from the Historic Charleston Foundation and Lisa Feltzer.

No other member of the public expressed a desire to speak for or against these matters. The Mayor declared these public hearings concluded.

Councilmember Fishburne said he thinks Mr. Meadors and the real estate community have said a lot of what he wanted to say regarding this ordinance. He stated he does not think anyone in the room argues that 3X should go, but the question is how do they get from there to a place that is reasonable in a way that allows the property owners to understand what is happening. He said he has expressed to the staff some other concerns such as the impact of the flood regulations. He said as he understands it some buildings that are in certain flood zones have to build fourteen or sixteen feet above sea level, which means they lose an entire floor. He stated he is also concerned about the impact on affordable housing. He said every time they reduce the volume or potential volume they reduce the ability to put units on property.

Councilmember Fishburne said what really concerns him is the extent of this. He asked how many properties are impacted by this. Mr. Batchelder replied it is probably over one thousand properties. Councilmember Fishburne said he does not see what is lost by putting more time into this and listening to business and land owners. He moved to defer this item as well as item L-3 on the agenda. Councilmember Shirley seconded the motion.

Councilmember Lewis said he agrees to defer it. He asked if Mr. Meadors submitted any plans for any of these properties. Ms. Fortenberry said they only saw plans for these properties after this bill was introduced. She said it is her understanding Mr. Meadors met with some staff prior to that and spoke about building on this property. Councilmember Lewis asked if under the law if they need to notify each property owner or just advertise it. He said he is hearing each property has not been notified, but asked if they feel they have done, under the law, what they should do to advertise this

236
CITY CHARLESTON

ordinance. Ms. Fortenberry said they have. She explained this is considered a text amendment so it is not a rezoning. She said they listened to Council last time and made a lot of effort. She stated it would be hard to contact all of the property owners. She said they made an effort to meet with the different groups and worked with the *Post and Courier* to put out display ads as well as articles.

Councilmember Bleecker said she had the privilege to be invited to attend the luncheon where Ms. Fortenberry and Mr. Batchelder spoke. She noted it was very well attended. She explained the day after she met with Ms. Fortenberry and Mr. Batchelder to look at the maps. She said it does look like a broad brush and supports Councilmember Fishburne's motion in the hopes to get more input, specifically from the commercial developers and realtors, because they have asked for that tonight and they have questions, and they should be allowed to have more time to discuss the ordinance with the staff.

Mayor Riley said he hoped they would not defer this. He stated he would urge Council to adopt a Resolution stating that in passing this ordinance that removes the 3X as a matter of right but we are not saying there are properties that might lend themselves to more than fifty-five feet. He stated looking at individual pieces require a study and analysis. He said if someone comes back at a later date with a proposal for a sixty-five foot plan, City Council would be open to recognizing there are some places along commercial corridors that would lend themselves to greater development. He said in Mr. Meadors case he would be willing to look at something more than the eighty foot limitations.

The Mayor said the fact there are not a few hundred people here and there has not been an out powering of opposition is because there are not many people out there thinking they should put a hundred foot building on their property. He stated what if they decided to change SR-1 classification from 4.8 units per acre to 4.3 units per acre, would they send a notice to every SR-1 piece of property in the City or would they say they are looking at the density of SR-1. He noted this is an important matter and he does not think in sixty days someone will come back and convince them to keep 3X. He commented it would be better to get rid of 3X and said Council welcomes the dialogue on specific properties. He said he hopes they can move forward with this ordinance as well as the adoption of the resolution.

Councilmember Shirley said this has been a concern of his when discussing West Ashley Circle and the heights out there. He said he thinks it would be realistic to pass this and look at variances when they come before Council. He said he does not think sixty or ninety days is enough time to notify everybody on this. He stated he plans to fully support Mr. Meadors' request for a hundred foot request. He said he thinks Mr. Meadors has come before Council in a quiet and thoughtful manner and he has put a lot of time and effort into that property.

Councilmember Tinkler said the notice problem they are discussing does not concern him as much anymore. He explained his concern is the global picture of

237
CITY CHARLESTON

density versus urban sprawl, but he spoke with Ms. Fortenberry who reassured him given current circumstances they do have sufficient places that allow for sufficient density. He said he believes the Zoning Ordinance has sufficient flexibility so if a property is identified that should be seventy five feet, they have a means of dealing with that. He stated Mr. Meadors' situation does concern him and agrees with the comments of Councilmember Shirley.

Councilmember Tinkler said right next to the Holiday Inn there would be a building, in which Mr. Meadors has put a lot of time and money into. He stated he believes in this instance the private interest of Mr. Meadors is superior. He said it would not offend him to see a hundred foot building next to the 160 foot Holiday Inn. He said he knows the traffic consideration is a problem, but he is sure Mr. Meadors would have to go through a process before his plan is approved. He stated he does not have a problem going forward with this tonight and believes staff has adequately addressed all of the concerns raised by the opponents.

Councilmember Evans said she would speak from a district prospective because part of her district is the Ashley Bridge District. She explained they went through a study because they wanted to protect and preserve what they had in that neighborhood district. She said when driving through those districts what one sees is scale. She said if they do not amend this they tackle with the scale. She noted scale has made Charleston so attractive. She noted they need to be very careful they protect that scale. She explained she met with Mr. Meadors and staff because his property is located in the Ashley Bridge District. She said Mr. Meadors told her he would like to develop the property himself and she thinks his development would be sensitive its surroundings.

Councilmember Bleecker asked Mayor Riley to clarify what the resolution would state.

Mayor Riley explained it stated that City Council resolves that the adoption of this zoning amendment to change the maximum height limits from a 3X district recognizes nonetheless that there may be a specific properties along commercial corridors that might lend themselves to a height greater than 55' and those that may be more appropriately regulated at a height lower than 55' and that City Council tonight recognizes that there are many properties affected by this change and the passage of this should not indicate a lack of willingness on the part of City Council or staff to consider property specific opportunities or requirements that would lend themselves to a height limit different than 55'.

Councilmember Bleecker asked if it would be appropriate to move to adopt such a resolution. Mayor Riley said there was a pending motion of deferral.

Councilmember Fishburne asked if the pending ordinance doctrine applied to this. Mayor Riley said it did. Councilmember Fishburne said this is a difficult problem and does not see what they are losing by delaying this. He called the question of the deferral.

238
CITY CHARLESTON

Mayor Riley said they would be wasting a huge amount of time by deferring this item because he does not think anyone here would come back in sixty days and suggest passing a zoning ordinance for their piece of property. He said this has been a long process to change an archaic ordinance and then we would have to go through it again. He stated he thinks it would be more positive to ratify the ordinance.

There were no further questions or comments of Council.

On motion of Councilmember Fishburne, seconded by Councilmember Shirley, Council voted to defer this item. The motion failed. Councilmembers Morinelli, Lewis, Mitchell, Gallant, Evans, Tinkler, Bleecker, Wilson and Mayor Riley voted nay.

On motion of Councilmember Bleecker, seconded by Councilmember Tinkler, Council voted to adopt the proposed Resolution (**RS2006-33**).

The following Resolution was adopted:

A RESOLUTION

WHEREAS, at its meeting on September 26, 2006, City Council considered the adoption on a zoning ordinance changing the maximum height limit in the 3X district in the City of Charleston to 55 feet (the "Ordinance"); and

WHEREAS, during its deliberations of the Ordinance, City Council was of the opinion that in certain applications of the Ordinance along commercial corridors, a more detailed study of the height of a proposed development could be beneficial.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, IN COUNCIL ASSEMBLED, THAT THE ADOPTION OF THE ORDINANCE TO CHANGE THE MAXIMUM HEIGHT LIMIT FROM A 3X DISTRICT RECOGNIZES NONETHELESS THAT THERE MAY BE CERTAIN PROPERTIES ALONG COMMERCIAL CORRIDORS THAT MIGHT LEND THEMSELVES TO A HEIGHT GREATER THAN 55 FEET AND THOSE THAT MAY BE MORE APPROPRIATELY REGULATED AT A HEIGHT LOWER THAN 55 FEET AND THAT CITY COUNCIL RECOGNIZES THAT THERE ARE MANY PROPERTIES AFFECTED BY THIS ORDINANCE. PASSAGE OF THIS ORDINANCE SHALL NOT INDICATE A LACK OF WILLINGNESS ON THE PART OF CITY COUNCIL OR STAFF TO CONSIDER PROPERTY SPECIFIC OPPORTUNITIES OR REQUIREMENTS THAT WOULD LEND THEMSELVEWS TO A HEIGHT LIMIT DIFFERENT THAN 55 FEET.

A COPY OF THE DULY ADOPTED ORDINANCE IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

239
CITY CHARLESTON

The above Resolution shall become effective immediately upon its adoption by City Council.

Joseph P. Riley, Jr., Mayor
City of Charleston

On the motion of Mayor Riley, one (1) bill (Item D-20 on the agenda) received second reading. It passed second reading on motion of Councilmember Tinkler and third reading on motion of Councilmember Evans. On further motion of Councilmember Waring, the rules were suspended and the bill was immediately ratified as:

2006-427 AN ORDINANCE TO AMEND THE CITY OF CHARLESTON ZONING ORDINANCE BY AMENDING ARTICLE 3, PART 1, TABLE 3.1, HEIGHT, AREA, AND SETBACK REGULATIONS, TO CHANGE THE MAXIMUM HEIGHT LIMITS FOR STRUCTURES LOCATED IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS OUTSIDE THE OLD CITY HEIGHT DISTRICTS; AND AMENDING ARTICLE 5, PART 2, EXCEPTIONS TO HEIGHT AND SETBACK REQUIREMENTS. **(As amended)**

The vote was not unanimous. Councilmember Fishburne and Lewis voted nay.

Without objection, Councilmember Bleecker asked that Council consider n ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by changing the zone map, which is part thereof, so that 293, 301, 317, 325 and 335 Savannah Highway (West Ashley) (TMS #421-07-00-001, 003, 004, 023 and 026), be rezoned to be included in the 80/30 Old City Height District (Item L-3 on the agenda).

Mayor Riley said this bill is up for first reading and to refer it to the Planning Commission. He said the thought was for 317 Savannah Highway be put in the 100/30 District and the remainder in the 80/30. He stated the traffic issue needs to still be solved. He said it will require a lot to solve it.

On the motion of Councilmember Shirley, seconded by Councilmember Fishburne, Council voted to give first reading to the subject bill and refer it to the Planning Commission.

Councilmember Evans said when the discussions occurred between staff and Mr. Meadors traffic was a concern but there were some very good suggestions.

First reading was given to the following one (1) bill entitled:

240
CITY CHARLESTON

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY CHANGING THE ZONE MAP, WHICH IS PART THEREOF, SO THAT 293, 301, 325 and 335 SAVANNAH HIGHWAY (WEST ASHLEY) (TMS #421-07-00-001, 004, 023 and 026), BE REZONED TO BE INCLUDED IN THE 80/30 OLD CITY HEIGHT DISTRICT AND 317 SAVANNAH HIGHWAY (WEST ASHLEY) (TMS #421-07-00-003), BE REZONED TO BE INCLUDED IN THE 100/30 OLD CITY HEIGHT DISTRICT.

Next, Council considered a bill to amend the Lowndes Pointe Master Plan and Development Guidelines for that portion of a Planned Unit Development located on Lowndes Pointe Drive (0.14 acres) (TMS# 464-13-00-149 (parent TMS# 463-07-00-004 and 464-13-00-054)). Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

Councilmember Gallant asked for someone to explain why one piece of property went from a six foot set back to zero. Mr. Batchelder explained this would change the side setback for just this lot at the entrance, in order for the owner to take better advantage of the full lot. He said this is the only change being requested. Councilmember Gallant said he does not have a problem with that.

There were no questions or comments of Council.

On motion of Councilmember Mitchell, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING THE LOWNDES POINTE MASTER PLAN AND DEVELOPMENT GUIDELINES FOR THAT PORTION OF A PLANNED UNIT DEVELOPMENT LOCATED ON LOWNDES POINTE DRIVE (0.14 ACRES) (TMS# 464-13-00-149 (PARENT TMS# 463-07-00-004 AND 464-13-00-054)).

The Mayor noted the public hearing to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending the Governor's Cay Master Plan and Development Guidelines for that Planned Unit Development located on Forrest Drive (25.35 acres) (TMS #271-00-02-114, 115, 127, 128, 129, 130 and 138) would be deferred.

The Mayor invited comments from the public on this matter and explained there would be another public hearing when it came back to Council. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

Next, Council considered a bill to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) regarding accommodations uses to include amendments to Section 54-120, Definitions, Section 54-202(a), Overlay Zone, Section 54-220(a), 54-220(b)(1) and 54-220(b)(1)(e)(8), Board of Zoning Appeals Provisions Relating to Accommodation Uses and Section 54-317, Required Number of Off-street Parking Spaces by Land Use. Mr. Batchelder said this is an ordinance they received help from Francis Cantwell drafting. He explained this clarifies and strengthens the zoning regulations that deal with hotels, motels and other types of accommodations uses. He stated it identifies a new type of accommodation use, which is becoming more prevalent, that is the residential membership club, which is a type of accommodations use in which people become members of clubs who own property and make the property available for their members to use. Mr. Batchelder said this would not allow this type of use in residential areas. Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on these matters. The following persons addressed City Council:

1. Robert Gurley, Preservation Society, thanked the staff for their work on this amendment. He said they are happy to see the definitions tightened and asked that this amendment be approved.

No other member of the public expressed a desire to speak for or against these matters. The Mayor declared these public hearings concluded.

There were no questions or comments of Council.

Mayor Riley said he would like to commend the staff for their work on this issue.

On the motion of Councilmember Tinkler, one (1) bill (Item D-23 on the agenda) received second reading. It passed second reading on motion of Councilmember Morinelli and third reading on motion of Councilmember Evans. On further motion of Councilmember Lewis, the rules were suspended and the bill was immediately ratified as:

2006-428 AN ORDINANCE TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) REGARDING ACCOMMODATIONS USES TO INCLUDE AMENDMENTS TO SECTION 54-120, DEFINITIONS, SECTION 54-202(A), OVERLAY ZONE, SECTION 54-220(A), 54-220(B)(1) AND 54-220(B)(1)(E)(8), BOARD OF ZONING APPEALS

242
CITY CHARLESTON

PROVISIONS RELATING TO ACCOMMODATION USES AND SECTION 54-317, REQUIRED NUMBER OF OFF-STREET PARKING SPACES BY LAND USE. **(As amended)**

Next, Council considered the approval of the minutes from August 15, 2006 and September 12, 2006 Council meetings. The Mayor noted these minutes would be deferred.

The Citizen Participation Period followed. The following persons addressed City Council:

1. Reverend Alma Dungee said she hopes Council continues to be encouraged to do the job they were entrusted with. She stated she would like Council and staff to work on a trade school for the young people to learn a trade and become self sufficient.

2. Stephen Reddick, 1830 Magwood Road, a Grand Oaks resident, said he has lived in his apartment for five years and nine months and has had numerous rent increases, but the last one has really gotten to him. He said he had seen a rent increase in June and then there will be another one in November. He stated he wondered what affordable living means. He noted that is not the entire problem. He explained they do not have fixtures where they should be and problems with refrigeration and air conditioning. He said he thinks they need someone from the City or County, to look these things and speak to some of the tenants. He explained they have a new manager and that is why they will have another increase in November. Mr. Reddick said they got an increase in their cost of living in January, but his was taken in June. He said this is not right.

Mr. Reddick said there are three other people here tonight that are having the same problems and would like to speak on their issues.

Mayor Riley stated Councilmember Morinelli has been aggressive about speaking to this guy.

2. A Grand Oaks resident, said she sent a letter out a few days ago to Governor Sanford and all the way down. She explained Governor Sanford's office is investigating these matters to see if they are state or federal funded to determine what is right and wrong in this case. She said they are increasing the rent but are not keeping up the properties. She stated many of the residents are under the median income and are on fixed incomes. She said this needs to be stopped because some residents cannot afford their medicine. She said she feels they are raising the rent to make up for the deficit they have.

Mayor Riley said they will look into this and Councilmember Morinelli has brought this to their attention.

243
CITY CHARLESTON

3. Mohammed Idris said he heard the Reverend address the issue he has been addressing for many years in front of Council but has not had any help. He said these is a group named PRIDE (People Ready to Improve and Develop their Environment). He said McDonalds stated they would hire everyone PRIDE trained. He explained they had a building in mind but the building was sold to someone else. He asked Council to look into what Reverend Dungee said earlier.

4. Marc Knapp, West Ashley resident, said he would like to know what the PUD changes were when they are changed. He said he is a firm believer that if there is something wrong at the bottom the top does not know. He said he was disappointed with the Mayor's address. He said he could give them a list of the judges who are not doing their jobs. He said nothing has changed with CARTA's management.

No one else expressed a desire to address Council. The Mayor declared the Citizen Participation period concluded.

Next, City Council received the following report of the Committee on Ways and Means:

INSERT **(WAYS AND MEAN REPORT 9-26-06**

(Camden Towers Cultural Center Courtyard: Handrails Construction $31,926 *Metal Technicians* **Account #050523-52240**
(Septima Clark Expressway Crosswalk/Spring & Cannon Corridor Enhancement: Phase I Project Budget and Construction Contract $236,200 *Anson Construction Company, Inc.* **Account #050976-52240 and #050848-52240**
(Charleston Museum: HVAC Replacement $166,666.67 *Charleston Museum* **Account #051169-52410**
(Healthcare Budget and Contract Renewal for 2007 with CIGNA
(Changes to Retiree Healthcare Coverage
(Vehicle Accident Review Board Policies and Procedures
(Lease Agreement for 174 East Bay Street $74,208 *So-Cal Associates, LLC* **Account #150000-52510**
(Lease Agreement with the Medical University of South Carolina for the use of the VIP Parking Lot at the Joseph P. Riley, Jr. Ballpark *(Ordinance)*

244
CITY CHARLESTON

(Annexations: *(6 Ordinances)*
1. 2003 Bayhill Drive 0.33 acres TMS #358-10-00-006
2. 1117 Crull Drive 0.29 acres TMS #351-16-00-074
3. 811 Longbranch Drive 0.24 acres TMS #309-13-00-055
4. 881 Melrose Drive 0.26 acres TMS #309-14-00-016
5. 1622 Nemours Drive 2.5 acres TMS #350-16-00-006
6. 941 Wappoo Road 0.51 acres TMS #351-15-00-041

The Report from the Committee on Ways and Means included six (6) annexation petitions. The following list of properties requested annexation into the City of Charleston:

1. Property known as 2003 Bayhill Drive (0.33 acres) (TMS #358-10-00-006), St. Andrews Parish, Charleston County. The petition was signed by Marylyn D. Sachleben and John Hachlu (Trustee of Sachleben Family Trust)

2. Property known as 1117 Crull Drive (0.29 acres) (TMS #351-16-00-074), St. Andrews Parish, Charleston County. The petition was signed by Fred A. Tweed.

3. Property known as 811 Longbranch Drive (0.24 acres) (TMS #309-13-00-055), St. Andrews Parish, Charleston County. The petition was signed by Kevin Barron and Addie M. Barron.

4. Property known as 881 Melrose Drive (0.26 acres) (TMS #309-14-00-016), St. Andrews Parish, Charleston County. The petition was signed by Norman D. Ellis and Barbara Ellis.

5. Property known as 1622 Nemours Drive (2.5 acres) (TMS #350-16-00-006), St. Andrews Parish, Charleston County. The petition was signed by Theresa B. McLeod.

6. Property known as 941 Wappoo Road (0.51 acres) (TMS #351-15-00-041), St. Andrews Parish, Charleston County. The petition was signed by Charles Thomas Kirkley and Ronald D. Kirkley.

Councilmember Lewis moved the adoption of the report of the Committee on Ways and Means including one (1) ordinance and the acceptance of six (6) annexation petitions, giving first reading to seven (7) bills. Councilmember Mitchell seconded the motion. The motion carried.

First reading was given seven (7) bills entitled:

245
CITY CHARLESTON

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN LEASE AGREEMENT BETWEEN THE CITY OF CHARLESTON AND THE MEDICAL UNIVERSITY OF SOUTH CAROLINA FOR 72 SURFACE PARKING SPACES IN THE EASTERN ONE-HALF OF THE VIP PARKING LOT IMMEDIATELY ADJACENT TO THE JOSEPH P. RILEY, JR. BALLPARK ON FISHBURNE STREET, IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, BEARING TMS #460-00-00-019, SAID LEASE AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

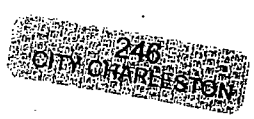
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2003 BAYHILL DRIVE (0.33 ACRES) (TMS #358-10-00-006), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 10.

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1117 CRULL DRIVE (0.29 ACRES) (TMS #351-16-00-074), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7.

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 811 LONGBRANCH DRIVE (0.24 ACRES) (TMS #309-13-00-055), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 881 MELROSE DRIVE (0.26 ACRES) (TMS #309-14-00-016), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1622 NEMOURS DRIVE (2.5 ACRES) (TMS #350-16-00-006), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.



AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 941 WAPPOO ROAD (0.51 ACRES) (TMS #351-15-00-041), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7.

The next matter before Council was forty-eight (48) bills up for second reading. The Clerk noted that second reading of six (6) bills (Items K-1 through K-4 and K-7 through K-8 on the agenda) would be *deferred.*

The following bills were *deferred*:

1. An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 29, Section 206, relating to gatekeeping procedures and medallion issuance procedures for animal-drawn vehicles, by making a clerical change to the gate hours of operation set forth in Section 206(c) so that Section 206(c) is consistent with the hours of touring set forth in Section 29-236 of the Code of the City of Charleston, and further to amend Section 206 to clarify in Section 206(f) that a night tour shall be defined as a tour that is conducted after 5:00 p.m. during Eastern Standard Time or after 6:00 p.m. during Daylight Savings Time in the Commercial District only, thereby making Section 206(f) consistent with the hours of touring set forth in Section 29-236 of the Code of the City of Charleston; and further to add new language to Section 206(f) that provides that a medallion shall be required for tours being conducted in the Commercial District at all other times than when conducting a night tour. ***(Deferred)***

2. An ordinance to close a portion of Diana Street, a City right-of-way, containing 0.027 acre (1,034 sq. ft.), said property being bounded generally, now or formerly, as follows, to wit: on the north by Brody Avenue; on the south by lands of the City of Charleston bearing TMS 418-00-00-006; on the east by lands of James Scott bearing TMS 418-05-00-118; and on the west by lands of the City of Charleston bearing TMS 418-00-00-006; said right-of-way to be abandoned is more fully hereinafter described. ***(Deferred)***

3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, so that 1089 Fort Johnson Road *(James Island)* (4.5 acres) (TMS #428-06-00-022), annexed into the City of Charleston July 15, 2005 (#2005-276), be zoned Single-Family Residential (SR-1) classification. ***(Deferred)***

4. An ordinance to provide for the annexation of property known as 2100 Savannah Highway and vacant parcels on Savannah Highway and Citadel Haven Drive (4.16 acres) (TMS #310-03-00-001, 005, 070, 075 and 310-08-00-

247
CITY OF CHARLESTON

022), St. Andrews Parish, Charleston County, to the City of Charleston and includes all marshes, public waterways, and public rights-of-way, shown within the area annexed upon a map attached hereto and make it part of District 7. **(As amended)** ***(Deferred)***

7. An ordinance authorizing the Mayor to execute the necessary documents to enter into that certain Agreement to Buy and Sell Real Estate between the City of Charleston ("Seller") and Saleemah B. Tilghman-Madyun ("Buyer") for the sale of 72 Lee Street bearing Tax Map #459-05-01-088, located in the City and County of Charleston, State of South Carolina, for the sum of $132,449.00, said Agreement to Buy and Sell Real Estate being marked as Exhibit I, attached hereto and incorporated by reference herein. **Deferred**

8. An ordinance authorizing the Mayor to execute the necessary documents to enter into that certain Third Amendment to the Memorandum of Understanding between the City of Charleston and Smith-Morris Company, LLC, assignee of Civitas, LLC, to allow Smith-Morris Company, LLC a time extension in which to complete Phase I of the Morris Square Project, said Third Amendment to the Memorandum of Understanding being marked as Exhibit I, attached hereto and incorporated by reference herein. **Deferred**

The Clerk noted item K-5 on the agenda would be as amended because the effected dated has been changed to November 1, 2006.

Councilmember Lewis asked if this would give enough time for the officers to be trained in the ordinance. Mayor Riley said the reasons the effective date was changed because they want to educate the police on this important ordinance and also Councilmember Fishburne had sent the Attorney General a copy of the ordinance for his comments, but he has not had time to respond. He explained in the event the Attorney General has any recommended changes it would allow Council the month of October to make those changes.

Councilmember Lewis said they have to do something to make sure these people on the corners are gone. Mayor Riley said they have a hard working police department and a new chief coming in, so they will all be working hard together on this issue. Councilmember Lewis said the State Legislature needs to change the law.

Councilmember Fishburne said he would like to compliment the Mayor on his speech earlier and he agrees with everything said. He said he took a ride along with the Police Department. He said it proved to him again that Charleston has a tremendous police force. He explained twenty minutes into the ride they were on the Eastside and the police officer saw a man drive by without his seat belt on so he turns on his blue lights on. He said the guy turned the corner and started going about eighty miles an hour right by the school after it had been dismissed. He explained the officer pursued the suspect and called for back up. He said the suspect got out of his car and ran but two officers took him down. He stated the suspect was a big man and one of

246
CITY CHARLESTON

the officers was a female officer that might have weighed 110 pounds. He said within a couple of minutes there were about six cruisers and a canine unit. He explained the department knows what they are doing and quickly responded.

Councilmember Fishburne explained the suspect was not from here, had been in jail before and was on probation with a bracelet on. He said he would like to do another ride along. He stated he would urge the new Chief to look at the staff and how it is laid out to put more into the areas where it is needed. He said the people on the Eastside are afraid to come out of their houses and that needs to be resolved.

Mayor Riley said he spoke with the Chief and he is very interested in the staffing. He said Charleston has a great Police Department. He said everyone is energized to get these issues addressed.

Councilmember Bleecker said she had a client who was placed in jail because of unpaid attorney's fees. She spoke with Al Cannon who explained that her client it took so long was because there are so many inmates in the jail. She explained people are released from jail because there is no place to put them. She stated Mr. Cannon asked for her to explain this to everyone that if they want them to stay in jail they need a place to put them.

Councilmember Mitchell said the people on the Eastside are afraid. He said they are going to have a march on October 7th, and this is the start of something. He explained they are working on many other things in that area to address the issues.

On the motion of Councilmember Tinkler, forty-one (41) bills (Items K-7 through K-48 on the agenda) received second reading. They passed second reading on motion of Councilmember Bleecker and third reading on motion of Councilmember Evans. On further motion of Councilmember Morinelli, the rules were suspended and the bills were immediately ratified as:

2006-429 AN ORDINANCE TO AMEND SECTION 21-108 OF THE CODE OF THE CITY OF CHARLESTON BY DELETING SECTION 21-108 IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 21-108 THAT PROVIDES THAT LOITERING IS PROHIBITED. **(AS AMENDED)**

2006-430 AN ORDINANCE TO AMEND CHAPTER 2 OF THE CODE OF THE CITY OF CHARLESTON BY ADDING TO ARTICLE VIII THEREOF A NEW SECTION 2-272, TO AUTHORIZE THE MUNICIPAL ASSOCIATION OF SOUTH CAROLINA TO ACT AS A CLAIMANT AGENT FOR THE CITY OF CHARLESTON FOR THE COLLECTION OF DEBT IN ACCORDANCE WITH THE SETOFF DEBT COLLECTION ACT AND TO OUTLINE CERTAIN

249
CITY CHARLESTON

PROCEDURES UNDER WHICH THE DEBTS WILL BE COLLECTED AND FEES ASSOCIATED THEREWITH.

2006-431 AN ORDINANCE RESCINDING ORDINANCE RATIFICATION NUMBER 2005-449 AND AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CHARLESTON AND EPISCOPAL DIOCESE COMMUNITY HOUSING DEVELOPMENT ORGANIZATION ("EDCHDO") FOR THE DEVELOPMENT OF AFFORDABLE HOUSING UNITS IN THE MORRIS SQUARE PROJECT ON MORRIS STREET, IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID MEMORANDUM OF UNDERSTANDING BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

2006-432 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 50-FOOT WIDE ACCESS ROAD ALONG MARGINAL ROAD & SAVANNAH HIGHWAY (2.304 ACRES) (PORTION OF TMS #307-05-00-014), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

2006-433 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 946 5TH AVENUE (0.12 ACRES) (TMS #418-07-00-107), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 6.

2006-434 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1978 BUTTERNUT STREET (0.22 ACRES) (TMS #355-15-00-026), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

2006-435 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2131 CHURCH CREEK DRIVE (0.34 ACRES) (TMS #355-02-00-101), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND

250
CITY CHARLESTON

INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

2006-436 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2064 CLAYTON DRIVE (0.25 ACRES) (TMS #310-12-00-080), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

2006-437 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1109 CRULL DRIVE (0.35 ACRES) (TMS #351-16-00-076), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7.

2006-438 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1984 DOGWOOD ROAD (0.2 ACRES) (TMS #355-15-00-038), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

2006-439 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2079 DOGWOOD ROAD (0.35 ACRES) (TMS #354-03-00-016), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

2006-440 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 446 GEDDES AVENUE (0.28 ACRES) (TMS #350-10-00-020), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

2006-441 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1809 GREENMORE DRIVE (0.29 ACRES)

25 1
CITY CHARLESTON

(TMS #351-03-00-032), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9.

2006-442 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1942 IVY HALL ROAD (0.21 ACRES) (TMS #351-03-00-095), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9.

2006-443 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1625 JESSAMINE ROAD (0.36 ACRES) (TMS #351-12-00-078), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7.

2006-444 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1522 JOAN STREET (0.25 ACRES) (TMS #352-13-00-138), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9.

2006-445 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1536 JOAN STREET (0.22 ACRES) (TMS #352-13-00-143), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9.

2006-446 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS VACANT PARCEL ON JOAN STREET (0.18 ACRES) (TMS #352-13-00-143), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9.

2006-447 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 465 PARKDALE DRIVE (0.32 ACRES) (TMS #310-11-00-005), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

2006-448 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS A PORTION OF 651 ST. ANDREWS BLVD. (0.06 ACRES) (A PORTION OF TMS #418-14-00-163), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 8.

2006-449 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2207 S. DALLERTON CIRCLE (0.26 ACRES) (TMS #310-07-00-062), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

2006-450 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2220 S. DALLERTON CIRCLE (0.25 ACRES) (TMS #310-07-00-045), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

2006-451 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1329 S. EDGEWATER DRIVE (0.62 ACRES) (TMS #349-13-00-022), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

2006-452 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1708 SULGRAVE ROAD (0.3 ACRES)

City of Charleston
Nov 3 2006

(TMS #354-03-00-082), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

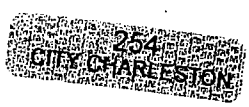
2006-453 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 747 SWAN AVENUE (0.25 ACRES) (TMS #310-02-00-181), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

2006-454 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2506 TWO OAKS DRIVE (0.29 ACRES) (TMS #310-05-00-021), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11.

2006-455 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2208 WEEPOOLOW TRAIL (0.35 ACRES) (TMS #353-12-00-004), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 10.

2006-456 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2008 WILD FLOWER LANE (0.24 ACRES) (TMS #355-08-00-083), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 2.

2006-457 AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 28, SECTION 1 TO ADD THE REQUIREMENT THAT THE SUBMISSION AND APPROVAL OF "AS BUILT" PLANS IS NECESSARY TO APPROVAL OF A FINAL PLAT AND TO EXTEND THE PERIOD OF TIME THE OWNER AGREES TO THE MAINTENANCE OF THE STREETS AND STORM DRAINAGE FACILITIES FOLLOWING FINAL PLAT APPROVAL TO TWO YEARS.



2006-458 AN ORDINANCE TO AMEND ORDINANCE #2006-207 TO CORRECT A SCRIVENER'S ERROR THEREIN BY CHANGING THE CITY COUNCIL DISTRICT NUMBER FROM DISTRICT 8 TO DISTRICT 6 IN THE TITLE AND SECTION 2 OF SAID ORDINANCE AND IN THE ANNEXATION PROFILE ATTACHED THERETO.

2006-459 AN ORDINANCE TO AMEND ORDINANCE #2006-267 TO CORRECT A SCRIVENER'S ERROR THEREIN BY CHANGING THE CITY COUNCIL DISTRICT NUMBER FROM DISTRICT 12 TO DISTRICT 11 IN THE TITLE AND SECTION 2 OF SAID ORDINANCE AND IN THE ANNEXATION PROFILE ATTACHED THERETO.

2006-460 AN ORDINANCE TO AMEND ORDINANCE #2006-317 TO CORRECT A SCRIVENER'S ERROR THEREIN BY CHANGING THE CITY COUNCIL DISTRICT NUMBER FROM DISTRICT 8 TO DISTRICT 6 IN THE TITLE AND SECTION 2 OF SAID ORDINANCE AND IN THE ANNEXATION PROFILE ATTACHED THERETO.

Council then considered three (3) bills before them for first reading.

On the motion of Councilmember Evans, seconded by Councilmember Waring, Council voted to give first reading to the subject bills and refer them to the Planning Commission.

First reading was given to the following three (3) bills entitled:

AN ORDINANCE TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BE DELETING SECTION 54-206(X) IN ITS ENTIRETY AND ADDING A NEW SECTION 54-207(P) TO PERMIT AFFORDABLE HOUSING AS A CONDITIONAL USE WITHIN THE DR-1, DR-1F, DR-2, DR-2F, LB, GB, AND LI DISTRICTS.

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 50-FOOT WIDE ACCESS ROAD ALONG MARGINAL ROAD AND SAVANNAH HIGHWAY *(CAROLINA BAY - WEST ASHLEY)* (2.304 ACRES) (A PORTION OF TMS #307-05-00-014), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 26, 2006, BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

AN ORDINANCE TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING THE LOWNDES

255
CITY OF CHARLESTON

POINTE MASTER PLAN AND DEVELOPMENT GUIDELINES FOR THAT PLANNED UNIT DEVELOPMENT LOCATED AT 2334 SUNNYSIDE AVENUE; 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 32 AND 34 LOWNDES POINTE DRIVE; TWO PARCELS ON LOWNDES POINTE DRIVE; 2, 4, 6, 8, 10, 12, 14, AND 16 PARROTHEAD LANE; AND 1 AND 3 JACKRIGS ALLEY (APPROXIMATELY 6.717 ACRES) (TMS #464-13-00-054, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170,171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181 AND 182 (PARENT TMS #463-07-00-004 AND 464-13-00-054)).

There being no other business, the meeting was adjourned at 8:55 p.m.

Vanessa Turner-Maybank
Clerk of Council

258
CITY OF CHARLESTON

PRESERVATION SOCIETY of CHARLESTON

147 KING STREET • POST OFFICE BOX 521 • CHARLESTON SOUTH CAROLINA 29402

POSITION STATEMENT
BOARD OF ZONING APPEALS - ZONING
February 17, 2004

404 King Street ***TMS No. 460-16-04-009***

The Preservation Society of Charleston appreciates the opportunity to speak before the Board of Zoning Appeals - Zoning concerning 404 King Street. The Society's Planning and Zoning Committee has reviewed this request for a special exception to allow a 185-room hotel in a GB-A zone. The Society represents over 1,800 residents of Charleston and the Lowcountry who are concerned about the future of Charleston's historic district.

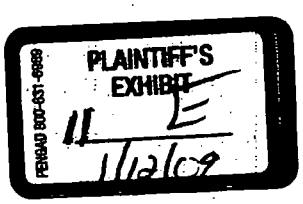
The Society does not object to a hotel being located at 404 King Street. However, we are concerned that a 185-room hotel is being proposed. The applicant acknowledges that this project will require a height variance. We object to any approval being given for a185-room hotel before this board has reviewed the request for a height variance.

We are also concerned about several aspects of the traffic study prepared by Day Wilburn Associates, Inc. on behalf of the applicant. Our concerns are as follows:

- The traffic study was conducted on Thursday rather than a heavy traffic day such as Friday.
- The traffic study was conducted on December 11th rather than in the peak tourist season of the spring and fall months.
- We disagree with the characterization of this area as "low growth" in traffic because the study concludes that the King/ Meeting Street is a "built-out urban environment." The study has not considered other large building projects anticipated for the Marion Square area as well as the massive re-development projects envisioned for the upper King and Meeting Street area between Woolfe Street and the Septima Clark Expressway.
- We are concerned that the study predicts the Level of Service (LOS) to drop to a "D" at the intersection of Hutson and Meeting Streets.

Given the deficiencies of the traffic study and the need for a height variance, we are asking that this request for a185-room hotel be deferred until these issues can be resolved. Thank you for considering our position in this matter.

Contact:
Robert Gurley
Assistant Director



(843) 722-4630 FOUNDED 1920 FAX (843) 723-4381

preserve@preservationsociety.org

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POSITION STATEMENT
BOARD OF ARCHITECTURAL REVIEW
December 14, 2005

404 King Street ***TMS#460-16-04-009***

The Preservation Society of Charleston appreciates the opportunity to speak before the Board of Architectural Review concerning 404 King Street. The Society's Planning and Zoning Committee has reviewed this request for conceptual approval for new construction of an eight-story, 185-room hotel. The society represents over 1,800 residents of Charleston and the Lowcountry who are concerned about the future of Charleston's historic district.

The Society appreciates the opportunity afforded us over the past two years, to meet with and discuss this project with the applicants representatives. From the very beginning the Preservation Society has stated our concern with the inappropriate height, scale and mass being proposed. The scale of Marion Square has historically been three and four story tall buildings. The height, scale and mass of any new structure in this location must be truly subordinate to the adjacent historic buildings. Subordinate not only in height but just as importantly to mass and scale.

We believe that the buildings that should be most predominant on Marion Square are the Old Citadel building, St. Matthews Lutheran Church (the steeple is the tallest in the city) and the Citadel Square Baptist Church, all three of which are rated Category 2 on the City Survey. The criteria and guidelines for the National Register of Historic Places and the 1974 City Historic Preservation Plan provide clear concise guidance in making a decision on the appropriateness of new structures:

- Page 35 of Charleston's Preservation Plan states: *"New structures should respect the height of historically significant buildings in the vicinity."*

Respect means new buildings have to be subordinate.

National Register criteria and standards also provide guidance in how we ensure listed properties remain contributing to the character of the historic district. It is crucial that we not diminish the historic components for which Marion Square has been recognized throughout time. Respecting the architectural context of its surroundings and the historic use of the site is a major component in retaining the National Register "significance" of the parade grounds.

20th century buildings "that have stood the test of time" have merit and value in their own right but should never be used as yard sticks for height, mass and scale in new construction. The appropriate yardstick is the 18th and 19th century buildings adjacent to this property and that make up the historic fabric of King Street.

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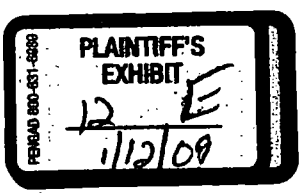

Preservation Society of Charleston
Position Statement
Regarding: 404 King Street
December 14, 2005

We must not become a victim of our own success and lose sight of the fact that this city is truly based on the scale of the 18th and 19th century buildings. Charleston has never been thought of in terms of large buildings as Atlanta was re-built after the War Between the States or that Charlotte became in the 20th century. That is their history – not Charleston's.

The majesty of the historically and architecturally important structures should never be compromised or diminished by new construction. If this is allowed to happen then our National Register Historic District will truly begin to lose its sense of place.

We must strongly oppose this proposal and urge that this request be denied.

Dr. Roger Stroup (was in town earlier today). Roger is the State Historic Preservation Officer of South Carolina, who has responsibility for administering the National Register program in South Carolina, and authorized me to state that he joins the Preservation Society in opposition to this project.

Contact:

Cynthia C. Jenkins
Executive Director

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POSITION STATEMENT
BOARD OF ZONING APPEALS - ZONING
January 2, 2007

404 King Street ***TMS No. 460-16-04-009***

The Preservation Society of Charleston appreciates the opportunity to speak before the Board of Zoning Appeals - Zoning concerning 404 King Street. The Society's planning and zoning committee has reviewed this request for a variance to allow construction of a hotel with a maximum building height of 105 ft. in the 55/30 foot height district. The Society represents over 1,800 residents of Charleston and the Low Country who are concerned about the future of Charleston's historic district.

The Society is opposed to this application. We believe that the applicant has failed to meet the variance test:

The property is not exceptional and unique. It was originally a corner lot at the juncture of King and Tobacco Streets. In addition, there are numerous examples of split height districts along King Street. The district requires a 55/30 foot maximum height along most of King Street and a 100 ft. setback before the 80/30 foot height is allowed in the interior of the lots. In fact, 404 King Street has the most generous height allowance: the 3X district along King Street, one of only a few properties with this benefit on King Street. Also, as a commercial venture, the property's southern facade facing the park is an amenity, allowing the hotel to capitalize on the open vista of Marion Square...

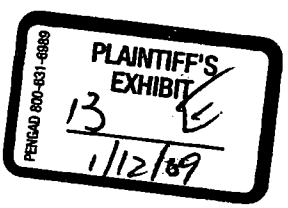
The applicant can certainly make reasonable use of the property within the 55/30 height district. Most buildings along King and Meeting Streets are within this height and have not suffered any disadvantage. The Board of Architectural Review has not reviewed the design before you tonight. The BAR did not request a building of this height; it was presented with such a building by the applicant. The BAR would certainly approve a smaller building as well.

As to the public good, that interest would be better served by a structure that is respectful of the historic character of the district. These amenities can be provided in a smaller, more compatible structure. Finally, we believe that approving this variance would certainly be detrimental to the historic character of the district. The adjacent historic 3 and 4 story structures would be overwhelmed by a 105 ft. structure.

We would ask the Board to deny this request at 4040 King Street. Thank you for considering our position in this matter.

Contact:

Robert Gurley
Assistant Director



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www.preservationsociety.org

4 Vanderhorst
409 King

BKE 134PG200

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

CONSERVATION EASEMENT

WHEREAS, the Grantor, AIMAR ASSOCIATES, A PARTNERSHIP, is the owner in fee simple of improved real property, consisting of building(s) and lot located at Four (4) Vanderhorst Street and Four Hundred Nine (409) King Street, in the City of Charleston in the County and State aforesaid, (hereinafter "the Premises") and is more particularly described below; and

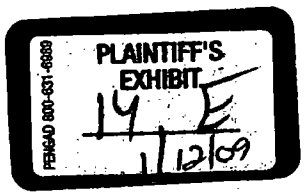
WHEREAS, the Grantee, THE PRESERVATION SOCIETY OF CHARLESTON, is a nonprofit corporation organized pursuant to the laws of the State of South Carolina, and existing to further the preservation of architectural, historical and cultural heritage of the City of Charleston by stimulating, encouraging and assisting individuals and organizations undertaking and preservation of architecturally, historically and culturally significant residences and other properties by private and public means; and

WHEREAS, the Grantee is classified as a Section 501 (c) (3) organization under the Internal Revenue Code of 1956 and is authorized to accept qualified interests in real property within the meaning of Section 170 (h) and other pertinent parts of the Internal Revenue Code in order to protect property significant in history and culture; and

WHEREAS, the Premises is located within the Old and Historic District of Charleston, South Carolina, which district is a registered historic district and the Premises has been (or will be) certified by the Secretary of the Interior to the Secretary of the Treasury as being of historic significance to the district within the meaning of Section 170 (h) (4) (B) of the Internal Revenue Code of 1956; and

WHEREAS, the grant of a conservation easement on the Premises by Grantor(s) to Grantee will assist in preserving and maintaining the Premises and the architectural, historical and cultural heritage of the City of Charleston; and

WHEREAS, to this end, Grantor(s) desire(s) to grant to Grantee and Grantee desires to accept a conservation easement on the Premises.



~~THIS EASEMENT IS SUBJECT TO ARBITRATION PURSUANT TO CHAPTER 47 (SECTION 15-4-10 ET. SEQ.) OF THE SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED.~~

~~YOU WILL FURTHER NOTE THAT AS PROVIDED HEREIN SAID ARBITRATION IS BINDING UPON THE PARTIES HERETO.~~

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT

AIMAR ASSOCIATES, A PARTNERSHIP

in the State and County aforesaid, in consideration of the sum of Ten (10.00) Dollars in hand paid at and before the sealing of these Presents by the Preservation Society of Charleston in the State aforesaid, the receipt of which is hereby acknowledged and further consideration being a charitable gift of this interest in said Premises to the Preservation Society of Charleston this Conservation Easement in and to that certain real property and the exterior surfaces of improvements situated thereon more particularly described as

all that lot, piece or parcel of land, together with the buildings and improvements thereon, situate, lying and being in the City and County of Charleston, State of South Carolina, and designated as a "5 Story Brick Building", as shown on a plat entitled "Plat of 409 King Street, City of Chas., Chas. Co., S.C.. To be conveyed to the AIMAR Building, A Partnership, which said plat is dated February 26, 1979, and was duly recorded in the RMC Office for Charleston County in Plat Book AM, Page 63; said building and lot having such size, shape, dimensions, buttings and boundings as will be shown by reference to the aforesaid plat.

Also all that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the City and County of Charleston, State of South Carolina, and designated as a "1 Story Brick Building", as shown on a plat entitled "Plat of 409 King Street, City of Chas., Chas. Co., S.C.. To be conveyed to the AIMAR Building, A Partnership, which said plat is dated February 26, 1979, and was duly recorded in the RMC Office for Charleston County in Plat Book AM, Page 63; said building and lot having such size, shape, dimensions, buttings and boundings as will be shown by reference to the aforesaid plat.

These parcels being a portion of the same property conveyed to Aimar Associates, A Partnership by deed of the Aimar Building, A Partnership, dated March 11, 1983, and recorded in the RMC Office for Charleston County in Deed Book X-130, Page 323.

Also known as 4 Vanderhorst Street and 409 King Street by the present numbering system of the City of Charleston.

