

May 20, 2014  
Charleston, SC

A meeting of County Council of Charleston County was held on the 20<sup>th</sup> day of May, 2014, in the Beverly T. Craven Council Chambers, Second Floor of the Lonnie Hamilton, III Public Services Building, located at 4045 Bridge View Drive, Charleston, South Carolina.

Present at the meeting were the following members of Council: Teddie E. Pryor, Sr., Chairman, who presided; Colleen Condon; Henry E. Darby; Anna Johnson; Joseph K. Qualey; A. Victor Rawl; Herbert R. Sass, III; Dickie Schweers and J. Elliott Summey.

Also present were County Administrator Kurt Taylor and County Attorney Joseph Dawson.

Rev. Robert Reid gave the invocation. Mr. Sass led in the pledge to the flag.

The Clerk reported that in compliance with the Freedom of Information Act, notice of meetings and agendas were furnished to all news media and persons requesting notification.

Mr. Rawl moved approval of the minutes of May 6, 2014, seconded by Mr. Sass, and carried.

A report was read from the Finance Committee meeting of May 15, 2014 that it considered the information furnished by County Administrator Kurt Taylor and EMS Director Don Lundy regarding a requested resolution to designate the week of May 18-24, 2014, Emergency Medical Services Week.

Committee recommended that Council adopt a resolution designating the week of May 18-24, 2014, Emergency Medical Services Week in Charleston County.

Ms. Condon moved approval of Committee recommendation, seconded by Ms. Johnson, and carried.

The Chairman asked Don Lundy, EMS Director, and those EMS employees in the audience to come forward and requested Deputy Clerk of Council, Kristen Salisbury, to read the Resolution into the record.

The Resolution is as follows:



**EMS Week  
Resolution**

**A RESOLUTION  
OF CHARLESTON COUNTY COUNCIL**

*To Designate the Week of May 18-24, 2014 as Emergency Medical Services Week*

**WHEREAS**, emergency medical services is a vital public service; **and**,

**WHEREAS**, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week, **and**

**WHEREAS**, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; **and**,

**WHEREAS**, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators, and others; **and**,

**WHEREAS**, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; **and**,

**WHEREAS**, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

**NOW THEREFORE BE IT RESOLVED** that in recognition of this event **CHARLESTON COUNTY COUNCIL** does hereby proclaim the week of **May 18-24, 2014** as

**EMERGENCY MEDICAL SERVICES WEEK**

in Charleston County with the theme “EMS: One Mission, One Team” and encourages the community to observe this week with appropriate programs, ceremonies, and activities.

**CHARLESTON COUNTY COUNCIL**

**Teddie E. Pryor, Chairman  
May 20, 2014**

An Ordinance rezoning property located on Plow Ground Road was given third reading by title only.

**AN ORDINANCE**

**REZONING THE REAL PROPERTY LOCATED AT 3331 PLOW  
GROUND ROAD, PARCEL IDENTIFICATION NUMBER 316-00-00-005  
FROM THE AGRICULTURAL/RESIDENTIAL (AGR) ZONING DISTRICT  
TO THE AGRICULTURAL PRESERVATION (AG-8) ZONING DISTRICT**

WHEREAS, the property identified as parcel identification number 316-00-00-005 is currently zoned Agricultural/Residential (AGR) District; and

ZREZ-2-14-  
17885/  
3331 PLOW  
GROUND RD

Ordinance 3<sup>rd</sup>  
Reading

WHEREAS, the current owner or agent thereof requests a rezoning of the property, and a complete application for rezoning the property was submitted to the Charleston County Zoning and Planning Department requesting, among other things, that the parcel be rezoned to the Agricultural Preservation (AG-8) District, pursuant to Article 3.4 of the Charleston County Zoning and Land Development Regulations (ZLDR) Ordinance; and

WHEREAS, the Charleston County Planning Commission reviewed the application for rezoning and adopted a resolution, by majority vote of the entire membership, recommending that Charleston County Council ("County Council") approve the application for rezoning based on the procedures established in State law and the Approval Criteria of Article 3.4 of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least one public hearing and after close of the public hearing, County Council has determined the rezoning meets the following criteria of Section 3.4.6 of Article 3.4 of the ZLDR:

- A. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;
- B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;
- C. The proposed amendment corrects a zoning map error or inconsistency;
- D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

NOW, THEREFORE, be it ordained by the Charleston County Council, in meeting duly assembled, finds as follows:

**SECTION I. FINDINGS INCORPORATED**

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

**SECTION II. REZONING OF PROPERTY**

The property identified as parcel identification number 316-00-00-005 is hereby rezoned from the Agricultural/Residential (AGR) District to the Agricultural Preservation (AG-8) District. The zoning map of Charleston County is hereby amended to conform to this change. Any development on the site must conform to all requirements of the Charleston County Zoning and Land Development Regulations Ordinance and other applicable laws, rules and regulations.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon approval of County Council following third reading.