T.M.S. No. 460-16-02-019

The easement granted herein, of the nature and character hereinafter further expressed, shall constitute a binding servitude upon said Premises of the Grantor, and to that end Grantor covenants on behalf of himself, his successors and assigns, with Grantee, its successors and assigns, such covenants being deemed to run as a binding servitude, in perpetuity, with the land, to do (and refrain from doing) upon the premises each of the following stipulations, which contribute to the public purpose in that they aid significantly in the preservation of the historic property:

(1) The exterior surfaces of improvements (including without limitation, the exterior walls, roofs and chimneys) on the subject Premises are those depicted in the photographs attached hereto and incorporated herein as Exhibit "A" being essentially those exterior surfaces of improvements on the aforesaid premises which are visible from King and Vanderhorst Sts., but in the event of uncertainty the exterior surfaces of improvements visible in the photographs in Exhibit "A" shall control. Without the express written permission of the Grantee, its Successors or Assigns, signed by a duly authorized representative thereof, no construction, alteration, or remodeling or any other activity shall be undertaken or permitted to be undertaken on the Premises which would affect either the exterior surfaces herein described, which would affect either the exterior surfaces herein described, or increase the height, or alter the exterior facade (including, without limitation, exterior walls, roofs and chimneys) or the appearance of the buildings located thereon, insofar as they are depicted in the photographs attached hereto and incorporated herein as Exhbit "A" or which would adversely affect the structural soundness of the Premises, provided, however, that the reconstruction, repair repainting or refinishing of presently existing parts or elements of the lot and improvements subject to this Conservation Easement, damage to which has resulted from casualty loss, deterioration, or wear and

tear, shall be permitted without the prior approval of Grantee, provided that such reconstruction, repair, repainting or refinishing is performed in a manner which will not alter the appearance of those elements of the building subject to this easement as they are as of this date. Grantor, in cleaning or painting the exterior of the building on the Premises, agrees to obtain the prior written consent of Grantee, its Successors or Assigns, signed by a duly authorized representative thereof, as to the cleaning process to be employed or the color of paint to be used if different from that presently existing. In all events, Grantor agrees to refrain from sandblasting or other forms of abrasive cleaning. Grantor may restore to its original condition and appearance the exterior trim, woodwork, and balustrades to the extent that the original condition and appearance can be determined. Grantor agrees at all times to maintain the lot and structure herein described, and the exterior appearance of the Premises (including, without limitation, the exterior walls, roofs, and chimneys of the buildings located thereon) in a good and sound state of repair, subject to the casualty loss provisions in (4) below.

(2) The property shall be used only for those purposes allowed under the current zoning and use ordinances and regulations of the City of Charleston in effect at the time of this grant but in no event shall any industrial activities be carried on the property.

(3) The property shall not be further subdivided into more units or divided interests of ownership (other than tenancies in common or joint tenancies) than presently allowed by current zoning and use ordinances and regulations of the City of Charleston in effect at the time of this grant.

(4) No extension of the existing structure or erection of additional structures shall be permitted, except that in the event of damage resulting from casualty loss to an extent rendering repair or reconstruction of the existing improvements impracticable, erection of a comparable structure, the design of which shall be subject to prior approval by Grantee, shall be permitted.

(5) No new utility transmission lines, except those required for the existing residence(s), may be created on said land, or to replace those presently existing.

(6) No dumping of ashes, sawdust, bark, trash, rubbish or any other unsightly or offensive materials which are visible from public roads or streets shall be permitted on the property.

(7) No topographical changes, including but not limited to excavation and the cutting of trees greater than eight inches in diameter (except when dead or dangerously decayed), shall occur upon the property.

(8) Grantor hereby agrees that representatives of Grantee, its Successors or Assigns, shall be permitted at all reasonable times to inspect the property. Inspections will normally take place from the street; however, Grantor agrees that representatives of Grantee, its Successors or Assigns, shall be permitted to enter on the premises and inspect the improvements to insure maintenance of structural soundness; inspection of the improvements will not, in the absence of evidence of deterioration or unauthorized alterations, take place more often than annually. Inspection of the improvements will be made at a time mutually agreed upon by Grantor and Grantee, its Successors or Assigns and Grantor covenants not to withhold unreasonably, his consent in determining a date and time for such inspection.

(9) In the event of a violation of any covenant or restriction herein, the Grantee, its Successors or Assigns, may, following reasonable notice to Grantor, institute suit(s) to enjoin by ex parte, temporary, and/or permanent injunction, such violation and to require the restoration of the Premises to their prior condition, or in the alternative, representatives of the Grantee, its Successors or Assigns, may enter upon the Premises, correct any such violation, and hold Grantor, his Successors or Assigns responsible for the cost thereof. Grantee, its Successors or Assigns, shall also have available all legal and equitable remedies to enforce Grantor's obligations hereunder, and in the event Grantor is found to have violated any of his obligations, Grantor shall reimburse Grantee, its Successors or Assigns, for any cost or expenses incurred in connection therewith, including court cost and attorney fees.

(10) Grantor agrees that this easement will be incorporated by reference by him in any subsequent deed or other legal instrument by which he divests himself of either the fee simple title or his possessory interest in the Premises, or any part thereof.

(11) In the event that the Grantee shall at any time in the future become the fee simple owner of the Premises, Grantee for itself, its Successors and Assigns, covenants and agrees, in the event of the subsequent conveyance of the same to another, to create a new easement containing the same restrictions and provisions as are contained herein, and either to retain such easement in itself or to convey such easement to a similar local or national organization whose purposes, inter alia, are to promote historic preservation.

(12) Grantor, for himself, his Heirs and Assigns, agrees that the Grantee, its Successors or Assigns, may provide and maintain a plaque on the street facade of the Premises not to exceed eight by twelve inches in size, mounted against the front exterior of the house, with design approval by the Grantee, its Successors or Assigns, and any other applicable authority pursuant to established procedure, giving notice of the history of the house and the grant of this Conservation Easement.

(13) No other signs, billboards, or advertisements save those existing and in place at the time of granting of this easement and shown in Exhibit "A" shall be displayed or placed upon said premises, except (a) such plaques or other markers as are appropriate for commemorating the historic importance of the Premises; (b) such signs or markers as are necessary to direct and restrict the passage of persons or the parking of vehicles upon said Premises; (c) a sign or signs stating solely the address and occupation, if commercial, of the resident's of the Premises; and (d) a sale, lease or rental sign not to exceed approximately twenty-four by thirty-six inches in size.

~~(14) Grantor, for himself, his Heirs and Assigns, hereby gives to Grantee, its Successors and Assigns, a right of first refusal to purchase the premises in the event of contemplated sale of the entire premises to a third party, said right to purchase exercisable by Grantee at the same price and terms then offered by Grantor to said third party within thirty (30) days of notification by Grantor of any contemplated sale of the entire premises.~~

(15) Grantor will do and perform at his cost all acts necessary to the prompt recording of this easement among the land records of the County of Charleston in the Office of the Register of Mesne Conveyance.

BK E 134 PG 200

(16) Grantor and Grantee, their Heirs, Successors and Assigns agree that should any disagreement result over the interpretation and/or application of any clause contained within this grant of easement, that in lieu of invoking the remedy contained in paragraph (9) herein, the parties will submit their difference to binding Arbitration in accordance with Sections 15-4-10 et seq. of the Code of Laws of South Carolina, 1976 and as amended.

TO HAVE AND TO HOLD UNTO THE PRESERVATION SOCIETY OF CHARLESTON, its Successors and Assigns, forever. The covenants and restrictions imposed and agreed to as aforesaid, shall not only be binding upon Grantor but also upon his Successors, Heirs and Assigns, and all other successors in interest to his and shall continue as a servitude running in perpetuity with the land and shall survive any termination of Grantor's or Grantee's existence. Grantor hereby binds himself, his Successors, Heirs and Assigns, Executors and Administrators to warrant and forever defend, all and singular, this said Conservation Easement unto the said Preservation Society of Charleston, its Successors and Assigns, against himself and his Successors, Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seal this 30th day of December, 1983.

Signed, Sealed and Delivered By: Aimar Associates, A Partnership

In the Presence of:

Grantor, General Partner

Grantor, General Partner

Grantee

Pres. Soc. of Chas.
Preservation Society of Charleston

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me Edna Barske

and made oath that (s)he saw the within named Grantor by Robert J. Doran Jr, General Partner and Robert Erick, General Partner ~~and Grantee~~, ~~by~~ sign, seal, and as their act and deed, deliver the within written Conservation Easement, and that (s)he with Gwendolyn FRAZIER witnessed the execution thereof.

Edna Barske
Witness

SWORN TO before me this

30th day of December, 1983.

[signature] (SEAL)
Notary Public

My Commission Expires: 4-24-89

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Personally appeared before me JOHN HILDRETH,

and made oath that (s)he saw the within named ~~Grantor~~ /

, ~~and~~ Grantee, by Henry F. Couthen, Director

, sign, seal and as their act and deed deliver the within written Conservation Easement, and that (s)he along with Richard A. Steadman, Jr, witnessed the execution thereof.

John Hildreth

Sworn to before me this 30th day of December, 1983.

[signature]
NOTARY PUBLIC FOR SOUTH CAROLINA

BK E 134 PG 200

SITE DRAINAGE PLAN for Kyle/Vanderhorst Street

© COPYRIGHT THE USE OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER IS PROHIBITED VIOLATORS WILL BE SUBJECT TO LEGAL ACTION

GIFFORD, NIELSON and WILLIAMS
TWO WAPOO CREEK DRIVE

PROPOSED CONDO RENOVATION
for Kyle Street
and Associates

DATE
DRAWN BY
CHECKED BY
REVISIONS

SHEET
ES•

BKE 134PG200

EAST EXTERIOR ELEVATION

GIFFORD, NIELSON and WILLIAMS

PROPOSED OFFICE RELOCATION

A-6

1073

BKE .134PG200

NORTH EXTERIOR ELEVATION

QIFFORD, NIELSON and WILLIAMS

PROPOSED OFFICE RENOVATION
for KING STREET ENGINEERING LTD.
4 VALLEYCREST DR.
MILTON, ONTARIO

DATE
DRAWN
CHECKED
REVISED

A-

BKE 134PG200

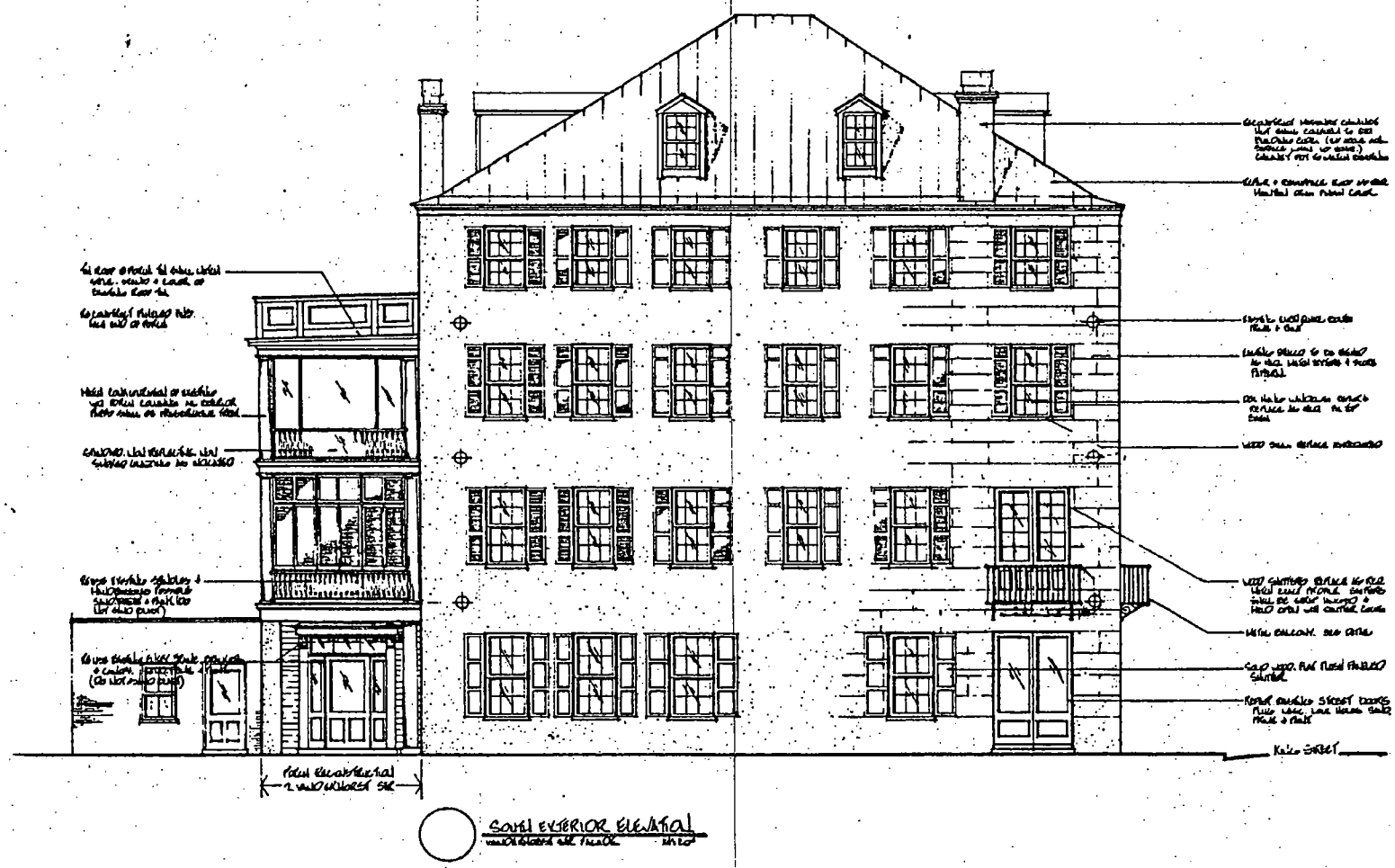
WEST EXTERIOR ELEVATION

GIFFORD, NIELSON and WILLIAMS

PROPOSED OFFICE RENOVATION

A-1

BK E 134 PG 200



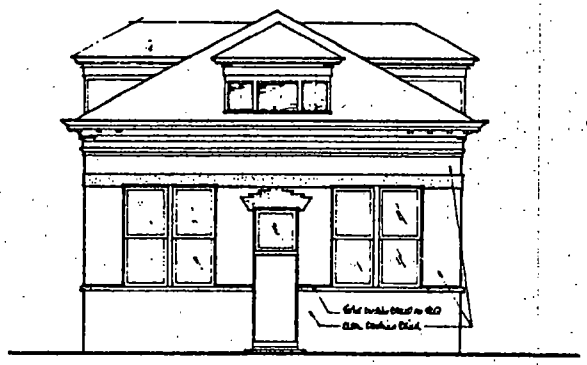
SOUTH EXTERIOR ELEVATION

GIFFORD, NIELSON and WILLIAMS

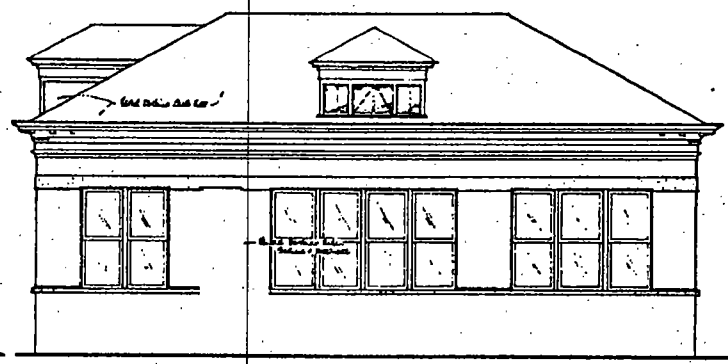
PROPOSED OFFICE RENOVATION

A•9

BK E 134 PG 200

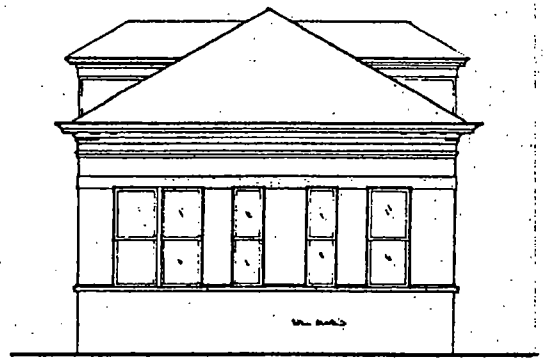


SOUTH EXTERIOR ELEVATION

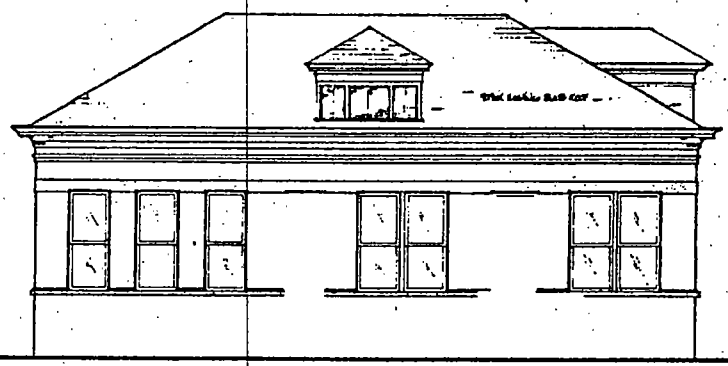


EAST EXTERIOR ELEVATION

SOUTH EAST PERSPECTIVE - EXISTING



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

NORTH EAST PERSPECTIVE - EXISTING

GIFFORD, NIELSON and WILLIAMS

PROPOSED HEALTH FACILITY

EXTERIOR ELEVATIONS

87100

DATE

DRAWN BY

CHECKED BY

REVISIONS

SHEET

A-11

Aimar Associates, A Partnership
P.O. BOx 30909
Charleston, SC 29417

Re: Conservation Easements

This is to confirm and acknowledge that the Preservation Society of Charleston, a Non-Profit Corporation, Grantee of certain conservation easements given or to be given by Aimar Associates, a Partnership, Grantor has seen, reviewed and approved, and accepted all plans, specifications, drawings or other such documents which relate to the renovation and remodeling of those certain premises known as the Aimar Building and the One story brick building adjacent thereto, more fully described in those certain conservation easements recorded of record or to be recorded in the RMC Office for Charleston County. The Preservation Society of Charleston hereby, without reservations, approves such proposed improvements as indicated on the abovementioned plans, specifications, and drawings as of the date of this instrument and fully authorizes such renovation and remodeling to be done in accordance with said plans.

In Witness Whereof, the undersigned has set his hand and seal this the 30 day of December, 1983.

PRESERVATION SOCIETY OF CHARLESTON

By: [signature], Director

December 30, 1983

BK E 134 PG 200

TO WHOM IT MAY CONCERN:

This is to advise that the undersigned, as owner of 409 King Street, Charleston, South Carolina, does intend to add a glassed-in Jacuzzi area on the north elevation of the one-story brick building known as 4 Vanderhorst Street.

Aimar Associates, A Partnership

BY: _____

Accepted and approved:

PRESERVATION SOCIETY OF CHARLESTON

By: _____, Director

Lewis, Lewis, Bruce + Truslow

BK E 134 PG 200
FILED, INDEXED & RECORDED
E134-200
1983 DEC 30 PM 3:47

17.00

ROBERT N. KING
REGISTER MESNE CONVEYANCE
CHARLESTON COUNTY, S.C

Recorded this 30th day of Dec. 1983
~~On Property~~ Record Card

Pauline A. Koger
Auditor Charleston County

THE
PRESERVATION SOCIETY
OF CHARLESTON

ORGANIZED 1920
INCORPORATED 1928

"CONFIRMATION OF UNDERSTANDING"

TO: The Preservation Society of Charleston

RE: Deed of Easement to: 409 King Street, Charleston, SC
(Street Address)

1. I understand that receipt of any tax benefits is not assured and that tax benefits are solely my responsibility.

2. I understand that the members of the Board of Directors who will enforce and interpret the easement will completely change over the time the easement is in effect.

3. I have discussed the easement and this "Confirmation of Understanding" with my attorney, Richard A. Steadman, and understand what rights I am deeding to The Preservation Society of Charleston.

Donor: Aimar Associates, A Partnership
By:

12/30/83
Date

Accepted By:

Director 12/30/83
The Preservation Society of Charleston

Box 521, Charleston, South Carolina 29402
(803) 722-4630/723-4381

THE
PRESERVATION SOCIETY
OF CHARLESTON

ORGANIZED 1920
INCORPORATED 1928

"CONFIRMATION OF UNDERSTANDING"

TO: The Preservation Society of Charleston

RE: Deed of Easement to: 409 King Street, Charleston, SC
1-story brick building known as 4 Vanderhorst

1. I understand that receipt of any tax benefits is not assured and that tax benefits are solely my responsibility.

2. I understand that the members of the Board of Directors who will enforce and interpret the easement will completely change over the time the easement is in effect.

3. I have discussed the easement and this "Confirmation of Understanding" with my attorney, Richard A. Steadman, and understand what rights I am deeding to The Preservation Society of Charleston.

Donor: Aimar Associates, A Partnership
By:
12/30/87
Date

Accepted By:
Director 12/30/87
The Preservation Society of Charleston

Box 521, Charleston, South Carolina 29402
(803)722-4630/723-4381

415-421 K

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

CONSERVATION EASEMENT

WHEREAS, the Grantor, REALTEC GROUP OF SC, INC. is the owner in fee simple of improved real property, consisting of building(s) and lot located at Four Hundred Fifteen (415) and Four Hundred Seventeen (417) King Street in the City of Charleston in the County and State aforesaid, (hereinafter "the Premises") and is more particularly described below; and

WHEREAS, the Grantee, THE PRESERVATION SOCIETY OF CHARLESTON, is a nonprofit corporation organized pursuant to the laws of the State of South Carolina, and existing to further the preservation of architectural, historical and cultural heritage of the City of Charleston by stimulating, encouraging and assisting individuals and organizations undertaking and preservation of architecturally, historically and culturally significant residences and other properties by private and public means; and

WHEREAS, the Grantee is classified as a Section 501 (c) (3) organization under the Internal Revenue Code of 1956 and is authorized to accept qualified interests in real property within the meaning of Section 170 (h) and other pertinent parts of the Internal Revenue Code in order to protect property significant in history and culture; and

WHEREAS, the Premises is located within the Old and Historic District of Charleston, South Carolina, which district is a registered historic district and the Premises has been (or will be) certified by the Secretary of the Interior to the Secretary of the Treasury as being of historic significance to the district within the meaning of Section 170 (h) (4) (B) of the Internal Revenue Code of 1956; and

WHEREAS, the grant of a conservation easement on the Premises by Grantor(s) to Grantee will assist in preserving and maintaining the Premises and the architectural, historical and cultural heritage of the City of Charleston; and

WHEREAS, to this end, Grantor(s) desire(s) to grant to Grantee and Grantee desires to accept a conservation easement on the Premises.

PLAINTIFF'S EXHIBIT 15 1/12/09

PENGAD 800-631-6989

THIS EASEMENT IS SUBJECT TO ARBITRATION PURSUANT TO CHAPTER 47 (SECTION 15-4-10 ET. SEQ.) OF THE SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED.

YOU WILL FURTHER NOTE THAT AS PROVIDED HEREIN SAID ARBITRATION IS BINDING UPON THE PARTIES HERETO.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT

REALTEC GROUP OF SC, INC.

in the State and County aforesaid, in consideration of the sum of Ten (10.00) Dollars in hand paid at and before the sealing of these Presents by the Preservation Society of Charleston in the State aforesaid, the receipt of which is hereby acknowledged and further consideration being a charitable gift of this interest in said Premises to the Preservation Society of Charleston this Conservation Easement in and to that certain real property and the exterior surfaces of improvements situated thereon more particularly described as

all that lot of land, with the buildings thereon, situate, lying and being on the West side of King Street, in the City of Charleston, State aforesaid, and known in the present numbering of said street as No.'s 415, 417, 417 1/2, 419, and 421 King Street, made by W. L. Gaillard, Surveyor, October 15, 1942, and recorded in the R. M. C. Office for Charleston County, the boundaries of said Lot "B", being designated on the said map by the letter D, E, F, H, and I, said lot having such size, shape, dimensions, metes, and bounds as are shown on said map.

Being the same property conveyed to Grantor by Deed of Melvyn Berlinsky by deed dated September 30, 1983, and recorded October 4, 1983 in the R.M.C. Office for Charleston County in Deed Book E-133, Page 280.

T.M.S. No. 460-16-02-045

The easement granted herein, of the nature and character hereinafter further expressed, shall constitute a binding servitude upon said Premises of the Grantor, and to that end Grantor covenants on behalf of himself, his successors and assigns, with Grantee, its successors and assigns, such covenants being deemed to run as a binding servitude, in perpetuity, with the land, to do (and refrain from doing) upon the premises each of the following stipulations, which contribute to the public purpose in that they aid significantly in the preservation of the historic property:

(1) The exterior surfaces of improvements (including without limitation, the exterior walls, roofs and chimneys) on the subject Premises are those depicted in the photographs attached hereto and incorporated herein as Exhibit "A" being essentially those exterior surfaces of improvements on the aforesaid premises which are visible from King, Vanderhorst, and St. Philip Streets, but in the event of uncertainty the exterior surfaces of improvements visible in the photographs in Exhibit "A" shall control. Without the express written permission of the Grantee, its Successors or Assigns, signed by a duly authorized representative thereof, no construction, alteration, or remodeling or any other activity shall be undertaken or permitted to be undertaken on the Premises which would affect either the exterior surfaces herein described, or increase the height, or alter the exterior facade (including, without limitation, exterior walls, roofs and chimneys) or the appearance of the buildings located thereon, insofar as they are depicted in the photographs attached hereto and incorporated herein as Exhbit "A" or which would adversely affect the structural soundness of the Premises, provided, however, that the reconstruction, repair repainting or refinishing of presently existing parts or elements of the lot and improvements subject to this Conservation Easement, damage to which has resulted from casualty loss, deterioration, or wear and tear, shall be permitted without the prior approval of Grantee, provided that such reconstruction, repair, repainting or refinishing is performed in a manner which will not alter the appearance of those elements of the building subject to this easement as they are as of this date. Grantor, in cleaning or painting the exterior of the building on the Premises, agrees to obtain the prior written consent of Grantee, its Successors or Assigns, signed by a duly authorized representative thereof, as to the cleaning process to be employed or the color of paint to be used if different

from that presently existing. In all events, Grantor agrees to refrain from sandblasting or other forms of abrasive cleaning. Grantor may restore to its original condition and appearance the exterior trim, woodwork, and balustrades to the extent that the original condition and appearance can be determined. Grantor agrees at all times to maintain the lot and structure herein described, and the exterior appearance of the Premises (including, without limitation, the exterior walls, roofs, and chimneys of the buildings located thereon) in a good and sound state of repair, subject to the casualty loss provisions in (4) below.

(2) The property shall be used only for those purposes allowed under the current zoning and use ordinances and regulations of the City of Charleston in effect at the time of this grant but in no event shall any industrial activities be carried on the property.

(3) The property shall not be further subdivided into more units or divided interests of ownership (other than tenancies in common or joint tenancies) than presently allowed by current zoning and use ordinances and regulations of the City of Charleston in effect at the time of this grant.

(4) No extension of the existing structure or erection of additional structures shall be permitted, except that in the event of damage resulting from casualty loss to an extent rendering repair or reconstruction of the existing improvements impracticable, erection of a comparable structure, the design of which shall be subject to prior approval by Grantee, shall be permitted.

(5) No new utility transmission lines, except those required for the existing residence(s), may be created on said land, or to replace those presently existing.

(6) No dumping of ashes, sawdust, bark, trash, rubbish or any other unsightly or offensive materials which are visible from public roads or streets shall be permitted on the property.

(7) No topographical changes, including but not limited to excavation and the cutting of trees greater than eight inches in diameter (except when dead or dangerously decayed), shall occur upon the property.

(8) Grantor hereby agrees that representatives of Grantee, its Successors or Assigns, shall be permitted at all reasonable times to inspect the property. Inspections will normally take place from the street; however, Grantor agrees that representatives of Grantee, its Successors or Assigns, shall be permitted to enter on the premises and inspect the improvements to insure maintenance of structural soundness; inspection of the improvements will not, in the absence of evidence of deterioration or unauthorized alterations, take place more often than annually. Inspection of the improvements will be made at a time mutually agreed upon by Grantor and Grantee, its Successors or Assigns and Grantor covenants not to withhold unreasonably, his consent in determining a date and time for such inspection.

(9) In the event of a violation of any covenant or restriction herein, the Grantee, its Successors or Assigns, may, following reasonable notice to Grantor, institute suit(s) to enjoin by ex parte, temporary, and/or permanent injunction, such violation and to require the restoration of the Premises to their prior condition, or in the alternative, representatives of the Grantee, its Successors or Assigns, may enter upon the Premises, correct any such violation, and hold Grantor, his Successors or Assigns responsible for the cost thereof. Grantee, its Successors or Assigns, shall also have available all legal and equitable remedies to enforce Grantor's obligations hereunder, and in the event Grantor is found to have violated any of his obligations, Grantor shall reimburse Grantee, its Successors or Assigns, for any cost or expenses incurred in connection therewith, including court cost and attorney fees.

(10) Grantor agrees that this easement will be incorporated by reference by him in any subsequent deed or other legal instrument by which he divests himself of either the fee simple title or his possessory interest in the Premises, or any part thereof.

(11) In the event that the Grantee shall at any time in the future become the fee simple owner of the Premises, Grantee for itself, its Successors and Assigns, covenants and agrees, in the event of the subsequent conveyance of the same to another, to create a new easement containing the same restrictions and provisions as are contained herein, and either to retain such easement in itself or to convey such easement to a similar local or national organization whose purposes, inter alia, are to promote historic preservation.

(12) Grantor, for himself, his Heirs and Assigns, agrees that the Grantee, its Successors or Assigns, may provide and maintain a plaque on the street facade of the Premises not to exceed eight by twelve inches in size, mounted against the front exterior of the house, with design approval by the Grantee, its Successors or Assigns, and any other applicable authority pursuant to established procedure, giving notice of the history of the house and the grant of this Conservation Easement.

(13) No other signs, billboards, or advertisements save those existing and in place at the time of granting of this easement and shown in Exhibit "A" shall be displayed or placed upon said premises, except (a) such plaques or other markers as are appropriate for commemorating the historic importance of the Premises; (b) such signs or markers as are necessary to direct and restrict the passage of persons or the parking of vehicles upon said Premises; (c) a sign or signs stating solely the address and occupation, if commercial, of the resident's of the Premises; and (d) a sale lease or rental sign not to exceed approximately twenty-four by thirty-six inches in size.

(14) Grantor, for himself, his Heirs and Assigns, hereby gives to Grantee, its Successors and Assigns, a right of first refusal to purchase the premises in the event of contemplated sale of the entire premises to a third party, said right to purchase exercisable by Grantee at the same price and terms then offered by Grantor to said third party within thirty (30) days of notification by Grantor of any contemplated sale of the entire premises.

(15) Grantor will do and perform at his cost all acts necessary to the prompt recording of this easement among the land records of the County of Charleston in the Office of the Register of Mesne Conveyance.

(16) Grantor and Grantee, their Heirs, Successors and Assigns agree that should any disagreement result over the interpretation and/or application of any clause contained within this grant of easement, that in lieu of invoking the remedy contained in paragraph (9) herein, the parties will submit their difference to binding Arbitration in accordance with Sections 15-4-10 et seq. of the Code of Laws of South Carolina, 1976 and as amended.

TO HAVE AND TO HOLD UNTO THE PRESERVATION SOCIETY OF CHARLESTON, its Successors and Assigns, forever. The covenants and restrictions imposed and agreed to as aforesaid, shall not only be binding upon Grantor but also upon his Successors, Heirs and Assigns, and all other successors in interest to his and shall continue as a servitude running in perpetuity with the land and shall survive any termination of Grantor's or Grantee's existence. Grantor hereby binds himself, his Successors, Heirs and Assigns, Executors and Administrators to warrant and forever defend, all and singular, this said Conservation Easement unto the said Preservation Society of Charleston, its Successors and Assigns, against himself and his Successors, Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seal this 30th day of December, 1983.

Signed, Sealed and Delivered By: Realtec Group of SC, Inc.

In the Presence of:

REALTEC GROUP OF SOUTH CAROLINA, INC.

By: _____
Robert J. Doran, Jr., its President

_____
Grantee

Pres. Soc. of Chas.
Preservation Society of Charleston

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me Ezra Bossle

and made oath that (s)he saw the within named Grantor Beattie Group of SC, Inc by Robert J. Dunn Jr, its President ~~and Grantee~~, ~~by~~ _____ sign, seal, and as their act and deed, deliver the within written Conservation Easement, and that (s)he with _____ GWENDOLYN FRAZIER witnessed the execution thereof.

Ezra Bossle
Witness

~~SWORN TO before me this~~

30th day of December, 1983.

R A Steadman (SEAL)
Notary Public SC

My Commission Expires: 4-24-85

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Personally appeared before me JOHN HILDRETH,

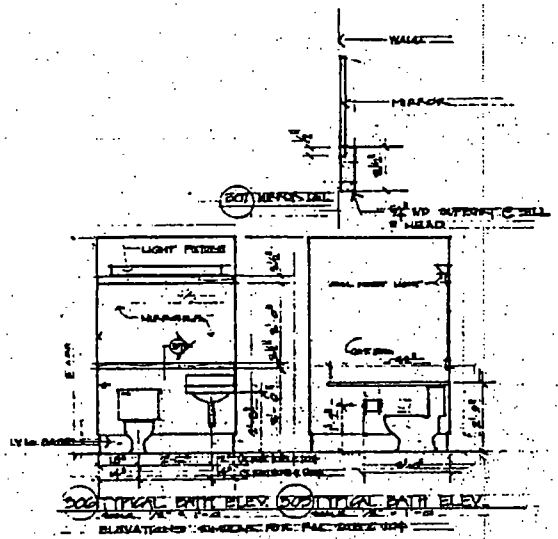
and made oath that (s)he saw the within named ~~Grantor~~ _____, ~~and~~ Grantee, by Henry F. Cauthen, Director _____, sign, seal and as their act and deed deliver the within written Conservation Easement, and that (s)he along with Richard R. Steadman Jr., witnessed the execution thereof.

John Hildreth

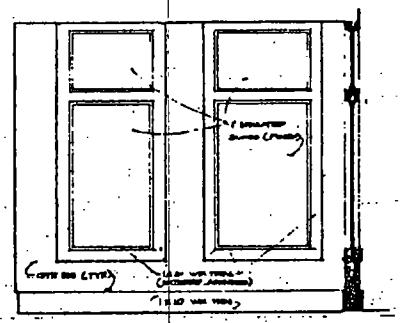
Sworn to before me this 30th day of December, 1983.

R A Steadman
NOTARY PUBLIC FOR SOUTH CAROLINA

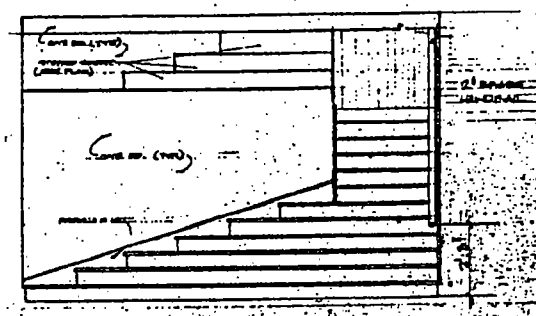
BK E 134 PG 199



306 TYPICAL BATH ELEV. 305 TYPICAL BATH ELEV.



304 STOREFRONT ELEVATION



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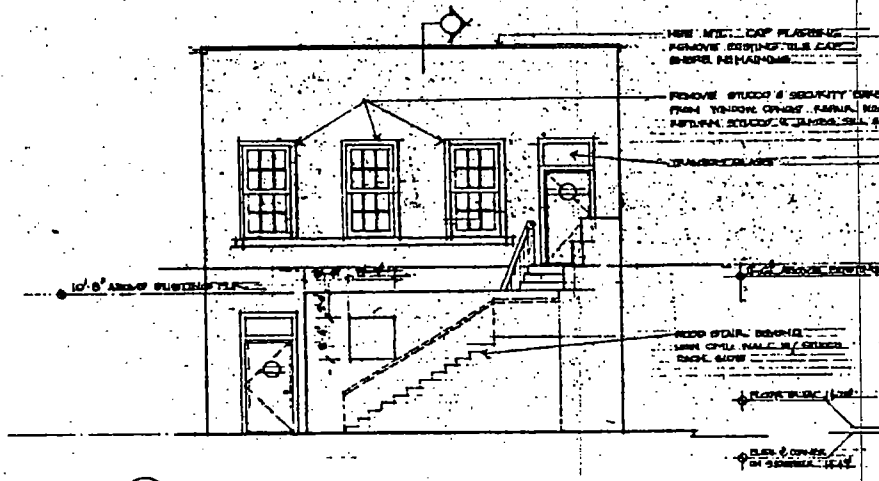
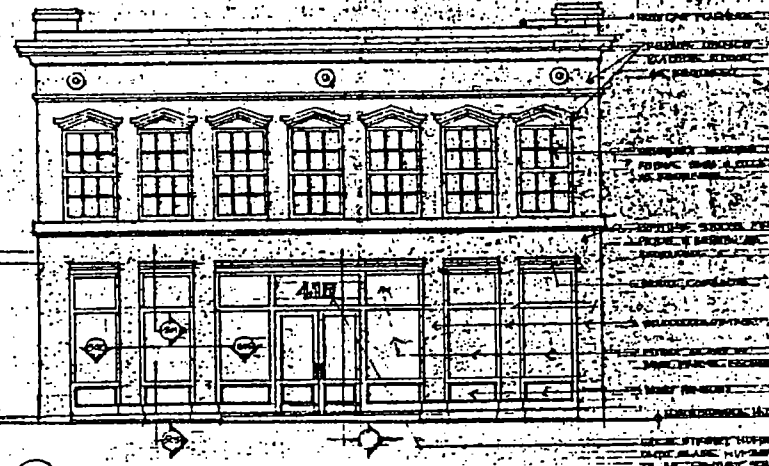


302 REAR ELEVATION



301 KING STREET ELEVATION

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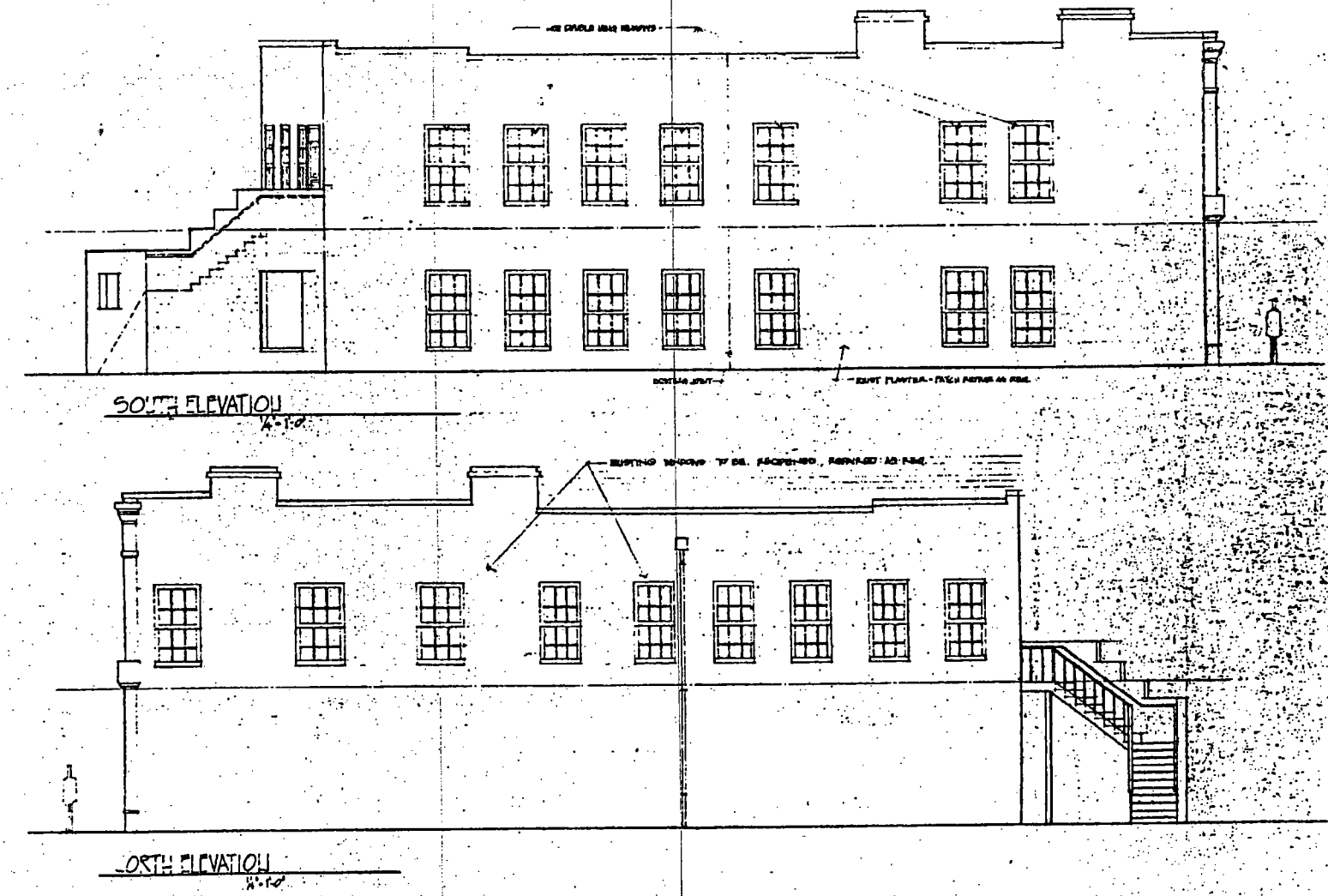

SOUTH ELEVATION
NORTH ELEVATION

Realtec Group of South Carolina, Inc.
P.O. Box 30909
Charleston, S.C. 29417

Re: Conservation Easement

This is to confirm and acknowledge that the Preservation Society of Charleston, a Non-Profit Corporation, Grantee of certain conservation easements given or to be given by Realtec Group of South Carolina, Inc., Grantor has seen, reviewed and approved, and accepted all plans, specifications, drawings or other such documents which relate to the renovation and remodeling of those certain premises known as the Berlinsky Building, more fully described in those certain conservation easements recorded of record or to be recorded in the RMC Office for Charleston County. The Preservation Society of Charleston hereby, without reservations, approves such proposed improvements as indicated on the abovementioned plans, specifications, and drawings as of the date of this instrument and fully authorizes such renovation and remodeling to be done in accordance with said plans.

In Witness Whereof, the undersigned has set his hand and seal this the 30th day of December, 1983.

PRESERVATION SOCIETY OF CHARLESTON

By: [signature], Director

Lewis, Lewis, Bruce & Truslow

BK E 134 PG 199

FILED, INDEXED & RECORDED
E134-199
1983 DEC 30 PM 3:47

12.00

ROBERT N. KING
REGISTER MESNE CONVEYANCE
CHARLESTON COUNTY, S.C

Recorded this 30th day of Dec 1983
~~On Property Record Card~~

Pauline L. Rogers

Auditor Charleston County

THE

PRESERVATION SOCIETY OF CHARLESTON

ORGANIZED 1920
INCORPORATED 1928

"CONFIRMATION OF UNDERSTANDING"

TO: The Preservation Society of Charleston

RE: Deed of Easement to: 415 King Street, Charleston, SC
(Street Address)

1. I understand that receipt of any tax benefits is not assured and that tax benefits are solely my responsibility.

2. I understand that the members of the Board of Directors who will enforce and interpret the easement will completely change over the time the easement is in effect.

3. I have discussed the easement and this "Confirmation of Understanding" with my attorney, Richard A. Steadman, and understand what rights I am deeding to The Preservation Society of Charleston.

Donor: Realtec Group of SC, Inc.
By:

12/30/87
Date

Accepted By:

[signature] Director 12/30/87
The Preservation Society of Charleston

Box 521, Charleston, South Carolina 29402
(803) 722-4630/723-4381

June 19, 2007

The Honorable Joseph P. Riley, Jr., Mayor City of Charleston
The Honorable Members of Charleston City Council
80 Broad Street
Charleston, SC 29401

Dear Mayor Riley and Members of City Council:

I am writing on behalf of the Preservation Society of Charleston to express our opposition to a proposed amendment to the Zoning Ordinance of the City of Charleston to rezone 404 King Street by moving the Old City Height District Boundary so that this property is entirely within the "3X" Old City Height District. The Society represents over 2,500 residents of Charleston and the Lowcountry who are concerned about the future of Charleston historic districts.

The 3X zone district is an obsolete zoning category. At a city council meeting in September, 2006, Mayor Riley called the 3X "archaic" or words to that effect. We agreed with the Mayor and were pleased city council voted to eliminate this zoning category from much of the city at that meeting.

We are dismayed that the city is now proposing to extend this same zoning category that the community and city council agreed was obsolete and inappropriate. To approve such a proposal would, in our view, be unwise and in direct contradiction to earlier decisions made by this council.

We also feel that extending the 3X zoning category is a clear example of spot zoning. We don't see how this proposal to extend a zoning category that has been eliminated in much of the city and to do so for one property owner can be viewed as anything other than spot zoning. We feel that spot zoning is bad policy and should not be allowed.

For these reasons the Society would urge the members of city council to vote against this proposal to extend the 3X zoning district at 4004 King Street.

Thank you for considering our opinion in this matter.

Sincerely,

Robert Gurley
Assistant Director

approved 12/14/2005
5/14/08

Meeting
Board of Architectural Review
Meeting held December 14, 2005

A meeting of the **Board of Architectural Review** was held this date, beginning at 4:30 p.m., in the First Floor School Board Meeting Room, 75 Calhoun Street, Charleston, South Carolina.

Notice of this meeting was sent to the media.

Present: Toya Green, Chair, Robert Stockton, Sandy Logan, Edward Fava, Sallie Sinkler, Craig Bennett and Robert DeMarco.

Staff: Yvonne Fortenberry, Director, Design, Development and Preservation; Eddie Bello, Urban Design & Preservation Administrator; Lissa Felzer, Senior Preservation Planner; Linda Bennett, Preservation Planner; and Marian Carter, Sessions Reporter.

Chair called the meeting to order, introduced Board and Staff, then announced that there were two applications withdrawn from the agenda, leaving 16 items to be presented. She outlined the procedures to be followed for the meeting.

APPLICATIONS SUBMITTED:

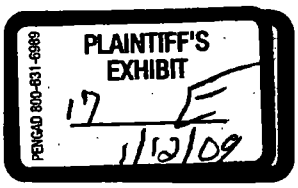
1. 404 King Street (TMS#460-16-04-009) App. No. 0512-14-1

Request: Final approval for the demolition of the former Charleston County Library.

Presentation: Foster Gaillard, Legal Counsel for the owner, Library Associates, began the presentation. He explained that the former Charleston County Library was built in 1960; it does not meet any of the building codes, there is nothing unique about the building, and nothing remarkable about it. They thought it was time for it to come down.

Public Comments:

1. Katherine Saunders, representing Historic Charleston Foundation, stated the Foundation was concerned that there is an underlying assumption that this building was not worth keeping, and concerned with the attitude that the demo request is just a formality. She pointed out that the building speaks to its time, and continues the architectural variety that makes Charleston interesting. The Foundation asked that if approved, the demolition permit be tied to a final approval for a replacement building, so that there will not be a vacant lot on King Street.



2. Robert Gurley, Preservation Society of Charleston, stated that the Society felt this building's height, scale and mass were successful. If it is approved for demolition, he agreed that no permit should be issued until final approval has been given for new construction.

3. Terry Lynn Herbert, public librarian, asked that two pieces of marble be given to the library upon demolition of the building.

4. Alice Tellis Criticos, Tellis Pharmacy, said this building is an eyesore, and should be torn down without waiting for approval of a new design.

5. Kevin Eberle, Hampton Park Neighborhood Association and concerned citizen, said he actually likes the building, although he thought that making that statement in a public forum like this would ruin his credibility.

6. Justin Ferrick did not think the case stated in order to allow demolition was valid. He thought this was an outstanding example of modern architecture. He asked the Board to take that into consideration.

7. Jon Poston, Historic Charleston Foundation, stated the Foundation felt that Charleston should take some steps toward documenting its mid-20th century buildings. He pointed out that the organization DOCOMOMO is working internationally to promote awareness of modern architecture. He asked the City to recognize the value of 20th Century Architecture.

Rebuttal:

Mr. Gaillard stated that his clients would be glad to give the Library some marble or any other materials from the old Library Building.

Staff Recommendations:

Mr. Bello said that staff felt this is not a very good example of modern architecture, and recommended approval of the demolition. He agreed with Ms. Saunders' comments about holding the demo permit pending the final approval of the replacement building.

Board Questions and Comments:

Mr. Stockton said it is possible that we are all too close to this building to judge its value; perhaps a future generation should judge the merits of this building.

007
CITY CHARLESTON

Mr. DeMarco said he would rather see an empty space there than the current building; it is an eyesore, not very well done or worth keeping.

Mr. Logan said he would not shed a tear for its demise. It is almost a pure example of the worst design of the 50's; however, he did have some concern about leaving a hole in the streetline and allowing the energy generated by the park to bleed out for up to six months or a year, until the new building was constructed.

Mr. Stockton said even if you don't like the building? Mr. Logan said yes.

Mr. Fava said the demolition of this building should be tied to the approval of what is going in its place.

Mr. Bennett said he saw the importance of it staying there until something else is approved. He did not see it as a kind of building they would want there forever.

Ms. Sinkler said, given the fact that at this point, there are very few people who would stand up and say this is a building we should give a long hard look at, it should be demolished.

Motion:

Ms. Sinkler made a motion for final approval, tied to the permit for final approval of the design. Mr. Logan seconded the motion. The motion carried 6 – 1; Mr. Stockton voted nay.

2. 404 King Street (TMS#460-14-04-009) App. No. 0512-14-2

Request: Conceptual approval for new construction of eight-story, 195 room hotel.

Presentation: Foster Gaillard, Counsel for Bennett-Hofford Company, described the company's previous development activities in the neighborhood. He stated that Goff D'Antonio Architects have been working on a design for this building since 2004, and have met numerous times with City Staff and other interested parties. They believe the design blends well with the surrounding architecture. He discussed the rationale for the building's height, and explained that because this is such an important site, they believe issues of height, scale and mass should be settled prior to going before BZA-Z for any variance requests.

The full service hotel would have 183 rooms, 2 less than what was approved by BZA-Z. It will front on Marion Square, and his clients believe it is the type of facility that should

008
CITY OF CHARLESTON

front on the square. They wanted to design the best possible building for this site, not just one that fits within the arbitrary envelope, and they believe the design is appropriate. They would ask that the Board consider letters of support, which he handed to the Chair.

Garey Goff, Goff D'Antonio Architects, spoke next. He explained that since most of the buildings around Marion Square are very simple buildings, they decided the hotel should be, as well. They are creating an urban pedestrian walkway so that people who are visiting the Children's Museum and other facilities nearby would be able to walk to the area. There is a five-story base, so that the visual scale is lessened, and the building steps up from the base. Within the base is a two-story element that would reduce the effect on pedestrians.

Hank D'Antonio, Goff D'Antonio Architects, said they wanted the hotel to be a part of Charleston, not the type of place where guests come, stay overnight and leave. There are two floors for public uses and they are suggesting a rooftop garden where the public could come and experience the garden. Commercial uses are planned for the King Street side. The beauty of the first floor is a restaurant that overlooks the park. There is a banquet facility on the second floor. There are no guest rooms below the third floor. Using a model, Mr. D'Antonio demonstrated the effect of various massing schemes they had tried, and explained why the current proposal was chosen. He explained that the rooftop element has stair overrides, and a covered area for a bar-café for the enjoyment of all residents of Charleston, not just hotel guests. He showed that the roof is much lower than the spire on St. Matthews Lutheran Church, and described how they felt the building puts an edge to the park.

Michael Bennett, Bennett Hofford Company, addressed the Board: He listed a number of groups, including the Mayor, who support this building. He said it would be a tragedy to build a hotel where only hotel guests come and go; it would be a mistake. He asked the Board to approve this building.

Public Comments:

1. Jack Thomson said he felt the building is too tall, and establishes a bad precedent. You can't get by hiding the height with architectural elements. The property is zoned for 90 feet, but that does not mean you have to build that high. He thought 5 stories was enough.

2. Ken Huggins mentioned Charleston Place and the Federal Building as examples of other tall buildings in Charleston. He felt there is something to be said about being a little higher and seeing the view of Charleston. The building is open to the street, and the height is in keeping with the Federal Building, which is a better example of 20th century architecture.

009
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

3. Cynthia Jenkins, Preservation Society of Charleston, reminded the Board that the scale of Marion Square is historically 3 and 4 story buildings, and stated that a building this high would not be in keeping with the surrounding historic sites. New buildings should respect the height of surrounding buildings. Charleston is truly based on the scale of 18th and 19th Century buildings. The Francis Marion Hotel should not be used as a yard stick; it is the exception, not the rule She stated that she was also speaking on behalf of Dr. Rodger Stroup, State Historic Preservation Officer. She said the Society requested denial of the application.

4. Chris Rose, architect, thought the model was accurate. The rebirth above Calhoun Street has been very successful, and having public space would be helpful in bringing people up to that area. The current height zoning is appropriate, and stepping back from King Street is good.

5. Tim Keane, Planner, principal of Keaneplaces, a planning consultant, said felt the design is appropriate. The height limitations and the "wedding cake"-style setback on the upper floors showed that Bennett-Hofford has done everything they could to make the design appropriate for the site.

6. Vangie Rainsford, President, Mazyck-Wraggborough Neighborhood Association, said the neighborhood strongly supports the building. It would be a cornerstone for one of the major urban spaces in our city. People who thought the height was inappropriate should look at where this building is – on 10 acres of open space. The hotel does not back up into any neighborhood. If Marion Square is to become the heart of our city, it needs to have this type of urban design. She felt the amenities would be a wonderful opportunity to have a mixed use hotel.

7. Kenneth Nix, Land South, stated he wanted to go on record that they are thrilled and extremely proud of this forward vision that would enhance the view and all of King Street, adding to Charleston's reputation of adaptive re-use. He is extremely excited about the project.

8. Truman Moore, Committee to Save the City, supported the design.

9. Maurice Thompson, a King Street resident, said she is in the minority and would underline every remark Ms. Jenkins from the Preservation Society made. The building is very well designed, but she did not think a building twice the size of the one beside it shows very much respect. They have what amounts to book-ends – Embassy Suites on one end, this one on the other end and they do not match. She could only identify three buildings downtown larger than this building – the Omni Hotel, the Francis Marion and Charleston Place. This is an ambiance-changing building in a very essential space. She thought it is not right.

010
CITY CHARLESTON

This building may be shorter than St. Matthews' spire, but they are talking about a tiny little spire compared to a massive building.

10. Casey Murphy, Ansonborough Neighborhood Association, said she came to praise this project. She thought it did not have to be an historic building to set the height. She thought this building would be appropriate in the revitalization of the area.

11. Robert Mitchell, Councilmember-Elect, District 4, believed the applicants have done a marvelous job. They have worked with the City and with the neighborhood associations. He did not see anything wrong with the height. He thought this project would revitalize the area, and he was very much in support of the project.

12. Henry Fishburne, Councilmember, District 1, stated that in his opinion, whether the Board agreed exactly with this building or what the applicants proposed, they have done a marvelous job. He reminded everyone that City Council prohibited hotels with less than 50 rooms below Calhoun Street. The City of Charleston does not own Marion Square, but it spent $50 million dollars to restore it, and the City has a good relationship with the Washington Light Infantry. He addressed Yvonne Fortenberry, Director of Design, Development and Preservation, asking, "Between Calhoun Street and the newspaper building [moving south to north], when you do buildings of some volume, they should be in the spine of the city and gradually slope toward the waterfront?"

    Ms. Fortenberry affirmed his statement.

    Mr. Fishburne said he thought this hotel would be a tremendous addition to the City.

13. Charles Rhoden, Peninsula Neighborhood Consortium, believed this building is the proper height, scale and mass, and he supports the position of the Mazyck-Wraggborough Neighborhood Association . He thought the design is heading in the right direction.

14. William Cook, a concerned citizen, said he was opposed to the design as proposed. The vision for Marion Square has never been given official recognition by the Planning Commission or the BAR. Because of the perspective across Marion Square, any attempt to reduce the height would still give the appearance of eight floors.

15. Jon Poston and Katherine Saunders, Historic Charleston Foundation, handed out scenes of Marion Square. Referring to a copy of the 1974 Preservation Plan, Mr. Poston explained that the city's height ordinance was adopted as a result of

011
CITY OF CHARLESTON

Preservation Plan and it was intended to protect the city's skyline. They already have an application for an almost equally massive building across the square. Marion Square traditionally was surrounded by lower-scale buildings, i.e., St. Matthews Lutheran Church, the Charleston Orphan House and The Citadel. The proposed building is such a departure from the scale, Historic Charleston Foundation vehemently opposed it, as they have told the applicants from the beginning. The developers had the option of building a smaller hotel; he did not think the City would be worse off if it did not have a Hilton. He asked for denial of the application for conceptual approval.

16. Fred Reinhard, engineer and former member of the BAR, gave his opinion that if a hotel was to be built on this site, it had to be the correct type of hotel. He reminded the audience that it was the developers who began the process – they bought the Old Citadel and created an excellent adaptive use. The thing that must happen is to put something that fits.

17. Alice Tellis Criticos, Tellis Pharmacy, thought developing King Street and Marion Square is an excellent idea. She hoped King Street would revitalize all the way down to Tellis Pharmacy. What is on her end of King Street is a huge building with a garage that prevents her from seeing any church steeples.

18. Robert Russell, Radcliffeborough Neighborhood Association, compared this proposal to the proposed Clemson Architecture Center. In both cases, the discussion centered around the appropriateness of height, scale and mass. He was not sure that it was setting a precedent, but he pointed out that Marion Square is open space; he urged approval.

18. Judy Murphy, Mazyck-Wraggborough resident, stressed that not all members of the neighborhood approve of the plans. She questioned the parking provided. She acknowledged that there are 136 parking spaces underground, but questioned where employees would park. She felt that including retail would be marvelous, but thought that having chain stores would not be helpful. She thought that they should lower the height, and argued that this would be a dangerous precedent.

19. Hank Holliday, owner of the Doubletree Hotel and Planters Inn, read a letter in support of the hotel. He said it is a well-designed physical plan and a positive catalyst for development. This is a proposed $50 Million Dollar investment, and it would be vital that it should be a full-service hotel with a connection to Charleston in the form of adequate ballroom space and an upscale restaurant that are open to the public and part of the fabric of Charleston. He listed older hotels of lesser quality or fewer amenities, and discussed how important it is for hotels nowadays to have adequate meeting space and public facilities. He said the

012
CITY CHARLESTON

Bennett Hofford Company has been proven to be a long-term investor and is locally owned, and added that any reduction in the scope of the project would render it financially unfeasible. He urged approval for this design.

20. Charlie Moore, Batten and Moore, said he offered his whole-hearted support. He stated that the proposed hotel would be the missing bookend for a larger shelf, with the other end being Charleston Place. It will unify King Street. He thought an office building would be totally inappropriate. The right thing to do is what is being done.

21. Margaret Moore, Committee to Save the City, thought this design would be the appropriate building on this site. When the façade is completed, it will appear even smaller. The developers would be using a firm to help with the design that had also worked with the revitalization of Marion Square.

22. Terry Lynn Herbert expressed concern that this would be a building that could be anywhere. She wanted a building that would look like Charleston.

23. Kevin Eberle, Hampton Park Neighborhood Association, thought the building is fundamentally too tall. The question before the Board is, do you want an 8-story building? It towers over everything around it; it will dominate everything. He challenged the comment that because it is on a large park, it should be larger. He lives on Hampton Park; it is the largest park in the city, but they don't have skyscrapers. There should be some design that is appropriate.

24. Dennison Royal agreed with Hank Holliday and Robert Russell. He understood that people have offered various opinions, but the Board's opinion is the only one that matters when they vote. He said the old library is one of the ugliest buildings in Charleston, and they are using the wrong yardstick to make comments. He asked the Board to vote for the project's approval.

Rebuttal:

Mr. Gaillard said his clients have been working on this for years; it is not something they rushed into. They think the facility is appropriate for height, scale and mass, and he clarified that no parking variances would be required; all parking will be on-site. He urged the Board to approve the application.

Staff Recommendations:

Mr. Bello said the staff feels that a tall building is appropriate for this site and works well as a defining edge that frames Marion Square, similar to other great urban

013
CITY CHARLESTON

parks throughout the world. He stated that in staff's opinion, part of what makes a great city it its evolution and adaptation—that certainly we must respect the historic scale, but we must also allow some taller buildings, where appropriate, otherwise we will never have significant new buildings. In other words, while new construction should be respectful of the historic buildings, it is not true that every new building in the city must be lower in height than every building around it. That said, staff felt the scale and massing have been handled well enough at the conceptual level to recommend approval, with some conditions. First, in order to substantiate the height, the building must be of exemplary design in materials, forms, and proportions. Staff believes it has made a good start, but still needs to be rigorously studied so that the city gets an excellent building worthy of its unique site. Of primary concern is the rooftop, which should be beautiful—all the rooftop elements should be eliminated, and there should be no mechanical units on the roof. Public space on the roof is important, but perhaps better placed mid-level than on the top. Other elements to restudy are the corner element, the pedestrian relationship on Hutson Street, and the relationship between the hotel and the old Citadel building. Finally, staff suggested eliminating the stucco, so that the majority of the building is brick and cast stone. That would give a more cohesive design and allow for brick cornice detailing instead of the more applied elements. Staff recommended approval of height, scale and mass with restudy per those comments.

Board Questions and Comments:

Ms. Sinkler commended the architects and also the Committee to Save the City for their work on such a significant location. She would like to see a more global view, possibly a plan for the entire square. She thought most of the arguments made for the building centered around its use rather than the architecture.

Mr. DeMarco said he agreed with Mr. Bello that the building should be of the utmost quality, as it would set the standard for whatever else goes there. The site will be developed, whether we want it or not. This is all being done by venture capital; all the Board can do is pass an opinion on what is presented to them. He thought it would be a real loss for the revitalization of Marion Square if it went away. He would support height, scale and mass. However, he thought the design was too busy, almost schizophrenic, and agreed with staff's comments concerning items for restudy.

Mr. Stockton said the Board's mission is to think first of historic buildings. It is specious to bring in the height of the Francis Marion and the Federal Building, because they were built at a time when the BAR had no jurisdiction over the area.. The height of those two buildings are aberrational to the context of Charleston. The old Citadel is four stories tall, and he thought whatever is built on this site should defer in mass and scale to the Old Citadel.

014
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Mr. Logan commented that great open spaces are enhanced not by height, but by the intensity of what is on their perimeters. Marion Square is an old parade ground, but it still functions as a public park. The buildings around Marion Square contain the energy of what happens within the park. The old Citadel building's present use has caused it to turn its back on Marion Square. The proposed hotel offers an opportunity for a building to open the park up again. He thought that stepping back the building is important for King Street, not so much for the Square. He stated that he was in support of the project at this stage, but agreed with previous comments that quality of design and materials would be critical.

Mr. Bennett commented that it is very difficult to try to balance the needs of the proposed building, which would bring tremendous benefits to this portion of the City, with the impact it will have on the area. He thought that the building as proposed takes away from St. Matthew's and the Old Citadel. The building could probably exist with this total volume, but it should defer a little more to its historic neighbors. He felt that the building should respect the parapet line of the old Citadel, and the corner should be restudied so that it does not conflict with St. Matthew's. Overall he thought that it does complete the Square, and it would be an asset to the City. He would be in favor of conceptual approval if the south façade was pushed back and lowered to align with the old Citadel building, and the corner was reworked.

Mr. Fava thought the building's massing and scale worked well. He thought that it did not need to step down more compared to the old Citadel, although he was concerned about the height as seen from Vanderhorst Street—he thought there should be some attention given to that. He also thought that the west elevation would benefit from some gesture to the height, although he felt that the design should not make a gesture to the corner. He asked Mr. Bello if the project would go to Zoning from here? Mr. Bello responded that it would.

Chair said she strongly supports the building. She thought that symmetry was important, and the applicants should eliminate the corner element as a focal point.

Motion:
(The following section is, as nearly as possible, a transcript of the discussion.)

R. DeMarco: I would move for approval, of height, scale and mass; I think we've given the architects enough guidance.....The side on the Citadel to come down; the top, we've struggled on that and materials ought to be top quality. That being said, I would move for height, scale and mass with those conditions.

C. Bennett: So you're comfortable with it as it sits in terms of the.... I'll offer an amendment to the motion before the board, that it respects the line of the Citadel better than it does.

015
CITY CHARLESTON

R. DeMarco: That was part of my motion.

R. Stockton: I think the best way to respect the roofline of the Citadel is to reduce the height about four stories. Otherwise the design is fine.

R. DeMarco: I will condition my motion.

T. Green: Will you re-state your conditions?

R. DeMarco: Removing the tower element, moving the height of the south side to respect the Citadel, pushing back the Marion Square portion; reworking the roof, and anything else you want to add.

R. Stockton: I don't want to add, I want to subtract.

S. Logan: These things are not necessarily mandated by the board... that we want to eliminate certain things or not. I think studies should be made, but I don't think we should sit here in the motion saying this will happen, this will happen, this will happen.

R. DeMarco: That was the intent of my motion, they are all to be restudied, not that they have to do it. They might come up with another brilliant idea, and we don't want to stifle creativity. The intent was just to restudy.

C. Bennett: I'll second the motion.

(This concludes the transcripted portion of the minutes.)

Mr. Bennett seconded the motion. The Chair stated that a Motion had been made by Mr. DeMarco, seconded by Mr. Bennett, to give conceptual approval with any restudy based on the comments made by the Board.

The motion carried 5 – 2; Mr. Stockton and Ms. Sinkler voted nay.

Mr. Bennett left the meeting.

3. Folly and Albemarle Roads **App. No. 0512-14-3**
(TMS#421-11-00-059, 062, and 079)

Request: Conceptual approval for new construction of 186 unit condominium project with one mixed-use building.

016
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Presentation: Chris Schmitt, Schmitt Walker Architects, presented the project on behalf of his client, Beazer Homes Corporation. He explained that the application was for the former Concrete Products site, about 7 acres at the corner of Folly and Albemarle Roads. He reviewed the plans and presented a mass model to demonstrate the site development. He explained that the development team had met with the Crescent and Albemarle Neighborhood Associations, and with Porter Gaud School. The buildings in the neighborhoods are a mixture of brick and wood, and they are thinking brick for the durability. They wanted to introduce a variety of materials that would be appropriate, and use them to the extent that all of the buildings would not look exactly the same.

Mr. DeMarco asked if there would be a pedestrian access. Mr. Schmitt said there is 12 feet at the Albemarle Road for sidewalks.

Mr. Logan asked if there would be residences in the building at the corner. Mr. Schmitt pointed out the location of the residences.

Public Comments:

1. Marianne Adkins, neighborhood resident, expressed concern for lighting and traffic. She knew that the issues before the Board today are height, scale and mass, and pointed out that the homes behind the proposed buildings are small residences. She supported the project.

2. Robert Gurley, Preservation Society of Charleston, stated that the Society thought the buildings were appropriate in height, scale and mass. They are somewhat concerned about the siting, and would prefer to see the front building set back a bit with a row of parallel parking, like the development across the street. The Society would still like to see the buildings more developed in terms of the human scale. They understand that this is very conceptual, but they wanted to see further development of the roof forms at the next level of review. He said they were pleased that the applicants are giving a nod to the 1930s-40s with their choices of materials.

3. Joe Whitmore stated that he lives across the street at Albemarle. The developers contacted them and they are concerned that the buildings looked very cookie-cutter in the presentation given to the neighborhood. He hoped that might change.

4. Bob Sherwin, Old Windemere Neighborhood, said he welcomes the project. They would like for them to use more brick and give more of a nod to 1920s-30s architecture. His other concern is privacy where the buildings back up to houses along Fenwick Drive; they would like to see the height reduced to avoid residents looking down into the back yards.

017
CITY CHARLESTON

Rebuttal:

Mr. Schmitt said they had discussed this project having a connectivity to the neighborhood around it. Ms. Evans, the Councilmember for the area, had asked whether the applicant could work with the City on development of the Greenway.

Staff Recommendations:

Mr. Bello said that one of staff's concerns was to see what could be done with the Greenway. Regarding the buildings, there are several things to study. He suggested the following: eliminate the applied decoration & let the forms and materials work together; break up the monotony, perhaps with some all-brick buildings on Albemarle Road or emphasizing horizontality; eliminate or simplify the faux-gable parapets; restudy the corner building's approach. A simpler design might relate better to the simple context buildings Although staff supported the height, scale, and mass, they felt the buildings needed to look more urban, and the commercial building could look more commercial.. The site plan worked well, although it would be better to crate a connection to the Greenway; staff also had some concern for the location of waste handling equipment. Overall, he recommended conceptual approval with simplification of the design and use of all one material.

Board Questions and Comments:

Mr. Logan agreed with staff's comments regarding the stylistic direction & relationship to the 1930s-40s neighborhood. He felt strongly that we don't want cookie-cutter buildings.

Mr. Stockton thought the height, scale and mass are okay, but the design should be reconsidered. He commented that the backs looked better than the fronts because they were simpler. He felt the false elements should be eliminated, and care should be taken to address the neighboring buildings on Fenwick Drive.

Mr. Fava agreed with the previous comments that there is "cookie cutterness".

Mr. Logan made a motion for conceptual approval.

Ms. Sinkler seconded the motion.

The motion carried 6-0.

4. 35 Folly Road (TMS#421-11-00-057) App. No. 0512-14-4

Request: Conceptual approval for new construction of mixed-use building.

010
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Presentation: David Lackey, HLA, said the last time they were before the Board, one of the issues was orientation. He explained they were across the street from the project the Board had just heard. They have had a lot of discussion with staff concerning the siting. Another member of the HLA design team discussed the proposed building's scale and mass. He showed how they had simplified the materials, scaled back the use of larger scored limestone at the base, used a smaller brick, studied the massing of the windows, and reduced the openings. He addressed the landscaping and massing on the street.

Public Comments:

None.

Staff Recommendations:

Mr. Bello stated that staff thought the building's height, scale and mass were fine. He asked for restudy of the balconies and the corner. He commented that the design could be further simplified and urged the applicant to be more creative in responding to the building's context.

Board Questions and Comments:

Mr. Stockton made a motion for conceptual approval.

Ms. Sinkler seconded the motion.

The motion carried 6-0.

5. 14 Montagu Street (TMS#457-04-01-086) App. No. 0512-14-5

Request: Conceptual approval for new construction of a single-family dependency structure at rear.

Presentation: Justin Ferrick Beau Clowney Designs, presented the application on behalf of the owner, Stephen Minaudo. He explained that the proposed building complied with all zoning requirements, and showed evidence that many homes in the neighborhood have similar outbuildings. He reviewed the plans to explain how the architecture related to the main house.

Public Comments:

1. Chair read a letter submitted by Michael Newman which expressed disapproval of the design.

019
CITY OF CHARLESTON

2. Martha Ann Robertson, a resident of Montagu Street, pointed out that when the application was previously heard, there were 12 neighbors who were present. She asked that the application be deferred to allow the neighbors the opportunity to attend. She thought the lot did not have to be filled up. She felt the building as proposed did not belong behind a gorgeous Victorian home.

3. Boyd Hipp, 12 Montagu Street, spoke against the design.

4. Boyce Cain, 24 Montagu Street, stated he felt this house would have a negative impact on neighbor's quality of life.

5. Susan Hipp, 12 Montagu Street, said she recalled hearing about a "garden folly" at the previous application; she agrees that this building is too massive for the site.

6. Katherine Saunders, Historic Charleston Foundation, commented on the number of times the Board has seen this, and applauded the neighbors for their continued participation. From a design standpoint, the Foundation felt that the designer has done what he was asked to do, and they would support the request.

7. Yvonne Evans, Councilmember for this district, noted the importance of being sensitive to neighborhoods and what is around them. She thanked the people who came; it has been 4 hours and she commended them. She asked for denial of the application.

Rebuttal: Mr. Ferrick said the owner of this property has made massive concessions by radically reducing the proposed building from what he is allowed to a small, barely over 800 square feet, residence. They have worked very hard, and he asked the Board to look at this design with fresh eyes. If this is denied, he asked that specific reasons be given.

Staff Recommendations:

Mr. Bello said this project has been before the Board six times since 2004. The last time, it was deferred for restudy of the siting and the relationship of the design to the main house. Staff feels that the applicant has done what the Board asked him to do, and that the building is clearly the correct height, scale and mass. He recommended conceptual approval with details to staff.

Board Questions and Comments:

Mr. Stockton said he is concerned with this proposed building and what it might become. It is in the back yard, where there is currently a parking lot with 7 cars. The landscape design has spaces for 5 cars and a garden. He stated that he was still very much against this because it is out of context with the neighborhood. He felt the space should be left open, not built upon.

020
CITY CHARLESTON

Mr. Fava said he disagreed; he has friends and clients along Montagu Street; and many of them have outbuildings at the rear. He felt that the applicant had made great strides with the design, and that quality of life issues were not an appropriate reason to deny the application.

Mr. Logan said he has been in opposition in the past, but the applicants have done what they were asked to do. He said the building is subservient to the main house and the possible use is not an issue for this Board.

Ms. Sinkler commented that an important feature of Harleston Village is open spaces. However, on this project, the Board encouraged the architects to downsize, and over the last 6 meetings they have done that. This design is what we asked them to do.

Chair agreed that the designers have met the Board's direction, and noted she would support conceptual approval.

Some further discussion ensued prior to the motion.

Motion:

Mr. DeMarco made a motion for denial of the application.

Mr. Stockton seconded the motion.

The motion failed on a vote of 2-3; Ms. Sinkler, Mr. Fava, and Mr. Logan voted nay.

A substitute motion was then made by Mr. Fava for conceptual approval.

Mr. Logan seconded the motion.

The motion carried 3 – 2; Mr. Stockton and Mr. DeMarco voted nay.

6. 58 South Battery (TMS#457-16-03-017) App. No. 0512-14-6

Request: Final approval for alterations to all elevations, addition of dormers, and alteration to rear roof.

Presentation: Ryan Moss, Randolph Martz Architects, presented the project on behalf of his clients. He said he does not know when this house was constructed, but it was very cheaply constructed. There is very little light. On the west elevation, they propose to add 4 windows. At the back of the house there is an existing bay on the second floor; they

02 CITY OF CHARLESTON

wish to bring out the bay under that to add more space. They are basically adding lots and lots of windows to give the house light.

Public Comments:

None.

Staff Recommendations:

Mr. Bello recommended final approval with details to staff.

Board Questions and Comments:

Mr. Stockton commented that the changes would be an improvement.

Motion:

Mr. Stockton made a motion for approval.

Mr. DeMarco seconded the motion.

The motion carried 6 – 0.

Ms. Sinkler and Mr. Fava recused on Item #7.

7. 59 Tradd Street (TMS#458-13-01-004) App. No. 0512-14-7

Request: After-the-fact approval for relocation of chimney to original location.

Presentation: Edward Pritchard, legal counsel for the homeowners, explained that it is the rear chimney in question. He explained that some earlier owner had made structural repairs to the house and there is reason to believe that the chimney was relocated at that time. The fireplace and chimney were moved to the middle of the house and the current owners moved back to where it is supposed to be.

Public Comments:

1. Robert Gurley, Preservation Society of Charleston asked that the applicant be required to satisfy the Board's procedural requirements.

2. Katherine Saunders, Historic Charleston Foundation, stated that the Foundation has an easement on the property. They had no problem with the request, as it would involve replacing the chimney where it originally was.

022
CITY OF CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Staff Recommendations:

Mr. Bello said unless there is some reason that the Gothic arch is wrong, staff would rather have it be the way it ought to be. He thought that the chimney should match the front.

Board Comments:

Mr. Stockton said he did not think they should approve the proposal. Historic Charleston Foundation has written it off, but the Board had the authority to require that it look like the original.

Motion:

Mr. Logan made a motion for final approval with the chimney cap to match the other chimney.

Mr. Stockton said it should be rebuilt to look like the one in front.

Mr. Logan pointed out that one has one flue and the other has two, and asked whether Mr. Stockton meant the chimney should have a false flue. Mr. Stockton replied.

Mr. Logan said he would withdraw his motion.

Mr. Stockton made a motion for denial, requiring that the chimney be rebuilt in the same configuration as the one in front of it.

Mr. DeMarco seconded the motion.

The motion carried 6 – 0.

Ms. Sinkler and Mr. Fava re-joined the meeting.

8. 37 Hasell Street (TMS#458-05-01-065) App. No. 0512-14-8

Request: Conceptual approval for alterations to west wall of carriage house.

Presentation: David Richards, applicant, presented the project and showed several photographs taken from the street. He explained the evolution of the building as far as they have been able to determine. Some of the proposed alterations cannot be viewed from the public right-of-way.

B23
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Public Comments:

1. Katherine Saunders, Historic Charleston Foundation, stated that she had done some research in their archives and felt that this is a very important house, built by Eliza Jones. This is incredibly rare, and she showed some details with specifications for measurement. She asked that there be further documentation of the construction., and also asked the Board to make sure that the work when approved was of high quality.

2. Robert Gurley, Preservation Society of Charleston, asked that the application be deferred to allow restudy.

Board Questions and Comments:

None.

Staff Recommendations:

Mr. Bello said staff agreed that the arch is not original. The applicants are asking for a door openings and skylight. In the past, staff has recommended against skylights. With the new information provided by Ms. Saunders, Mr. Bello recommended conceptual approval.

Motion:

Mr. Stockton made a motion to defer.

Mr. DeMarco seconded the motion.

The motion carried 4 – 2; Mr. Fava and Mr. Stockton voted nay.

9. 161 Coming Street (TMS#460-12-03-038) App. No. 0512-14-9

Request: After-the-fact approval for alterations to previously approved window sizes.

Presentation: Sam Pisasale, owner, stated that they had been approved for larger windows. He explained the reason for the window changes to the Board.

Public Comments:

1. Robert Gurley, Preservation Society of Charleston, was concerned that this is after-the-fact. He felt the applicant should be required to do what the Board had originally approved.

024
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Staff Recommendations:

Mr. Bello recommended denial of the application and that the after-the-fact windows should be made to comply with what was approved.

Motion:

Mr. Stockton made a motion to deny the after-the-fact installation, and windows with the correct proportions be installed.

Ms. Sinkler seconded the motion.

The motion failed on a vote of 3 – 3.

A substitute motion was then made by Mr. Stockton to deny the after-the-fact installation and require the applicant to work with staff for a more appropriate solution.

Mr. Fava seconded the motion.

The motion carried 6 – 0.

10. 17 Trumbo Street (TMS# 457-12-01-019) App. No. 0512-14-10

Request: Appeal of staff decision for after-the-fact fence replacement.

Presentation: Application withdrawn by staff.

11. 4 Trumbo Street (TMS#457-12-01-010) App. No. 0512-14-11

Request: Conceptual approval for the new construction of a two-story rear addition.
Presentation: Hayne Gray, co-owner with Jonathan Gray, presented the application. Ms. Gray reviewed the issues discussed at their previous appearance before the Board. She explained the addition and discussed the materials proposed, including the windows that would be used.

Public Comments:

1. Robert Gurley, Preservation Society of Charleston, said the Society would prefer a solution that would not allow the second floor window to be visible.

Rebuttal

Ms. Gray stated they do not believe the window is historic.

DEC 25
CITY OF CHARLESTON

Staff Recommendations:

Mr. Bello said staff felt the applicants had done what the Board asked them to do. He recommended preliminary approval with details to staff.

Board Questions and Comments:

None.

Motion:

Mr. Logan made a motion for preliminary approval with final details to staff.

Mr. DeMarco seconded the motion.

The motion carried 6 – 0.

12. 104 Rutledge Avenue (TMS#457-03-02-116) App. No. 053-14-12

Request: Final approval for the replacement of stained glass with clear glass.

Presentation: Pat Gause, part owner of the property, presented the request. She explained that they are doing extensive renovations. The window panes are cracked and no two panes match.

Public Comments:

1. Katherine Saunders, Historic Charleston Foundation, said that they believe the panes of glass is from the 1970's but the sashes are original. The Foundation would like to see the original sashes reglazed and retained.
2. Robert Gurley, Preservation Society of Charleston, stated that the Society agreed with Historic Charleston Foundation.

Staff Recommendations:

Mr. Bello said staff believes the windows have always been stained glass and should remain so. He recommended denial.

Board Questions and Comments:

Ms. Sinkler said she could look at it like a quirk that only happens in Charleston, and added that the applicant has something unique.

026
CITY CHARLESTON

Motion:

Mr. Stockton made a motion to defer for restudy to determine what is original.

Ms. Sinkler seconded the motion.

The motion carried 6 – 0.

13. 442 King Street (TMS#460-12-02-081) App. No. 0512-14-13

Request: Final approval for the temporary installation of clear plastic on piazza to allow for outdoor dining during winter months.

Presentation: Randall Goldman, partner in Fish Restaurant, presented the application. He explained to the Board that the plastic would only be in place for a few weeks during the year.

Ms. Sinkler asked if it was heavy plastic. Mr. Goldman replied that it is heavy vinyl.

Mr. Stockton asked if they would be putting up supports in addition to the piazza columns and railings. Mr. Goldman said there would be nothing supporting it beyond the existing elements.

Public Comments:

None.

Board Questions and Comments:

None.

Motion:

Mr. DeMarco made a motion to approve, so long as it is temporary and is removed seasonally.

Mr. Stockton seconded the motion.

The motion carried 6 – 0.

14. 517 King Street (TMS#460-12-02-050) App. No. 0512-14-14
(King Street Lofts)

Request: Final approval for fence and gate, and two carports proposed within.

027
CITY OF CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Presentation: Steven F. Black presented the request on behalf of the owner, King Street Lofts. Mr. Black reviewed the plans for the Board and showed the design for the fence and gate and the carports.

Public Comments:

1. Robert Gurley, Preservation Society of Charleston, said the Society was concerned about the carport; they felt it was too suburban. He asked for denial.

Rebuttal:

Mr. Black thought the carport would be a good contribution to the parking lot.

Staff Recommendations:

Mr. Bello pointed out that the fence would not screen the cars and would look odd because it only extended along part of the property. He also thought that the fence was not of good quality. He stated that staff did not think the carport was appropriate, and recommended denial.

Board Comments:

Mr. DeMarco stated that he agreed with staff.

Motion:

Mr. Stockton made a motion to deny the application.

Mr. DeMarco seconded the motion.
The motion carried 6 – 0.

15. 80 Tradd Street (TMS#457-12-04-154) App. No. 0512-14-15

Request: Conceptual approval for new construction of two-story rear addition.

Presentation: Glenn Keyes, architect, presented the application for John Nickum and Linda Lear, owners. Mr. Keyes explained the proposed addition, which would extend the existing wall by 9 feet.

Public Comments:

None.

028
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Staff Comments:

Mr. Bello recommended conceptual approval with details to staff.

Board Questions and Comments:

None.

Motion:

Mr. Stockton made a motion to deny the application, due to the historic nature of the piazza and rear window.

The motion failed for the lack of a second.

Mr. Fava made a motion for conceptual approval with details to staff.

Mr. DeMarco seconded the motion.

The motion carried 5 – 1; Mr. Stockton voted nay.

16. 78 Tradd Street (TMS#457-12-04-033) App. No. 0512-14-16

Request: After-the-fact approval for relocation of driveway gate.

Presentation: DAB Construction owner-applicant, said he would like to relocate the driveway gate and replace it with nicer gates. As it is, guests can't come to the front door and the postman cannot get to the mailbox. He showed what he proposed to do along with photographs of the current construction and gate.

Public Comments:

1. Katherine Saunders, Historic Charleston Foundation, pointed out that this property has had multiple Stop-Work Orders. She urged the Board to deny the request, to send the message that this is not what you do to some of our best houses.

Staff Recommendations:

Mr. Bello said staff always prefers to see gates in front of the cars to act as screening devices, not placed behind them. He recommended denial.

029
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

Board Questions and Comments:

None.

Motion:

Mr. Stockton made a motion for denial.

Mr. DeMarco seconded the motion.

The motion carried 6 – 0.

17. 286-288 King Street (TMS#457-04-04-042) App. No. 0512-14-17

Request: Final approval for the installation of a right-angle neon sign.

Presentation: Will Evans, Evans and Schmidt Architects, applicant, presented the application on behalf of the owner, Susan Blass. Mr. Evans explained to the Board that the request was for a sign for a barbecue restaurant. The sign would be in the shape of a pig. He showed pictures of what he proposed.

Public Comments:

None.

Staff Recommendations:

Mr. Bello recommended denial—in staff's opinion, the sign might be fine in another location but is not appropriate for King Street.

Board Questions and Comments:

There was a general discussion of the sign between Mr. Evans and the Board members. Mr. Evans explained the configuration of the sign.

Motion:

Mr. Logan made a motion for denial with a proviso that staff may approve a sign with just the neon outline of a pig, if it works with the existing lamps.

Ms. Sinkler seconded the motion.

The motion carried 6 – 0.

030
CITY CHARLESTON

Minutes – Board of Architectural Review
Meeting held December 14, 2005

18. 159 Tradd Street (TMS#457-11-04-030) App. No. 0512-14-18

Request: After-the-fact approval for the removal of the rear chimney.

Presentation: Application withdrawn by staff.

There were no other applications to be presented, nor items to be discussed, and the meeting was adjourned.

Dawn Lloyd for MAC
Marian A. Carter, Sessions Reporter
For Clerk of Council
corrected by Debra L. Rhoad Hopkins,
Sr. Preservation Planner

Approved by: [signature] **Date:** MAY 14 / 2008

031
CITY CHARLESTON

Minutes
Special Meeting
Board of Architectural Review
Meeting held February 20, 2008

A Special Meeting of the Board of Architectural Review was held this date, in the Charleston County School Board of Trustees Room (Charleston County School District Building) located at 75 Calhoun Street, Charleston, SC.

Notice of this meeting was sent to the media.

Board members present were Craig Bennett, Acting Chair; Robert Stockton, Erika V. Harrison, Edward Fava, and Chris Schmitt.

Staff members present were Yvonne Fortenberry, Deputy Director, Planning, Preservation and Economic Innovation; Eddie Bello, Urban Design/Preservation Officer; Debbi Rhoad Hopkins, Senior Preservation Planner; Linda Bennett, Preservation Planner; and Bethany McEvoy, Associate Preservation Planner.

Chair called the meeting to order at 4:40 p.m., and then announced that there was one agenda item to be entertained, as follows:

APPLICATIONS PRESENTED:

1. **404 King Street (TMS #460-16-04-009)** **APP. 082-20-1**

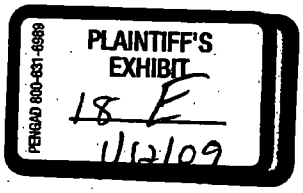
Request: Preliminary approval for new construction of full-service hotel.

Applicant:

Julie Wilson, project architect, presented the application on behalf of the design team (Goff-D'Antonio Associates/Fairfax & Sammons) and the owners (Library Associates LLC). Ms. Wilson reviewed how the comments from previous hearings had been addressed and explained the thought processes which led to the revisions. Comparing the previous and new building elevations, she went through the changes point by point and identified the locations of classical details in Charleston that were used as examples.

Public Comments:

1. Winslow Hastie, representing Historic Charleston Foundation, stated that the project had been granted conceptual approval with the condition that the highest quality materials be used and that the new building should defer to the old Citadel building and handed out a list of his understanding of the outstanding issues. The Foundation felt that these conditions were not being met in this design. The Foundation believed that the materials were not appropriate except for the base; the detailing and materials of the ground floor should be



continued all the way up the building, including stone and a copper roof instead of the proposed GFRC and batten roof. The Foundation also would like to see the oculae and the obelisks restudied, as they feel those are not Charleston motifs.

2. Robert Gurley, representing the Preservation Society of Charleston, expressed the Society's opinion that while the new design was improved, it had not gone far enough in responding to the Board's comments. The Society felt that the building did a better job of enlivening the pedestrian experience but still did not address King Street directly enough. The Society felt that half measures were not enough to give the building the style and quality it needs, especially on the upper floors. The Society also agreed with Historic Charleston Foundation's comments regarding the oculae and obelisks; in their opinion, not enough thought had been given to the placement of the ornamentation. Overall, the Society felt that the building still had a South Florida look to it in spite of the improvements, it was not comfortable in its site, and asked that the application be deferred for further study.

3. John Liberatos, Harleston Village Neighborhood Association, disagreed with the preceding comments. The HVNA felt that the improvements were excellent, reminiscent of an architectural language that sadly has been mostly lost. The HVNA liked the quality of the materials proposed and hopes other developers will take cues from the building.

4. Vangie Rainsford, Mazyck-Wraggborough Neighborhood Association, commented that she did not think the building looked like a Palm Beach-type hotel at all. She stated that the MWNA liked the rhythm and repetition of the building, and loved the shutters. The MWNA felt that the design would be a wonderful addition to Marion Square.

5. Farley Clark, Committee to Save the City, stated that the Committee felt the building was classic and elegant, and would set the standard for Marion Square. The Committee felt that the proposed design has character and stature, and did not think it should defer to the Old Citadel if that meant it would be short and squatty.

6. Cozy Pelzer expressed a concern that "something doesn't feel right" about the design. She felt the shutters were not appropriate, adding to the residential feel of a building that should be more commercial.

Rebuttal:
The applicants opted not to rebut any of the public comments.

002 GREY CHARLESTON

Staff Recommendations:

Mr. Bello stated that staff had reviewed the project and felt that overall, the applicants had responded to the Board's comments from the previous submittal. Based on that, staff recommended preliminary approval. However, he did suggest that some items should be restudied, as follows: replace the GFRC material with cast stone or limestone; change the proposed batten roof to true standing seam copper; restudy the entry courtyard/fountain area to work better with the building's entry; further develop the rear wall at rooftop area; eliminate faux windows; consider simplifying detailing of circular openings to relate better to Charleston examples; study ceiling material in that area; and restudy the detailing/material of the shutters.

Board Discussion:

Mr. Stockton commented that in his opinion, the Old Citadel should dictate the design, and this design had nothing to do with the Old Citadel and did not respect the historic building. He felt the design was improved from the previous submittal and the classical details were good; however, he also felt that the building does not fit on its site. He felt that the Old Citadel should be the main building on the square. He also was concerned about the effects the driving of piles for this massive structure will have on nearby historic buildings.

Ms. Harrison felt that the King Street elevation has not been addressed for pedestrians. She commented that it is currently just one flat line, and the applicants should go further in breaking it up.

Mr. Schmitt commented that issues of scale should have been addressed in earlier BAR reviews. He stated that he agreed with most of staff's comments. He felt that the building had an "extreme amount of sameness" in its detail. One example is the portion of the building on axis with Vanderhorst Street. He asked, "Why does that portion have the same windows, details, etc.?" He stated that the entrance area is very congested and needs further study. This building looks like a building or hotel from the Midwest, but those have a certain amount of sophistication. He said that the responses to previous comments were primarily cosmetic (applied decoration), when the appropriate response might be to lose rooms, etc. (that is, more substantive change). He felt that the building would benefit from simplicity in its design; then details could be used to highlight specific areas such as entrances. He further stated that materials are of high quality. He questioned whether the building needs shutters at every window.

Mr. Fava felt that the design had a good level of detail at the ground plane, but thought that the shutters create an element of sameness, and questioned whether they were really necessary. He thought the shutters tended

003
CITY CHARLESTON

to exaggerate the height. He felt it would be better to use more stone in some areas. He also commented that the Hutson Street elevation needs some relief at the 5th floor to relieve the mass and avoid the sense that one is walking in a canyon. He agreed with staff's comments regarding the roof, and stated that he felt the quality of materials should not drop off above the street level.

Mr. Bennett stated that in his opinion, the design did not sufficiently respond to the conditions placed on the applicant as part of the conceptual approval. Specifically, he said that the design does not defer enough to the Old Citadel building by dropping the cornice and pushing the footprint back, and so he could not support the application for preliminary approval.

After each board member commented on the design, they continued to discuss how the desired changes might be addressed. Some suggestions were to reconsider the use of shutters, either in whole or in part and whether color and a change in materials might be used to disguise the massiveness of the building so that it reads more in layers than as one solid mass.

Motion:

Mr. Schmitt made a motion for preliminary approval with the following conditions: restudy per staff's comments; restudy whether shutters were necessary on all four elevations; consider the possibility of using color and materials on the first five floors to create a stronger relationship to the Old Citadel building and to visually improve the perception of scale on all four sides. Ms. Harrison seconded the motion; however, it failed on a vote of 2-3 (Mr. Stockton, Mr. Fava, and Mr. Bennett voted nay).

After some additional discussion, Mr. Schmitt made another motion for preliminary approval with the following conditions: restudy per staff's comments; restudy whether shutters were necessary on all four elevations; consider the possibility of using color and materials on the first five floors to create a stronger relationship to the Old Citadel building and to visually improve the perception of scale on all four sides; and restudy Hutson Street elevation above the 5th floor in terms of height, scale, and mass. The motion failed for lack of a second.

At this point Ms. Fortenberry clarified for the Board the difference between conceptual vs. preliminary approval, and reminded them that they could not revisit issues of height, scale, and mass since those were reviewed at the conceptual level.