ADOPTED and APPROVED in meeting duly assembled this 20<sup>th</sup> day of May, 2014

CHARLESTON COUNTY COUNCIL  
Teddie E. Pryor, Sr., Chairman

ATTEST:  
Beverly T. Craven  
Clerk of Charleston County Council

First Reading: April 22, 2014  
Second Reading May 6, 2014  
Third Reading: May 20, 2014

The roll was called and votes recorded as follows:

Ms. Condon	- absent at time of voting
Mr. Darby	- aye
Ms. Johnson	- aye
Mr. Qualey	- aye
Mr. Rawl	- aye
Mr. Sass	- aye
Mr. Schweers	- aye
Mr. Summey	- aye
Mr. Pryor	- aye

The vote being eight (8) ayes, and one (1) absent, the Chairman declared the Ordinance to have received third reading approval.

The Chairman stated that the next item would be third reading of an Ordinance amending the Folly Road Overlay District.

Ms. Johnson moved approval, with the following amendments.

FOLLY ROAD  
OVERLAY  
DISTRICT  
AMENDMENTS

Ordinance  
3<sup>rd</sup> Reading

1. Revise the applicable Overlay Zoning District maps and language to indicate that the unincorporated parcels in the Neighborhood Preservation Area are zoned Neighborhood Commercial and all uses as allowed in the Neighborhood Commercial Zoning District are allowed on these properties, with the exception of the uses prohibited in the Overlay Zoning District. The Neighborhood Preservation Area shall also include the properties with frontage along Old Folly Road.

- 2. Revise the applicable Overlay Zoning District language to indicate that hotel/motel uses with a maximum limit of 10 guest rooms are permitted on unincorporated properties in the Neighborhood Preservation Area.
- 3. Revise the language in Section 5.6.5, Coordination with Adjacent Jurisdictions, to delete the language regarding letters of coordination and clarify that letters of notification to adjacent jurisdictions will be required as part of all land development applications to ensure each jurisdiction is aware of proposed development.

Mr. Rawl seconded Ms. Johnson’s motion.

The Chairman called for a roll call vote on the amendments. The roll was called and votes recorded as follows:

Ms. Condon	- nay
Mr. Darby	- aye
Ms. Johnson	- aye
Mr. Qualey	- nay
Mr. Rawl	- aye
Mr. Sass	- nay
Mr. Schweers	- nay
Mr. Summey	- aye
Mr. Pryor	- aye

The vote being five (5) ayes and four (4) nays, the Chairman declared the amendments to have received approval.

The Chairman called for third reading of the Ordinance as amended.

The roll was called and votes recorded as follows:

Ms. Condon	- nay
Mr. Darby	- aye
Ms. Johnson	- aye
Mr. Qualey	- nay
Mr. Rawl	- aye
Mr. Sass	- nay
Mr. Schweers	- nay
Mr. Summey	- aye
Mr. Pryor	- aye

The vote being five (5) ayes, and four (4) nays, the Chairman declared the Ordinance, as amended, to have received third reading approval.

The amended Ordinance is as follows:

**AN ORDINANCE  
 AMENDING THE CHARLESTON COUNTY ZONING AND LAND  
 DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS**

**AMENDED: CHAPTER 5, OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS.**

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Section 6-29-310 et seq., of the South Carolina Code of Laws, 1976, as amended, authorizes the County of Charleston to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, the Charleston County Planning Commission has reviewed the proposed amendments of the text of various chapters of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has recommended that the Charleston County Council adopt the proposed amendments of the text of the ZLDR as set forth herein; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least 1 public hearing, and after close of the public hearing, County Council approves the proposed text amendments based on the Approval Criteria of Section 3.3.6 of Article 3.3 of the ZLDR; and

WHEREAS, the County Council has determined the proposed text amendments meet the following criteria:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition; and
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

NOW, THEREFORE, be it ordained by the Charleston County Council of Charleston, in meeting duly assembled, as follows:

**SECTION I. FINDINGS INCORPORATED**

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

**SECTION II. AMENDMENTS OF THE TEXT OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE**

The Charleston County Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments as attached hereto as Exhibit "A" and made part of this Ordinance by reference.