Mr. Fava then made a motion for preliminary approval with the following conditions: restudy per staff's comments; restudy whether shutters were necessary on all four elevations; consider the possibility of using color and materials on the first five floors to create a stronger relationship to the Old Citadel

004
CITY OF CHARLESTON

building and to visually improve the perception of scale on all four sides; and restudy the center section of the Hutson Street elevation to provide relief at the center of the facade. Ms. Harrison seconded the motion.

The motion carried 4 – 1; Mr. Stockton voted nay.

There being no other business to be conducted, the meeting adjourned at 6:45 PM.

Approved by:_____ **Date:**_____

Prepared by:_____ Date: _____
Debra L. Rhoad Hopkins, Senior Preservation Planner
Department of Planning, Preservation, and Economic Innovation

005
CITY OF CHARLESTON

COUNCIL CHAMBER

Regular meeting

June 19, 2007

The eighty-seventh meeting of the City Council of Charleston was held this date convening at 5:55 p.m. in City Hall.

A notice of this meeting and an agenda were mailed to the news media June 14, 2007 and appeared in The Post and Courier June 17, 2007 and is made available on the City's website.

PRESENT

The Honorable Joseph P. Riley, Jr., Mayor; Councilmembers Morinelli, Lewis, Mitchell, Gilliard, Gallant, Waring, Evans, Shirley, Bleecker, Wilson --- 11

Mayor Riley noted

The meeting was opened with the invocation by Councilmember Gallant.

Councilmember Gallant led City Council in the Pledge of Allegiance.

Mayor Riley stated we return to City Hall with heavy hearts. He stated this historic room has a very significant art collection, including a painting of the Charleston's Fire Department, which was the first in the country. He explained the painting is the actual likeness of the members of the first Fire Department, first municipal fire department in America. He remarked we return to this building with that marvelous portrait the day after we had the most tragic fire incident, arguably the most tragic event in Charleston's modern history, the loss of nine brave firefighters. Mayor Riley said they became heroic figures in the brave exercise of their duty and responsibility, just as the members of the Fire Department became historic figures in helping create America's first. He stated our citizens' hearts go out to every member of our Fire Department and especially to the families of those firefighters, who gave their lives serving our City and citizens.

He explained firefighters go in the opposite direction during a fire, because human instinct is to flee fire and smoke, but they go toward it to conquer it, to extinguish it and to make the building and neighborhoods safe for people. He commented the building last night not only had workers in it, but the building is adjacent to a neighborhood, next to a fire station, across the street from commercial dwellings and there is vegetation all around. He explained our firefighters, led by Chief Rusty Thomas, did an extraordinary job of getting that fire under control rapidly. He stated the nine firefighters, who lost their lives, were seeking to do this and make sure

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100 CITY CHARLESTON

no one was in the building. He stated it is instinct for firefighters and they crawl on their hands and knees in a room trying to find a person and bring them to safety. He remarked that it is their training and their approach to do so.

Mayor Riley explained they thought carefully about whether or not to cancel this meeting, but he felt that they were doing their hard duty, nothing in comparison to last night, he thought it was appropriate to hold this meeting. He said we do so very solemnly and with very heavy hearts.

Councilmember Gilliard thanked Mayor Riley for the leadership he has shown through these hard times. He stated he spent the night out there and first person he saw was Mayor Riley and when approached the Mayor he had the sense and knowledge of a leader and he just wanted to thank him for that. He thanked the firefighters, especially Chief Thomas, for all their great leadership. He explained it was Dr. King who once stated that "the true measure of a man is not where he stands in times of comfort and convenience but where he stands during the times of trials and tribulations." He stated Mayor Riley, Chief Thomas and the all of the firefighters last night showed us and the whole world the essence of the true measure of men.

Councilmember Lewis thanked Mayor Riley for his leadership and stated he always shows great concern for this community. He stated the Police Department and Fire Department so graciously put their lives on the line every day for the community and citizens. He thanked Councilmember Gallant, who is a volunteer Chaplin for the Police Department. He stated he deserved the Order of the Crescent because he gives himself in the time of need to stand with the people who need him. He said they will continue their prayers for the families of the nine firefighters.

Mayor Riley thanked Council and expressed his appreciation to Councilmember Gallant for his service. He explained they were in the emergency van getting the tragic news and Councilmember Gallant magically appeared on the scene. He said he saw Chief Thomas' appreciation and comfort for having Councilmember Gallant on the scene. He explained Councilmember Gallant was consoling the families and it is an amazing gift and for that we thank him.

Mayor Riley explained the Unveiling of Mayor Joseph P. Riley, Jr.'s Official Portrait would be deferred.

The next item on the agenda was public hearings called for by the following advertisement which appeared in The Post and Courier on June 3, 2007 and in The Chronicle on June 4, 2007:

INSERT PUBLIC HEARING NOTICE

The following is the report of the City Planning Commission regarding the public hearing matters:

INSERT PLANNING COMMISSION REPORT

10
CITY OF CHARLESTON

First, Council considered a bill authorizing the creation of the Magnolia Improvement District; providing for the financing of improvements within the Magnolia Improvement District by assessment, issuance of bonds, or other revenues as herein described; providing fro the publishing of this ordinance immediately after its adoption; ordering the preparation of an assessment roll and the publishing of a Notice of Completion of such assessment roll; and other matters relating thereto. Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

Councilmember Gilliard signed a Conflict of Interest Form.

On the motion of Councilmember Gallant, seconded by Councilmember Lewis, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE AUTHORIZING THE CREATION OF THE MAGNOLIA IMPROVEMENT DISTRICT; PROVIDING FOR THE FINANCING OF IMPROVEMENTS WITHIN THE MAGNOLIA IMPROVEMENT DISTRICT BY ASSESSMENT, ISSUANCE OF BONDS, OR OTHER REVENUES AS HEREIN DESCRIBED; PROVIDING FRO THE PUBLISHING OF THIS ORDINANCE IMMEDIATELY AFTER ITS ADOPTION; ORDERING THE PREPARATION OF AN ASSESSMENT ROLL AND THE PUBLISHING OF A NOTICE OF COMPLETION OF SUCH ASSESSMENT ROLL; AND OTHER MATTERS RELATING THERETO.

Next, Council considered a bill to rezone 3269 Maybank Highway and adjacent parcel (Johns Island) (approximately 2.33 acres) (TMS #279-00-00-203 & 204). Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

On the motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

102
CITY CHARLESTON

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 3269 MAYBANK HIGHWAY AND ADJACENT PARCEL (JOHNS ISLAND) (APPROXIMATELY 2.33 ACRES) (TMS #279-00-00-203 & 204), ANNEXED INTO THE CITY OF CHARLESTON FEBRUARY 25, 1992 (#1992-026), BE REZONED FROM SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION.

Next, Council considered a bill to rezone 414 Meeting Street (Peninsula) (0.36 acre) (TMS #459-09-01-031). Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

On the motion of Councilmember Gallant, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 414 MEETING STREET (PENINSULA) (0.36 ACRE) (TMS #459-09-01-031), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED USE WORKFORCE HOUSING (MU-2/WH) CLASSIFICATION.

Council then considered a bill to rezone property located at Piedmont Avenue and Simons Street (Wagener Terrace - Peninsula) (0.433 acre) (TMS #463-11-03-043). Josh Martin, Director of the Department of Planning, Preservation and Economic Development, explained there was one correction on this. He stated the SR-6 classification was what was applied for but SR-2 was what was agreed upon, so the bill would be changed to SR-2 classification. Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

103
CITY CHARLESTON

Councilmember Gallant explained they worked very hard on this for one year and was able to come to an agreement with the Wagner Terrace Neighborhood Association on the zoning SR-2 classification. He stated the President is here and is tweaking something with Mr. Gilliard, one of the developers, as will work it out. He said they have the support of the neighborhood to move forward. He thanked Council for allowing him one year to work this out.

There were no further questions or comments of Council.

Councilmember Gilliard signed a Conflict of Interest Form.

On the motion of Councilmember Gallant, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED AT PIEDMONT AVENUE AND SIMONS STREET (WAGENER TERRACE - PENINSULA) (0.433 ACRE) (TMS #463-11-03-043), BE REZONED FROM CONSERVATION (C) CLASSIFICATION TO SINGLE-FAMILY RESIDENTIAL (SR-2) CLASSIFICATION.

Next, Council considered a bill to rezone 1721 Oak Point Road (James Island) (0.49 acre) (TMS #340-09-00-010). Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

On the motion of Councilmember Evans, seconded by Councilmember Bleecker, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1721 OAK POINT ROAD (JAMES ISLAND) (0.49 ACRE) (TMS #340-09-00-010), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-284), BE REZONED FROM SINGLE-

104
CITY CHARLESTON

FAMILY RESIDENTIAL (SR-1) CLASSIFICATION TO GENERAL OFFICE (GO) CLASSIFICATION.

Council then considered a bill to zone property located on River Road (Johns Island) (4.4 acres) (TMS #345-00-00-023). Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

On the motion of Councilmember Bleecker, seconded by Councilmember Morinelli, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON RIVER ROAD (JOHNS ISLAND) (4.4 ACRES) (TMS #345-00-00-023), ANNEXED INTO THE CITY OF CHARLESTON APRIL 24, 2007 (#2007-089), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

Next, Council considered a bill to zone 3289 Maybank Highway (Johns Island) (3.21 acres) (TMS #279-00-00-202). Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

On the motion of Councilmember Bleecker, seconded by Councilmember Waring, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 3289 MAYBANK HIGHWAY (JOHNS ISLAND) (3.21 ACRES) (TMS #279-00-00-202), ANNEXED INTO THE CITY OF

105 CITY CHARLESTON

CHARLESTON APRIL 10, 2007 (#2007-083), BE ZONED PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION.

Council then considered a bill to zone vacant property on Harbor View Road (James Island) (2.5 acres) (TMS #424-11-00-012). Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no questions or comments of Council.

On the motion of Councilmember Morinelli, seconded by Councilmember Gallant, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT VACANT PROPERTY ON HARBOR VIEW ROAD (JAMES ISLAND) (2.5 ACRES) (TMS #424-11-00-012), ANNEXED INTO THE CITY OF CHARLESTON JULY 15, 2005 (#2005-280), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

Council then considered a bill to amend the City of Charleston Zoning Ordinance by amending Article 4, Sign Regulations regarding prohibited and exempt signs and regulations regarding allowed signs in all zoning districts. Bill Turner, Planner for the Urban Design and Preservation Division, explained the current sign code dates back to the 1960's and the last major update was in 1987. He stated the primary goal in revamping this code was simplifying the ordinance, to make it more user friendly. He said most of the area within the Commercial Corridor Design Review Board (CCDRB) has authority to trump the ordinance, so this ordinance has been sort of ineffective since CCDRB went into effect. He explained they are trying to take the design guideline of what the Board allows and bring the code parallel to the Board. He noted this new code is base on CCDRB's policy statements. He stated they also wanted to put all businesses on an even footing, because the current code is set up where the signage is based on the square footage of a business or how far it is set back from the road. He said their new way of thinking is all businesses, no matter size or location, would be on even footing.

Mr. Turner explained another main goal was to reduce the visual clutter around the City. He stated currently banners, ribbons and temporary signs are allowed and contribute to the visual clutter around the City and they are proposing to reign that in. He explained this bill will allow some of these things in specific

106
CITY CHARLESTON

instances. He said it will still allow banners for special events, but would get rid of them for commercial purposes. He also stated they want to be careful to allow exemptions for certain temporary signage. He noted it will still allow flags to be displayed. He stated numerous categories will be condensed into two categories, depending on the size of the development. Finally, he explained in the current code there are a lot of sections for each zoning district and they are now trying to combine it. Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

Councilmember Shirley stated regulations are good and in looking through this he understands some of it. He asked if sandwich boards would be effective in plazas in West Ashley.

Mr. Turner stated in suburban areas they are allowed to have sandwich boards but that would take the place of permanent free-standing signs.

In response to a question from Councilmember Shirley, Mr. Turner explained window signs were permissible. Councilmember Shirley asked if this would affect yard sale signs. Mr. Turner replied they are not looking to change those signs.

There were no questions or comments of Council.

On the motion of Councilmember Morinelli, seconded by Councilmember Gallant, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE CITY OF CHARLESTON ZONING ORDINANCE BY AMENDING ARTICLE 4, SIGN REGULATIONS REGARDING PROHIBITED AND EXEMPT SIGNS AND REGULATIONS REGARDING ALLOWED SIGNS IN ALL ZONING DISTRICTS.

Next, Council considered a bill amending Chapter 54, of the Code of the City of Charleston (Zoning Ordinance) by amending the definition for Family Day Care Home and Group Day Care Home in Section 54-120 Definitions. Yvonne Fortenberry, Deputy Director of the Department of Planning, Preservation and Economic Development, explained this is a very simple ordinance amendment. She stated the current code allows a person to take care of up to six individuals and over six and up to thirteen is considered a family day care. She said in speaking to the Building Inspection Department, they realized they had a conflict between the building code requirements for day care and the zoning. She said once a facility gets above five children a totally different set of building code requirements come

107
CITY CHARLESTON

into play. She explained they are changing their requirements to say up to five children so it is consistent with the building code requirements. Both staff and the Planning Commission recommended approval of the request.

The Mayor invited comments from the public on this matter. No member of the public expressed a desire to speak for or against this matter. The Mayor declared this public hearing concluded.

There were no further questions or comments of Council.

On the motion of Councilmember Morinelli, seconded by Councilmember Gallant, City Council voted to adopt the City Planning Commission's recommendation and to give first reading to the subject bill.

First reading was given to a bill entitled:

AN ORDINANCE AMENDING CHAPTER 54, OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING THE DEFINITION FOR FAMILY DAY CARE HOME AND GROUP DAY CARE HOME IN SECTION 54-120 DEFINITIONS.

Next, Council considered the approval of the minutes from May 1, 2007 and May 29, 2007 Council meetings. The Mayor noted the minutes of May 29, 2007 would be deferred.

On the motion of Councilmember Bleecker, seconded by Councilmember Morinelli, Council voted to approve the minutes of the May 1, 2007 Council meeting as published.

The Citizen Participation Period followed. The following persons addressed City Council:

1. Pat Jones, representing Ansonborough Neighborhood Association, read a comment regarding the 3X zoning on Marion Square: "Thank you for this opportunity to speak in opposition to the rezoning of the proposed hotel site on Marion Square. If passed, this piece meal approach to zoning would negate any protection for the historic Citadel building and the district as a whole. Currently, this zoning issues is being argued in court and we feel the issue of the original zoning variance should be resolved first in court. Please vote against this zoning change to preserve our historic district character, its scale and its livability." She stated the President apologizes for not being here.

2. Alice Tellis said it is a sad day today because of the events of last night. She explained she feels funny coming in here to congratulate the Mayor on having such a wonderful architect, Joe Schmidt, renovate this building and Tom McGee, the contractor.

3. Debbie Scott, member of the Ansonborough Neighborhood Association, expressed her support of the comments made by Pat Jones on behalf of the Association's President regarding the proposed hotel on Marion Square.

4. Dwight Jones said they are doing a good job with the City but would like to know when they are going to finish the streetscape and finish the entire community.

5. Robert Gurley, Assistant Director of the Preservation Society of Charleston, expressed their opposition to the proposed amendment to the zoning. He explained at the July 18, 2006 meeting Mayor Riley called the 3X zoning archaic. He stated they agreed with the Mayor and were pleased that City Council voted to eliminate this zoning category. He stated they are dismayed that the City is now proposing to extend this same zoning category that the community and City Council agreed was obsolete and inappropriate. He said to approve such a proposal would be unwise and in direct contradiction to earlier decisions made by this Council.

Mr. Gurley explained they feel extending the 3X zoning category is a clear example of spot zoning. He remarked they do not see how this proposal to extend a zoning category that has been eliminated in much of the City and to do so for one piece of property can be viewed as anything other than spot zoning. He urged City Council to vote against this proposal. He stated they are not against a hotel at this site just the 3X zoning.

6. Warrick Jones, Ansonborough resident, stated the City should review Charleston County's approach to minority businesses because it has been very successful. He explained the County has adopted a ten percent participation target spread over procurement and contracts.

He stated he does not understand why the property on Marion Square needs to be rezoned.

7. Marc Knapp, West Ashley resident, stated listened to staff explain they advertise in the Post and Courier and another newsletter he had never heard of. He said they need to pass a resolution stating this City put out bids in two places, which go out all over the state, *The AGC Room* and *The Dodgers*.

Mr. Knapp said he is also concerned about the zoning and echoes everyone else's statements.

8. Adam White, 12 Carolina Street, explained in the context of citizens and their livelihoods, there is a greater problem at hand which is crime prevention. He expressed his feelings that there is a lack of crime prevention programs. He stated the City does not really address what the comprehensive plan is. He asked how are they connecting to his generation. He noted Baltimore, Richmond and Detroit, who have significant problems, have programs in place that are advertised and boasted

109
CITY CHARLESTON

about. He said the City is great at preservation and urban design, but there is a very weak notion about how to address this crime prevention issue.

Mr. White explained there needs to be a comprehensive plan and an active involvement from the citizens. He commented he is a very passionate young man who cares about his community. He said it is a question of how the City is reaching out to the community and effectively making sure we have an effective coalition.

No one else expressed a desire to address Council. The Mayor declared the Citizen Participation period concluded.

Next, Council considered 2007 Boards and Commissions Appointments.

Councilmember Gallant asked who the City Council representatives were for the Central Business Revitalization District Commission. Sharon Brennan, Director of the Economic Innovation Division, explained Councilmembers Gallant and Evans were still the City Council representatives.

On the motion of Councilmember Evans, seconded by Councilmember Bleecker, Council voted to approve the appointments as proposed by Mayor Riley.

The following appointments were approved:

INSERT MEMO OF APPOINTMENTS

Next, City Council received the following report of the Committee on Traffic and Transportation:

INSERT TRAFFIC AND TRANSPORTATION REPORT
(An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 19, Article XVI, to change the drawing of rickshaw tokens for operation from a monthly basis to a quarterly basis, to provide an expiration date for Certificates of Appropriateness, and to require rickshaws to utilize passenger restraints.

On the motion of Councilmember Morinelli, seconded by Councilmember Bleecker, Council adopted the report of the Committee on Traffic and Transportation including giving first reading on one (1) ordinance.

First reading was given to a bill entitled:

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 19, ARTICLE XVI, TO CHANGE THE DRAWING OF RICKSHAW TOKENS FOR OPERATION FROM A MONTHLY

110
CITY CHARLESTON

BASIS TO A QUARTERLY BASIS, TO PROVIDE AN EXPIRATION DATE FOR CERTIFICATES OF APPROPRIATENESS, AND TO REQUIRE RICKSHAWS TO UTILIZE PASSENGER RESTRAINTS.

Next, City Council received the following report of the Committee on Ways and Means:

INSERT

WAYS AND MEANS REPORT

(Charlotte Street Park: Contract Amendment #6 $65,109 *Stantec Consulting Services, Inc.* **Account #050972-52238**

(Lockwood Police Station Renovation: Approval of Project Budget and Construction Contract $993,400 *Stenstrom & Associates, Inc.* **Account #051109-52240**

(Trolley Barn: Approval of Project Budget and Stabilization Contract $172,392 *Huss, Inc.* **Account #051147-52240**

(Upper King Street Streetscape: Construction Contract Change Order #8 ($1,067,670.89) Credit *Gulf Stream Construction Company, Inc.* **Account #050535-52240**

(Byrnes Downs Drainage Improvement Project: Change Order #3 ($300,678.15) Credit *Chandler Construction Services, Inc.* **Account #050938-52240**

(Transfer Related to the Dissolution of the Police Relief and Pension Fund *(Contingent upon ratification of City Council Agenda Item #K16)*

(Housing and Community Development: Contract Amendment #2 $16,715 *Charleston Bank Consortium* **Account #470010-57140**

(2007 Street Vendor Franchise Ordinance *(Ordinance)*

(Easements for the East Bay Bike Path

1. South Carolina Ports Authority
2. South Carolina Public Railways

(Transfer Agreement with Albert Aiken for 2118 (Lot 4A) Amaker Street *(Ordinance)*

(Transfer Agreement with Episcopal Diocese CHDO in the amount of $41,355.23 for 30½ Nassau Street *(Ordinance)*

(Transfer Agreement with Episcopal Diocese CHDO in the amount of $24,701.38 for 32 Nassau Street *(Ordinance)*

111
CITY CHARLESTON

(Transfer Agreement with Episcopal Diocese CHDO in the amount of $31,065.43 for 188½ Line Street *(Ordinance)*
(Transfer Agreement with Episcopal Diocese CHDO in the amount of $6,149.50 for 475 Race Street *(Ordinance)*
(Transfer Agreement with Episcopal Diocese CHDO in the amount of $41,977 for 2323 Birdie Garrett Street, 2311 Odessa Street, 2310 Peonie Street and 1903 Doscher Avenue *(Ordinance)*
(Lease Agreement for 1903 Savannah Highway $36,636 (2007) *The Alexander Company, LLC* **Account #101000-52510**
(Lease Agreement for 1579 Savannah Highway, Suite C $7,200 (2007) *1575 Savannah Highway, LLC* **Account #051126-52510**
(Annexations: *(2 Ordinances)*
1. 2830 Maybank Highway TMS #312-00-00-089 5.04 acres
~~2. Vacant parcels on Marginal Road TMS #307-05-00-012, 307-00-00-013 Portion of #307-00-00-001 9.64 acres~~
Deferred at Ways and Means
Addition to Report: Begin Negotiations with NBM for Dock Street Theatre (vote 6-5)

The Report from the Committee on Ways and Means included one (1) annexation petition. The following list of properties requested annexation into the City of Charleston:

1. Property known as 2830 Maybank Highway (5.04 acres) (TMS #312-00-00-089), Johns Island, Charleston County. The petition was signed by Barbara Stanley and Christopher Gadsden, St. Stephens Church of Johns Island.

Without objection, Council separated the vote on the Negotiations with NBM for Dock Street from the rest of the Ways and Means Report.

On the motion of Councilmember Bleecker, seconded by Councilmember Evans, Council voted to move forward with Negotiations with NBM for Dock Street.

The vote was not unanimous. Councilmembers Lewis, Mitchell, Gallant, Gilliard and Waring voted nay.

Councilmember Morinelli moved the adoption of the remaining report of the Committee on Ways and Means including seven (7) ordinances, the acceptance of

112
CITY CHARLESTON

one (1) annexation petition, giving first reading to eight (8) bills. Councilmember Evans seconded the motion. The motion carried.

First reading was given to bills entitled:

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF CHARLESTON A FRANCHISE AGREEMENT WITH ALL THAT'S GOOD, INC., MARIA JEANNE RAKES, AND LUCUS CHILLAK FOR CERTAIN DESIGNATED SPACES WITHIN THE CITY OF CHARLESTON FROM WHICH FOOD OR DRINK OR READING MATERIAL SOLD IN CONJUNCTION WITH THE SALE OF FOOD OR DRINK MAY BE SOLD FROM STATIONARY CARTS OR OTHER DEVICES.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT TRANSFER AGREEMENT BETWEEN THE CITY OF CHARLESTON AND ALBERT AIKEN FOR THE TRANSFER OF LOT 4A BEARING TMS #464-10-00-058 MORE COMMONLY KNOWN AS 2118 AMAKER STREET, FOR THE SUM OF $1.00, SAID PROPERTY BEING LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID TRANSFER AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT TRANSFER AGREEMENT BETWEEN THE CITY OF CHARLESTON AND THE EPISCOPAL DIOCESE OF SOUTH CAROLINA COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE TRANSFER OF 30½ NASSAU STREET BEARING TMS #459-09-02-029 FOR THE SUM OF $41,355.23, SAID PROPERTY BEING LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID TRANSFER AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT TRANSFER AGREEMENT BETWEEN THE CITY OF CHARLESTON AND THE EPISCOPAL DIOCESE OF SOUTH CAROLINA COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE TRANSFER OF 32 NASSAU STREET BEARING TMS #459-09-02-030 FOR THE SUM OF $24,701.38, SAID PROPERTY BEING LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID TRANSFER AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

113
CITY CHARLESTON

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT TRANSFER AGREEMENT BETWEEN THE CITY OF CHARLESTON AND THE EPISCOPAL DIOCESE OF SOUTH CAROLINA COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE TRANSFER OF 188½ LINE STREET BEARING TMS #460-07-04-140 FOR THE SUM OF $31,065.43, SAID PROPERTY BEING LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID TRANSFER AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT TRANSFER AGREEMENT BETWEEN THE CITY OF CHARLESTON AND THE EPISCOPAL DIOCESE OF SOUTH CAROLINA COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE TRANSFER OF 475 RACE STREET BEARING TMS #460-07-02-108 FOR THE SUM OF $6,149.50, SAID PROPERTY BEING LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID TRANSFER AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT TRANSFER AGREEMENT BETWEEN THE CITY OF CHARLESTON AND THE EPISCOPAL DIOCESE OF SOUTH CAROLINA COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE TRANSFER OF: (1) 2323 BIRDIE GARRETT STREET BEARING TMS #464-01-00-108 FOR THE SUM OF $27,000.00; (2) 2311 ODESSA STREET BEARING TMS #464-01-00-141 FOR THE SUM OF $500.00; (3) 2310 PEONIE STREET BEARING TMS #464-01-00-167 FOR THE SUM OF $500.00; AND (4) 1903 DOSCHER AVENUE BEARING TMS #464-01-00-088 FOR THE SUM OF $13,977 FOR A TOTAL SUM OF $41,977.00, SAID PROPERTIES BEING LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SAID TRANSFER AGREEMENT BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

The next matter before Council was nineteen (19) bills up for second reading. The Clerk noted that second reading of two (2) bills (Items K-1 through K-2 on the agenda) would be *deferred.*

The following bills were *deferred:*

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, so that 1089 Fort Johnson Road *(James Island)* (4.5 acres) (TMS #428-06-00-022), annexed into the

City of Charleston July 15, 2005 (#2005-276), be zoned Single-Family Residential (SR-1) classification. ***(Deferred)***

2. An ordinance authorizing the Mayor to execute on behalf of the City the necessary documents to close and abandon a portion of C Street approximately 100 feet in length running generally in a northwesterly direction from the edge of TMS No. 463-16-04-051 to its terminus, said portion of C Street being located in the City and County of Charleston, State of South Carolina. ***(Deferred)***

Adelaide Andrews, Deputy Corporation Counsel, explained item K-4 would be amended to say Monarch Holding Company, LLC.

On the motion of Councilmember Gallant, seventeen (17) bills (Items K-3 through K-19 on the agenda) received second reading. They passed second reading on motion of Councilmember Mitchell and third reading on motion of Councilmember Bleecker. On further motion of Councilmember Evans, the rules were suspended and the bills were immediately ratified as:

2007-109 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CHARLESTON AND SMITH-MORRIS COMPANY, LLC, ASSIGNEE OF CIVITAS, LLC, TO ALLOW SMITH-MORRIS COMPANY, LLC A TIME EXTENSION IN WHICH TO COMPLETE THE PUBLIC IMPROVEMENTS IN PHASE I OF THE MORRIS SQUARE PROJECT, TO ALLOW SMITH-MORRIS COMPANY, LLC THE RIGHT TO PROCEED WITH PHASE II OF THE MORRIS SQUARE PROJECT UNDER CERTAIN CONDITIONS, TO COMPLETE PHASE II OF THE MORRIS SQUARE PROJECT NO LATER THAN SEPTEMBER 25, 2009 AND TO PAY THE CITY $21,618 IN CONSIDERATION FOR CERTAIN ENCROACHMENTS AT SIMONTON PARK LOCATED WITHIN PHASE I OF THE MORRIS SQUARE PROJECT, SAID THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN. (AS AMENDED)

2007-110 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF CHARLESTON THE NECESSARY DOCUMENTS TO CLOSE AND ABANDON THAT SECTION OF DIVISION STREET APPROXIMATELY 40 FEET IN WIDTH, AND RUNNING 127.04 FEET IN LENGTH

115 CITY CHARLESTON

ALONG ITS NORTHERN BOUNDARY AND RUNNING 121.61 FEET IN LENGTH ON ITS SOUTHERN BOUNDARY AND FRONTING ON MEETING STREET BETWEEN TMS PARCEL #464-10-00-034 OWNED BY MONARCH HOLDING COMPANY, LLC AND TMS PARCEL #464-10-00-035 OWNED BY MONARCH HOLDING COMPANY, LLC SAID SECTION OF DIVISION STREET BEING LOCATED IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, MORE FULLY SHOWN ON A PLAT SHOWING THE ABANDONMENT OF DIVISION STREET AND COMBINING IT TO PARCELS 34 & 35 PREPARED BY KEVIN M. SCHWACKE, SR. PLS, DATED JANUARY 5, 2007, MARKED AS EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND UPON THE ABANDONMENT OF THAT SECTION OF DIVISION STREET AS SHOWN ON EXHIBIT A, AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF CHARLESTON THE NECESSARY DOCUMENTS TO CONVEY SUCH ABANDONED RIGHT-OF-WAY TO MONARCH HOLDING COMPANY, LLC , THE ADJACENT PROPERTY OWNER. AS AMENDED

2007-111 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON BROWNSWOOD ROAD *(JOHNS ISLAND)* (1.61 ACRES) (TMS #312-00-00-178), ANNEXED INTO THE CITY OF CHARLESTON MARCH 27, 2007 (#2007-062), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

2007-112 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1707 SULGRAVE ROAD *(FOREST LAKES - WEST ASHLEY)* (0.33 ACRE) (TMS #354-03-00-094), ANNEXED INTO THE CITY OF CHARLESTON MARCH 27, 2007 (#2007-063), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

2007-113 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1705 SULGRAVE ROAD *(FOREST LAKES - WEST ASHLEY)* (0.40 ACRE) (TMS #354-03-00-102), ANNEXED INTO THE CITY OF CHARLESTON APRIL 10, 2007 (#2007-085), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

116
CITY CHARLESTON

2007-114 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 28 AVONDALE AVENUE *(AVONDALE – WEST ASHLEY)* (0.35 ACRE) (TMS #418-14-00-019), ANNEXED INTO THE CITY OF CHARLESTON APRIL 10, 2007 (#2007-084), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

2007-115 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2227 WEEPOOLOW TRAIL *(ASHLEY HARBOR - WEST ASHLEY)* (0.27 ACRE) (TMS #353-12-00-018), ANNEXED INTO THE CITY OF CHARLESTON APRIL 10, 2007 (#2007-086), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

2007-116 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON FARM HILL ROAD (AKA FAMHILL ROAD) *(CAINHOY)* (7.18 ACRES) (TMS #269-00-00-027), ANNEXED INTO THE CITY OF CHARLESTON APRIL 10, 2007 (#2007-082), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

2007-117 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1695 OLD MILITARY ROAD, 1588 GRIMBALL ROAD EXT. AND VACANT PARCELS *(JAMES ISLAND)* (22.90 ACRES) (TMS #431-00-00-026, 431-01-00-003 & 024, 025 & 026), ANNEXED INTO THE CITY OF CHARLESTON AUGUST 29, 2005 (#2005-353), BE ZONED SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (SR-2 PUD) CLASSIFICATION.

2007-118 AN ORDINANCE AMENDING CHAPTER 54, OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-327 TREE REMOVAL RESTRICTIONS TO ADD A NEW SUBSECTION "G" ESTABLISHING STANDARDS FOR THE REMOVAL OF TREES AND VEGETATION ASSOCIATED WITH LAND DEVELOPMENT.

2007-119 AN ORDINANCE TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO

AMEND REGULATIONS FOR COMMUNICATION TOWERS WITHIN THE CITY OF CHARLESTON.

2007-120 AN ORDINANCE TO RECOGNIZE THE USAGE OF ADDITIONAL FUNDS TO MEET ADDITIONAL APPROPRIATIONS AUTHORIZED BY ORDINANCE _____ FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.

2007-121 AN ORDINANCE TO MAKE ADDITIONAL APPROPRIATIONS TO MEET THE LIABILITIES OF THE CITY OF CHARLESTON FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.

2007-122 AN ORDINANCE TO AMEND CHAPTER 25, ARTICLE III, SECTIONS 25-46 THROUGH 25-65 OF THE CODE OF THE CITY OF CHARLESTON WHEREBY THE POLICE RELIEF AND PENSION FUND SHALL BE LIQUIDATED AND THE MONEY IN THE POLICE RELIEF AND PENSION FUND SHALL BE TRANSFERRED TO THE RESYSTEMIZATION FUND TO BE MANAGED BY THE DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS IN THE SAME MANNER AS OTHER MONIES IN THE RESYSTEMIZATION FUND, TO ABOLISH THE POLICE RELIEF AND PENSION FUND COMMISSION AND TO DISCHARGE THE POLICE RELIEF AND PENSION FUND COMMISSION OF ALL FUTURE DUTIES AND OBLIGATIONS; AND TO PROVIDE THAT THERE SHALL BE NO FURTHER BENEFITS PAID FROM THE POLICE RELIEF AND PENSION FUND.

2007-123 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS TO ENTER INTO THAT CERTAIN AGREEMENT TO BUY AND SELL REAL ESTATE BETWEEN THE CITY OF CHARLESTON AND CRAIG PLAKETTA FOR THE SALE OF 26 KENNEDY STREET, IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, BEARING TMS #460-07-04-093, FOR THE SUM OF $221,152.00, SAID AGREEMENT TO BUY AND SELL REAL ESTATE BEING MARKED AS EXHIBIT I, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

2007-124 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1707 JESSAMINE ROAD (0.23 ACRES) (TMS #351-12-00-034), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON

118
CITY CHARLESTON

AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7.

2007-125 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 108 MAGNOLIA ROAD (0.21 ACRES) (TMS #418-13-00-169), ST. ANDREWS PARISH, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON AND INCLUDES ALL MARSHES, PUBLIC WATERWAYS, AND PUBLIC RIGHTS-OF-WAY, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 8.

Council then considered two bills up for first reading.

Next, Council considered a bill to add a provision which would make it a criminal offense to remove private property of another without first having obtained the consent of the owner including, but not limited to, shopping carts.

Ms. Andrews explained at the request of Councilmember Mitchell, they began to look at a way to address the removal of shopping carts, particularly in grocery stores where merchants were complaining. She stated the merchants said they had tried all measures possible, but the removal of shopping carts continued. She noted they had to buy new carts, which causes the price of groceries to increase. She explained they were able to find an ordinance to expand to include shopping carts.

Councilmember Mitchell explained many stores were complaining the shopping carts were being removed, but not returned. He stated the shopping carts range from two hundred dollars and upwards, so when carts are not returned they have to compensate for the loss, which means the prices are raised.

Mayor Riley thanked Councilmember Mitchell, the legal staff and Chief Mullen for this ordinance. He stated grocery stores provide competitively priced food so citizens who have to work extra hard to balance their budgets having competitively priced food in their neighborhood is important. He said the increased prices can threaten the viability of the store.

On the motion of Councilmember Mitchell, seconded by Councilmember Gallant, Council voted to give first reading to the subject bill.

Councilmember Lewis signed a conflict of interest form.

First reading was given to a bill entitled:

119
CITY CHARLESTON

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 21, SECTION 84 TO ADD A PROVISION WHICH WOULD MAKE IT A CRIMINAL OFFENSE TO REMOVE PRIVATE PROPERTY OF ANOTHER WITHOUT FIRST HAVING OBTAINED THE CONSENT OF THE OWNER INCLUDING, BUT NOT LIMITED TO, SHOPPING CARTS.

Next, Council considered a bill to rezone 404 King Street (TMS # 460-16-04-009) by moving the Old City Height District Boundary so that this property is entirely within the "3X" Old City Height District.

Mayor Riley explained Council has a report prepared by the Civic Design Center. He stated 404 King Street is the old library site and is a crucial redevelopment opportunity site on Marion Square and the upper King Street district. He said a 185 room hotel has been proposed for this site. He said 404 King Street is unique because it lies within two height districts, the 3X district and 55 foot district. He stated the proposed ordinance is to rezone the rear portion of the site to the 3X height district so that the entire property lies within the 3X height district.

Mayor Riley stated his past criticism of the 3X height district pertained to the broad application of it, in areas where it did not fit, but in this unusual site within the City because of the Frances Marion Hotel and the presence of the 3X district, this height best suits this particular site.

Continuing, he explained the Department of Planning, Preservation and Economic Development and the Civic Design Center conducted a study of the Marion Square area, which recommends the appropriateness of a taller building on this site. He said the hotel project received approval for maximum height of 105 feet, which fits within the 3X district. He stated it has received a variance from the Board of Zoning Appeals and design approval for the height from the Board of Architectural Review. He also commented these Boards, through a public process, have determined that this is a unique site and the height of this project is appropriate. He stated this amendment will codify those approvals.

Mayor Riley explained this proposal is constituent with establishing planning, economic development and urban design plans for the further transformation of King Street, just as The Charleston Place did for lower King Street. He stated the study very well amply illustrates this. He said this action is requested of City Council to give first reading and refer it to the Planning Commission for future review and public hearing.

Councilmember Shirley said there is no explanation in the handout. He asked what pictures or plans are they discussing because there are several in the handout.

120
CITY CHARLESTON

Michael Maher, Director of the Civic Design Center, explained the first illustration shows the current split zoning on the site, and the other illustrations are the possible concepts with the entire site being zoned the 3X district.

Mayor Riley stated they could have arranged for the presentation, but thought the handout was almost as good and they were really sensitive to people's time tonight.

Councilmember Shirley asked if the first illustration would be taller than the others. Ms. Fortenberry replied it is taller on the King Street side.

Councilmember Lewis state it is in his district and he does not support this because it is too tall.

In response to a question from Councilmember Shirley, Mayor Riley explained with the current height they could put a taller building directly on King Street, with no setbacks, than what they would have if the entire site was under the 3X district.

Councilmember Shirley asked if they could defer this. Mayor Riley stated this will go to the Planning Commission for a public hearing and then come back to Council. He explained this project has had substantial public engagement. He expressed his belief there is no need to respectively defer this.

On the motion of Mayor Riley, seconded by Councilmember Bleecker, Council voted to give first reading to the subject bill and refer it to the Planning Commission.

First reading was given to a bill entitled:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHARLESTON TO REZONE 404 KING STREET (TMS # 460-16-04-009) BY MOVING THE OLD CITY HEIGHT DISTRICT BOUNDARY SO THAT THIS PROPERTY IS ENTIRELY WITHIN THE "3X" OLD CITY HEIGHT DISTRICT.

The vote was not unanimous. Councilmember Lewis voted nay.

Mayor Riley noted the City has written the GSA seeking an offer for the ability to purchase the Federal Building on Meeting Street for the purposes of guiding its redevelopment in a manner that is most beneficial to the City and neighborhood. He explained the GSA is going to send the City an offer, which we have to respond to in fifteen days, which will mean we may have to call a special City Council meeting.

Councilmember Gilliard said that he has had a lot of residents call him about the Savannah Highway property and they cannot fathom seeing another business in that area. He commented with all due respect, he thinks it would be to the City's

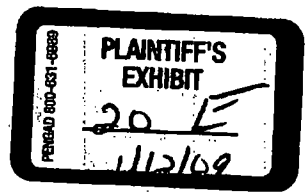
121
CITY CHARLESTON

advantage to acquire the property and erect a memorial park at that location opposed to another business. He said he knows that's jumping the gun, but that is something he wanted to put out there for the Council to consider.

There being no other business, the meeting was adjourned at 7:10 p.m.

Vanessa Turner-Maybank
Clerk of Council

122
CITY CHARLESTON



.Planning Commission
July 18, 2007

A meeting of the Planning Commission was held this date at 5:00 p.m., at 75 Calhoun Street.

Notice of this meeting was sent to all local news media.

PRESENT

Mr. Francis McCann, *Chairman*, Mrs. Barbara Ellison, Mr. Gordon Geer, Mr. Charles Karesh, Ms. Sunday Lempesis, Ms. Valerie Perry, Mr. Keith Waring. **STAFF:** Mr. Christopher Morgan, Director, Planning, Ms. Amanda Herring, Senior Planner, Mr. Lee Batchelder, Assistant Director, Zoning Division, Mr. Philip Overcash, Planner I, Mr. Josh Martin, Director of Planning, Preservation and Neighborhoods.

Chair McCann reviewed the rules of procedure for the meeting.

The following items were deferred:

ZONINGS

2. **Vacant Parcels on Marginal Road (West Ashley) TMS# 307-05-00-012, 013 & a portion of 307-00-00-001** – 9.64 acres. Request zoning of GB (General Business). This property was zoned R-4 (Single-Family Residential Suburban) in Charleston County. Owner: Pella Realty, LLC County. Owner: St. Stephens Church of Johns Island **Deferred**

SUBDIVISIONS

1. **1989 River Road (The Retreat at Seven Oaks – Johns Island) TMS# 345-00-00-113 & 115** – 59.710 acres. Request Concept Plan approval for 162 lots. Zoned Single-Family Residential (SR-1) and Residential Office (RO). Owner: The Retreat at Seven Oaks Applicant: Sam Bethay - Forsberg Engineering **Deferred**

3. **1560 Brownswood Road (Sea Island Farms – Johns Island) TMS# 280-00-00-172** – 9.66 acres. Request Concept Plan approval for 29 lots. Zoned Single-Family Residential (SR-1). Owner: Angel Investments, LLC Applicant: Kevin Coffey – Lowcountry Land Development Consultants **Deferred**

Mr. Batchelder presented item #1 under rezonings. Mr. Morgan presented the rezonings, zonings, and ordinance amendments. Ms. Herring presented the subdivisions.

PRESENTATION

1. **Johns Island Community Plan** – Christopher Morgan, Director Planning Division - Department of Planning, Preservation & Economic Innovation. **Deferred - will be presented in August**

REZONINGS

1. **404 King St (Peninsula) a portion of TMS# 460-16-04-009** – approximately 0.26 acre. Request rezoning a portion of the property by moving the Old City Height District Boundary to include the entire property in the "3X" Height District. The property is zoned General Business (GB). Owner: Library Associates, LLC Applicant: City of Charleston

Ms. Perry recused herself and left the room.

Presentation: Mr. Batchelder said that this concerns the Old City Height District on the peninsula, specifically the area that included a number of properties along King Street between Hutson and Calhoun Streets.

Mr. Batchelder said that nearly 2/3 of the property was within the 3X height district. The remaining portion of the property is within the 55/30 height district. The proposed shift in the Old City Height boundary would move the boundary to include all 404 King Street within the 3X height district, a shift of 74-feet to the east.

The 3X height district requirements are that no structure including the pertinent parts, except for elevator, penthouses, or mechanical penthouses, will exceed a height equal to 3 times the least distance measured

from the center of the right-of-way to the face of the building. No structure fronting on any street will be less than 30 feet in height.

Mr. Batchelder noted that while Charleston had a long history of preservation efforts and recognized its importance, revitalization was also an important component of any planning process. Few cities had strict types of zoning regulations like Charleston as a result of planning efforts and objectives identified in those efforts. Two of the zoning restrictions are Accommodations Overlay Zone and the Old City Heights District.

The Accommodations Overlay Zone, adopted in the early 1980s, restricted the location of hotel development on the peninsula to the center spine of the peninsula between King and Meeting Streets, and also included areas of Market Street, extends to the Lodge Alley area and lower portions of East Bay Street, and other parts of the City.

The Old City Height District which restricts potential height of buildings within the City was adopted in 1977. Revisions had since been made to the height districts. The regulations include a zoning district which is a 120/30 Old City Height District that allows a maximum building height of 120 feet. This district exists in one location in the City of Charleston - the Charleston Place redevelopment site (Orient Express Hotel). Recognizing that this was a significant development-opportunity, the City zoned the property accordingly and the rest is an improvement in a significant part of the City.

Mr. Batchelder said that 404 King Street is a significant development site and has been recognized as such in adopted plans. It is seen as the key link between Lower King Street and Upper King Street. It is the only redevelopment site that is directly adjacent to Marion Square and sits on King Street. He said that the felt that the redevelopment of this property in the right way will have positive economic impact on Lower King Street similar to what Charleston Place had on Upper King Street. Some of the benefits would include property tax revenues, accommodation tax revenues, and hospitality tax revenues.

Mr. Batchelder described the building that could be built on the site under the current zoning. The taller portion of the building under the 3X height district would be along King Street and the shorter portion would be to the east side of the property that was in the 55/30 zone. He said that it would create an asymmetrical building as viewed from Marion Square.

The proposed building, which has received conceptual approval from the Board of Architectural Review and a height variance from the Board of Zoning Appeals, occupies less total mass than what would be permitted under the current zoning. Mr. Batchelder noted that in designing a building for this particular location, it was taken into account that there is no back side to the site. The building has four facades on King Street, Hutson Street, Marion Square and the side that adjoined the Old Citadel. Due to the type of building this is, it cannot be build up adjacent to the Old Citadel.

The architects have redistributed and reduced the building mass from what would be allowed under the current zoning. The upper floors of the building have been setback from the east and west sides, and the Hutson Street side. They left a substantial void in the center of the building as viewed from Marion Square.

Mr. Batchelder said that this change has been supported by various plans that have been prepared and presented, and adopted by City Council. He indicated that there is substantial significant public support for the proposed hotel at this location. He reiterated that the City has a substantial significant record in its planning and preservation efforts in its efforts to regulate development on the peninsula to accomplish those objectives of revitalization and preservation. He said that in the legislative process, the City did have the authority to amend its zoning regulations to accomplish the goals of its plans. The staff felt that this shift followed that objective and accomplishes that. The staff recommended approval of the change to 3X.

In Favor: Frances Cantwell, an attorney representing the owner Library Associates, LLC (Hank Hofford and Michael Bennett) said that the owners support the request initiated by the City. She said that if you considered the current restrictions and regulations that applied to the property, in addition to the slides shown by Mr. Batchelder about the configuration of the building that could be built there now and what could be built under the rezoning, it would suggest that those regulations begged to be modified. She indicated that regardless of what was built upon the site, it had to be a signature building due to its location. She said that since the building has four sides, it is very difficult to design a signature structure under the constraints of the height that is presently in place. She thought that this application recognizes that circumstance and tries to accommodate not only what is needed on the corner, but also accommodate and formalize the many reviews that this structure and site has gone through to include not

only the Board of Architectural Review but also the Board of Zoning Appeals.

Ms. Cantwell indicated to the Commission that they might hear issues about lawsuits and spot zoning. She said that she did not think this was the forum where those decisions should be discussed. She said that she believed that this is a valid application and that it is legally defensible. She said this amendment furthers the goals of those plans and will allow for the City to get what it wants at that site - a signature building, an anchor that will draw people north of Calhoun Street and to encourage continued revitalization plans.

Patterson Smith, past chairman of the Upper King Street Revitalization Committee, said that he has been an advocate for the revitalization of Upper King Street for some time. He noted that he had always shared this vision with property owners and merchants on Upper King Street. He felt that this was a project that would speak well for this site. He urged the Commission to approve the change.