**SECTION III. SEVERABILITY**

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

**SECTION IV. EFFECTIVE DATE**

This Ordinance shall become effective immediately following third reading by the County Council.

CHARLESTON COUNTY COUNCIL  
Teddie E. Pryor, Sr., Chairman

ATTEST:  
Beverly T. Craven  
Clerk of Charleston County Council

**CHAPTER/ARTICLE/SECTION #:** EXHIBIT "A"  
Article 5.6, FRC-O, Folly Road Corridor Overlay Zoning District

**REASON FOR AMENDMENT:** Amend the Folly Road Corridor Overlay Zoning District

**AMENDMENTS:**

**ARTICLE 5.6 FRC-O, FOLLY ROAD CORRIDOR OVERLAY ZONING DISTRICT**

**§5.6.1 STATEMENT OF FINDINGS**

The Folly Road Corridor Overlay Zoning District (FRC-O) fronts on the east and west sides of Folly Road from its intersection with Tatum Road south to Folly River, as shown on the map titled "Folly Road Corridor Overlay Zoning District." Folly Road is the main thoroughfare on James Island and the only route leading to Folly Beach. As such, it carries a large number of vehicles each day. Moreover, some of the properties along Folly Road are located within the jurisdictional limits of the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County. The FRC-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County concerning land use and design standards.

**§5.6.2 PURPOSE AND INTENT**

The purpose of the FRC-O, Folly Road Corridor Overlay Zoning District, is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

**§5.6.3 EFFECT OF OVERLAY ZONING DISTRICT**

The FRC-O, Folly Road Corridor Overlay Zoning District, regulations of this Article apply

in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These district regulations are intended to be consistent with similar regulations adopted by the Town of James Island, the City of Folly Beach, and the City of Charleston. Legally established existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.

**§5.6.4 APPLICABILITY**

The standards of this Article shall apply to all development within the FRC-O district, as shown on the maps titled “Folly Road Corridor Overlay Zoning District,” “North Village Area,” “Commercial Core Area,” “South Village Area,” “Neighborhood Preservation Area,” and “Conservation Area,” except single family residential development.

**§5.6.5 COORDINATION WITH ADJACENT JURISDICTIONS**

A letter of notification to the Town of James Island, City of Charleston, and/or City of Folly Beach shall be required as part of all land development applications, dependent upon overlay zoning district area. The purpose of the notification is to ensure that each jurisdiction is aware of proposed development.

**§5.6.6 DEVELOPMENT STANDARDS AND REQUIREMENTS (ALL AREAS)**

The following development standards and requirements apply to all parcels within the Folly Road Corridor Overlay Zoning District in addition to the requirements described below for each of the five Areas. All non-single family detached development applications shall, at the time application is made, provide proof that the following requirements will be met prior to the issuance of any approvals or zoning permits:

**A. Vehicle Access**

1. All parcels in this overlay zoning district with a Future Land Use designation of OR (Office Residential) are allowed one curb cut per 150 feet of road frontage; all other commercial uses are allowed one curb cut every 250 feet.
2. Proposed new access drives shall be a minimum distance of 75 feet from a street intersection measured from the edge of the intersecting roadway to the beginning of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
3. All applications for development of non-residential uses shall include a suitable access management plan demonstrating that the driveway separation requirements can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:

- a. Aggregation of parcel;
- b. Parallel frontage or “backage” roads;
- c. Shared curb cuts between adjoining properties; and
- d. Shared access easements between parcels.

**B. Traffic Study**

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or generates 100 or more peak hour vehicle trips. Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

**C. Pedestrian Access**

Bike and pedestrian ways shall be included in site design and shall provide a continual link access to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways and sidewalks may be allowed in right-of-way-buffers.

**D. Building Height**

Building height is limited to a maximum of 35 feet as defined in this Ordinance, excluding previously approved Planned Development Zoning Districts.

**E. Signs**

In addition to the requirements in Article 9.11, all free standing signs shall meet the following requirements:

1. All signs shall be monument style.
2. Signs in the North Village, South Village, Neighborhood Preservation, and Conservation Areas shall not exceed 6 feet in height and 40 square feet in size.
3. Signs in the Commercial Core Area shall not exceed 8 feet in height and 50 square feet in size.
4. Shared shopping center signs shall be allowed with a maximum height of 10 feet and a maximum size of 100 square feet.
5. Internal illumination shall be allowed for signs in all Areas except the Neighborhood Preservation and Conservation Area, where signs may only be externally illuminated.

6. Electronic message board signs shall be prohibited.

**F. Uses**

Permitted uses, Prohibited uses, and uses requiring Special Exception are described in each of the five areas below. Gun shops shall be permitted only on parcels in this overlay zoning district with a zoning designation of Community Commercial (CC).

**§5.6.7 NORTH VILLAGE AREA  
(City of Charleston and Charleston County)**

The North Village Area extends from Crosscreek/Tatum Street to Oakpoint Road (Ellis Creek area) as illustrated on the FRC-O map entitled "North Village Area." Parcels in this area are within the jurisdiction of the City of Charleston and unincorporated Charleston County. This area currently consists of mixed medium and low intensity commercial uses such as shopping centers, professional offices, and vehicle services. Higher intensity residential uses, such as apartment complexes, also exist in this Area. This Area is intended to have commercial uses that are less intense than those found in the Commercial Core Area, particularly along the north side of Central Park Road and west side of Folly Road. This Area is not intended for large scale commercial development such as big box stores or mega-shopping centers. Future development in this area is to be a mix of medium to lower intensity commercial, office, and residential uses with increased buffers along Folly Road for more intensive commercial uses. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "North Village Area":

**A. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district that corresponds with the "OR," "OG," and "CN" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.

**B. Prohibited uses**

Auto Dealers (New and Used) Billboards, Indoor/Outdoor Shooting Ranges, Liquor, Hotels or Motels and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception**

Vehicle Storage, Boat/RV Storage, Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Buffers**

1. A minimum 25-foot vegetated right-of-way buffer shall be required

for parcels along Folly Road with a future land use designation of CN and OG;

2. A minimum 15-foot vegetated right of way buffer shall be required for parcels along Folly Road with a future land use designation of OR;
3. Properties with a future land use designation of CN and OG shall be required to have a minimum 20-foot rear vegetated buffer adjacent to residential uses;
4. Properties with a future land use designation of OR shall be required to have a minimum 15-foot vegetated rear buffer adjacent to residential uses; and
5. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half ( $\frac{1}{2}$ ) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.8 COMMERCIAL CORE AREA  
(Town of James Island and City of Charleston)**

This Area is the gateway and commercial center to the Town of James Island and extends from Oak Point Road (Ellis Creek Area) to Prescott Street as shown on the FRC-O map entitled “Commercial Core Area.” Parcels in this area are primarily within the Town of James Island with a few parcels within the City of Charleston. This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future development in this Area is intended for higher intensity commercial uses than those found in the other areas of the corridor. Future development in this Area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled “Commercial Core Area”:

**A. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district that corresponds with the “CC” future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.

**B. Prohibited uses**

Auto Dealers (New and Used) Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Hotels or Motels and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception**

Liquor, Beer, or Wine Sales (as defined in this Ordinance), Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Vehicle Service uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Buffers**

1. A minimum of a 15-foot vegetated right-of-way buffer shall be required along Folly Road.
2. A minimum of a 25-foot rear vegetated buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.9 SOUTH VILLAGE AREA  
(City of Charleston, Town of James Island, and Charleston County)**

The South Village area extends from Prescott Street to Rafael Lane as illustrated on the FRC-O map entitled "South Village Area." Parcels in this Area are within the jurisdiction of the Town of James Island and the City of Charleston, with a few parcels in unincorporated Charleston County. This Area currently consists of mixed medium to high intensity commercial development, such as shopping centers big box stores and consumer services, along the west side of Folly Road and small scale office and residential uses along the east side of Folly Road. This Area is intended for development similar to the North Village Area with less intense commercial development than the Commercial Core Area and a mix of medium to high intensity uses along the west side of Folly Road and lower intensity development on the east side of Folly Road. Future development in this Area is to be a mix of commercial and residential uses with increased right-of-way buffers along the west side of Folly Road and increased land use buffers on both sides of Folly Road when commercial development occurs adjacent to single family detached residential uses. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "South Village Area":

**A. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district(s) that corresponds with the "R", "OR", "CN," and "CC" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table. Civic and institutional uses as described in Table 6.1.1 shall be permitted for properties shown in the

Civic/Institutional future land use designation.