Ernie Long, president of the Charlestowne Neighborhood Association, said that he along with may residents supported the project.

Also speaking in favor were Vangie Rainsford, Peg Moore and Harley Clark.

Opposed: Trenholm Walker, representing Preservation Society of Charleston, said that they were not opposed to the redevelopment of the site. The Preservation Society was opposed to the amendment of the zoning to accommodate this particular project.

Mr. Walker said that what had not been pointed out properly was that this zoning change was not needed to accomplish the project that the developer wanted to place there. The Board of Zoning Appeals has granted a variance that would allow the project. He said that there was no need for a zoning change and there was no need for the Planning Commission to change the rules to accomplish the project.

Mr. Walker noted that last September during a campaign to eliminate the 3X zoning, Mayor Riley stated that the 3X district was a relic that was done when they first developed zoning ordinances and had very little experience with it. He said it was prehistoric and should not be a part of the City zoning ordinance any longer.

Mr. Walker asked that they not take this step which is unnecessary for this project and not to put in zoning that will run with the land. He remarked that however well intentioned the developers are they might back down and once it was done you cannot back off form it. He said that this was not the way to solve that problem. He said that they could solve that problem with a variance and that was the way it should be done in the future. He felt it should done on a project by project basis.

Mr. Walker said that the Charleston skyline is being assaulted again and again. He said that the project could be developed and developed successfully with out the change that has been requested by the applicant.

Edward Pritchard representing the Historic Charleston Foundation said that he concurred with many of the statements of Mr. Walker.

Mr. Pritchard said that the Foundation was not necessarily opposed to the project. While they felt that the hotel was a good use for it, they felt that the building did not have to be tall to be signature. He pointed out that there were many signature buildings that do not overshadow and over power their neighbors. The Foundation was very concerned about the "canyonization" of Marion Square. He said that they were arguing that the building fronts on Marion Square and that is what made it different. Hr questioned whether it was any different from the Millennium Music, the gas station on Calhoun and Meeting, and the bank building on the opposite corner of Calhoun and Meeting. He said that it was just a matter of time this comes before the Commission and they have completely surrounded Marion Square by tall buildings.

Mr. Pritchard noted that a line needed to be drawn and they needed to stop this. He said that it does not have to be tall to be signature. He said that it could be beautiful and well built. It did not have to have the height.

In reference to an earlier statement by Ms. Cantwell regarding this meeting not being the proper forum to bring up issues about lawsuits and spot zoning, Mr. Pritchard said that this is the proper forum and they were concerned about the legality of this request. He said that they believed that this is spot zoning. He

said that a height variance was granted. The Historic Charleston Foundation and the Preservation Society of Charleston have challenged the variance and it is now in the circuit court. He said that the transcript came out concerning this application for rezoning. He said that it concluded that the variance is not going to withstand judicial scrutiny. He said that it does not look right. He thought that it is a big problem to forward with this.

Also speaking in opposition to the rezoning was Winslow Hastie, Pat Jones, and Kevin Eberly.

Rebuttal: Mr. Batchelder said that the City supported the request that went before the Board of Architectural Review and Board of Zoning Appeals. Those boards approved the request because they recognized that this is a unique redevelopment opportunity. The size and location of the property made it unique. He noted that since nearly 2/3 of the property is in the 3X zone, the shift that is being proposed is relatively small. He said that if they believed that this is a significant redevelopment opportunity, that they liked the plans that have been presented, and like the idea of a full service hotel being built on this site and all that it can bring to this part of King Street, and how that connection between Upper King Street and Lower King Street can be made, the City should use its zoning authority to designate this site in an appropriate fashion to encourage that redevelopment. He said this is what they were proposing to do. He asked the Planning Commission to approve the request.

Chair McCann asked Mr. Batchelder to respond to the opposition that was raised about the need for a variance in light of the fact that zoning runs with the land and not with the building. He questioned that if the variance is being approved what was the purpose of the application to the zoning change.

Mr. Batchelder said that if they thought that was proposed is a good solution for redeveloping the site they should make it a conforming redevelopment. He said that they should not be talking in terms of variances and not being in compliance with the existing code. He said that they should use their legislative authority to adopt zoning regulations and adopt changes to those regulations to make this a conforming proposal for that site. He said that it was unique and it deserved a unique solution to that problem.

In reference to the changing the height district and what would happen if this development did not go forward, Ms. Fortenberry added that any new development would have to come back to the Board of Architectural Review and receive conceptual review for height, scale and mass.

Ms. Cantwell said that they did have a variance and it was not tied to constructing the hotel. She said that any building that will be constructed there will have to get approval from the Board of Architectural Review. She said that giving this site 3X zoning category did not guarantee that the building. It would still have to receive Board of Architectural Review approval.

Ms. Cantwell said that the variance is being challenged. She said that the issue of the variance change was not before the Planning Commission tonight. In response to those who asked why do this if you did not need it, she said that if it met the goals and objectives of the various plans that the City had adopted for zoning to historic preservation to revitalization, why not. She said why not recognize what the City's objectives are for this site and make it conforming. She said that is what zoning is supposed to do.

Chair McCann closes the public hearing

Motion: Mr. Waring moved for approval.

Second: Ms. Lempesis

The request was approved unanimously.

Chair McCann asked that a letter in favor of the request from Councilmember Henry Fishburne (City Council District 1) and a letter in opposition to the request from Ms. Perry be entered into the record.

2. **Travis Lane off Clements Ferry Road (Cainhoy) TMS# 268-00-00-005 & 039** – 11.44 acres. Request rezoning from Single Family Residential (SR-1) to General Business (GB). Owner: Emily Coles Applicant: Norman Labrie

Presentation: Mr. Morgan said that the zoning of the surrounding properties, which are almost entirely in Berkeley County, is mostly residential with the exception of one small lot that is zone General Commercial in Berkeley County but it still contains a residential use. The property is accessed by Travis Lane, which is an unimproved access easement crossing several properties.

Mr. Morgan said that the staff was concerned about this request because of its "leap frog" nature. He said that while there is a small parcel adjacent to it that is commercially zoned, the vast majority of commercial zoning is further down Clements Ferry Road down in the Jack Primus area or further to the near the intersection of Highway 41. He also said that because of the access from Travis Lane, the staff felt that until there was better access there, intensification of use is premature. He added that given that the surrounding zoning of Berkeley County being residential, the staff recommended against the request and recommend the property remain single-family residential.

In Favor: Melinda Lucka, representing the owner of the property, said that the property across the street as well as the property adjoining the subject property are zoned General Commercial and both are in Berkeley County.

Mrs. Lucka said that the property will be subdivided. She indicated that they only wanted a portion of the property rezoned and not the entire 11 acres. She said that after meeting with the Planning staff, she said that they made it clear that rezoning the full tract would not be a good idea. She said that they went back to the applicant and the owner, and decided to reduce it to approximately 5 acres. The property had been subdivided on paper. She said that they wanted to go through the channels before it comes back before Ms. Herring for subdivision.

Mrs. Lucka said that they found that in subdividing the property they would have to provide an easement going out from Travis Lane onto the property to give the rear portion of what would be left access. They received approval for the easement from the Zoning board. She said that they wanted to point that out because when they saw that the 11 acres was still listed on the Planning agenda they concluded that they did not have the plat from the Zoning board.

Mrs. Lucka said that this was the only City strip in that area in the immediate vicinity that came in 10 years ago. Since the property was landlocked, Mrs. Lucka said that this was the reason they reconfigured and went before the Zoning board. She said that when you looked at the Berkeley County plan, this strip on the side of the road as the subject property was designated for future use in the land use section of their comprehensive plan for commercial uses.

Mrs. Lucka said that they did contact the neighbors. The neighbors were concerned about the following:

- Mrs. Lucka said that they were doing something with their property. She said that they sent them packages to New York to explain that it concerned only the property that they were purchasing.
- Mrs. Lucka said that another person was concerned about traffic. She said that the zoning on one side of the subject property is zoned for mobile home development and for single-family development on the other side in the area zoned for R-2, even though it was in the Berkeley Growth Corridor for commercial development.

Mrs. Lucka pointed out that if the property is rezoned, they believed that through site plan review the staff would have the opportunity to look at traffic and any impact that might be created because of the zoning change. She said that if it was left as is, she did not think that site plan review would apply to the development of mobile homes or single-family homes.

Mrs. Lucka said that she believed that the property was originally owned by a family that was subdivided. One resident rezoned the property adjoining the subject property to general business in Berkeley County. She said that they did not know what their plans.

Mrs. Lucka said that they asked for the Commission's support. She said that they felt that it did comply with the comprehensive plan for Berkeley County and it generally fit into a great scheme that would end at a point where commercial zoning already extends. She said that she also felt that site plan review could look at and control, and have some authority over not only traffic but also buffering and other aspects of site plan review. She said that the neighbors could also have input at those states. She said that she would answer any questions.

Ida Fassili, representing the seller of the property, and Norman Labrie also spoke in favor of the request.

Opposed: Sharon Owens Hargrove, a resident who lives adjacent to the subject property said that the

entire area was 6:30:18 PM

- No street, no buffers - concern by bringing in this business other than SR-1 - traffic concerns - consider access

Lucille Todd -

Michael Alston - 20 feet from her front door

Bridget Wade

Rebuttal: Mel - appreciate comments about access - think it could be taken care of at site plan review

Labrie - Understand situation - will generate less traffic

Closed public hearing

Perry - Concerned about this - what happened to preservation plan

Chris - Not sure

Perry - Concern - it was always a rural area - agree with staff - application should be denied

Motion: Perry - Disapproval

Second: Ellis

Waring - Road needs to be improved - community needs to get with Berkeley County for improvement

Karesh -

Waring - If applicant wants to withdraw and come back with a PUD

Chris - Access would be problematic - existing commercial

The request was disapproved unanimously.

3. **Fleming Road & Burgess Drive (James Island) TMS# 340-03-00-017 & 024** – 11.4 acres. equest rezoning from Diverse Residential – Elderly Housing (DR-4) to Single Family Residential SR-1). Owner: Exclusive Sales, Inc. Applicant: Edward Clark

Presentation:

In Favor:

Opposed:

Motion: Perry

Second: Ellison

The request was approved unanimously.

Karesh did not participate in vote left the room at that time

4. **637 Yale Drive (Laurel Park - James Island) TMS# 424-09-00-185** – 0.34 acre. Request rezoning from Single Family Residential (SR-1) to Residential Office (RO). Owner: Myron K. Prather Applicant: Myron K. Prather

Presentation: Usually in favor if it faces the street that is commercial - however street is residential - overall configruatin of the area does not lend itself to the site - recommend disapproval

In Favor:

Opposed: Charlene Teague (629 Yale Drive) - Would add more traffic

Resident next door

Motion: Ellison - move for disapproval

Second: Karesh

The request was disapproved unanimously.

5. **2728 Arlington Drive – Oakland Elementary School (Oakland - West Ashley) TMS# 310-12-00-001** – 25.7 acres. Request to include the property in the School Overlay (S). Zoned Single-Family Residential (SR-1). Owner: Charleston County School District – William Lewis Applicant: Hank D'Antonio – Goff-D'Antonio Associates

Presentation: Facilities improvement program - get it in School Overlay - recommend approval

In Favor: Hank D'Antonio - District plans to build a bigger school -

Opposed:

Motion: Karesh - Move for approval - traffic impact

Second: Lempesis

The request was approved unanimously.

6. **Magwood Road (West Ashley) TMS# 354-07-00-013** – 5.54 acres. Request rezoning from General Office (GO) to Limited Business (LB). Owner: Magwood Creekside Properties, LLC Applicant: Michael Brent Shuler, Jr.

Presentation: (Perry left at 7:02:16 PM) - (Karesh left temp 7:03:25 PM)

In Favor: Richard Goud -

Opposed:

Motion: Waring

Second: Geer

The request was approved unanimously.

7. **Lot 13A and Lot 13B Maybank Highway (Johns Island) TMS# 313-00-00-238 & 019** – 9.869 acres. Request to amend the Restrictive Covenants for the property. Zoned General Business (GB). Owner: Whitney Village, LLC Applicant: J. Sidney Boone, Jr., Esq. – McNair Law Firm, PA

Presentation:Lee - Convenants placed to protect the adjoining property - adjoining property has been zoned commercial - staff support request

In Favor: Sid Boone - (Karesh returned 7:07:08 PM)

Opposed:

Motion: Waring

Second: Ellison

The request was approved unanimously.

SUBDIVISIONS

Concept Plans

2. **Parsonage Road and Cedar Avenue (Church Creek Landing – West Ashley) TMS# 355-07-00-003 & 004** – 10.77 acres. Request Concept Plan approval for 42 lots. Zoned Planned Unit Development (PUD). Owner: Beasley, Hill and Nichols, LLC Applicant: GEL Engineering

Presentation: 42 single-family detached lots - will have connection off Cedar Lane - open space meanders around and open space along marsh front - will include improvements (keith 7:10:27 PM)

Conditions: non

In Favor:

Opposed:

Motion: Karesh

Second: Lempesis (5 to 0 with Waring)

The request was approved unanimously.

ZONINGS

1. **2830 Maybank Highway (Johns Island) TMS# 312-00-00-089** – 5.04 acres. Request zoning of GB (General Business). This property was zoned CC (Community Commercial) in Charleston County. Owner: St. Stephens Church of Johns Island

Presentation:

In Favor:

Opposed:

Motion: Karesh

Second: Lempesis

The request was approved unanimously.

ORDINANCE AMENDMENTS

The first ordinance amendment was presented by Bill Turner, principal planner.

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by creating a new Overlay District for a portion of Savannah Highway and Magnolia Road to be known as the Avondale Commercial Village.** Contact: Bill Turner, Principal Planner - Planning, Preservation & Econ. Innovation County. Owner: St. Stephens Church of Johns Island

Presentation: Mr. Turner said that the district is proposed to run approximately along Savannah Highway from Nicholson Street to Farmfield Avenue, and also along Magnolia Road from Savannah Highway to Audubon Avenue.

Mr. Turner said that this was one of the first commercial districts in the West Ashley area. In the 1997 Ashley Bridge District Plan, it was recommended that a requirement be prepared and implemented for this Avondale Commercial area for its protection and to preserve the fabric of this commercial district. With the Commercial Corridor Design Review Board (CCDRB) asking the staff to come up with requirement or guidelines for the various commercial streets throughout their jurisdiction, the ordinance amendment will give the CCDRB will have some guidance as to what the City want.

Mr. Turner said that the staff wanted to preserve what was there in the existing district and expand out to Farmfield Avenue so that as the properties are redeveloped, they will be redeveloped in similar fashion to what is in the original commercial district.

Opposition: Robert Bronson, representing the St. Andrews Shopping Center Corporation of Charleston, was opposed to the overlay on the basis that the CCDRB already had sufficient guidelines for development in the area of the shopping center. He said that the overlay over reaches because it was designed to preserve the Avondale area with architectural requirements that are indigenous to that area that are unrelated to St. Andrews Shopping Center and west on Savannah Highway. He said that the requirements are onerous and inconsistent with the CCDRB requirements. He said that his client is extremely opposed to the ordinance.

Rebuttal: Mr. Turner said the CCDRB did have the power to require everything that was in the ordinance, such as the placement of buildings along the street, street trees, and drive-thrus on the rear of buildings. He said that the ordinance gave a solid set of rules and regulations to follow.

Ms. Lempesis asked Mr. Turner that in the event of redevelopment the St. Andrews Shopping Center could only be two stories.

Mr. Turner said that what is required is a per centage of the frontage would have to have buildings along the highway of two-stories. 70% of the frontage of the redeveloped area would have to contain two-story buildings.

Ms. Lempesis surmised that in the event of death, that that could go higher if it's General Business.

Mr. Turner said yes, it could go up in the rear to 55 feet. He said that while the requirements said a minimum of two-stories they could go up more than two-stories along the street.

Motion: Mr. Karesh moved for approval. He said that it is a very sensitive area in that the neighborhood was behind the commercial. He said that he appreciated the concerns of St. Andrews Shopping Center and said that the shopping center had been a great neighbor to everyone.

Mr. Waring commented that several years ago when they were developing part of the commercial areas of Daniel Island, he thought that staff wanted two-stories all the way through. He noted that then the staff came up with the concept of clock towers and multi-level buildings. He felt that was a cookie-cutter approach with everything being at least two-stories. He said that he liked St. Andrews Shopping Center the way it was originally laid out and he was happy that they did not have to do two-stories on the front all the way down. He asked if you put a rigid approach like this in place, how do you get away from it. He said that that was a part of the ebb and flow of a city with new ideas coming and going on committees.

Ms. Lempesis said that while she would like to see improvements along Savannah Highway she had a serious problem trying to put a shopping center into an overlay zone that dictated everything that they have to do. She said that if she did not understand if they worked on a mixed used from a residential standpoint, she did not understand what would happen in the overlay zone if it went in to mixed use and they were able to add residential there.

Mrs. Ellison said that she questioned putting such an extensive village over a major artery. She said that until the I-526 or the James Island Bridge is extended, Savannah Highway is a major artery to the airport and to so many other places for the people of James Island. She said that to set that off to make a nice village away from it, which might include speed humps and major crosswalks, it did not fit Savannah Highway. She felt that it was over reaching.

Second: Chair McCann

The motion passed by a vote of 4 to 2 (Ms. Lempesis and Mrs. Ellison).

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending regulations pertaining to accessory buildings.** Contact: Lee Batchelder, Zoning Administrator - Planning, Preservation & Econ. Innovation County. Owner: St. Stephens Church of Johns Island

Presentation: (Karesh leaving 7:36:00 PM) - pool houses - highlight parts of ordinance that deals with changes - living space is permitted in any - deleting language against home occupation - adopt better height limitation - eave height cannot exceed 11-feet -

In Favor:

Opposed:

Motion: Geer

Second: Lempesis

The request was approved unanimously.

3. **Chisolm Road (Grimball Gates PUD – Johns Island) TMS# 283-00-00-032** – Approximately 95 acres. Request an amendment to the PUD (Planned Unit Development) for this property. Owner: Grimball Gates Company LLC Applicant: Grimball Gates Company LLC County. Owner: St. Stephens Church of Johns Island

Presentation: Was approved in 2000 or 2001 - had to set aside a certain amount of open space that included island spoil area - want to use it for boat storage - rec. PUD with condition that statement community dock and storage

In Favor: Paul Stephano -

Opposed:

Motion: Waring

Second: Geer

The request was approved unanimously.

Historic Charleston Foundation Covenants and Easements

Data Layers: ☑ Roads ☑ Buildings ☐ 1670 Peninsula ☑ HCF Easements ☑ HCF Covenants

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PLAINTIFF'S EXHIBIT
21 E
1/12/09

HISTORIC CHARLESTON
FOUNDATION

Charleston Peninsula Easements and Covenants as of January 12, 2009

1. Alexander St 005
2. Anson St 027
3. Anson St 034
4. Anson St 042
5. Anson St 048
6. Anson St 053
7. Anson St 060
8. Anson St 063
9. Anson St 066
10. Anson St 071
11. Anson St 072
12. Anson St 073
13. Anson St 073 X
14. Anson St 073 Y
15. Anson St 073 Z
16. Anson St 074
17. Anson St 075
18. Anson St 079
19. Anson St 082
20. Ashe St 002
21. Ashley Ave 258
22. Atlantic St 002
23. Atlantic St 016
24. Beaufain St 108
25. Bogard St 033
26. Broad St 003
27. Broad St 011
28. Broad St 015
29. Broad St 017
30. Broad St 018
31. Broad St 018 Int.
32. Broad St 062
33. Broad St 085
34. Broad St 089
35. Broad St 091
36. Broad St 092
37. Broad St 093
38. Broad St 097
39. Broad St 110
40. Broad St 138 A
41. Broad St 138 B
42. Broad St 138 C
43. Broad St 138 D
44. Broad St 161
45. Broad St 172
46. Broad St 174
47. Broad St 179
48. Bull St 099 C
49. Bull St 099 A
50. Bull St 099 I
51. Bull St 099 J
52. Bull St 107
53. Calhoun St 217
54. Calhoun St 231
55. Calhoun St 235
56. Chisolm 003, 302
57. Chisolm 003
58. Church St 024
59. Church St 026
60. Church St 038
61. Church St 039
62. Church St 055
63. Church St 060
64. Church St 062
65. Church St 069
66. Church St 075-077
67. Church St 090
68. Church St 093
69. Church St 094
70. Church St 102
71. Church St 116
72. Church St 131

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73. Church St 134
74. Church St 141
75. Church St 171
76. Colonial St 003
77. Coming St 138
78. Coming St 140
79. Coming St 142
80. Coming St 144
81. Coming St 144.5
82. Council St 004
83. Duncan St 002
84. East Bay St 045 A
85. East Bay St 045 B
86. East Bay St 045 C
87. East Bay St 045 E
88. East Bay St 057
89. East Bay St 076
90. East Bay St 083
91. East Bay St 090
92. East Bay St 091
93. East Bay St 095
94. East Bay St 167
95. East Bay St 195
96. East Bay St 198, 100
97. East Bay St 198, 101
98. East Bay St 198, 102
99. East Bay St 198, 200
100. East Bay St 198, 201
101. East Bay St 198, 300
102. East Bay St 234
103. East Bay St 241
104. East Bay St 291
105. East Bay St 311 / 40 Laurens
106. East Bay St 321
107. East Bay St 328
108. East Bay St 329
109. East Bay St 332
110. Franklin St 012
111. Franklin St 013
112. Gadsden St 014
113. Gadsden St 017
114. Gadsden St 029
115. George St 008
116. George St 009
117. George St 011
118. Gibbes St 005
119. Hasell St 034
120. Hasell St 035 A
121. Hasell St 035 B
122. Hasell St 035.5 C
123. Hasell St 045
124. Hasell St 047
125. Hasell St 053
126. Hasell St 053, Unit A
127. Hasell St 053, Unit B,C
128. Hasell St 053, Unit D
129. Hasell St 053, Unit E, F
130. Hasell St 053, Unit G
131. Hasell St 053, Unit H
132. Hasell St 053, Unit I
133. Hasell St 053, Unit J
134. Hasell St 053, Unit K
135. Hasell St 066
136. King St 004
137. King St 041
138. King St 077
139. King St 079
140. King St 080
141. King St 083
142. King St 192
143. King St 218
144. King St 281
145. King St 296
146. King St 298
147. King St 306
148. King St 307
149. King St 363
150. Ladson St 002
151. Lamboll St 008
152. Lamboll St 021
153. Lamboll St 025
154. Laurens St 039
155. Laurens St 041
156. Laurens St 042
157. Laurens St 043
158. Laurens St 045
159. Laurens St 048
160. Laurens St 049
161. Laurens St 057
162. Laurens St 061

163. Legare St 004
164. Legare St 006
165. Legare St 014
166. Legare St 015
167. Legare St 016
168. Legare St 021
169. Legare St 025
170. Legare St 026
171. Legare St 035
172. Legare St 037
173. Limehouse St 009
174. Limehouse St 020
175. Line St 113
176. Logan St 102
177. Logan St 126
178. Maiden Lane 005
179. Meeting St 002
180. Meeting St 008
181. Meeting St 012
182. Meeting St 023
183. Meeting St 035
184. Meeting St 039
185. Meeting St 052
186. Meeting St 054
187. Meeting St 058
188. Meeting St 064
189. Meeting St 172
190. Meeting St 173
191. Meeting St 309 - 313
192. Montagu St 011
193. Montagu St 012
194. Montagu St 025 A
195. Montagu St 025 B
196. Montagu St 025 C
197. Montagu St 025 D
198. Montagu St 027
199. Montagu St 028
200. Montagu St 029
201. Montagu St 054
202. Montagu St 060
203. Murray Blvd 036
204. Murray Blvd 052
205. Murray Blvd 062
206. N. Adger's Wharf 015
207. N. Adger's Wharf 2-16
208. N. Market St 112
209. Pinckney St 046
210. Pitt St 008
211. Pitt St 013
212. Pitt St 026
213. Pitt St 066
214. Pitt St 075
215. Pitt St 082
216. Prioleau St 015
217. Queen St 008
218. Queen St 023
219. Queen St 028
220. Rose Ln 027
221. Rutledge Ave 030
222. Rutledge Ave 094
223. Rutledge Ave 100
224. Rutledge Ave 109
225. Rutledge Ave 156
226. Rutledge Ave 185
227. Sires St 025
228. Smith St 080
229. Smith St 154
230. Society St 032
231. Society St 033, Unit A
232. Society St 033, Unit B
233. Society St 034
234. Society St 036
235. Society St 040
236. Society St 042
237. Society St 044
238. Society St 052
239. Society St 055 A
240. Society St 055 B
241. Society St 055 C
242. Society St 055 D
243. Society St 056
244. Society St 059
245. Society St 066 A
246. Society St 066 B
247. South Battery St 026
248. South Battery St 030
249. South Battery St 047
250. South Battery St 050
251. South Battery St 058
252. South Battery St 064

253. South Battery St 079
254. St. Michael's Alley, 005
255. St. Philip St 114
256. St. Philip St 218
257. St. Philip St 236
258. State St 010
259. State St 011.5
260. State St 041
261. Thomas St 024
262. Tradd St 001
263. Tradd St 017
264. Tradd St 026
265. Tradd St 028
266. Tradd St 032
267. Tradd St 046
268. Tradd St 054
269. Tradd St 058
270. Tradd St 059
271. Tradd St 060
272. Tradd St 070
273. Tradd St 077
274. Tradd St 092
275. Tradd St 096
276. Tradd St 103
277. Tradd St 106
278. Tradd St 108
279. Tradd St 111
280. Tradd St 122
281. Tradd St 123
282. Tradd St 125
283. Tradd St 126
284. Tradd St 127
285. Tradd St 128
286. Tradd St 129
287. Tradd St 132
288. Tradd St 160
289. Tradd St 163
290. Tradd St 174 Unit 1
291. Tradd St 174 Unit 2
292. Tradd St 174 Unit 3
293. Tradd St 188
294. Trapman St 006
295. Vendue Range 016/018
296. Warren St 025
297. Warren St 038
298. Warren St 040
299. Warren St 044
300. Warren St 050
301. Warren St 064
302. Warren St 068
303. Warren St 084
304. Water St 011
305. Wentworth St 005
306. Wentworth St 008
307. Wentworth St 010
308. Wentworth St 011
309. Wentworth St 012
310. Wentworth St 013
311. Wentworth St 015
312. Wentworth St 018
313. Wentworth St 020
314. Wentworth St 022 & 024
315. Wentworth St 023
316. Wentworth St 030
317. Wentworth St 032
318. Wentworth St 122
319. Wentworth St 178
320. Wentworth St 178 1/2
321. Zig Zag Alley 000
322. Zig Zag Alley 002

PLAINTIFFS' EXHIBITS 22 AND 23

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WILLIAM JACKSON COOK

105 BULL STREET
CHARLESTON, SOUTH CAROLINA 29401
TEL: (843) 723-3670
E-MAIL: WCOOK@CHARLESTONLAW.ORG

EDUCATION

University of South Carolina School of Law; Columbia, South Carolina
J.D., May 1996

Honors and Activities
Associate Editor, *South Carolina Environmental Law Journal*
Constitutional Law Research Assistant, Professor James L. Underwood
U.S.C. School of Law *Pro Bono* Board Member
American Jurisprudence Award, International Environmental Law

Institute of European Studies, University of Strasbourg, FRANCE
Studied European Community law, economics, and politics.
Fall 1991 to Spring 1992.

Furman University; Greenville, South Carolina
B.A., *cum laude,* Political Science, May 1991

Honors and Activities
Michael C. Ulmer Political Science Medal
Charles A. Dana Teaching Fellow, Constitutional Law
Furman University Student Service Award
Varsity Tennis, 1987-1988

EXPERIENCE

Charleston School of Law; Charleston, South Carolina
Assistant Professor. Teach property law, constitutional law, historic preservation law, and appellate practice. Serve as Faculty Advisor to the Charleston Law Review. August 2006 to present. Adjunct Professor of Legal Writing and Research August 2004 to 2006.

Hulsey Litigation Group, LLC; Charleston, South Carolina
Attorney. Directed law firm's writing and research for trial and appellate litigation projects, including mass torts, civil RICO, healthcare fraud, premises liability, and products liability. August 2003 to August 2006.

Phillips, de Pury & Luxembourg, Ltd.; New York, New York
Assistant General Counsel. Provided transactional and litigation oversight to the Office of General Counsel of an international auction house. October 2001 to October 2002.

Ness, Motley, Loadholt, Richardson & Poole, P.A.; Charleston, South Carolina *Attorney.* Assisted managing partner with trial and appellate

litigation, including products liability, commercial litigation, and securities fraud. July 1998 to August 2000; October 2002 to August 2003.

South Carolina Court of Appeals; Columbia, South Carolina
Judicial Clerk. Assisted the Honorable Kaye G. Hearn with legal research and writing, including first impression *en banc* opinions which clarified the law of comparative negligence in South Carolina.
August 1996 to July 1998

Office of the Lieutenant Governor; Columbia, South Carolina
Press Director & Speechwriter; Directed press and wrote speeches for Lieutenant Governor Nick A. Theodore.
December 1992 to November 1994.

LICENSES Bar of the Supreme Court of South Carolina
Bar of the United States District Court for the District of South Carolina
Bar of the United States Court of Appeals for the Fourth Circuit
Bar of the United States Court of Appeals for the First Circuit
Bar of the United States District Court for the District of Puerto Rico

REPRESENTATIVE CASES

Murphy v. Owens-Coming Fiberglas Corp., 550 S.E.2d *589* (S.C. Ct. App. 2002) *(en banc), aff'd, 590* S.E.2d 479 (S.C. 2003) (handled appeal, including successful petition for *en banc* rehearing, which addressed effect of South Carolina's "door closing statute" in tort cases involving latent disease)

Lienhart v. Caribbean Hospitality Services, Inc., 426 F.3d 1337 (11th Cir. 2005) (assisted with litigation and subsequent appeal of a negligence case that established the duty of hotel owners to guests injured on their premises)

Palmas del Sol, S.E. v. United States Fidelity & Guaranty, 338 F. Supp. 2d 303 (D.P.R. 2004) (litigated a breach of surety bond matter to settlement, including successful post-settlement litigation after the opposing party failed to comply)

PUBLICATIONS

Supreme Court Announces New Standard for Takings Claims, 3 S.C. ENVTL. L.J.196 (1994) (Best Case Note Award)

The Future of the Past: A New Frontier Called Interior Easements, PRESERVATION PROGRESS (Spring 2005)

Historic Preservation and the New Takings Jurisprudence (in process)

EDITORIAL BOARDS

CHIEF JUSTICE JEAN HOEFER TOAL, APPELLATE PRACTICE IN SOUTH CAROLINA (1999)

PUBLIC LECTURES

Moderator & Presenter, *Law of Easements: Legal Issues and Practical Considerations*; Continuing Legal Education Program (Charleston, SC; Jan. 21, 2009)

Presenter, *Zoning, Subdivision, and Land Development Law in South Carolina*; Continuing Legal Education Program (Mt. Pleasant, SC; Nov. 19, 2008)

Presenter, *The Meaning of Civility in the Practice of Law*, Charleston County Bar, Young Lawyers Division Leadership Academy (Charleston, SC; May 16, 2008)

Presenter, *Historic Preservation Law in Charleston*, Terry Carey Inn of Court (Charleston, SC; April 24, 2008)

Presenter, *South Carolina Appellate Law Update*, Fidelity National Title Insurance Company, Ninth Annual Underwriting Seminar and Continuing Legal Education Program (Columbia, SC; Mar. 15, 2008)

Moderator & Presenter, *Zoning, Subdivision & Land Development* Continuing Legal Education Program (Charleston, SC; Nov. 29, 2007)

Presenter, *Legal Issues Affecting Heirs' Property* Continuing Legal Education Program (Charleston, SC; Oct. 12, 2007)

AWARDS & RECOGNITION

Nominee, Professor of the Year (2007-2008)
Luce Fellowship, National Finalist (1997)
Rotary International Scholar; Strasbourg, FRANCE (1991 to 1992)

COMMUNITY SERVICE

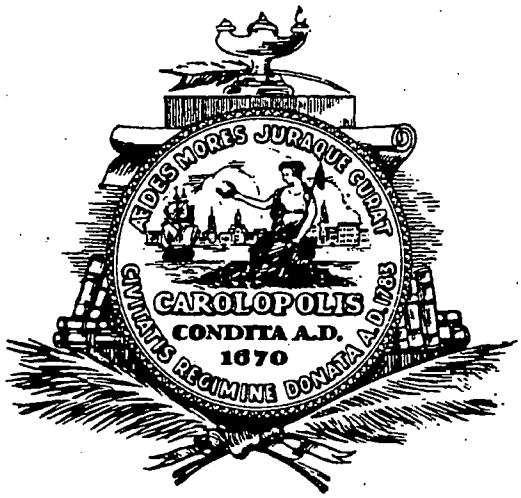
Board Member, The Preservation Society of Charleston (2004 to present)
Young New Yorkers for the Philharmonic (2000 to 2002)

Museum of the City of New York (2000 to present)

LANGUAGES Fluent in French.

Cynthia Jenkins

City of Charleston



Century V City Plan

Final draft for public review and
consideration by the
City Planning Commission and
City Council

February, 2000

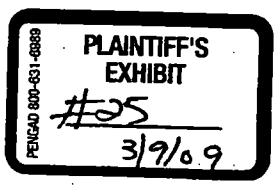


Table of Contents

1. **Introduction**

   A. City Planning in Charleston
   B. Important Trends
   C. The Kind of Plan This Is
   D. Guiding Principles

2. **The Region and City of Charleston**

   A. Charleston, Berkeley, Dorchester Counties
   B. The City of Charleston

3. **Key Issues, Goals, and Recommendations**

   A. Urban Growth
   Surrounding the City with Green

   B. City Development
   Investing in Existing Assets

      1. Neighborhoods
      2. Infill and Redevelopment Opportunities
      3. Gathering Places

   C. Mobility
   Choices

   D. Workcenters
   Expanding Our Productive Capacity

   E. Municipal Services and Facilities
   Quality Urban Services to City Residents

4. **City Plan**

5. **Next Steps**

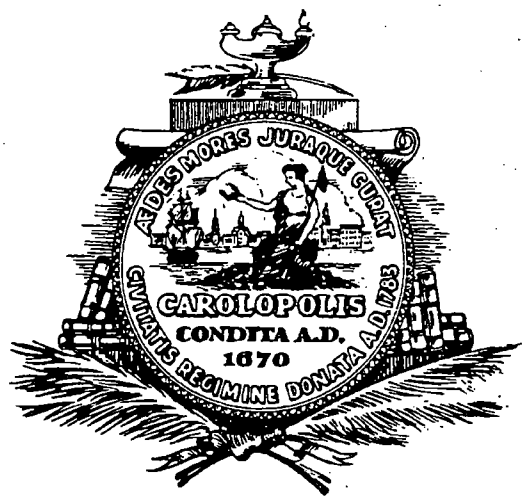
   A. Community Partnership
   B. Public Policies and Initiatives
   C. Additional Plans
   D. Land Development Regulations

Exhibits

   A. Data – *Population and City Growth, Housing, Economic Health*

   B. Citizen Survey

Section 1
Introduction



1. Introduction

This document is published for the citizens of Charleston. It was prepared by the City of Charleston Department of Planning and Urban Development.

Charleston Century V is drafted as a working document for the citizens of the city. The plan presents a picture of the city today and recommends five matters of emphasis for the future. The Department of Planning and Urban Development will present a report and update of this document each January. Charleston Century V will become more comprehensive over time as the city studies specific issues in more detail. Future plans conducted by the City of Charleston will represent additions to the Century V Plan. We have chosen this approach because it is realistic; we cannot presume to know everything about the future today – and because we feel it will make city planning more accessible and easier to understand for most citizens.

The purpose of this plan is to:

- Help make the city more livable for every resident. Planning is local government's mechanism for helping citizens ensure Charleston is an even better place to live in the future than it is today.

- Provide guidance to citizens and local government. Charleston is a growing city; growth brings change because more people require additional urban services and varied housing among other demands. Change, whether associated with growth, stagnation, or contraction can be overwhelming if there is no context to evaluate its merits. Planning should help citizens and the government that serves them anticipate and plan for change.

- Define the city planning program. The city plan should make clear how the city planning department will help citizens and their local government achieve their goals for the city.

The document contains five sections: (1) an Introduction that will keep track of planning work already completed, identify important trends affecting Charleston, and describe the principles that guide our work, (2) an up-to-date description of The Region and City so that we can monitor how we are growing and our relationship with the region, (3) identification of Key Issues, Goals, and Recommendations for the plan (4) the City Plan, relating the Key Issues, Goals, and Recommendations to each other and Charleston, and (5) recommendations for Next Steps so that we can ensure on-going analysis and implementation of good ideas. The document also includes Exhibits with supporting information such as growth statistics and our citizen survey.

The Charleston Century V Plan uses 2015 as a future planning year primarily because this date is common to many projections used by various public and private organizations. However, the plan is not for a specific point in time. It is a record of our planning activities, not a description of what will happen in the next 15 years. Over the next year, important new statistics will be available from the Year 2000 census. These statistics will be an important addition to this plan.

A. City Planning in Charleston

The City of Charleston, South Carolina has conducted three citywide plans since 1900; the General Development Plan adopted in 1966, the Land Use and Housing Plan of 1978, and the Charleston 2000 Comprehensive Plan adopted in 1991. In addition to these citywide plans, various other plans have been adopted addressing in more detail specific issues or particular geographic areas of the city.

The City's most recent citywide plan, Charleston 2000, is a comprehensive public policy document. Its policies were drafted by diverse citizen steering committees. These committees drafted policies dealing with public services, traffic and transportation, housing and communities, urban design, and the environment. Charleston 2000 was intended to guide decisions about the physical, economic and social development of the city until the year 2000.

In 1994, the South Carolina General Assembly passed a new Comprehensive Planning Enabling Act. The 1994 Act required changes in the way local governments administer planning and zoning services. The City of Charleston made these administrative changes in May 1999. The Act also required that local planning authorities prepare and adopt comprehensive plans similar to Charleston 2000.

In 1998, the City of Charleston began the process of updating Charleston 2000. Community meetings were held throughout the city, a citizen survey was conducted, and six focus groups were established to review the policies of Charleston 2000 and suggest changes or additions. In addition, Mayor Joseph P. Riley Jr. and city planners went to city elementary schools and asked students what they loved about their city and what improvements can be made.

Previous Planning Efforts

1704	"Grand Modell" for layout of the City of Charleston
1931	City Zoning Ordinance adopted – creation of first Old and Historic District in the country, BAR established
1966	General Development Plan completed
1971	Historic Architecture Inventory completed
1974	Historic Preservation Plan adopted
1975	Department of Planning and Urban Development formed
1978	Tourism Impact and Management Study adopted
1978	Land Use and Housing Plan, Neighborhood Plans adopted
1978	Height Ordinance adopted

Charleston Century V City Plan

1. Introduction
   - A. City Planning in Charleston
   - B. Important Trends
   - C. The Kind of Plan This Is
   - D. Guiding Principles

1980	Cooper River Waterfront Park Master Plan completed
1981	Parks and Leisure Services Plan adopted
1982	Peninsula Traffic and Parking Study completed
1984	East Side Master Plan adopted
1986	61 Corridor Growth Management Plan adopted
1986	Architectural Survey, Calhoun to Crosstown completed
1987	Accommodations Zoning District Ordinance adopted
1988	James Island Land Use Policy adopted by City and County Councils
1988	Tree Preservation and Landscape Ordinance adopted
1989	Calhoun Street Corridor Study adopted
1989	Johns Island Plan adopted
1989	James and Johns Island Historic Survey completed
1991	Charleston 2000 adopted
1993	Daniel Island Master Plan adopted
1994	Tourism Management Plan adopted
1994	Market Area Study adopted
1995	Johns Island Plan - 1995 Land Use Update adopted
1996	Union Pier Terminal Concept Master Plan
1997	Ashley Bridge District Plan adopted
1998	Visitor Accommodations Study adopted
1998	Tourism Management Plan Update adopted
1998	Spring and Cannon Corridor Plan adopted
1999	Glenn McConnell Parkway Planning Workshop held
1999	Commercial Corridor Design Review Board established
1999	Landmark Overlay Zone adopted
1999	Downtown Plan adopted

Charleston Century V City Plan

1. Introduction
   - A. City Planning in Charleston
   - B. Important Trends
   - C. The Kind of Plan This Is
   - D. Guiding Principles

B. Important Trends

Century V Charleston comes during a remarkable period in the urban development history of the United States. All levels of government are questioning policies that have for decades encouraged flight from the city. Many businesses are promoting urban development and redevelopment as sound long-term investments. Environmentalists and urban advocates and developers have begun to forge a vision of urban life as a substantial part of the answer to many environmental challenges. From the 1998 President's Council on Sustainable Development to the Bank of America's 1994 report denouncing urban sprawl, public and private leaders have suggested we look to cities as the most livable human habitat.

At the same time, new suburban growth in metropolitan areas of the United States continues to far exceed growth in center cities and older urban and suburban areas. This trend continues in Charleston and affects how the city plans for growth and change.

Charleston is affected by global and national trends. For example, a technical revolution increasingly affects how citizens live and compete for resources. In addition, competition on every level (global, regional, state, and local) requires more than ever that government operate efficiently and effectively. These bigger trends cannot be ignored as we enter the next century and seek to keep Charleston a preferred place to live and do business.

Suburban Growth

Between 1990 and 1998, 75% of U.S. cities with at least 100,000 residents grew in population[1]. During this period, population grew by at least 5% in 115 out of the 218 cities. The fastest growing cities are in the south and west. Half of the 73 cities that grew by at least 10% are in Texas or California and 80% are in western or southern states. However, a closer look at the numbers shows that many of the "cities" are suburban growth areas such as Naperville, Illinois in DuPage County outside Chicago, which experienced a 36% increase in population. In addition, many metro regions continue to grow while the center cites are relatively stagnant or even shrinking in population. For example, while the city of Philadelphia's population declined by 9.4% between 1990 and 1998, the Philadelphia region grew by over 80,000 residents between 1990 and 1996. The

Charleston Century V City Plan

1. Introduction
   - A. City Planning in Charleston
   - **B. Important Trends**
   - C. The Kind of Plan This Is
   - D. Guiding Principles

City of Portland Oregon, a city with a 20-year history of efforts to control sprawl, grew by 3.7% between 1990 and 1998 while the overall region grew by 15.9% between 1990 and 1996. And rapid suburban growth is not restricted to the nation's largest cities. The chart below shows city and metropolitan growth in various small U.S. cities that are comparable to Charleston in size and geographic location:

City	City Pop. Growth 1990-98	Metro Growth 1990-96
Mobile, Alabama	1.1%	8.8%
Shreveport, Louisiana	-5.1%	0.9%
Savannah, Georgia	-4.5%	9.6%
Chattanooga, Tennessee	-3.0%	5.1%
Columbia, South Carolina	0.1%	7.6%
Greensboro, North Carolina	6.9%	8.7%

(Source: U.S. Census Bureau)

Only the City of Greensboro's growth is comparable to its overall metropolitan region. North Carolina cities can annex land that becomes urban, so their growth is assured through expansion. But North Carolina cities are actually growing much like Columbia or Savannah; that is to say, most of the new development is well outside the center city.

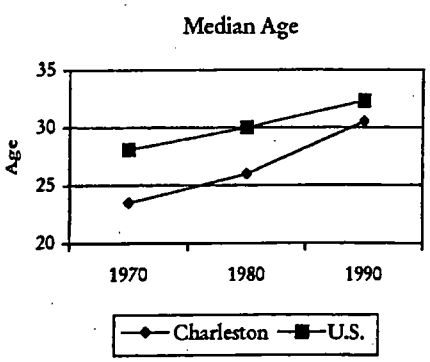
Demographic Change

The Year 2000 Census will give us an important update of demographic changes occurring in Charleston. Available data reveals that in Charleston, like other places in the United States, the age of the population has been increasing and the typical household size has been decreasing for decades.

Since World War II, Charleston's median age was lowest in 1970 when it was 23.5 years of age[2]. The 1990 Census found that the median age of our population had increased to 30.5 (See Figure 1.1). Nationally, the median age in 1970 was 28.1 years and in 1990 it was 32.3 years of age. This trend is expected to continue because the largest segment of the national population is between 35 and 44 years of age.

The national trend of shrinking household sizes is also taking place in South Carolina and Charleston. In 1990, about one-quarter of all households in the United States were made up of one person. This is a dramatic change from 1940, when only 8 percent of all households consisted of one person[3]. In South Carolina, the same change occurred. In 1940, 5.8% of S.C. households had just one person, while in 1990 the figure increased to 22.4%.

Figure 1.1



In addition, household crowding has sharply decreased since 1940. Average household size in Charleston has decreased from a high of 3.51 persons in 1960 to 2.0 persons in 1990 (See Figure 1.2). In 1940, about 20 percent of U.S. households were considered crowded; that is, they had more than one person per room. By 1990, only 4.9% of U.S. households were considered crowded. In South Carolina, the trend is even more dramatic. In 1940, almost 40% of S.C. households were considered crowded and by 1990 only 4.1% were considered so.

An aging population and shrinking household sizes will affect demand for different types of housing, alternative modes of transportation, and local government services. The Year 2000 Census will provide an invaluable update on these and other demographic changes occurring in Charleston.

Innovation

Technology is changing our lives in a variety of ways. Many people can now do much of their shopping from the home. Vast resources of information are now available at home and telecommuting is becoming a viable alternative for many workers. CyberDialogue, a New York City based e-commerce consultant, estimates that there were 15.7 million telecommuters in the United States in 1998, up from 11.3 million in 1997. Locally, major employers such as Cigna (formerly HealthSource) now have telecommuting programs. Home-based technology oriented businesses are an important element of commercial growth.

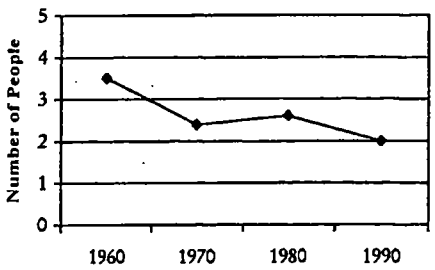
Innovation, however, has not made communities obsolete. In fact, this more detached world connected by microprocessors and fiber optics is putting a greater premium on the tangible community around us. Technology is rapidly presenting new opportunities for learning and communication, but it has not replaced the street, neighborhood or city as the preferred human habitat.

Global Capitalism

In order to support ourselves and each other, our economy must expand and diversify. Technological change is producing a global marketplace where capital has no boundaries. We are competing with cities across the world for innovation, jobs, and productive capacity. The global marketplace requires diverse, self supporting metropolitan economies as capital follows demand, interest rates, and incentives across the globe. In this country, metropolitan

Figure 1.2

Average Household Size
Charleston



areas continue to drive the national economy. A 1998 report by Standard and Poors indicates that in 1997, 83% of the U.S. gross domestic product came from the total value of goods and services produced in metro areas[4]. The Standard and Poors report highlights the important role of metropolitan areas in the national economy. The report praises the assets of metro areas like Charleston – "The concentration of business and people in metro areas creates unique economic conditions that generate new industries, speed the diffusion of knowledge, spur technological innovation, and increase productivity."

1997
Gross Metropolitan Product – Selected U.S. Cities
Gross Domestic Product – Selected Countries
(Source: Standard and Poor's DRI)

	(Billions of Dollars)
New York, NY	**$6,731.33**
Japan	4189.00
Atlanta, GA	**121.54**
Greece	116.80
Singapore	109.57
Israel	98.85
Charlotte, NC	**46.17**
Hungary	45.42
Greensboro, Winston-Salem, NC	**37.87**
Morocco	33.58
Greenville, Spartenburg, Anderson, SC	**24.65**
Cuba	22.94
Iraq	21.63
Columbia, SC	**15.42**
Mobile, AL	**11.79**
El Salvador	11.44
Charleston, N.Charleston, SC	11.05
Shreveport, Bossier City, LA	**10.56**
Paraguay	10.40
Corpus Cristi, TX	**9.93**
Kenya	9.82
Bulgaria	9.76
Daytona Beach, FL	**8.44**
Savannah, GA	**8.11**

Good Government

The role and operations of local government have been changing drastically. Charleston, like many other cities, has recognized citizens as customers. The City has devoted its attention to providing quality services at the lowest possible cost. It is essential that city services add value in the short and long run to the lives of every citizen. This strategic approach is generally more concerned with results than process.

City planning, like other public services, must find new ways to better serve citizens. Innovation and good government should apply to the city plan as it does to public safety, sanitation, public works and other municipal services.

References

1. U.S. Census - All population estimates are from the U.S. Census Bureau
2. U.S. Census – All figures on age of population are from the U.S. Census Bureau.
3. U.S. Census – All figures on household size are from the U.S. Census Bureau.
4. Standard and Poor's DRI – All estimates of Gross Domestic Product for the U.S. and other selected countries and of Gross Metropolitan Project for U.S. cities are from a report entitled *The Role of Metropolitan Areas in the National Economy* prepared by Standard and Poor's DRI and distributed on March 19, 1998.

Charleston Century V City Plan

1. Introduction
   - A. City Planning in Charleston
   - **B. Important Trends**
   - C. The Kind of Plan This Is
   - D. Guiding Principles

C. The Kind of Plan This Is

In both the public and private sectors, planning is generally agreed to be a good idea. It is often the case, however, that individuals have vastly different notions of what planning is. This should not come as a surprise since so many different techniques have been used and so many different titles have been given to this activity - comprehensive plans, strategic plans, master plans, vision plans, urban design plans, action plans, and so forth. Each plan has a genuinely unique intention, but often there is enough cross-pollination to leave many confused.

Cities are complex. Many factors ultimately affect each resident's quality of life; jobs, education, housing, nature, public safety, transportation, architecture, communication, engineering, and parks to name a few. But these factors are not independent. They all relate to one another. The city plan can add value by cutting across individual issues and providing a guiding framework for managing growth and development. Ultimately, the city plan achieves this by relating these many issues to the particular place that is Charleston.

To plan the city without considering the physical place would be like practicing medicine without considering the human body. Analyzing Charleston's geography is particularly important given the city's rapid geographic growth beyond the Peninsula, the overall growth of the region, and new plans for Charleston and Berkeley Counties. We must understand the city's current physical form, how the city should grow physically in the future, and how this growth affects each resident's quality of life.

For example, many plans state the city should do what it can to help bring a variety of new jobs to the city. There are many initiatives underway which seek to do just this. The questions this plan must pose and answer are (1) where exactly will these jobs be located, (2) how can we make sure suitable land is available for a variety of small and large businesses, and (3) how can we make sure many residents can get to these places?

The city plan analyzes the community's growth in terms of the physical place that is Charleston. The plan then recommends steps to make the physical place better in the future and ensure that the quality of life in Charleston improves as the community grows and changes.

Charleston Century V City Plan

1. Introduction
   - A. City Planning in Charleston
   - B. Bigger Trends
   - C. The Kind of Plan This Is
   - D. Guiding Principles

D. Guiding Principles

Charleston Century V City Plan

1. Introduction

   A. City Planning in Charleston
   B. Important Trends
   C. The Kind of Plan This Is
   D. Guiding Principles

The term "quality of life" is used in a variety of contexts. It has become shorthand for many things. This plan, like many, concerns itself with improving quality of life. This goal seems straightforward enough, but it can be the source of great frustration if the term is not clearly defined. Charleston 2000 included a mission statement to clarify the broadest intentions of the plan. The City Planning Commission updated the mission statement in 1998 to currently read:

> To preserve and enhance the quality of life of the citizens of Charleston by:
>
> - Fostering desirable economic conditions,
> - Providing housing opportunities for all citizens,
> - Delivering progressive, cost-effective services,
> - Enhancing and maintaining an efficient transportation system,
> - Encouraging appropriate development, and
> - Protecting the environment and our unique cultural resources.

The 1999 Charleston Downtown Plan was drafted based upon the following nine principles:

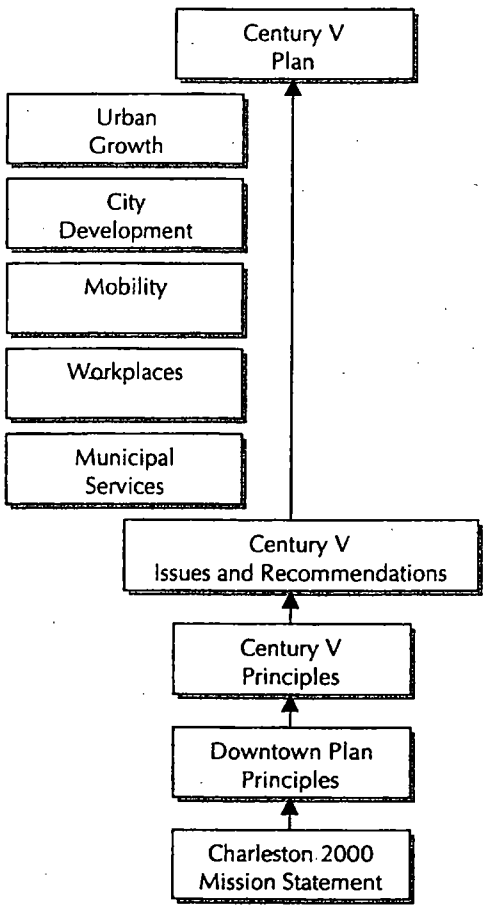
- Nurture inclusive, vibrant neighborhoods,
- Respect the grain, scale and mix of the peninsula's urban fabric,
- Ensure architectural integrity,
- Foster sustainability,
- Maintain downtown as the regional center of culture and commerce,
- Pursue economic diversity,
- Encourage a balanced network for movement,
- Use growth strategically,

To guide this plan, the city also held a number of community meetings, conducted a citizen survey (Exhibit B) and organized six citizen focus groups. The mission statement and principles outlined above, as well the response we received from citizens, sent consistent messages about how the city should plan. In light of all the input we received, it is evident than the city plan must be drafted with the following in mind:

- The city's growth and development must not jeopardize the health and beauty of our natural environment.
- City residents must receive the highest quality services.
- Urban and suburban areas of the city – our neighborhoods, streets, buildings, and so forth – must be safe, inviting, and beautiful.
- Our historic buildings, neighborhoods, and sites must be preserved.
- We must have housing for all types of people.
- All residents must have choices for how than can move about their neighborhood and the city.
- Growth and development should expand the capacity of city residents to lead productive lives.

The Anatomy of the City Plan

The Century V Plan builds upon the principles established in previous plans.

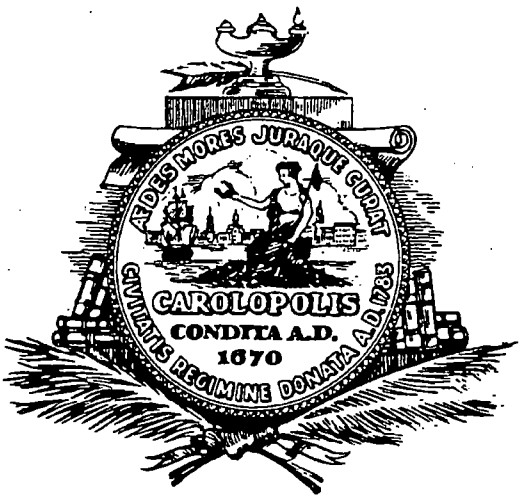


Charleston Century V City Plan

1. Introduction

   A. City Planning in Charleston
   B. Important Trends
   C. The Kind of Plan This Is
   D. Guiding Principles

Section 2
The Region and City of Charleston

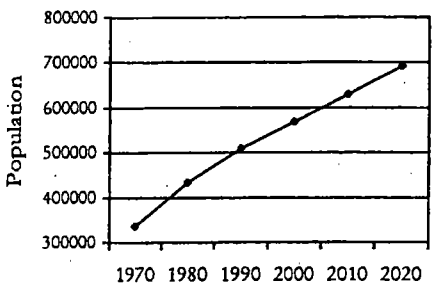


2. The Region and City of Charleston

A. Charleston, Berkeley and Dorchester Counties

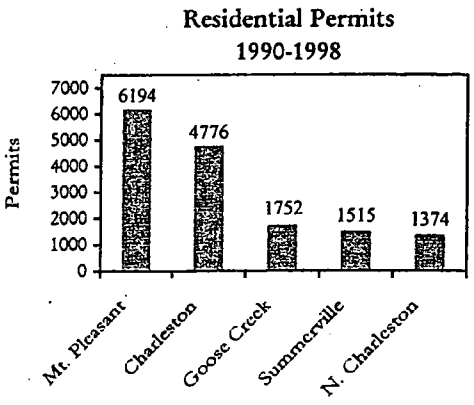
The population of the tri-county Charleston region grew by just over 50% between 1970 and 1990; from 336,700 residents in 1970 to 509,000 in 1990[5]. The region's population is expected to reach about 690,000 by the year 2020 (See Figure 2.1)[6]. While the region's population is growing steadily, the amount of land being urbanized to support this population is expanding at a much faster rate. Analysis by the Strom Thurmond Institute at Clemson University revealed that while the regions population grew by 41% between 1974 and 1993, the urbanized area of the region grew by 255%[7].

Figure 2.1



Since 1990 new housing development within the region has been greatest in Mt. Pleasant and West Ashley. Between 1990 and 1998, 6,164 new dwelling units (both single family and multi-family) were built in Mt. Pleasant and 2,393 in West Ashley. Communities north of Charleston have seen significant growth in new single family home construction. Together, North Charleston, Summerville and Goose Creek permitted 4,599 new single family homes over the same period (See Figure 2.2). These figures include a total of 1,734 multi-family units, of which about 70% (1,193 units) were permitted in the City of Charleston.

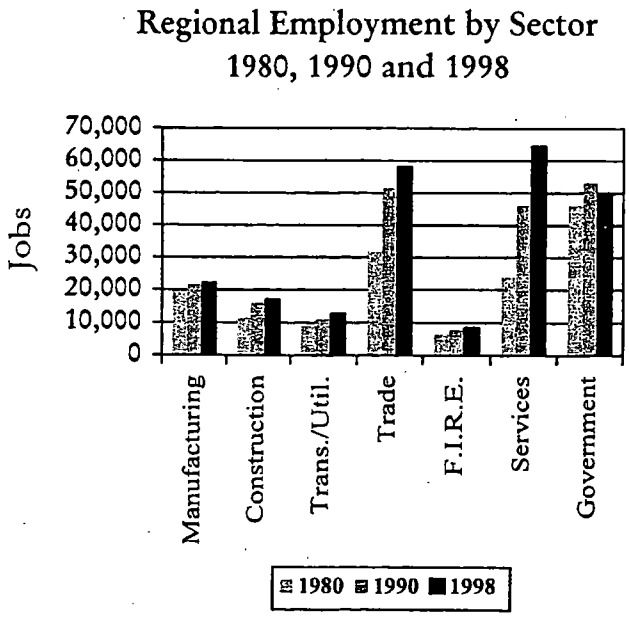
Figure 2.2



Employment in the region is concentrated in several areas: Downtown Charleston, West Ashley, the Airport and the I-526 area in North Charleston, and the Dorchester and Rivers Avenue corridors in North Charleston. Emerging centers include Daniel Island and the Cainhoy Peninsula and sections of Mt. Pleasant, particularly the Long Point Road and Highway 17 interchanges with I-526 and Patriots Point. The "Neck" area of the peninsula is a former work center with great potential for Charleston and North Charleston.

The trade, services, and government sectors dominate the regional job market. These sectors include the tourist industry, health services, and all levels of government. The finance, insurance, and real estate sector (F.I.R.E.) which is a high growth area nationally, remains the smallest sector in the Charleston region (See Figure 2.3).

Figure 2.3



The urban center of the region is downtown Charleston. Small town main streets remain viable in North Charleston and Summerville. The region is dominated, however, by suburban corridors punctuated by intense development at key intersections: Highway 17 and Coleman Boulevard in Mt. Pleasant, I-26, Dorchester Road, Rivers Avenue, Montague Avenue, and Ashley Phosphate Road in North Charleston, Highway 17, Highway 61, and Sam Rittenberg Boulevard in West Ashley, Folly Road and Maybank Highway on James and Johns Island, and Clements Ferry Road on the Cainhoy Peninsula. I-526 is creating new opportunities for development of regional centers at its 12 interchanges with local roadways.

The most important centers of economic activity outside downtown Charleston are the Citadel Mall District of West Ashley, the I-526/Airport area of North Charleston, and the I-26/Ashley Phosphate Road/Northwoods Mall area of North Charleston. The Citadel Mall District is where Highways 17 and 7 meet I-526 and includes the largest concentration of employment in Charleston outside downtown. The I-526/Airport area of North Charleston includes the new coliseum and convention center and the research park on International Boulevard. In close proximity to the I-26 and Ashley Phosphate Road interchange are

Northwoods Mall and other regional retail centers, and other commercial and office developments.

In addition to these centers, the new Mount Pleasant Town Center at 17N and the Isle of Palms Connector is the retail center of East Cooper, attracting customers from all over the region. Great potential exists for reestablishing major urban centers at the former Navy base in North Charleston and the central portion of the peninsula.

References

5. U.S. Census - All local and regional population estimates up to 1990 are from the U.S. Census Bureau.

6. U.S. Dept. of Commerce - Metro projections are from the U.S. Dept. of Commerce, Regional Economic Information System, 1998.

7. Strom Thurmond Institute at Clemson University - for the Berkeley, Charleston, Dorchester Council of Governments and South Carolina Department of Natural Resources.

B. The City of Charleston

The City of Charleston is the primary urban center of a fast growing metropolitan region. The City in 2000 consists of a variety of urban, suburban, and some rural settings - from the city's oldest neighborhoods Downtown, to suburban subdivisions in West Ashley and on James Island, to the pastoral landscapes of Johns Island and new neighborhoods on Daniel Island.

Each area has its own unique history, man-made and natural environments. But how each area is different is secondary in this plan to how each is united. The residents of each area and every neighborhood share "ownership" of the entire City. Each resident is invested in the City's future. The City Plan must help reveal the connections between the Peninsula, West Ashley, James Island, Johns Island, and Daniel Island as it reflects the uniqueness of each area.

Peninsular Charleston has been substantially developed for 50 years. Since the 1960's, much of West Ashley and James Island was converted from rural to suburban area. Only southwestern areas of James Island remain substantially undeveloped – west and south of Riverland Drive and west of Folly Road. In West Ashley (to Rantowles Creek) substantially undeveloped areas are west of Church and Long Branch Creek along the Glenn McConnell Parkway and Highway 17. Open space still dominates the landscape of Johns Island, Daniel Island and the Cainhoy Peninsula.

Population

The City's population has grown about 28% since 1990 (See Figure 2.4) and the municipal jurisdiction has more than doubled[8]. About half the City's population growth is the result of annexation. Currently, the most populated area of the City is West Ashley, where almost half of the City's residents live. The Peninsula is the second most populated land body in the City, but its growth is now the slowest. Daniel Island and the Cainhoy Peninsula are the most sparsely populated areas of the City, but new development could make them the fastest growing areas of the City in the near future.

The most significant population growth trend facing Charleston is the rapidly growing city population outside the Peninsula (See Figure 2.5). In 1940 the Charleston Peninsula

Figure 2.4

City Population Growth
1990-1999

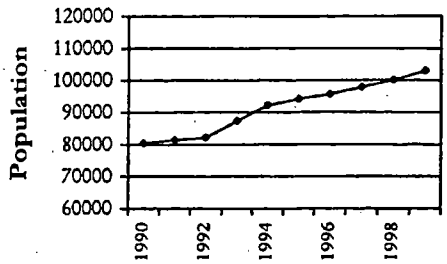
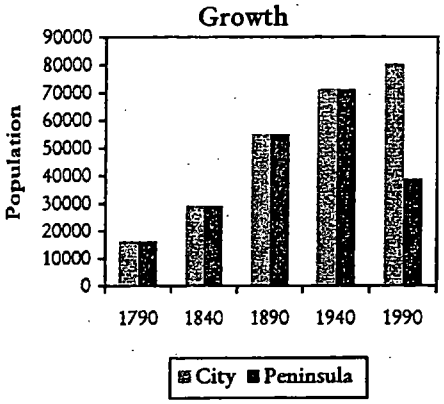


Figure 2.5

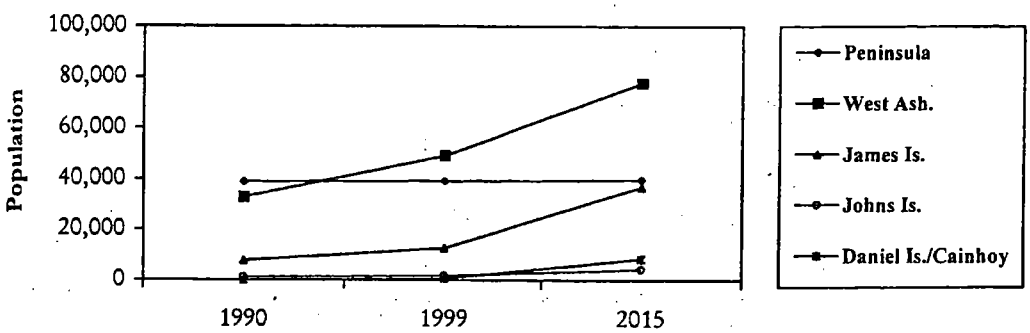
Historic Population Growth



contained over 71,000 residents. This was 59% of the population in Charleston County and 100% of the population in the City of Charleston. By 1990, the Peninsula's population had declined by about 45% - to less than 39,000 residents. The population of the Peninsula has not been this low since before 1850. In 1990, the Peninsula accounted for 27% of the County's population and just 48% of the City's population. Since 1940, Charleston County's population grew by over 170,000 and the city's population by more than 9,000.

Figure 2.6

City Population Projections



This trend is expected to continue, and by 2015 the population of West Ashley will be nearly twice that of the Peninsula (See Figure 2.6). In 2015 James Island will have almost as many residents as downtown Charleston. In addition, while the population of Johns Island and the Cainhoy Peninsula will remain relatively small, City population in these areas could be one-third that of the Peninsula. The fact is - more and more city residents live in areas increasingly further from the center city.

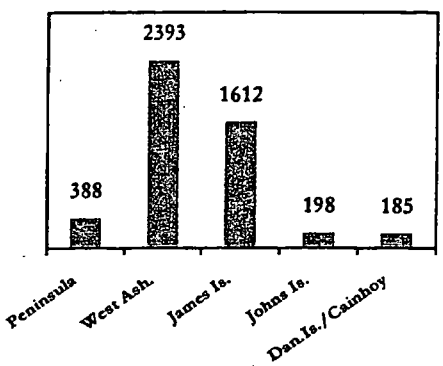
(For more figures on population and city growth see Exhibit A.)

Housing

A look at housing permits issued in the city during the 1990's reinforces this point (See Figure 2.7). Half of all permits for new homes (single and multi family) issued between 1990 and 1999 were in West Ashley and 84% were in either West Ashley or James Island. Over that period, there were more home permits issued on Johns Island and in the Daniel

Figure 2.7

City Residential Permits
1990-1998



Island/Cainhoy Peninsula than downtown. Higher density housing is not limited to downtown either. A total of 916 apartment units were permitted west of the Ashley compared to 247 units permitted downtown.

Housing prices have risen throughout the city in the 1990's. The most dramatic appreciation occured on the Peninsula south of the Crosstown, where median homes sales values have increased about 67% between 1990 and 1998 and on James Island, where the values increased over 64% during this period[9]. Even in areas of the city where housing prices have risen more slowly, sales values are rising sharply in specific neighborhoods. North of the Crosstown on the Peninsula, for example, median sales values in Wagener Terrace jumped 44% between 1991 and 1999 compared to just over 26% for the whole area between 1990 and 1998. In Byrnes Down, sales values went up by 64% between 1991 and 1999 while all of West Ashley inside I-526 went up just under 33% between 1990 and 1998.

(For more figures on housing and home building see Exhibit A)

Economy

Median Household Income in the city of Charleston rose about 33% in the 1990's from $32,500 in 1990 to $43,200 in 1999 for a family of four (See Figure 2.8)[10]. In 1990, however, areas within the Enterprise Community [map of EC in Section 4, City Plan] had median incomes at one-third or less of the citywide figure. Citywide unemployment peaked at 6.9% in 1993 (See Figure 2.9). While the citywide unemployment rate is again extremely low - 3.1% in 1998 - specific sections of the city have much higher rates. For example, while the 1990 citywide unemployment rate was 3.0%, on the west side of the Peninsula north of Spring Street the rate was 15.9%. In other sections of the Enterprise Community, unemployment rates approached 30% in 1990.

There are currently two employment concentrations in the city; downtown and West Ashley. Downtown employment is greatest in the hospital district comprised of the Medical University of South Carolina, Roper Hospital, and the VA Hospital and in the lower King and Meeting Streets, Market Street area. In West Ashley, jobs are concentrated around Citadel Mall at the intersection of Sam Rittenberg Boulevard, Savannah Highway and I-526. The Clements Ferry Road corridor on the Cainhoy Peninsula is attracting light industrial development and Daniel Island includes new corporate office development. While these locations in Berkeley County are

Figure 2.8

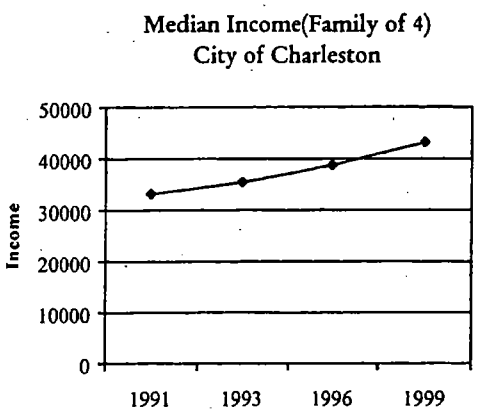
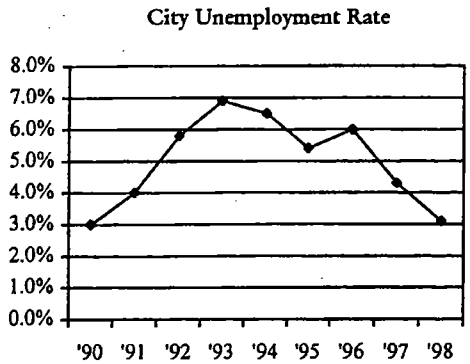


Figure 2.9



well suited for some employers, the actual number of jobs is small compared to downtown and the Citadel Mall District. The greatest potential for new employment is in the Brownfield target area of the upper Peninsula.

(For more figures on the city's economic heath see Exhibit A)

Government/Public Services

The City of Charleston's municipal boundaries have grown from 44 square miles in 1990 to 89 square miles in 1999 (See Figure 2.10). Most of the City's jurisdictional growth has been in Berkeley County, where 35 square miles has been annexed since 1990. The City currently maintains 170 miles of street in Charleston County, which is about half the length of street within the City's jurisdiction (See Figure 2.11). While Charleston does not currently maintain any streets in Berkeley County, the City will in the near future as new neighborhoods are completed on Daniel Island.

The City has 13 fire department locations. The peninsula is served by companies at Wentworth and Meeting Streets, Cannon Street near King, Coming Street near Radcliffe Street, Huger Street between King Street and Rutledge Avenue, and Heriot and King Streets. West Ashley locations are on Savannah Highway in Byrnes Down, Savannah Highway near Markfield Road, Olde Town Road, and Ashley Hall Road. On James Island, fire department locations are on Ft. Johnson Road at Camp Road, and on Folly Road. Johns Island has a fire department on Bohicket Road near Maybank Road. On the Cainhoy Peninsula a fire department location has been established off Clements Ferry Road. The police department has 34 locations around the city including its headquarters on Lockwood Boulevard on the Peninsula.

Charleston currently has about 787 acres of usable parkland. Fifty-three percent of the acreage is in West Ashley, and 31% is on the Peninsula. Charleston County School Districts 3, 9, 10, and 20 serve city residents and have a 1999 enrollment of 18,102 students (See Figure 2.13). Students on Daniel Island are assigned to Hanahan Elementary School, Hanahan Middle School, and Hanahan High School. On the Cainhoy Peninsula, students attend Cainhoy Elementary and Cainhoy Middle School, and the high school district is split between Hanahan High School and Timberland High School.

Figure 2.10

City Size
(Square Miles)

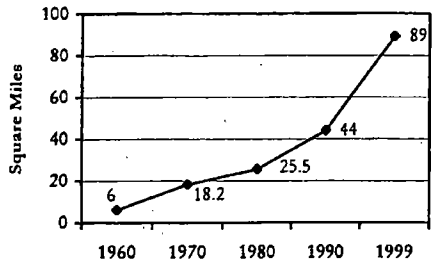


Figure 2.11

Miles of City Street

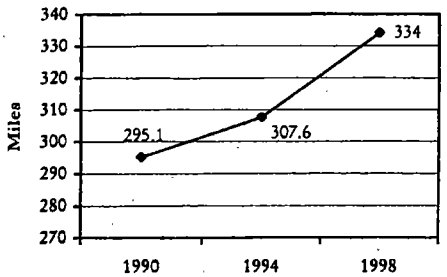
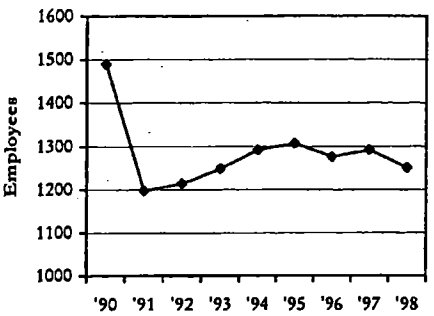


Figure 2.12

City Employees



The Commissioners of Public Works (CPW) generally provides water service to the populated areas west of the Cooper River, including Charleston[11]. CPW also provides water service to the St. Andrews and James Island Public Service Districts. The St. Johns Water Company currently supplies water to CPW 's customers on Upper Johns Island within the City of Charleston. The current policy of CPW is to serve customers within its service areas without requiring annexation into the City of Charleston.

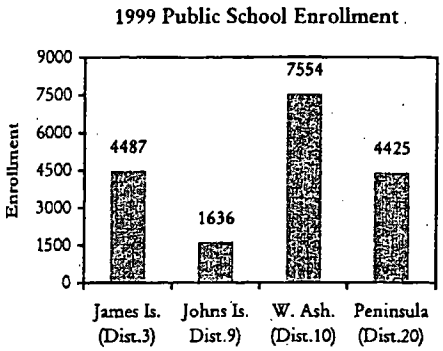
CPW's raw water supply (120 million gallons per day-mgd) comes from the Back River Reservoir via the McDowell tunnel to the Hanahan Treatment Plant. Water is also drawn from the Edisto River at the rate of 40 mgd, of which 35 mgd is sold to Westvaco for cooling and processing water and the remaining 5 mgd is discharged into Goose Creek Reservoir and stored as a back up water supply. CPW and the U.S. Geological Survey are also presently experimenting with design of an aquifer storage and recovery system that will provide a supplementary water source for fire fighting in the event of an emergency.

The Hanahan Water Treatment Facility is CPW's only water treatment facility. It has a total production capacity of 118 mgd. The current average daily demand is 46 mgd, with a peak of 70 mgd. CPW's transmission system is very strong. The lines generally have excess capacity and are interconnected, allowing for a great deal of flexibility in water delivery.

CPW provides wastewater collection and treatment to land within the corporate limits of the City of Charleston. Under special agreements, CPW also provides treatment for the James Island PSD and the St. Andrews PSD. CPW's current policy is that all new customers must be annexed into the City of Charleston in order to receive wastewater service.

Wastewater treatment is provided at the Plum Island Facility, a modern treatment facility that discharges into Charleston Harbor. CPW currently operates two other small wastewater treatment facilities (Pierpont and Savage Road) that were acquired when CPW took over the collection and treatment facilities of the St. Andrews PSD. Under the terms of a DHEC Consent Order, both facilities will be taken off-line as soon as improvements are completed that will divert flows from the St. Andrews PSD to the Plum Island Facility.

Figure 2.13



The Plum Island Facility currently treats approximately 22 mgd, leaving an available capacity of 14 mgd. After diversion of flows from Pierpont and Savage Road, the available capacity of Plum Island will be 11 mgd. With possible expansions, the facility is capable of handling 56 mgd. Expansion to design capacity would require a new permit. Because the facility discharges into the Charleston Harbor, where mixing and flushing actions are favorable for assimilating waste loads, CPW is optimistic regarding the potential for receiving an upgraded NPDES when needed to treat additional wastewater volumes at the Plum Island Facility.

The City of Charleston provides residential and commercial waste collection. Charleston County provides curbside recycling for residents of the city. Solid waste generators in Charleston County utilize both in-county and out-of-county facilities to meet their solid waste disposal needs. Currently, there are three landfills operating in the County, including one public and two private sites. The public facility is a 312 acre site on Bees Ferry Road. One hundred and forty acres of this site is reserved for municipal solid waste. This landfill will continue to operate until January 1, 2006.

Cultrual and Natural Resources

The City of Charleston has a strong reputation for its cultural resources. Downtown contains a 1,785 acre National Register Historic District which includes much of the peninsula south of the Septima Clark Expressway. The district is filled with 18th and 19th century houses, public buildings, and commercial structures. Also important in terms of historic resources are the National Register Sites, Districts, and other landmarks scattered throughout the City, such as historic plantations, a number of Civil War era (and pre-Civil War) forts and archaeological sites, and the numerous older neighborhoods throughout the City, many of which may now be eligible for National Register status.

The City also has many artistic resources, such as the Spoleto festival of the performing arts each spring, and other City sponsored festivals, such as the Moja Festival and smaller weekend length arts and music festivals. There are numerous performing arts companies in the City utilizing performance venues as diverse as the Dock Street Theater, Gaillard Auditorium, and facilities at the College of Charleston.

National Register Historic Districts

Old and Historic District
Old City District
Hampton Park Terrace Historic District
Secessionville Historic District
Cainhoy Historic District

City Landmark Sites
(All on the National Register of Historic Places)

Battery LeRoy
Battery No. 1
Battery No. 5
Farmfield Plantation House
Fenwick Hall
Florence Crittenton Home
Fort Pringle
Fort Trenholm
Lowndes Grove
Magnolia Cemetery
Elias Rivers House
Site of Old Charles Towne
Stiles-Hinson House
Unnamed Battery No. 1
William Enston Home
McLeod Plantation
St. Andrews Episcopal Church

The City is home to a number of significant museums as well, such as the nation's oldest museum, the Charleston Museum, the Gibbes Museum of Art, and the soon to open South Carolina Aquarium. In addition, many historic houses in the City serve as house museums, profiling significant architectural styles and historic events.

The City of Charleston is situated in what is known as "the Lowcountry" of South Carolina. This coastal plain is not far from sea level in elevation and is host to a myriad of islands, wetlands, creeks, rivers, and harbors which determine the shape and configuration of man-made development. Charleston Harbor and its associated tidal waters are rich estuarine environments which support many marine resources. Because of urbanization in the Charleston region, there is growing pressure on the estuarine system. Perhaps greatest at risk are the tidal creeks, which are among the most sensitive of marine waters, where new information gathered by the Charleston Harbor Project shows the sensitivity of these ecosystems to the direct and indirect impacts of urban development.

The temperate, nearly semi-tropical climate gives rise to a host of plant life, the most famous of which are the marsh grasses and live oaks that are included in nearly every image of "lowcountry" life. Air quality in the area is noted as being generally very good by most measuring sticks, although in recent years there have been increases in ground level ozone in the Charleston region.

Because of its low elevation and warm coastal location, Charleston is subject to the hazards of South Atlantic hurricanes and various flooding events throughout the year. These climatic events necessitate stringent building standards for elevation and wind resistance.

References

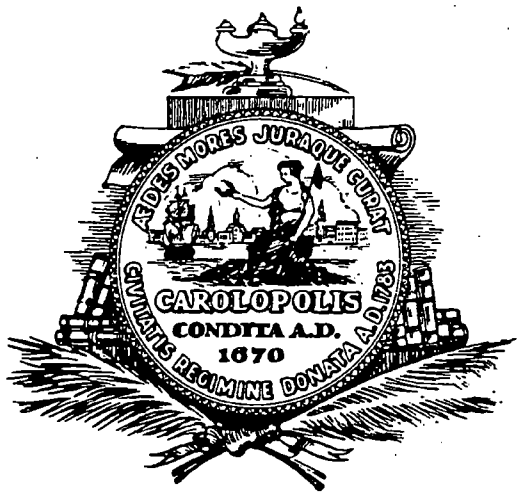
8. City of Charleston – All population estimates since 1990 are from the City of Charleston Department of Planning and Urban Development.

9. Trident Board of Realtors – All home sales value information is from the local Board of Realtors.

10. U.S. Dept. of Housing and Urban Development – Median income estimates are from HUD.

11. Charleston County – Utility service area information is from the Charleston County Comprehensive Plan.

Section 3
Key Issues, Goals, and Recommendations



3. Key Issues, Goals, and Recommendations

Various global, national, and regional trends are affecting the way Charlestonians live and how local government provides services. The region and city are expected to continue growing steadily between 2000 and 2015. The City of Charleston projects a 51% increase in city population over this period. The Century V City Plan is intended to respond to these circumstances by identifying key issues and recommending how they can be addressed to improve the quality of life for city residents.

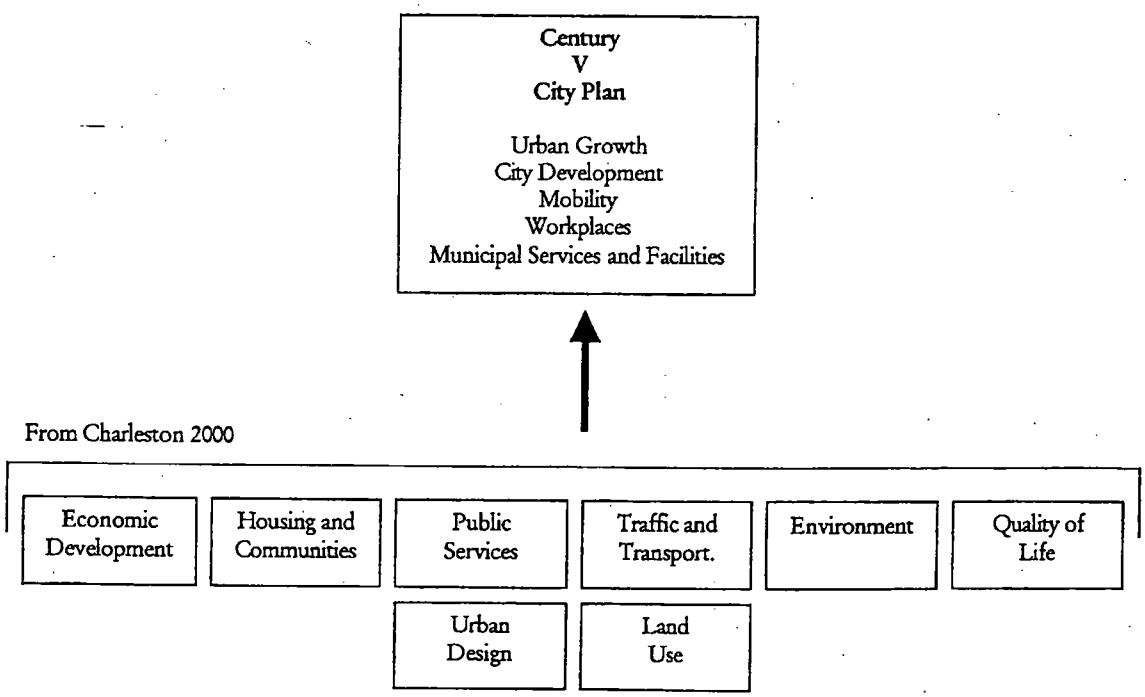
Charleston 2000, adopted in 1991, analyzed the following topics: economic development, housing and communities, public services, traffic and transportation, the environment, quality of life, urban design, and land use. This plan builds upon Charleston 2000 by relating these individual issues to each other and recommending a City Plan focused on the following key issues:

- Urban Growth – *Surrounding the City with Green*
- City Development – *Investing in Existing Assets*
- Mobility – *Choices*
- Workplaces – *Expanding Our Productive Capacity*
- Municipal Services and Facilities – *Quality Urban Services to City Residents*

Charleston Century V City Plan

3. Key Issues

A. Urban Growth
B. City Development
C. Mobility
D. Workplaces
E. Municipal Services



A. Urban Growth

Surrounding the City with Green

Goal Preserve the physical qualities and way of life in rural areas of the city.

Goal Protect and improve our natural resources and maintain a lush, green environment in urban and suburban areas of the city.

The city's jurisdiction now includes the most urban settings in the region as well as quite rural areas. In order to protect the natural environment and preserve the unique quality of each area, urban growth should be managed. This means urban and suburban development should not spread throughout rural areas and nature should be protected in suburban and urban sections of the city.

Residents of the city consistently express opposition to continued urbanization of rural areas in the lowcountry. The desire to control urban growth is reflected in the new plan for Charleston County. In May, 1999 Charleston County adopted its first comprehensive plan. The plan recommends discouraging sprawl and encouraging growth within designated urban and suburban areas where homes and businesses can be efficiently provided with public facilities and services.

> *At the heart of the (Charleston County) Plan is the designation of areas within Charleston County where different patterns and intensities of growth and development will be encouraged, as well as areas where the rural character, including prime farmland areas, forestry resources, and sensitive natural resources, will be preserved and protected.*
>
> *(from Charleston Co. Plan)*

The Charleston County Plan designates areas of the county for urban, suburban and rural development patterns. These recommendations affect city growth in West Ashley, James Island, and Johns Island.

The new Berkeley County plan also emphasizes managed growth. The Berkeley County Plan says "if growth is not well managed and open space

preserved, the County loses both environmentally and economically." The City of Charleston jurisdiction in Berkeley County consists of about 21 square miles. The city jurisdiction falls within the Wando district as defined by the Berkeley plan. Most of the land in the Wando district is within the Francis Marion National Forest or environmentally sensitive areas (marshes) along the Cooper and Wando Rivers. Development areas in the Wando district are restricted to industrial lands along the Copper River and residential growth areas on Daniel Island and the Cainhoy Peninsula

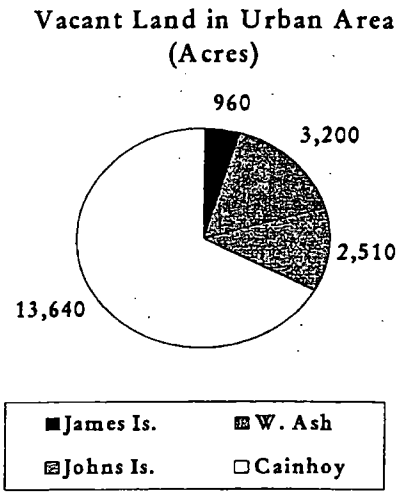
The Berkeley Plan calls for residential growth on the Cainhoy Peninsula as far north as the Francis Marion Forest and Cainhoy Road. The plan also recognizes a potential commercial center at Clements Ferry Road and I-526.

City residents support the policies articulated in the County plans. Ninety-two percent of respondents to the city's citizen survey said they support or strongly support some development restrictions to protect forests, farmland, creeks, and rivers. (see Exhibit B, Question 25) Urban growth is particularly a concern on Johns Island and the upper Cainhoy Peninsula where farmland and open space continue to dominate the landscape. City and non-City residents of these areas are seeking ways to preserve their unique rural quality of life.

Conversion of land from open space or agricultural use to urban uses like subdivisions or shopping centers occurs primarily because there is a demand for housing, shopping and so forth. Population growth fuels this conversion, but so does consumer preference and broader demographic changes such as an older population or more families with small children. Population growth, changing consumer demand and demographic changes will continue to occur. As a result, it is important that the city have land available for development to serve these changes.

Within the urban and suburban areas of West Ashley, James Island, and Johns Island as defined by the County Comprehensive Plan there are currently about ten square miles of undeveloped land (See Figure 3.1). This is more land than the entire peninsula of the City. In addition, about twenty square miles of vacant

Figure 3.1



land is available in Berkeley County south of the Francis Marion Forest and Flag Creek. So within the proposed urban and suburban areas of the city there is sufficient land available for development to meet increased demand, consumer preferences and demographic changes that will occur well into the next century.

The City Plan recommends that not all this vacant land be converted to suburban and urban development. There are opportunities in suburban and urban areas to conserve open space. In 2000, Johns Island and much of the Cainhoy Peninsula maintain their rural heritage and open spaces still dominate the landscape. Urban growth should not consume these areas.

In addition to controlling the spread of urban growth, the City must manage it within already developed areas. The pattern and design of development within suburban and urban areas of the City affects our natural resources and quality of life. Urban growth in these areas must not come at the expense of clean air, water, and vegetation.

Urban Growth Recommendations:

1. Support Charleston County's Comprehensive Plan and its designation of rural areas surrounding the City of Charleston and other urban areas of the County.
2. Work with Charleston, Berkeley, and Dorchester County residents and their leaders to implement land conservation programs in rural areas.
3. Ensure City land development regulations encourage compact development patterns that minimize consumption of land.
4. Tailor ordinances to complement the way of life in rural areas of the City.
5. Protect farms from encroaching suburban development.
6. Ensure land development regulations adequately protect natural resources in urban and suburban areas of the City.
7. Draft a plan for management of growth and development on the Cainhoy Peninsula.

B. City Development

Investing in Existing Assets

Goal Ensure a high quality of life throughout the City by maintaining existing and building new quality neighborhoods, encouraging infill and redevelopment and providing new gathering places throughout the City.

The pattern and quality of growth and development is essential to maintaining and improving quality of life in the City. Charleston contains a variety of quality urban, suburban, and rural environments. Future City development must complement and improve these places. This is especially important because the City Plan recommends that urban growth be managed so that it does not continue to spill into the countryside (see part A, Urban Growth).

City development involves a great variety of factors: land use, urban design, preservation, housing, and parks to name a few. The City has enacted many programs and regulations to address each issue. These issues are intricately related to one another so the City Plan recommends that City development be managed by focusing on the following essential elements:

1. Neighborhoods
2. Infill and Redevelopment Opportunities
3. Gathering Places

B-1. Neighborhoods

Quality neighborhoods are the backbone of the city. Neighborhoods are the City's setting for most housing, parks, civic and community spaces. Neighborhoods can also be a perfect location for some shopping and work places. City development must occur in a manner that enhances existing neighborhoods and creates opportunities for a variety of new neighborhoods.

The term neighborhood can invoke a wide variety of images because it has been used to define many things. Each resident is likely to describe their neighborhood, its size, and boundaries uniquely. City residents helped clarify the essential elements of a neighborhood by answering the following questions on the citizen survey:

> About 70% of those surveyed agreed or strongly agreed that "A good neighborhood should include a mix of some of the following: housing types, retail, places of worship, civic institutions, work places, schools, and public gathering places, such as a local park or community center.
> (See Question 22(B) Exhibit B)

> Over 80% of those surveyed agreed or strongly agreed that "A good neighborhood should have schools, parks, and recreation facilities within walking or bicycling distance of most residents."
> (See Question 23, Exhibit B)

The particular size, arrangement, housing density, design of parks and open spaces, and availability of services will depend upon the setting of each neighborhood. While neighborhoods throughout the City share some of the elements revealed in the citizen survey, they are also unique to their setting. An urban neighborhood on the Peninsula is different from a suburban neighborhood in West Ashley or a rural neighborhood on Johns Island.

The Charleston area contains many neighborhoods that serve as fine models (See Figure 3.2). These places possess many of the qualities city residents are looking for in a neighborhood, but each is unique to its setting. City policies and regulations must foster unique neighborhoods offering a balanced mix of dwellings, parks and open spaces, civic buildings, shops, and workplaces.

A Good Neighborhood
From Citizens Survey

- Mix of housing types, retail, places of worship, civic institutions, work places, schools, and public gathering places.
- Schools, parks, and recreation facilities within walking or bicycling distance of most residents.

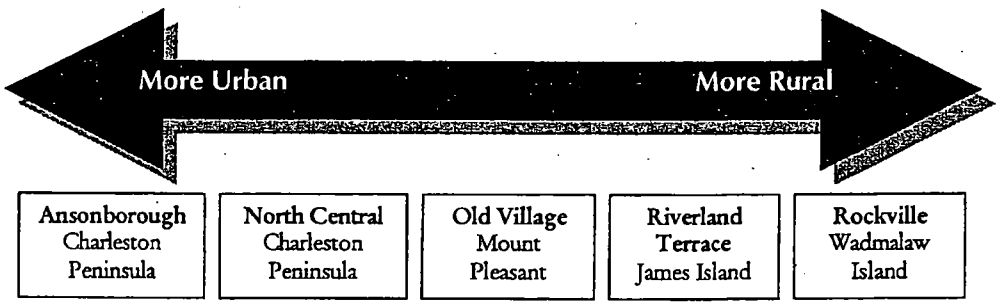
See Exhibit A
Questions 22 (B) and 23

The City Plan intends to accommodate much of the demand for housing, services, civic institutions, and workplaces in neighborhood settings. Neighborhood design, building design, and infill and redevelopment must, therefore, complement the neighborhood setting. Some uses are not appropriate in a neighborhood setting and their location should be limited accordingly.

Uses that are not appropriate in a neighborhood setting are ones that can be a threat to public health and safety, uses that require excessively large buildings and parking areas, and uses that generate heavy volumes of traffic from outside the neighborhood. City policies and regulations should reflect these basic conflicts.

Figure 3.2

Unique Neighborhoods



Parks are an integral part of neighborhoods and the urban environment of Charleston. Parks in our city give citizens a place to relax, experience nature, and recreate. Parks are also an important part of Charleston's public space. City parks welcome all citizens. They are both a gathering place and a civic monument.

In the Charleston region, many citizens have access to nature and a variety of park settings. We are a short drive or bus ride to many coastal retreats: beaches, islands, and coastal parks. The Francis Marion Forest borders the city to the north. Within the city, we have a large state park

on Towne Creek called Charlestowne Landing. We also have a large county park on James Island that includes a campground and water park. These two large parks within the city are great assets.

City parks play a unique role in the life of city residents. They should be available as daily retreats for all citizens. They are places we walk the dog every morning or the children go to play after school. Parks are one of the benefits of living in the city. Charleston has a variety of fine examples. Sixty-seven acre Hampton Park serves the neighborhoods it borders as well as residents throughout the city. Mall Park, Hampstead and E. Hampstead Parks are around the corner or down the street from most homes in the Eastside neighborhood. Brittelbank Park gives all citizens a place to view the Ashley River. The West Ashley Greenway provides an off-street connection for pedestrians and bicyclists.

These are good examples of what the city continues to need as it grows; larger parks attached to several neighborhoods (Hampton Park - 67 Acres) that combine active recreation facilities like ball fields and quieter places like a nature trail; smaller neighborhood parks (Mall Park 8 Acres) scattered throughout neighborhoods and within a ten minute walk of every home; parks that serve a unique purpose, such as Brittlebank Park; and parks that connect neighborhoods, schools and other parks, such as the West Ashley Greenway.

Residents should be given access to waterfront areas throughout the city. The city's efforts on the Peninsula will ultimately provide public waterfront from Joseph P. Riley Baseball Park on the Ashley River to the new Aquarium on the Cooper River. Off the Peninsula, Plymouth Park on James Island provides convenient access to the Intercoastal Waterway for residents of Riverland Terrace. Also on James Island, city owned property on the Charleston Harbor will become Sunrise Park. In 1999 the city acquired land along the Ashley River in the Ashley Bridge District of West Ashley. Similar efforts should ensure all

City Parks

- District Parks - 50+ Acres

  Within safe bicycling distance of every resident

- Neighborhood Parks - 2-20 Acres

  Within 10-minute walk of every resident

- Waterfront Parks

  In every section of the city.

- Connectors

  Off-street greenways and bikeways connecting parks, schools, etc.

residents access to waterfront areas near their homes.

Greenways and bikeways can provide safe and convenient routes for bicycles and pedestrians. The City currently intends to improve and extend the West Ashley Greenway so it connects all of West Ashley with the Peninsula. Improvements are also planned for the West Ashley Bikeway. Additional greenways and bikeway's can follow abandoned rail or utility corridors.

Parks serve as important civic spaces within neighborhoods. Community buildings, churches, and schools can play a similar role. City development efforts must include cooperation with other agencies and institutions to share facilities that can be used as important community centers.

Neighborhood Recommendations:

1. Engage existing neighborhoods in more detailed design studies to examine specifically how growth can improve quality of life.
2. Revise land development regulations to focus on compatible mixing of building types. Permit a variety of housing, services, workplaces, and civic institutions in neighborhood settings. Buildings must reflect rather than be foreign to the neighborhood scale.
3. Accommodate the full spectrum of housing for all incomes by permitting a range of building types compatible with the neighborhood setting.
4. Concentrate higher density housing within a five to ten minute walk of transit stops.
5. Concentrate large retail centers that attract customers from many parts of the city to locations in close proximity to interstate highways and transit corridors.
6. Accommodate the full range of work places from telecommuters and home based businesses, to small businesses, to large corporations in suitable settings.

Big Box

7. Provide a productive environment for review of new development projects that includes citizen involvement early in the process.
8. Provide larger district parks (50+ Acres) for active and passive use within safe biking distance of all residents of the city.
9. Provide neighborhood parks (2 – 20 Acres) within a ten minute walk of all homes. Work with neighborhood councils to find locations in existing neighborhoods and require new neighborhoods to be designed with usable parks.
10. Continue efforts to provide unique waterfront parks by targeting locations throughout the city
11. Expand park connectors like greenways and bikeways by seeking partnerships CPW, Bell South, and SCE&G for use of utility corridors and expanding use of unused rail corridors.
12. Utilize city parks, buildings, and other spaces as community centers within neighborhoods. Seek partnerships with other public and civic institutions for use of schools, churches, and other community spaces for community meetings and events.

B-2. Infill and Redevelopment Opportunities

Infill is a term used to describe development on unused parcels of land in already developed sections of a city. These sites present great opportunities that typically require minimal investment to provide services. Infill sites tend to be on existing streets with available utility service, garbage collection, police already patrolling the streets, and other municipal services. These underused or abandoned sites are Charleston's greatest physical assets because their development or redevelopment can help repair or complete existing neighborhoods.

Infill and redevelopment sites often also present the greatest development challenge. These sites are usually in close proximity of existing homes. Therefore, neighbors must be closely involved in the design of infill and redevelopment projects. These sites have existing buildings or parking lots to deal with or are have environmental issues that

must be addressed. Government regulations may actually discourage reuse or development. Market statistics for surrounding neighborhoods may not adequately reflect purchasing power so developers and lenders may look at them as poor investments. The types of problems to be addressed are quite different from those for a vacant piece of land in a suburban or rural setting.

Nevertheless, these are the city's greatest assets. The city must work with residents to fully identify these resources, determine how best that can be used, and make their development as easy as possible.

Infill/Redevelopment Recommendations:

1. Identify opportunities for infill development and redevelopment throughout the city.
2. Work with neighborhood councils and citizens to determine how infill and redevelopment sites can be utilized to benefit every section of the city.
3. Revise development regulations, approval processes, and capital planning priorities to make infill and redevelopment as easy as possible.

B-3. Gathering Places

As the city's population grows and our environment changes, it is important that new civic centers and gathering places be identified and created. Residents of all sections of the city will increasingly need convenient locations to gather, hold special events, and connect to public transportation. These locations may be important intersections, well-located infill or redevelopment sites, or part of new neighborhoods in more suburban locations. They will serve important community needs (such as locations for special events or a place to catch the bus) as well as defining a unique sense of place in various places around the city.

In March 1999, a planning workshop for the Glenn McConnell Parkway area of the city identified the intersection of the Glenn McConnell Parkway and Bees Ferry as a key intersection that could be designed to provide an important gathering place. In addition, it was recognized that land between the Parkway and Highway 17 provides a unique opportunity for a series of new neighborhoods surrounding a park.

In preparation for this plan, the Planning and Urban Development department also started work on a case study of the intersection of Sam Rittenberg Boulevard and Ashley Hall Road in West Ashley. This is an important intersection with an underused shopping center in close proximity to several neighborhoods. The study begins to look at how reinvestment at this location could accommodate a mix of uses, create new street and park connections to adjacent neighborhood, and provide a gathering place for transit.

Gathering Place Recommendations:

1. Identify locations throughout the city for new civic centers and gathering places.
2. Target important intersections, well located infill or redevelopment sites, and new neighborhoods for potential locations.
3. Link new civic centers and gathering places to public transportation plans.

C. Mobility

Choices

Goal Ensure all citizens of Charleston have a choice of transportation options for moving within neighborhoods, between neighborhoods and across the city and region.

Like all metropolitan areas in the United States, mobility within Charleston and the region greatly affects the livability of the city for most residents. In the City of Charleston, mobility is not just a matter of moving cars from here to there. Charleston's unique geography limits our ability to fully connect various points of the city and region by roadway. In addition, our urban setting naturally results in increased congestion that cannot be completely mitigated through road construction.

City residents recognize the need for alternatives and Charleston is well positioned to provide them. After all, public transportation, walking, and bicycling should be most viable in the city since housing, shopping, work, and parks are most concentrated here. In addition, there were just over 14,000 households in Charleston County in 1990 that did not have a vehicle available for transportation.

Our Geographic Position

Charleston's geography presents unique transportation challenges. Our web of waterways defines individual landbodies that can be connected at a limited number of locations. The result is a well-developed system of radial roadways emanating from downtown Charleston and a limited number of circumferential roadways connecting across landbodies. There are two roadway crossings of the Cooper River and they are about seven miles apart. From the Ashley River Bridges downtown it is over four miles to the next crossing of the Ashley River at Cosgrove Avenue. West Ashley's connections to James and Johns Island's are eight miles apart. The same reality exists on the Cainhoy Peninsula where the distance between I-526 and Highway 41 is about eight miles.

Charleston Century V City Plan

3. Key Issues
   - A. Urban Growth
   - B. City Development
   - C. Mobility
     1. Public Transit
     2. Streets
     3. Off-street Connectors
     4. Water Transportation
   - D. Workplaces
   - E. Municipal Services

14,000

Number of households in Charleston County that did not have a vehicle available for transportation in 1990.

Source: U.S. Census Bureau

In addition, the points of connection to the Peninsula itself are limited. These limited points, therefore, are subject to steady increases in vehicle volume. For example, between 1990 and 1998, the average daily vehicle trips on the Ashley River Bridges climbed over 10% from just over 103,000 trips per day to 114,000 trips per day[12].

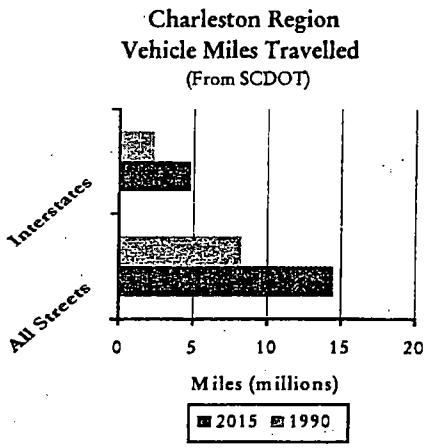
Our unique geography places limits on our ability to fully develop a circumferential system of streets. We must focus on our radial corridors and on providing alternative ways of movement.

Traffic

The South Carolina Department of Transportation is projecting that yearly vehicle miles traveled in the Charleston area will rise by about 75% between 1990 and 2015. SCDOT projects interstate miles traveled will double (See Figure 3.3). This is an important measurement because it directly relates to congestion levels. The increases should not be surprising because they have a direct relationship to how we build our city and region. Currently, most development is designed to be entirely automobile dependent. Hence the increases in vehicle miles traveled. We must be realistic about how much vehicle traffic can be supported through increased roadway capacity and the affect on our quality of life, particularly in the City of Charleston.

A survey of important city streets and their traffic volumes since 1990 leads to similar conclusions regarding traffic increases. Traffic on Folly Road between the connector and Camp Road increased 57% between 1990 and 1998. On St. Andrews Boulevard in Avondale the average number of vehicles per day increased 34% over this period and on Ashley River Road between Sam Rittenberg Boulevard and Raoul Wallenberg Boulevard daily trips rose by 40%. On Maybank Highway between Riverland Drive and the Stono River average daily vehicle trips increased by almost 20% between 1990 and 1998. If this trend continues Maybank Highway would carry 7000 more vehicles per day at this location by 2015.

Figure 3.3



corridors - by design - exclude city residents that have little or no access to vehicles for travel. In light of these circumstances, the City Plan recommends the following:

C-1. Public Transportation

The Charleston Area Rapid Transit Authority (CARTA) assumed responsibility for public transportation in Charleston in 1998. CARTA immediately started making improvements to its menu of services, including its region-wide bus system. Local planning agencies must, however, support CARTA's efforts in order to make public transportation a viable option for more and more citizens.

For public transportation to be successful and to give as many citizens as possible this choice for moving around, we must guide the demand for higher density housing toward locations near transit corridors and stops. The demand for higher density housing will continue, it is a matter of directing it to places where residents can walk to public transportation. Transit stops are opportunities. They should be an important part of every civic center, neighborhood center, or gathering place throughout the city.

Public transportation has traditionally been successfully used for the trip to and from work. The commute is the most important vehicle trip to capture with our public transportation system. Therefore, connecting homes and jobs by public transportation is critical. Jobs along our principal radial corridors on the Peninsula and west of the Ashley River should have good access to public transportation. Existing employment centers Downtown and in the vicinity of the Citadel Mall are well located for public transportation, as is the upper Peninsula. Building the employment base in these locations will give more citizens access to jobs by transit.

Charleston is a small city in a relatively small metropolitan area. The future potential for fixed-guideway transit service such as light-rail, diesel multiple units, busways, or mono-beam

4. Design the new Cooper River Bridge to accommodate fixed-guideway transit.

C-2. Streets

Streets must be the best way to move about the city in a vehicle, by foot or on a bike. This requires a fully developed network of streets in each area of the city and attention to how new streets are designed and existing streets are improved.

Conflicts are always going to occur between vehicles and pedestrians. There will always be particular streets that have higher volumes of traffic and intersections that are particularly dangerous. Our challenge is to adapt as conditions change always keeping in mind the public street must accommodate a variety of users.

Citywide and Regional Travel

For vehicular travel across the city and region, the City should prioritize improvements to existing thoroughfares and bottlenecks at major intersections and bridge locations (See Figure 3.5). In the short and long run our existing main streets will carry increasing volumes of vehicle traffic. Existing roadway deficiencies are to be corrected prior to building new or extended thoroughfares.

Improvements to main roadway corridors must respect the unique environment of the area. For example, roadway improvements to Ashley River Road or Main Road must protect the tree canopy of these scenic routes. In addition, roadway improvements will accommodate bicyclists and pedestrians. Bikeways will be an integral element of roadway design.

Local Travel

Charleston has good examples of districts and neighborhoods with effective street networks. The Peninsula is a nationally recognized example of quality neighborhood design. Most streets on the peninsula were built first for walking. The main conflicts are where streets have been designed or re-designed to move cars more

Figure 3.5

Street Improvements

For Citywide and Regional Travel

- Limehouse Bridge
- Stono Bridge
- Interchange of Glenn McConnell Parkway and I-526
- Intersection of Main Road and Highway 17.
- Intersection of Glenn McConnell Parkway and Bees Ferry Road.

quickly; for example, one way streets such as Market and Beaufain in Harleston Village or the Crosstown Expressway, a highway separating the Peninsula into two parts.

On James Island, the street network is fairly developed, but a hierarchy was never recognized and established so neighborhood streets serve as important transportation corridors. Fort Sumter Drive is the best example where this has occurred, but Harborview Road, Ft. Johnson Road, Camp Road, and Dills Bluff Road are designed as neighborhood streets rather than as main city streets. A new street will connect Folly Road and Riverland Drive through the Dill Tract as development occurs there. It is important that this street be designed to serve all users.

Also on James Island, Riverland Terrace provides an excellent example of neighborhood and street design in a more suburban setting. Riverland Terrace includes wide variety of connected streets, a neighborhood park on the Intercoastal Waterway, and commercial services within walking distance at Maybank Highway.

In West Ashley east of I-526 a developed network of streets exists but, like James Island, attention to hierarchy is important. For example, Playground and Magnolia Roads were built as neighborhood streets but serve as connectors across neighborhoods.

West of I-526 networks need to be established. An appropriate network of streets should connect Savannah Highway, the Glenn McConnell Parkway, and Ashley River Road. During the Glenn McConnell Parkway Planning Workshop a street network was proposed.

On Johns Island, a system of streets within the urban area needs to be designed so that a series of isolated neighborhoods does not develop. Bridge replacements are needed on Maybank Highway and Main Road over the Stono River and further study is needed to determine the potential impact of I-526 if it were extended to Johns Island.

Figure 3.6

Transportation Studies Needed

- Mark Clark Expressway Study
- James Island
- Johns Island
- Clements Ferry Road - Cainhoy Peninsula

On the Cainhoy Peninsula there is only one main public street, Clements Ferry Road. As additional development occurs on the peninsula a new road will be needed west of Clements Ferry Road so that traffic can be dispersed and developments connected.

Street Design

New streets should be designed based upon an approved hierarchy accommodating pedestrians and vehicles. In addition, existing streets should be improved to provide convenient and safe sidewalk connections. Special emphasis should be placed on intersections to ensure safe crossing for pedestrians.

Street Recommendations:

1. Design new streets and improve existing streets to accommodate walking, bicycling, and vehicle travel.
2. Target transportation investments for travel across the city and region to existing corridors radiating from the center of the city; these include Highway 61 and 17 in West Ashley, Folly Road on James Island, Maybank Highway on James and Johns Islands, and the Meeting and King Street corridors on the Peninsula.
3. Prioritize improvements to existing thoroughfares and bottlenecks at major intersections and bridge locations.
4. Conduct a study to determine the overall costs and benefits of completing the final two sections of I-526.
5. Conduct a design study to determine how extension of the Glenn McConnell Parkway approximately two miles from Bees Ferry Road to the Village Green subdivision can be accomplished in a manner that will disperse traffic and provide a model for quality street design accommodating vehicles, pedestrians, and bicyclists.

C-3. Off-Street Connectors

Off street connectors should provide safe convenient corridors for bicyclists and

pedestrians. Utility corridors and rail corridors should be targeted for new off-street connections. These facilities are particularly useful for connecting parks, schools, libraries and other places children are trying to get to and from safely.

Off-Street Connector Recommendations:

1. Prioritize improvements to the entire length of the West Ashley Bikeway and Greenway.
2. Establish an agreement with local utilities for use of utility corridors as walking and bicycling paths.

C-4. Water Transportation

Given the limited number of roadway connections to the peninsula, water taxi and ferry services should be supported through planning and land development efforts. Connections between the Peninsula and Daniel Island, Mt. Pleasant, and James Island are viable in the short and long term.

The City should focus on working with other municipalities and potential service providers to establish water transportation between the Peninsula and Mount Pleasant. Given the variety of potential users and the heavy volume of traffic on the Cooper River Bridges, particularly at peak times, this service is most likely in the short term. Such service could attract both commuters and visitor traffic.

Water Transportation Recommendations:

1. Form a partnership with other interested public and private organizations to establish water transportation between the Peninsula and Mount Pleasant.

References

12. South Carolina Dept. of Transportation – All traffic counts are from SCDOT.
13. Institute for Transportation Engineers – Trip Generation (6th Edition.)

D. Workplaces

Expanding our Productive Capacity

Goal Continue building a community capable of sustaining itself economically by providing a suitable environment for a wide range of businesses and ensuring economic growth expands opportunities and resources for Charleston citizens.

The economic environment is changing rapidly and the City must ensure existing and new businesses are accommodated in appropriate settings. In addition, City policies and practices must encourage economic growth that has long-term benefits for citizens of the City.

Business innovation and local production and consumption of goods and services are key factors in the economic health of the community. We must provide an environment that sustains business growth and innovation in a more technologically based economy. Therefore, it is necessary to build an environment suitable for start-ups, expansions, and relocating businesses of varied sizes. The City of Charleston has assets which provide the foundation for a workplace-supportive environment:

- Port of Charleston. One of the busiest sea ports in the United States. The Port of Charleston is evaluating cargo terminal expansions on the Charleston Harbor.
- Railways. An extensive network of railway transportation served by Norfolk Southern, CSX, and SC Public Railways Commission. The railways are used in transporting of automobiles, grain, and other goods and materials.
- Highways and Interstates. Charleston has access to the state and federal highway systems. This includes three (3) major U.S. highways and seven (7) state highways. These highways and interstates are vital to the delivery and transporting of goods by motor freights.
- Motor Freight. There are approximately 120 motor carriers that serve the area providing

extensive routes throughout the U.S. These carriers are responsible for bringing goods to the area for consumption, transporting goods to the Port for export, and delivering imported goods to markets throughout the state, region, and across the country.

- Air Traffic. The Charleston International Airport (CIA) can have an enormous effect on the growth of the City and region.

These assets help provide the foundation for a successful economy. Small and large businesses, start-ups, and business expansions need to be accommodated in appropriate settings throughout the city. The following hierarchy exists:

Workcenters – urban centers and industrial districts particularly well suited for the City's largest concentrations of employment.

Corridors – Major highways that provide important locations for small, local businesses and auto-oriented businesses.

Neighborhoods – Locations for small businesses near homes.

Home – Appropriate for some small businesses, start-ups, and telecommuters.

City policies and practices should support each of these potential business locations. Workcenters will require unique economic development strategies and careful planning to ensure the potential of each area is fully understood and realized. Workcenters are places in the City with existing or potential high concentrations of jobs. Some have an existing concentration of employment while others have a high concentration of underutilized buildings or undeveloped land within the City limits.

The Downtown Plan adopted by the City in 1999 includes an economic analysis of the downtown area. The City's Department of Housing and Community Development is currently conducting an economic development plan for the Enterprise Community (EC). The EC includes the Upper Peninsula

Workcenters

Downtown – Concentrations of employment identified in the Downtown Plan.

Citadel Mall District – West Ashley in the vicinity of the Citadel Mall. The second largest concentration of jobs in the city.

Upper Peninsula – Abandoned and underused industrial sites suitable for redevelopment.

Daniel Island – Corporate office location at I-526 and the Daniel Island Town Center.

Clements Ferry Road – Location of light industrial manufacturing, warehousing and distribution.

workcenter identified in this plan. The results of Downtown Plan and EC study will be incorporated into the City Plan.

Workplaces Recommendations:

1. Tailor economic development strategies to reflect a full hierarchy of workplaces. This hierarchy includes small offices and home based businesses, internet-based business (e-commerce), telecommuters, neighborhood businesses, corridor-based businesses, and workcenter-based business.
2. Provide a suitable environment for a wide range of businesses.
3. Ensure economic growth provides new opportunities and resources for Charleston residents.

E. Municipal Services and Facilities

Quality Urban Services to City Residents

Goal Ensure the highest quality public services and facilities to city residents by targeting municipal growth to urban and suburban areas and planning for capital improvements to support city growth.

Local government exists to provide services that cannot or should not be provided by private interests. For example, the City provides police protection because it is important that every city resident receive equally high quality public safety service and the City helps provide housing when the private market has no interest but the need is very real. In order to continue providing these and other municipal services at the highest level, the City must manage the extension of its service areas and ensure municipal services and facilities are adequate to accommodate growth.

There is now substantial evidence that extending city services further from the city center to primarily low-density residential development is a burden on city tax-payers and a drain on scarce public resources. James Frank concludes in his book "The Costs of Alternative Development Patterns: A Review of the Literature" (1989) that the principal factors affecting the cost of providing infrastructure and services are density and lots size, municipal improvement standards, demographic characteristics of the population (number of school age children), contiguity of development, distance to central facilities, and the size of the urban area[14]. He found that the highest capital costs of services per unit are found in the lowest density areas, while the lowest costs are in the highest density areas.

James Duncan and Associates completed a large scale study of the state of Florida on the public costs of providing services to different development patterns in "The Search for Efficient Growth Patterns" (1989). Duncan examined not only the actual capital costs, but also the costs of annual operation and maintenance and the total revenues generated. He

found that the pattern of development had a significant impact on public capital and operating costs, with the lowest costs being found in the compact and contiguous urban forms. The highest costs per residential unit were found in the satellite, linear, and scattered urban forms.

Duncan describes compact development as "a pattern of urban growth which is generally characterized by higher intensity development that occurs within an established urban area." Duncan also says that compact development is characterized by "redevelopment of underutilized parcels and under capacity public facilities." Contiguous development is "a pattern of urban growth which is generally characterized by moderate density development and is located adjacent to or near established urban areas." Duncan says this development is characterized by "mixed land uses and proximity to residential support services." Public services can most efficiently be provided to these types of areas.

Duncan warns against extending ourselves by servicing areas of "low density development that has prematurely located (leapfrogged) past vacant land into relatively undeveloped areas". These areas tend to be far from employment centers, central public facilities, and non-residential support services. Linear development extending along main thoroughfares out into the countryside can also be the costly form of growth to serve.

These academic descriptions of growth patterns are very real in Charleston. Relatively compact and contiguous neighborhoods on the Peninsula and West Ashley stand in great contrast to rural areas of Johns Island or extending linear corridors like Savannah Highway. It is imperative that Charleston recognize these differences and plan for services accordingly. By continuing to consider further extension of municipal services away from the city center, we risk overextending our capacity to provide the highest quality services to residents in urban and suburban areas. The reality is that resources are scarce and must be focused.

Within urban and suburban areas of James Island, West Ashley, and Johns Island there are currently just

Public Policies
Needed to Manage Service Areas

- Provision of Municipal Services

  Focus City annexation efforts on urban and suburban areas. Control the expansion of municipal services into rural areas.

- Provision of Sanitary Sewer and Clean Drinking Water to Rural Areas

  While helping provide safe drinking water and sanitary sewer treatment, the Commission of Public Works must consider the full impact and options for providing these services in rural areas.

over 30,000 residents that do not have the benefit of city services. These are customers city employees drive past in many cases to serve neighboring residents. The city's focus needs to be on serving all of these residents well.

Serving city residents costs more and more each year. Existing neighborhoods and public infrastructure require more attention and investment. Focusing on urban and suburban areas will ensure we do not overextend our ability to serve city residents well. Targeting investment in existing areas will benefit city residents and improve conditions in already developed areas as growth occurs.

Growth and development within the city and region requires more of local government every year. Municipal services and facilities must be able to keep pace with City growth. This is particularly important now given the City's jurisdictional growth since 1990. To ensure services and facilities continue to meet level of service expectations, the City can establish standards for adequate public facilities.

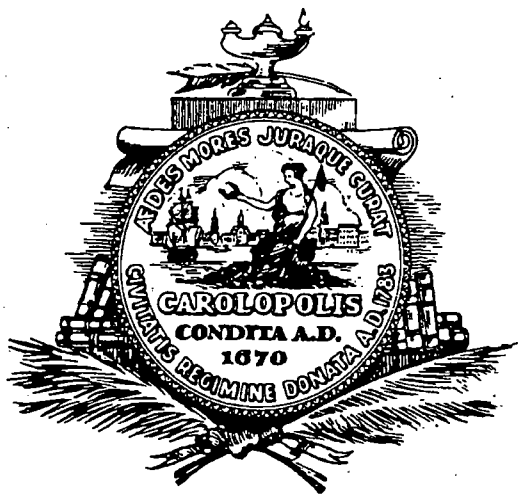
Municipal Services and Facilities Recommendations:

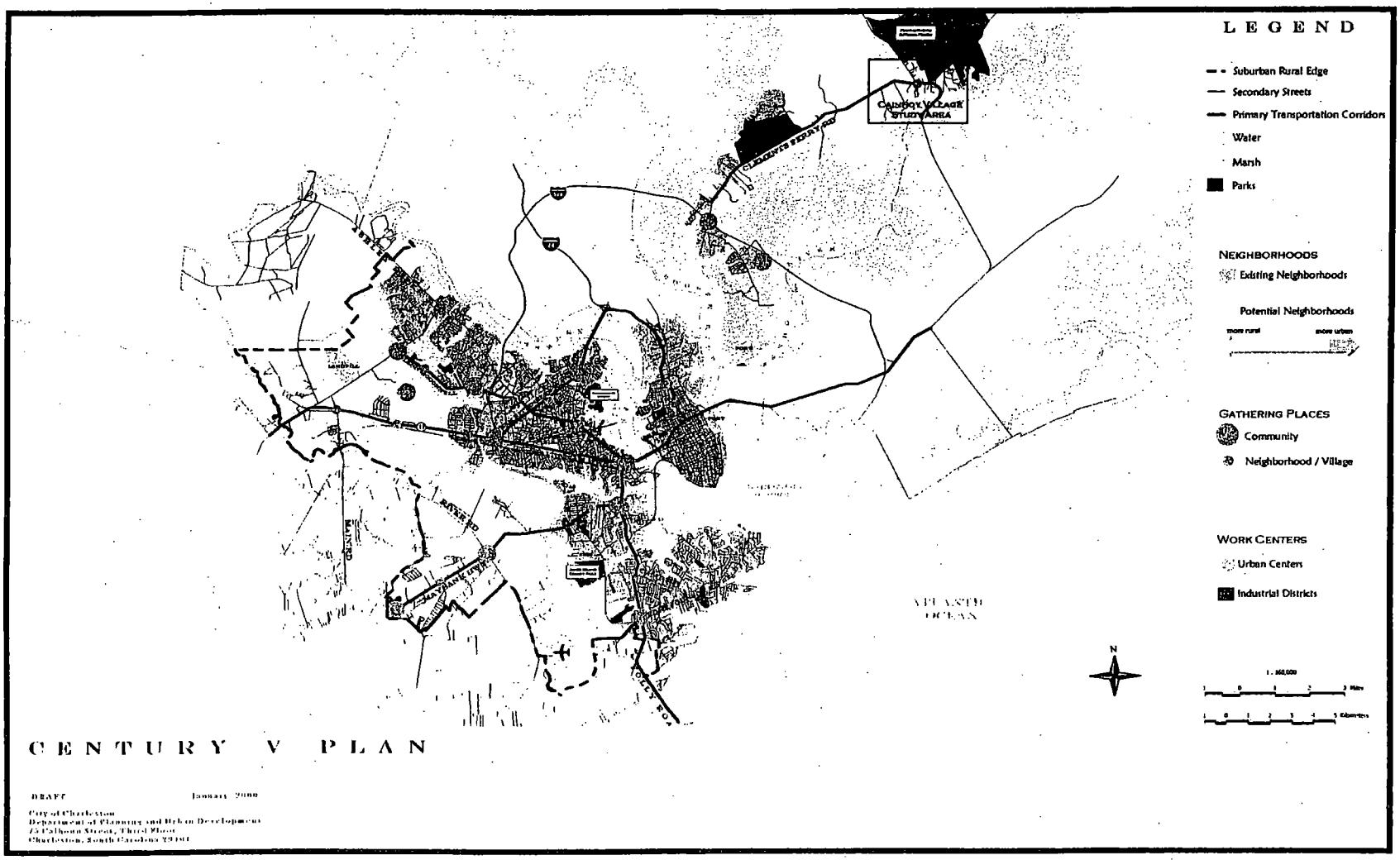
1. Focus the City's annexation efforts on urban and suburban areas as identified in the Charleston County Plan and south of the Francis Marion Forest in Berkeley County.
2. Manage the provision of municipal services and facilities in rural areas.
3. Establish adequate public facility standards consistent with level of service expectations throughout the City.

References:

14. Once They Were Greenfields – How Urban Sprawl is Undermining America's Environment, Fabric, and Social Fabric. – F. Kaid Benfield, Matthew D. Raimi, and Donald D.T. Chen – Natural Resources Defense Council and Surface Transportation Policy Project, 1999.

Section 4
City Plan




LEGEND
Suburban Rural Edge
Secondary Streets
Primary Transportation Corridors
Water
Marsh
Parks
NEIGHBORHOODS
Existing Neighborhoods
Potential Neighborhoods
more rural
more urban
GATHERING PLACES
Community
Neighborhood / Village
WORK CENTERS
Urban Centers
Industrial Districts
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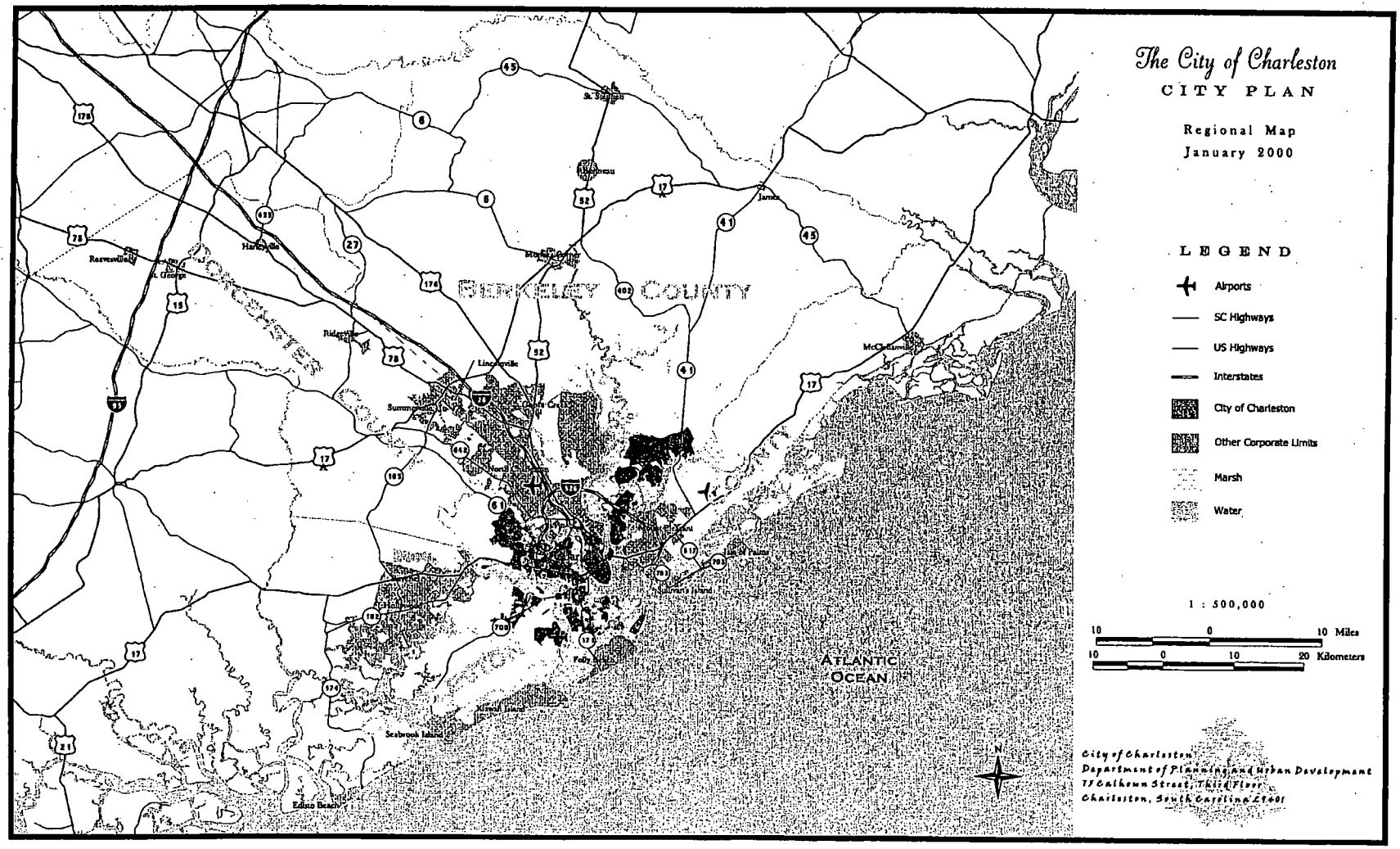
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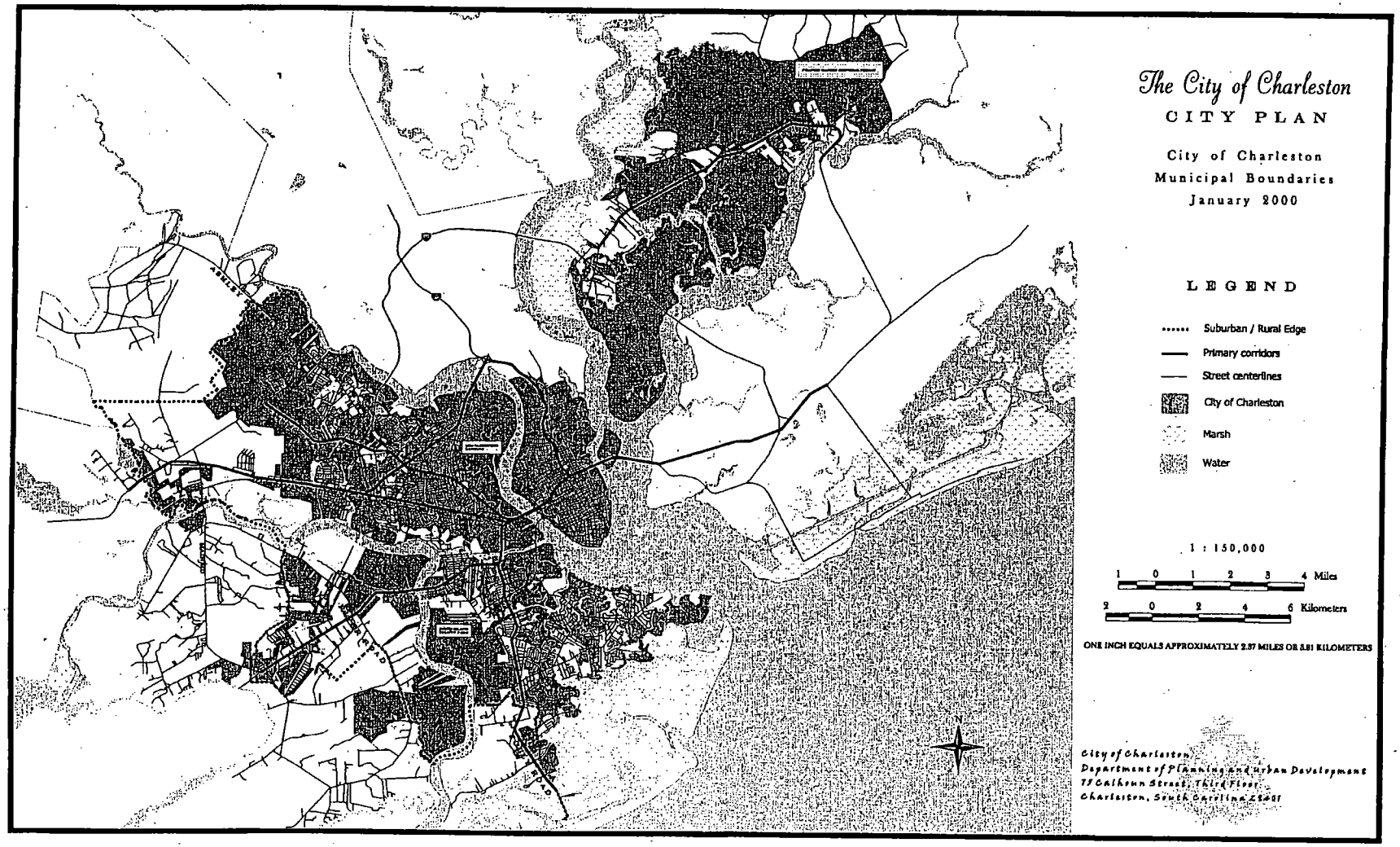
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City of Charleston
Department of Planning and Urban Development
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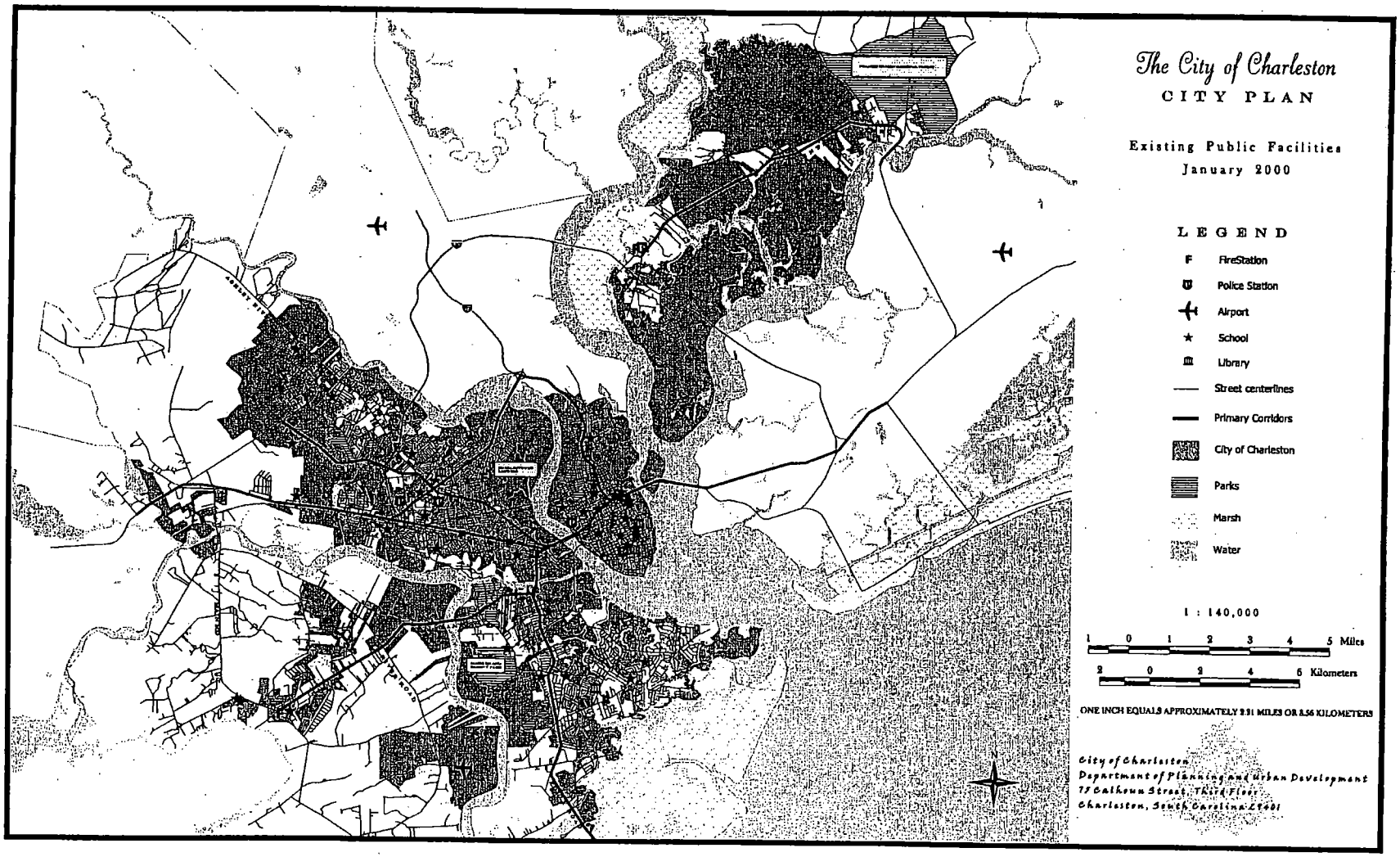
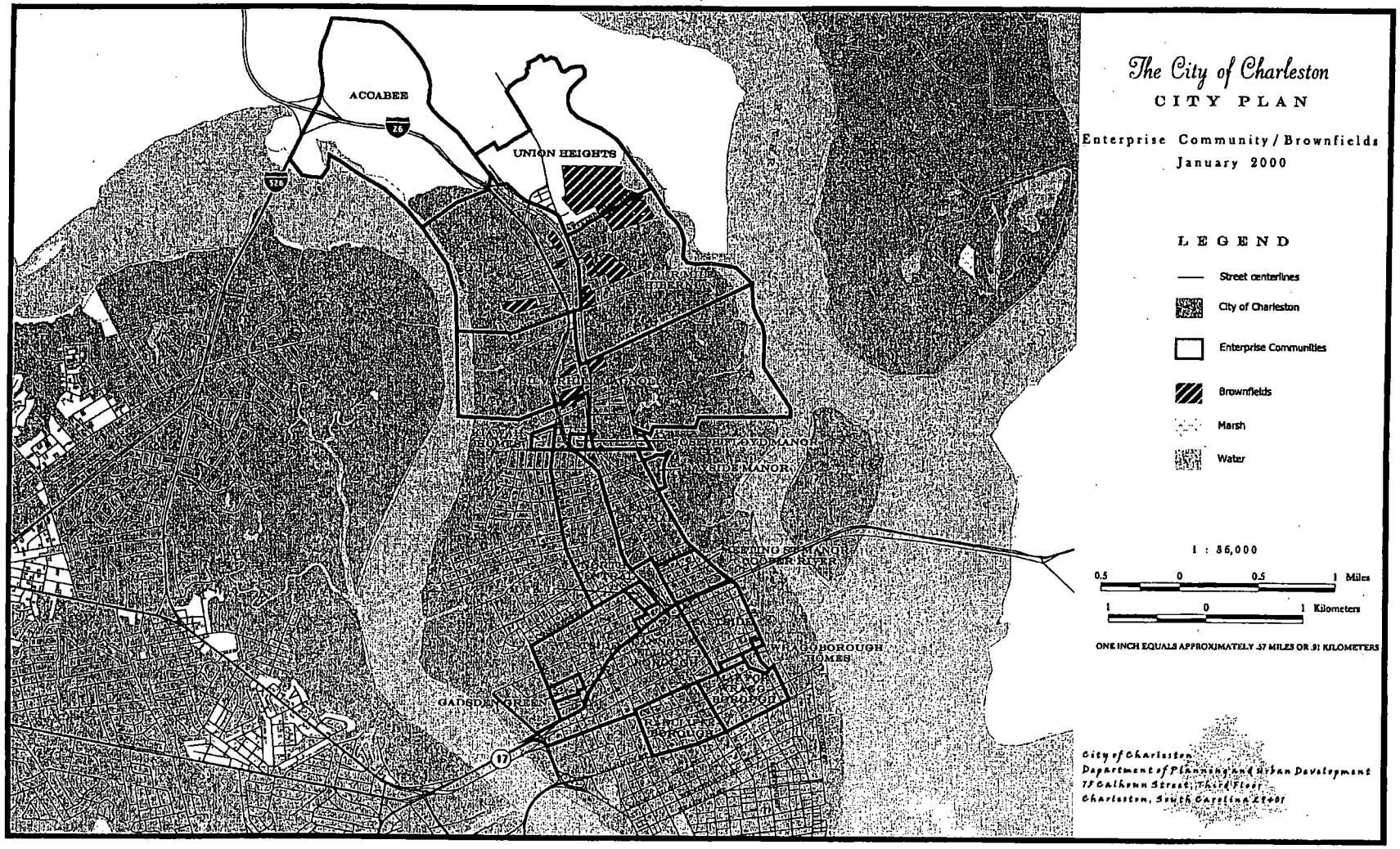
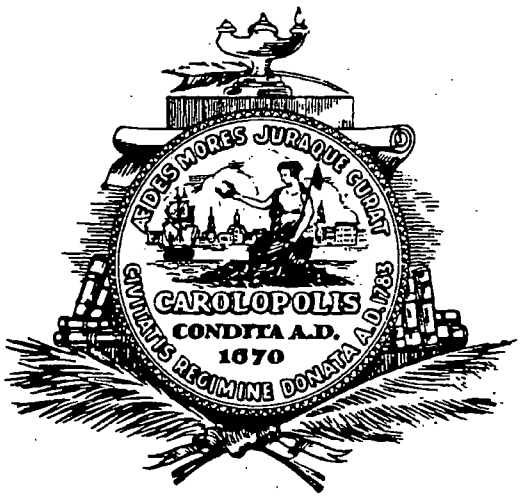

The City of Charleston
CITY PLAN
Existing Public Facilities
January 2000
LEGEND
F FireStation
Police Station
Airport
School
Library
Street centerlines
Primary Corridors
City of Charleston
Parks
Marsh
Water
1 : 140,000
1 0 1 2 3 4 5 Miles
2 0 2 4 6 Kilometers
ONE INCH EQUALS APPROXIMATELY 2.21 MILES OR 3.56 KILOMETERS
City of Charleston
Department of Planning and Urban Development
75 Calhoun Street, Third Floor
Charleston, South Carolina 29401


ACCABEE
UNION HEIGHTS
GADSDEN GREEN
WRAGGBOROUGH HOMES
The City of Charleston
CITY PLAN
Enterprise Community / Brownfields
January 2000
LEGEND
Street centerlines
City of Charleston
Enterprise Communities
Brownfields
Marsh
Water
1 : 36,000
0.5 0 0.5 1 Miles
1 0 1 Kilometers
ONE INCH EQUALS APPROXIMATELY .57 MILES OR .91 KILOMETERS
City of Charleston
Department of Planning and Urban Development
75 Calhoun Street, Third Floor
Charleston, South Carolina 29401

Section 5
Next Steps



5. Next Steps

The following work program is recommended for continued implementation of the City Plan.

	Program Item		Issue Addressed
A.	Community Partnership		
	A.1	Communication and Education Program	All Issues
	A.2	Planning and Development Review Process	All Issues
B.	Public Policies and Initiatives		
	B.1	Policy on Municipal Service Extensions in Rural Areas	Urban Growth Municipal Services
	B.2	Land Conservation Initiative (Greenbelt Project)	Urban Growth
	B.3	Infill/Redevelopment Opportunities Inventory	City Development Workplaces
C.	Additional Plans		
	C.1	Existing Neighborhoods ▪ Upper Peninsula – Cooper River Bridge Area	City Development
	C.2	Potential Neighborhoods ▪ Cainhoy Peninsula ▪ West Ashley – Between G. McConnell and Hwy. 17 ▪ Johns Island	City Development
	C.3	Gathering Places ▪ Glenn McConnell/Bees Ferry Road ▪ North Bridge Area ▪ Johns Island ▪ Cainhoy Village	City Development
	C.4	Citadel Mall District Plan	Workplaces
	C.5	Citywide Traffic Planning ▪ Mark Clark Expressway ▪ James Island ▪ Johns Island ▪ Cainhoy Peninsula	Mobility
	C.6	Off-Street Connector Plan	Mobility
	C.7	Adequate Public Facilities Plan	Municipal Services

D. Land Development Regulations

D.1	Immediate Amendments ▪ General Design Standards: Street and Sidewalks Parking Areas Landscaping Parks and Open Space Signs ▪ Buffers Along Critical Lines ▪ Limit Regional Retail Locations ▪ Container Storage in Industrial Zones	City Development Urban Growth
D.2	New Land Development Code	All Issues

Exhibit A

AEDES MORES JURAQUE CURAT
CAROLOPOLIS
CONDITA A.D.
1670
CIVILITATIS REGIMINE DONATA A.D. 1783

POPULATION AND CITY GROWTH

Overall Population Growth in the City of Charleston

The City of Charleston has seen a rapid increase in both population and land area in the last nine years, fueled by annexations and development of new parts of the City. The City is on track to have a population of over 105,000 in the year 2000, which would give it a 32% increase from the 1990 census figure of 80,414 and more than double the growth rate the City experienced between 1980 and 1990. This growth is the strongest the City has experienced since its 1840s heyday when it grew 47% in a decade. If this current rate of growth continues, coupled with continued annexation along the line of that experienced over the past nine years, the City could have a population of over 160,000 by 2015.

Historic Population Figures

Year	Population
1790	16,359
1800	18,824
1810	24,711
1820	24,780
1830	30,289
1840	29,261
1850	42,985
1860	40,467
1870	48,956
1880	49,984
1890	54,955
1900	55,807
1910	58,833
1920	67,909
1930	62,265
1940	71,275

More Recent Population Figures

Year	Population	Land Area
1950	70,174	6 sq. miles
1960	65,925	6 sq. miles
1970	66,945	18.2 sq. miles
1980	69,855	25.5 sq. miles
1990	80,414	44 sq. miles
1991*	81,432	52.2 sq. miles
1992*	82,205	70.4 sq. miles
1993*	87,371	72.2 sq. miles
1994*	92,249	72.87 sq. miles
1995*	94,140	73.27 sq. miles
1996*	95,679	87.07 sq. miles
1997*	97,857	87.34 sq. miles
1998*	100,123	88.21 sq. miles
1999*	102,951	89 sq. miles
2000**	105,833	
2010**	139,491	
2015**	160,045	

* City of Charleston Department of Planning and Urban Development annual estimates

** City of Charleston Department of Planning and Urban Development's future estimate based on past nine years' growth rates, which include annexations (an average of 2.8% a year)

Source: US Census and "Short Story of Charleston, SC" by Fogarty, published by John J. Furlong & Son, Inc., 1928

Population Growth in the City of Charleston by Area, 1990 - 1999

It is interesting to note that the most dramatic growth in population in the last nine years in the City, percentage wise, has been on James Island. While West Ashley has seen dramatic increases in numbers, the annexations of portions of James Island, and steady construction activity in annexed areas, have dramatically increased the portion of that area's population in the City of Charleston.

Area	1990	1999	Population Growth 90 - 99	% Change
Peninsula	38,789	39,081	292	.8%
West Ashley	32,750	49,021	16,271	49.7%
James Island	7,744	12,565	4,821	62.3%
Johns Island	1,131	1,731	600	53.1%
Daniel. Is./Cainhoy	0	553	553	N/A

Source: City of Charleston Department of Planning and Urban Development estimates

Population Growth in the Charleston Metropolitan Region

The Berkeley/Charleston/Dorchester Council of Governments (BCD COG) projects the area within and around the City of Charleston to grow from 142,356 in 1990 to 194,496 by 2015, an increase of 36.6% (as shown on the chart below).. If the City of Charleston had a proportionate share of that growth the City would reach a population of 109,846 by 2015. Of course, these projections do not take into account municipal boundaries and annexations, which in the past nine years have made the City's share of this growth much greater. Thus the reason for the disparity in the BCD COG's projections and the City's.

Recent changes in the area that may negate the accuracy of the BCD COG's projections (which were completed in 1995) include:

- the recently adopted Charleston County Comprehensive plan, which may have the effect of lowering the amount of growth projected for Johns Island
- the County's plan, coupled with the probable delay of the Mark Clark Expressway reaching Johns Island mean the Island will probably not grow the projected 45% in 25 years
- the West Ashley area will probably experience slightly more growth than was projected, as evidenced by recent growth rates experienced there and building permits issued (both for single and multi-family) for that area in the City of Charleston
- the City's new draft plan for Downtown, which emphasizes housing growth, and the continued revitalization of the peninsula, which mean that residential growth there could start to speed up

BCD COG Planning Area	1990 Planning Area Population	25 Year Growth Projection	25 Year Growth Percentage	BCD COG 2015 Projection
Peninsula	38,982	+1,710	4.4%	40,692
West Ashley area	59,239	+18,420	31.1%	77,659
James Island	29,969	+13,630	45.5%	43,599
Johns/Wadmalaw. Islands	12,976	+10,550	81.3%	23,526
Daniel Island/Wando	1,190	+7,830	658.0%	9,020
TOTALS	**142,356**	**+52,140**	**36.6%**	**194,496**

The chart below shows another hypothetical population projection for the City of Charleston, based on the growth rates of the past nine years of the various areas of the City, coupled with projections for the same areas by the BCD COG as shown above. While higher and probably less realistic than the above estimates in the first section of this report, nevertheless, they show the City's increases of the past nine years and continued health set the stage for more dynamic growth in the next 16 years.

City of Charleston Planning Areas	1990 City Population	1999 City Projection*	Growth Percentage 1990 - 99*	2015 Projection
Peninsula	38,789	39,081	.75%	39,601
West Ashley	32,750	49,021	49.68%	77,659**
James Island	7,744	12,565	62.25%	36,652
Johns Island	1,131	1,731	53.05%	4,319
Daniel Island/Cainhoy	N/A	553	N/A	8,383***
TOTALS	**80,414**	**102,951**	**28%**	**166,614**

* Growth projections and percentages take into account population growth and annexations in the years 1990 - 1999.

** Growth estimate that assumes all of West Ashley planning area will be annexed into the City of Charleston by 2015. Growth rate for this projection is not as great as what occurred 90 -99. —

*** Growth estimates based on projection that all new construction in this area is occurring in the City of Charleston, the bulk in the Daniel Island development.

Annexation in the City of Charleston

The City's Annexation Program has had much success in the 1990s, most dramatically with the annexations of Daniel Island and other portions of the Cainhoy peninsula in Berkeley County , and infill of areas in West Ashley, James Island, and Johns Island.

Year	Persons Annexed	Land Area Annexed
1990	124	8.2 sq. miles
1991	31	18.2 sq. miles
1992	4,463	1.8 sq. miles
1993	4,011	.67 sq. miles
1994	1,069	.4 sq. miles
1995	682	13.8 sq. miles
1996	576	.27 sq. miles
1997	674	.87 sq. miles
1998	144	.66 sq. miles
TOTAL	**11,774**	**44.87 sq. miles**

Source: Department of Industrial Development and Annexation

Population Change in Selected Southeastern Cities, 1950 - 1996

As compared with other southern cities, Charleston's growth rate since 1950 seems above average, clearly not as dramatic as Charlotte's, but not experiencing the declines of central city Richmond either. A key factor in these figures are the various states annexation laws. North Carolina's, which are very liberal, allow cities to annex when population density has reached a certain density in areas surrounding a city. In Virginia, for a city to annex territory, it must de-annex it from the existing county, a very difficult process and the main reason why the population of the City of Richmond has not grown.

	Charleston	Columbia	Savannah	Richmond	Charlotte	Atlanta
1950	70,174	86,914	119,638	230,310	134,042	331,314
1970	66,945	113,542	118,349	249,332	241,420	495,039
1980	69,855	101,208	141,654	219,214	315,474	425,022
1990	80,414	98,052	137,812	202,798	419,539	393,929
1996	95,679	112,773	143,104	198,267	441,297	401,907
% Change 1950-96	+36.3%	+29.8%	+19.6%	-13.9%	+229%	+21%

Source: Census and City Government estimates

HOUSING AND HOME BUILDING

Residential Building Permit Activity In the City of Charleston

Construction of new single family dwellings in the City has been dramatic during the 1990s, particularly in West Ashley and James Island. On James Island, these new single family units represent 38% of the total number of all residential units found in the 1989 land use survey. The number constructed in West Ashley is 18% of the 1989 figure.

Single Family Permits Issued by Year and Area

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
1990	24	243	56	24	0	347
1991	9	206	56	20	0	291
1992	3	207	60	10	0	280
1993	5	211	116	18	0	350
1994	5	159	144	11	0	319
1995	22	148	159	12	0	341
1996	22	238	123	19	41	446
1997	32	339	173	32	60	636
1998	19	220	205	48	81	573
TOTAL	141	1,971	1,092	194	185	3,583

Multi-family construction has been sporadic, with the greatest increases coming in the last year (with major new complexes underway or opening in West Ashley and James Island. Other jurisdictions in the Charleston metro area are seeing large numbers of multi-family units under construction in the past year as well.

Multi-Family Permits Issued By Year and Area

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
1990	24	20	5	0	0	49
1991	22	0	0	0	0	22
1992	7	0	2	0	0	9
1993	20	0	0	0	0	20
1994	26	6	0	4	0	36
1995	22	0	0	0	0	22
1996	110	0	168	0	0	278
1997	13	0	39	0	0	52
1998	3	396	306	0	0	705
TOTAL	247	422	520	4	0	1,193

Source: City of Charleston Building Permit Records

Single Family Permits Issued by Municipality in the Charleston Region

The number of single family permits issued in the City of Charleston between 1990 and 1998 compares favorably to other towns and cities in the Charleston metropolitan region. The Town of Mount Pleasant leads the way with almost 5,700 permits issued, more than doubling its annual permit number between 1990 and 1998. The City of North Charleston has held steady, with an average of 148 permits a year, the majority coming in the fast growing Dorchester County portion of the City.

	Charleston	N. Charleston	Mt. Pleasant	Goose Creek	Summerville
1999 Pop est.	102,951	79,823	42,500	29,197	25,000
1990	347	197	386	244	262
1991	291	119	480	225	252
1992	280	117	519	296	223
1993	350	95	597	142	133
1994	319	171	696	120	93
1995	341	146	625	99	115
1996	446	160	713	174	118
1997	636	170	829	217	101
1998	573	157	850	235	218
TOTAL	3,583	1,332	5,695	1,752	1,515

Population figures in the above chart are the most current estimate of each jurisdiction.

Multi-Family Permits Issued by Municipality in the Charleston Region

The City of Charleston has seen a dramatic increase in the number of multi-family housing units permitted in the last year, as has the Town of Mount Pleasant. Further development is on the way with two new complexes underway in the City in 1999, several underway in Mount Pleasant, and one planned in Goose Creek. These numbers point to a growing awareness among developers of the currently low vacancy rates in Charleston area apartments. The multi-family boom in the West Ashley/James Island areas and Mount Pleasant could begin to erode some of the Downtown rental market, which has been extremely strong, especially in the 1990s.

	Charleston	N. Charleston	Mt. Pleasant	Goose Creek	Summerville
1990	49	0	22	0	0
1991	22	16	0	0	0
1992	9	6	2	0	0
1993	20	0	0	0	0
1994	36	2	0	0	0
1995	22	6	0	0	0
1996	278	2	7	0	0
1997	52	0	0	0	0
1998	705	10	468	0	0
TOTAL	**1,193**	**42**	**499**	**0**	**0**

Source: BCD-COG Regional Indicators 1996 - 1997, City of Charleston, the City of North Charleston, the Town of Mount Pleasant, the City of Goose Creek, and the Town of Summerville

Homeownership Rate in the City of Charleston

The last official figure for the rate of homeownership in the City of Charleston was 48% from the 1990 census.

Affordable Housing

Great strides have been made in creating affordable housing units in the City of Charleston in the past decade. Since 1990, approximately 1,112 housing units have received renovation assistance through City affiliated programs. Together with these renovations, many units have been constructed by non-profit entities and home ownership has been made more affordable by City and non-profit sponsored programs.

Between traditional government owned housing complexes, government owned scattered site units, non-profit efforts, homeownership programs, and other federal Department of Housing and Urban development programs, the City now has over 5,500 affordable units. According to the City of Charleston Housing Authority, there are approximately 1,100 Section 8 housing vouchers utilized throughout the City, up from 978 in 1991. All these efforts and programs mean that at least 7,780 households in the City can be living in housing that is more affordable.

As the chart below illustrates, the bulk of the units created for those of low and moderate incomes have been in the Peninsula, although West Ashley has substantial numbers of units, particularly created through non-profit entities and HUD programs that help finance apartment complexes in exchange for providing units for those of low and moderate incomes. The Daniel Island development will incorporate up to 375 units of affordable housing in a manner that is currently under discussion.

Public Housing/Affordable/Homeownership Housing Units By Area
(Built or under imminent development)

	Traditional Complexes	Public Scattered Site Units	Non-Profit Units*	Home-ownership Units*	Other HUD Programs' Assistance**	TOTAL
Peninsula	1,341	141	601	287	300	2,670
West Ashley	100	44	516	130	1,444	2,234
James Island	0	40	99	7	372	518
Johns Island	0	32	88	26	0	146
TOTAL	1,441	257	1,304	450	2,116	5,568

* A substantial number of the units/complexes accounted for in the "Non-Profit" and "Homeownership" categories received assistance through the City of Charleston's Department of Housing and Community Development.

** A composite of units created through HUD Section 236, 221 (d)(3)(4), and 223 (f) programs. A number of the units in the "Other" category may actually be available purely at market rate. A breakdown of units specifically for those of moderate income was not available.

Source: City of Charleston Department of Housing and Community Development, US Department of Housing and Urban Development (Multi-family and Asset Management Divisions in Columbia, SC office), City of Charleston Housing Authority, Charleston County Housing Authority, and non-profit housing agencies

Waiting List for Public Housing During 1990s

According to the City of Charleston Housing Authority, there are approximately 400 families at any given time on their waiting list for public housing.

Home Sales

The data on the following chart reflect the continuing strength of the City's housing market, particularly on the Peninsula below the Crosstown. Johns and James Islands have also seen very strong growth in housing values.

Median Homes Sales Values by Area

	Peninsula Below X-Town	Peninsula Above X-Town	W. Ashley Inside 526	W. Ashley Outside 526	James Island	Johns Island	Dan. Is./ Cainhoy
1990	$175,000	$68,875	$77,500	$88,500	$73,000	$63,750	NA
1991	$205,000	$74,500	$82,000	$76,500	$79,071	$77,950	NA
1992	$175,000	$69,900	$84,000	$90,000	$81,200	$69,900	NA
1993	$185,000	$68,000	$86,000	$91,500	$82,222	$104,500	NA
1994	$200,000	$80,000	$85,000	$94,619	$87,500	$75,000	NA
1995	$210,000	$80,000	$87,500	$95,000	$93,000	$89,000	NA
1996	$280,000	$74,000	$89,500	$94,800	$99,700	$77,000	$178,989
1997	$240,000	$76,900	$95,500	$104,000	$110,000	$97,000	$191,547
1998	$292,000	$87,000	$103,000	$122,500	$120,000	$119,000	$210,741
% Increase 90 - 98	66.9%	26.3%	32.9%	38.4%	64.4%	86.7%	17.7%

Number of Home Sales by Area

The data on the following chart point to the influence of the new home construction market on the West Ashley and James Island.

Year	Peninsula Below Crosstown	Peninsula Above Crosstown	W. Ashley Inside I-526	W. Ashley Outside I-526	James Island	Johns Island	Daniel Island/ Cainhoy	TOTAL HOMES SOLD
1990	149	36	500	293	369	34	NA	1,381
1991	124	32	297	303	304	28	NA	1,088
1992	177	29	321	364	422	39	NA	1,352
1993	194	39	324	358	383	33	NA	1,331
1994	200	42	361	393	470	53	NA	1,519
1995	197	49	386	367	450	54	NA	1,503
1996	250	48	386	412	475	53	19	1,643
1997	283	61	386	464	463	73	41	1,771
1998	304	73	403	541	508	73	76	1,978
TOTAL	1,878	409	3,364	3,495	3,844	440	136	13,566

Source: Charleston Trident Board of Realtors

College Enrollments and Housing

Area colleges and schools have seen enrollment increases in the past decade, which, coupled with a low percentage of on-campus or school provided housing, has led to large numbers of students living in apartments and houses in the area, particularly on the Peninsula. From the chart below, it is clear to see that nearly 15,000 higher education students are either living at home or on their own in the City of Charleston immediate area. Included in these figures are part-time students, who may be holding down jobs, as well as attending classes.

College	Enrollment	Housing provided
Citadel	2,800	1,657
College of Charleston	11,665	2,080
Johnson and Wales	1,450	470*
Medical University of S.C.	1,946	none
Trident Tech - Palmer Campus	1,452	none
TOTAL	19,313	4,207

Enrollments shown reflect all students, full and part-time.

* 132 units in Village Square Apartments in West Ashley

Source: Various schools administrative departments

Nursing Homes and Assisted Living Facilities

As would be expected with the aging of the population nationally, the Charleston area is experiencing an increase in the number of nursing home and assisted living facility beds. Charleston, as a major medical center and a sunbelt city with a high quality of life would seem to be ripe for such operations, and might even see the growth of retirement villages as well.

Licensed nursing home beds in the City of Charleston: 399

Licensed community residential care facilities (assisted living) in the City of Charleston: 1,054
Under construction - 84 units at Edencare in West Ashley.

Major complex developed by National Healthcare soon to be developed on Maybank Highway on James Island

Source: S.C. Department of Health and Environmental Control - Health Licensing Division and City of Charleston Department of Planning and Urban Development

ECONOMIC HEALTH

Employment by Sector in the Charleston Metropolitan Statistical Area

The chart below shows the changes over the last nine years in the number of employees in the various segments of the economy in the three county region. The categories of note are Trade with a 12.8% increase, Finance, Insurance, and Real Estate with a 10.3% increase, and Services with a substantial 40% increase, likely due to the increase in tourism in the region. Also of note is the decline of the Government sector, which registered an 5.8% drop, likely due to the closure of the naval base (see Government Employees chart). Unfortunately, this information is not available at the city level.

	Mfg.	Const. & Mining	Trans. & Pub. Util.	Trade	F.I.R.E.	Services	Govt.	TOTAL
1990	21,500	16,000	11,100	51,500	7,800	46,100	53,200	207,100
1991	20,900	13,800	10,900	49,900	7,900	47,500	54,700	205,600
1992	20,600	12,100	10,600	49,800	7,900	48,700	55,000	204,700
1993	20,700	11,900	10,600	50,600	8,100	50,100	54,800	206,800
1994	20,000	11,900	10,900	51,400	8,300	52,300	52,200	206,800
1995	20,300	12,800	11,000	53,200	8,200	53,900	49,800	209,000
1996	20,600	14,000	11,100	54,000	8,500	55,400	48,500	212,100
1997	21,500	15,900	12,300	55,100	8,400	59,800	48,900	221,800
1998	22,200	17,100	12,900	58,100	8,600	64,600	50,100	233,600

Source: SC Employment Security Commission

The charts below reflect the impact of the Naval base closure on the City and region, and also reflect how well the area has recovered. On the left, unemployment rates were highest in 1993 and 1994, when jobs were beginning to decrease. Yet by last year, they were as low as found in 1990, when the Naval base was in full operation. Part of the reason for recovery from base closure has been the shift in the number of government jobs from the federal side to the state and local side, as shown by the chart on the right. While federal jobs have dropped by 50%, state employment has grown by 23% and local government employment is up by 24% since 1990.

Labor Force in the City of Charleston			Government Employees in MSA		
Year	Total	Unemployment Rate	Federal	State	Local
1990	39,540	3.0%	19,543	14,668	17,139
1991	40,720	4.4%	18,284	15,739	18,267
1992	41,170	5.8%	16,310	17,196	19,130
1993	40,580	6.9%	15,044	18,250	19,733
1994	39,250	6.5%	13,320	17,200	20,275
1995	39,890	5.4%	10,761	17,539	20,333
1996	39,240	6.0%	8,722	17,597	20,953
1997	41,140	4.3%	9,288	18,102	21,261
1998	42,790	3.1%	NA	NA	NA

Source: SC Employment Security Commission

Median Household Income

The figures below show steady, healthy gains for median household income (based on a family of four) in the City of Charleston, with dramatic jumps between 94 - 95 (8.7%) and 98 - 99 (7.5%), for an overall increase through the past nine years of 32.9%.

1990	$32,500
1991	$33,100
1992	$33,900
1993	$35,400
1994	$35,600
1995	$38,700
1996	$38,700
1997	$39,500
1998	$40,200
1999	$43,200

Source: City of Charleston Department of Housing and Community Development, US Department of Housing and Urban Development

Top Employers in City of Charleston

As the chart below shows, MUSC is clearly the dominant large employer in the City. The next highest employer in the City, the County school district probably has less employees actually in the City than the 5,109 cited, since many schools are outside the City limits (the Chamber's data only locates employees to their headquarters location, which in the case of the school district would be 75 Calhoun Street). Regardless, it still would probably be the #2 employer.

It is interesting to note that despite the perception that the Charleston economy is heavily based on tourism, the largest tourist based employer is Charleston Place Hotel, at #15. This points to the potentially favorable scenario that most tourism based businesses are smaller, and thereby probably more likely to be locally owned.

	Firm	# of employees	Location
1.	MUSC	7,528	Downtown
2.	Chas Co. Schools	5,109	Throughout county
3.	Roper Hospital (Care Alliance)	3,000	Throughout City
4.	Charleston County Gov.	2,214	Throughout county
5.	City of Charleston	1,597	Throughout City
6.	VA Medical Center	1,100	Downtown
7.	SCE&G	1,067	Throughout area
8.	College of Charleston	990	Downtown
9.	Bon Secours-St. Fran. Xavier Hos.	875	West Ashley
10.	Main-Waters Management, Inc.	651	Throughout the region
11.	The Post and Courier	640	Downtown
12.	US Coast Guard/Base Chas.	588	Downtown
13.	BellSouth	587	Throughout area
14.	The Citadel	555	Downtown
15.	Charleston Place	550	Downtown

Source: Charleston Metro Chamber of Commerce

Capital Investment and Job Growth in Charleston and Berkeley Counties

The figures below show the tremendous increase in investment and job growth the region has been experiencing since 1995 (which was the height of job reductions at the navy base).

	CHARLESTON CO.		BERKELEY CO.	
Year	Investment	New Jobs	Investment	New Jobs
1990	$64,670,000	150	$165,415,000	179
1991	$75,225,000	518	$275,100,000	455
1992	$77,178,000	463	$167,165,000	378
1993	$127,664,000	478	$41,865,000	90
1994	$39,757,000	244	$20,430,000	114
1995	$137,976,015	1,189	$1,027,086,000	1,453
1996	$365,268,352	2,480	$318,135,000	1,671
1997	$75,014,396	829	$707,089,000	2,239
1998	$229,986,601	1,367	$152,602,143	1,127
TOTAL:	$1,192,739,364	7,718	$2,874,887,143	7,706

Source for previous chart: SC Department of Commerce, Office of Information Management, listing of announced new and existing firm capital investment and job creation

Annual Retail Sales Figures for the City of Charleston

The figures below show a turn-around in retail sales in the City, from steady declines in 1991 - 94 to 1997's sales, which were over 20% above 1990s. That this increase occurred, despite the fact that many of the region's primary retail sales generators are located in North Charleston, is a tribute to tourism's effect on the City's economy and the City's revitalization efforts.

1990	$1,835,767,736
1991	$1,850,882,628
1992	$1,846,347,488
1993	$1,826,290,471
1994	$1,817,815,726
1995	$1,952,266,240
1996	$2,018,998,543
1997	$2,212,191,709

Source: SC Department of Revenue

Annual Tourism Revenues in City of Charleston

(State Accommodations Tax Revenues)

The figures below show the steady growth the tourism industry experienced in the City through the 1990s, despite the fact that other segments of the City's economy did not do as well, especially prior to 1990. These State accommodations tax revenues (which are based on 2% of net hotel sales) reflect a 105% increase in accommodations revenues in nine years.

(Fiscal year)	
89-90	$1,021,039
90-91	$1,060,672
91-92	$1,067,217
92-93	$1,090,446
93-94	$1,296,205
94-95	$1,428,806
95-96	$1,642,601
96-97	$1,826,325
97-98	$2,095,448

Source: SC Department of Revenue

Lodging Revenue in the City of Charleston

The information below is based on the total revenue reported to the City of Charleston's Revenue Collections Division by hotels and bed and breakfasts in the City of Charleston. Alan Horres, Director of that division anticipates revenues in the $115 million range for 1998. If this holds true, it would indicate a remarkable increase of 53.6% in revenues generated by the City's hotels and motels in just five year's time.

1994	$74,857,097
1995	$84,022,849
1996	$95,504,489
1997	$103,660,663

Port of Charleston

The Port of Charleston is the largest container port along the southeast and gulf coasts. On the entire east coast, only Port of New York and New Jersey handle more containers than Charleston. Charleston ranks 8th in dollar value of shipments. (TEUs are Twenty-foot Equivalent Units)

Port of Charleston

Year	TEUs (CY)	Tonnage (CY)
1990	801,106	7,067,709
1991	817,388	6,938,073
1992	805,152	7,091,118
1993	802,821	7,044,211
1994	897,480	7,968,860
1995	1,023,903	8,832,931
1996	1,078,590	9,430,482
1997	1,217,544	10,634,899
1998	1,277,514	10,671,347

National Container Port Rankings

Port	Loaded International TEUs (1998)
1. Long Beach	2,834,579
2. Los Angeles	2,298,139
3. New York	1,884,463
4. Charleston	1,034,686
5. Seattle	975,544

45% of SPA tonnage is related to South Carolina firms. More than 140 countries are served from SPA docks.

Top export markets: Germany, U.K., Netherlands Belgium, Japan - 60% of cargo tonnage was exports

Top exports: Paper and paperboard, incl. waste; woodpulp; poultry; benzenoid chemicals

Top import sources: Germany, Venezuela, U.K., Spain, France

Top imports: Paper and paperboard, incl. waste; fabrics, incl. raw cotton; rubber, natural; furniture; automobiles

SPA employs 490 directly. In 1998, 8,610 jobs in the tri-county area, such as truckers, warehouse workers, etc. were directly dependent on the Port. Over 400 businesses in the tri-county area directly depend on the Port as well.

Port activities account for 15,587 indirect jobs in the tri-county area including portions of industrial employment related to trade, and spin-off jobs from port-related workers

Source: SC State Ports Authority

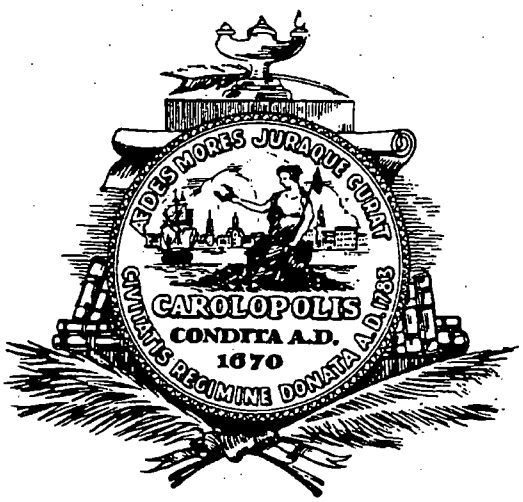
National Rankings for Gross Metropolitan Product in 1997

(In Billions of Dollars)

	GMP	1997 Metro Pop. in Thousands
(9) Atlanta, GA	$121.54	3,647.30 (9)
(40) Charlotte-Gastonia-Rock Hill, NC-SC	$46.17	1,358.05 (42)
(51) Richmond-Petersburg, VA	$35.93	944.17 (63)
(70) Greenville-Spartanburg-Anderson, SC	$24.65	906.12 (65)
(90) Columbia, SC	$15.42	492.49 (100)
(104) Chattanooga, TN-GA	$13.62	450.29 (109)
(117) Augusta-Aiken, GA-SC	$11.73	461.52 (106)
(123) CHARLESTON-NORTH CHARLESTON	$11.05	497.37 (99)
(158) Savannah, GA	$8.11	287.00 (160)

Source: "The Role of Metropolitan Areas in the National Economy," prepared for The Joint Center for Sustainable Communities of the United States Conference of Mayors and the National Association of Counties, prepared by Standard & Poor's DRI, March 1998.

Exhibit B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Citizens' Survey Results Summary

BACKGROUND

In July of 1998, the Department of Planning and Urban Development undertook a "Citizens' Survey" of the City's residents to increase public participation in the comprehensive planning process and gain insight into the public's opinion on a range of planning-related issues. A survey form was distributed in Charleston Commissioners of Public Works water bills and distributed to apartment complexes and public housing complexes(where residents do not receive water bills). Respondents could return the surveys by mail, or at collection boxes at area libraries and fire stations.

A rough total of 38,000 surveys were distributed, of which just over 3,500 surveys were returned. Of the returned surveys, a total of 3,278 were able to be analyzed. The remainder, due to errors in filling out the survey or large numbers of blank responses were not analyzed. The rate of usable surveys is an acceptable level for a survey of this type to such a large population.

GENERAL SURVEY DATA

The first question "Please circle your home zip code" produced 3,185 responses, of which:

19.2% were from zip code 29401 - (south of Calhoun)
11.1% were from zip code 29403 - (north of Calhoun and south of Mt Pleasant Street)
30.3% TOTAL from Peninsular Charleston

34.5% were from zip code 29407 - West Ashley (between the Ashley River and I-526)
17.5% were from zip code 29414 - West Ashley (beyond I-526)
52.0% TOTAL from West Ashley

15.3% were from zip code 29412 - James Island
1.3% were from zip code 29455 - Johns Island
0.6% were from zip code 29492 - Daniel Island/Cainhoy

The second question "What is the name of your neighborhood" was less well responded to. The range of answers to this question (responses such as "Church Street," "Historic District," along with traditional, accepted neighborhood names "Charlestown") made this question difficult to analyze. Of the 3,278 surveys analyzed, 1,910 had identifiable neighborhood names on them and 1,367 did not. Of the 1,910 surveys, 552 (28.9 percent) were from neighborhoods in the City's defined Downtown planning area (south of Fishburne Street and the Crosstown) and are referred to in this summary as "Downtown residents."

Outside of Downtown, 127 responses (6.6 percent) were from neighborhoods on the remainder of the peninsula, the "Upper Peninsula" (the peninsula north of Fishburne Street and the Crosstown). "West Ashley" (both West Ashley areas combined) had 1,018 responses (53.3

percent). "James and Johns Islands" had 213 responses (11.2 percent). When the term "Non-Downtown residents" is used in this summary, these 1,358 responses are being referred to.

Question number 3, "How long have you lived in the City of Charleston," found the following results:

	Downtown	City-wide
Less than 1 year	4.5%	4.5%
1 to 3 years	16.9%	13.2%
3 to 7 years	13.1%	13.8%
7 to 15 years	15.2%	18.8%
15+ years	50.3%	49.7%

Question number 4, "Do you live in Charleston full-time or part-time," had the following results:

	Downtown	City-wide
Full-time	97.6%	96.8%
Part-time	2.4%	3.2%

Question number 5, "How old are you," found the same age groups evenly responding to this survey throughout the City. The most common responding age group City-wide was 35 - 54 years with 39.4 percent responding, followed by 65 or more years with 26.7 percent responding. The least common responding age group was 0 - 17 years with only 0.3 percent.

Question number 6, "What is your background (ethnicity)," also found similar spreads throughout the City:

	White	Non-white
Downtown	90.7%	9.3%
City-wide	86.2%	13.7%

Question number 7, "How many people are in your household," had the following responses:

# of Persons in Household	Downtown	City-wide
1	25.0%	19.3%
2	45.7%	50.4%
3	13.0%	13.7%
4	10.6%	12.5%
5	4.4%	2.3%
6	1.2%	1.7%

Question number 8, "Do you own or rent your home," found the following:

	Own home	Rent home
Downtown	84.1%	15.9%
City-wide	85.1%	14.9%

Question number 9, "If you work, where is your place of work located," found the following:

	Downtown	Non-Downtown	City-wide
Peninsula (Below Crosstown)	69.9%	28.4%	37.7%
North Charleston	9.7%	19.6%	17.2%
West Ashley	4.7%	22.3%	16.5%
Peninsula (Above Crosstown)	4.2%	10.7%	9.4%
James Island	2.4%	6.3%	6.9%
Surrounding Counties	2.6%	4.3%	4.4%
Mount Pleasant	4.5%	3.4%	3.6%
Other parts of Chas. Co.	1.0%	2.6%	1.9%
Johns Island	0.8%	1.5%	1.6%
Daniel Island/Cainhoy	0.3%	0.9%	0.9%

For the survey as a whole, 65.6 percent named a workplace, which leads to the assumption that 34.4 percent of the responding population either are retired, going to school, or unemployed.

Question 10 asked "Can you walk from your home to work, the grocery store, school, or recreation." The responses follow:

	Downtown	Non-Downtown	City-wide
To work	55.9%	15.3%	29.7%
To grocery	62.5%	56.6%	59.6%
To school	26.5%	28.5%	28.5%
To recreation	67.7%	46.1%	51.9%

Question 11 asked "Which of the following is most needed near your neighborhood," followed by a list of items. The responses follow:

	Downtown	Upper Peninsula	West Ashley	James/ Johns	City-wide
Grocery and drug stores	19.1%	35.8%	13.3%	9.0%	14.0%
Schools	7.9%	3.9%	7.9%	8.2%	8.5%
Open space and parks	50.8%	15.8%	39.8%	29.9%	39.1%
Recreational facilities	5.9%	10.5%	15.0%	8.2%	13.3%
General retail	6.5%	27.5%	4.9%	15.7%	8.2%
Public transportation	9.8%	6.6%	19.1%	29.1%	16.9%

Question 12 asked "Aside from schools and neighborhood safety, which of the following is most important to you when looking for a house or apartment," followed by a list of items. The responses follow:

	Downtown	City-wide
Nearness to parks, walking trails, and natural areas	10.7%	13.9%
Appearance and safety of the street	64.5%	62.9%
Neighborhood stores within walking distance	5.1%	4.0%
Access to public transit	0.4%	1.7%
Nearness to community facilities	7.1%	6.1%
None of the above	11.6%	11.6%

Question 13 asked "Should a combination of sidewalks and trails be constructed to interconnect neighborhoods, commercial areas, and open space or parks?" The responses follow:

	Yes	No	No Opinion
Downtown	54.0%	21.2%	24.8%
Upper Peninsula	56.7%	16.7%	26.7%
West Ashley	57.9%	25.2%	16.9%
James/Johns	56.6%	25.5%	17.9%
City-wide	**56.9%**	**22.7%**	**20.4%**

Question 14 asked "Which of the following should receive the highest priority of protection" followed by a list. City-wide, the results were overwhelmingly for "all of the above" with 61.8 percent, then "rivers and streams" with 14.1 percent, "wetlands" with 10.4 percent, "forests and wooded areas" 6.5 percent, "none of the above" with 4 percent, and "farmland" with 3.2 percent.

Question 15, "**Excluding downtown**, how would you rate the impact of new development on the overall character of Charleston over the past ten years," found the following responses:

	Improved	Stayed the same	Worsened
Downtown residents	46.5%	7.9%	45.6%
Upper Peninsula	64.6%	12.4%	23.0%
West Ashley	52.6%	16.4%	31.0%
James/Johns Islands	58.3%	14.1%	29.6%
City-wide	**53.3%**	**14.3%**	**32.3%**

Question 16 asked, "Which of the following is most important for managing growth and development" followed by a list of items. The responses follow:

	Downtown Residents	Non-Downtown Residents	City-wide
Improve the quality and character of commercial, retail, office, and industrial areas	10.8%	13.0%	**12.7%**
Control the character of single family residential development	8.2%	9.5%	**9.4%**
Develop higher quality standards for multi-family and mixed use projects	5.3%	6.5%	**6.5%**
Improve the quality and character of streets, sidewalks, street lighting, and street trees	17.0%	16.3%	**16.9%**
Allow only limited growth in rural areas	10.6%	8.9%	**9.8%**
All of the above	47.6%	44.4%	**43.2%**
No controls, allow people to do what they want	0.4%	1.5%	**1.4%**

Question 17, "How often do you go downtown (non-work) for shopping, dining, visiting parks, museums, Farmers Market, etc." was analyzed on a City-wide basis. "2 to 5 times a month" received the highest percentage with 29.5 percent, followed by "10 or more times a month" with 27.4 percent, "once a month" with 21.2 percent, "6 - 10 times a month" with 14.7 percent, and "never" with 7.2 percent.

Question 18, "How would you rate the impact of **new development in downtown** over the past ten years," found the following responses:

	Improved	Stayed the same	Worsened
Downtown residents	61.0%	5.2%	33.8%
Non-Downtown residents	68.6%	8.8%	22.6%
City-wide	**66.9%**	**9.3%**	**23.8%**

Question 19, "Which of the following is most needed downtown" found the following responses:

	Parking	Op. space	Housing	Cul. fac.	Offices	Entertain.	Retail
Downtown residents	40.1%	37.0%	8.7%	8.1%	2.6%	2.0%	1.5%
Non-Downtown res.	53.8%	23.1%	3.0%	5.1%	7.4%	4.7%	2.9%
City-wide	**50.0%**	**25.1%**	**5.0%**	**6.5%**	**6.4%**	**3.9%**	3.0%

Question 20, "If new, high quality affordable housing was available in the downtown, would you consider now, or in the future, living in the downtown area," had response rates very different between Downtown and non-Downtown residents. The responses follow:

	Yes	No	Don't know
Downtown residents	69.7%	18.7%	11.6%
Non-Downtown residents	28.4%	48.4%	23.1%
City-wide	**37.6%**	**40.3%**	**22.1%**

Question 21 asked, "Would you use public transportation more if it were more convenient." Downtown and upper Peninsular residents appear to be the most likely to want more convenient public transportation of all neighborhood "groups." The responses follow:

	Yes	No
Downtown	52.4%	47.6%
Upper Peninsula	67.5%	32.5%
West Ashley	44.1%	55.9%
James/Johns Islands	49.4%	50.6%
City-wide	**50.4%**	**49.6%**

Question 22(A) asked, "With the exception of the Cooper River Bridge replacement, which one item should receive the highest priority for how money should be used to make transportation work more efficiently" and found the following responses (through a sampling method):

	Make transit more conven.	Sidewalks on every st.	Bike paths on street	Continue to widen streets
Downtown residents	45.7%	15.1%	24.1%	15.1%
Non-Downtown residents	29.6%	13.9%	17.6%	38.9%
City-wide	**37.8%**	**13.8%**	**22.9%**	**25.5%**

Questions 22(B) through 29 measured residents' attitudes with five response options of: strongly agree (SA); agree (A); neutral (N); disagree (D); and strongly disagree (SD). The responses follow.

Question 22(B), "A good neighborhood should include a mix of some of the following: housing types, retail, places of worship, civic institutions, work places, schools, and public gathering places, such as a local park or community center,"

	SA	A	N	D	SD
Downtown	50.6%	29.9%	9.4%	5.7%	4.3%
Upper Peninsula	43.0%	41.3%	5.0%	9.1%	1.7%
West Ashley	30.1%	36.3%	14.1%	14.8%	4.7%
James/Johns Islands	26.8%	38.0%	8.2%	24.5%	2.7%
City-wide	**35.3%**	**35.4%**	**11.6%**	**13.1%**	**4.5%**

Question 23 "A good neighborhood should have schools, parks, and recreation facilities within walking or bicycling distance of most residents,"

	SA	A	N	D	SD
Downtown residents	54.1%	33.1%	7.7%	3.9%	1.1%
Upper Peninsula	46.7%	44.3%	7.4%	0.8%	0.8%
West Ashley	36.8%	44.0%	10.1%	7.3%	1.7%
James/Johns Islands	35.7%	41.1%	8.1%	13.5%	1.6%
City-wide	**41.4%**	**40.7%**	**8.9%**	**7.1%**	**1.9%**

Question 24, "It is important that people be able to walk on pleasant and safe sidewalks along streets," was agreed with overwhelmingly across all areas of the City, with 92.3 percent of respondents marking strongly agree or agree.

Question 25, "I would support some development restrictions to protect our forests, farmland, creeks, and rivers,"

	SA	A	N	D	SD
Downtown residents	71.8%	22.7%	4.2%	0.5%	0.7%
Non-Downtown res.	60.8%	31.7%	4.2%	2.1%	1.2%
City-wide	**63.0%**	**29.2%**	**5.1%**	**1.6%**	**1.1%**

Question 26, "I would be willing to purchase a home on a smaller lot if there was plenty of public open space (parks, trails, natural areas) within the neighborhood,"

	SA	A	N	D	SD
Downtown residents	39.8%	26.2%	22.3%	9.3%	2.3%
Non-Downtown res.	22.6%	27.5%	25.6%	16.3%	8.1%
City-wide	**27.9%**	**27.8%**	**22.9%**	**14.7%**	**6.8%**

Question 27, "It is important to have standards for the design and location of commercial projects in suburban areas,"

	SA	A	N	D	SD
Downtown residents	80.6%	15.6%	2.8%	1.1%	0.0%
Non-Downtown res.	66.5%	26.2%	4.4%	1.7%	1.3%
City-wide	**67.9%**	**25.0%**	**4.8%**	**1.4%**	**0.9%**

Question 28, "The health of the City of Charleston depends on a strong, vibrant, and healthy downtown core,"

	SA	A	N	D	SD
Downtown residents	72.2%	21.1%	4.8%	1.5%	0.5%
Non-Downtown res.	42.9%	35.8%	11.7%	7.2%	2.4%
City-wide	**48.4%**	**33.7%**	**9.8%**	**5.8%**	**2.3%**

Question 29, "There is a need for more moderate priced housing in the City of Charleston,"

	SA	A	N	D	SD
Downtown	35.5%	30.6%	21.2%	8.3%	4.5%
Upper Peninsula	49.2%	27.0%	9.8%	9.8%	4.1%
West Ashley	24.4%	35.9%	27.8%	7.4%	4.5%
James/Johns Islands	24.6%	37.9%	28.1%	5.4%	3.9%
City-wide	**30.1%**	**34.9%**	**23.7%**	**7.2%**	**4.2%**

DEMOGRAPHIC OBSERVATIONS

The following information was obtained by looking at the relationship between certain demographic characteristics and the way those filling out the surveys responded. Among the significant findings of this analysis:

- the older the respondent, the less likely they were to go downtown
- the older the respondent, the less likely they were to agree with the statement "a good neighborhood should include a mix of...housing, retail, places or worship, etc."
- older respondents were statistically less likely than younger ones to approve of development restrictions and less likely to be willing to purchase a home on a smaller lot
- older respondents were more likely to agree than younger respondents that the health of Charleston depended on a strong, vibrant, and healthy core
- the longer one had lived in Charleston, the more likely one was to respond that new development had made the City worse, and much more likely to be negative on the impact of development Downtown
- the larger a respondent's household, the more likely they were to rate the impact of new development on the City at large as favorable
- the larger the household size, the less likely the household would be inclined to visit Downtown
- the longer one had lived in Charleston, the more likely one was to respond that new development had not improved the City, especially Downtown

SUBJECTIVE SURVEY COMMENTS

The survey also allowed for respondents to make written comments at the end of the form. As would be expected, the comments were mostly complaint-oriented in nature. The most frequently mentioned topic observed was criticism of the City's traffic situation. This included comments from the physical condition of City streets to replacement of the Cooper River Bridge. Respondents in this category seemed to believe that the traffic situation in town was becoming increasingly more unmanageable and called upon the City to find a way of relieving congestion. Parking was also a common concern.

Another frequently mentioned topic was tourism. There was a strong sense conveyed, particularly from questionnaires coming from Downtown and peninsular residents, that development policies directed at the City's tourism industry were too rapid, too inconsiderate of resident demands, or both. Of particular interest is the repetitive frequency of horse and carriage and tour bus complaints.