**B. Prohibited uses**

Auto Dealers (New and Used) Billboards, Indoor/Outdoor Shooting Ranges, Liquor, Hotels or Motels and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception**

Vehicle Storage, Boat/RV Storage, Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Buffers**

1. A minimum 15-foot vegetated right-of-way buffer shall be required along the east side of Folly Road and a minimum 35-foot vegetated right-of-way buffer shall be required along the west side of Folly Road;
2. A minimum 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.10 NEIGHBORHOOD PRESERVATION AREA  
(Charleston County and City of Charleston)**

The Neighborhood Preservation Area extends from Rafael Lane to Battery Island Drive as illustrated on the FRC-O map entitled "Neighborhood Preservation Area." This area consists primarily of low-intensity residential uses with some commercial development primarily along the northwest area of Folly Road. This portion of the overlay zoning district is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas before entering the Conservation Area and the City of Folly Beach. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Neighborhood Preservation Area":

**A. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district that corresponds with the "CN" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table, provided, however that hotel and motel uses shall be allowed

with a maximum of ten (10) guest rooms.

**B. Prohibited uses**

Auto Dealers (New and Used), Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair, and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception in the Commercial Area**

Liquor, Beer, or Wine Sales (as defined in this Ordinance), and Bar or Lounge uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Building Size**

No single building structure shall exceed 5,000 square feet in size.

**E. Buffers**

1. A minimum of a 25-foot vegetated right-of-way buffer shall be required along Folly Road in the commercial area. This buffer may be reduced to 15 feet when there is no parking or vehicular use area between buildings and right-of-way.
2. A minimum of a 20-foot vegetated rear buffer shall be required adjacent to residential uses.
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6 foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.11 CONSERVATION AREA  
(Charleston County and City of Folly Beach)**

The Conservation Area extends from Battery Island Drive to the Folly River as illustrated on the FRC-O map entitled "Conservation Area." This Area is intended to be the least intensely developed area of the overlay zoning district and is to provide a natural scenic open space before entering the City of Folly Beach by preserving the marsh views and vistas of this area. This portion of the overlay zoning district is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas before entering the Conservation Area and the City of Folly Beach by preserving the existing low density residential character. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Conservation Area":

**A. Permitted uses**

1. Residential, Neighborhood Commercial, and Conservation Future Land Use Designation: Permitted uses include those uses allowed in the zoning district that corresponds with the “R” and “CN” future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.
2. **Water Dependent Commercial Future Land Use Designation:** Permitted uses include: seafood related Retail Sales; Restaurant, General; Special Events (Commercial and Industrial); Charter Boat or other Recreational Watercraft Rental Services; Boat Ramps; Commercial Docks; and other accessory uses, such as accessory produce/roadside stands, as determined appropriate by the Planning Director. All uses shall comply with the requirements of this Ordinance including but not limited to the Site Plan Review requirements contained in Chapter 3.

**B. Prohibited uses**

Auto Dealers (New and Used), Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Hotels or Motels, and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception in the Commercial Area**

Liquor, Beer, or Wine Sales (as defined in this Ordinance), Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, and Vehicle Service uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Buffers**

1. A minimum of a 25-foot vegetated right-of-way buffer shall be required along Folly Road in the commercial area which may be reduced to 15 feet when there is no parking or vehicular use area between buildings and right-of-way;
2. A minimum of a 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6 foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth, when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

ADOPTED and APPROVED in meeting duly assembled this 20<sup>th</sup> day of May, 2014.

CHARLESTON COUNTY COUNCIL

Teddie E. Pryor, Sr., Chairman

ATTEST:

Beverly T. Craven, Clerk

First Reading: April 8, 2014  
Second Reading: April 22, 2014  
Third Reading: May 20, 2014

A report was read from the Planning/Public Works Committee under date of May 15, 2014, that it considered the information furnished by County Administrator Kurt Taylor and Zoning and Planning Director Dan Pennick regarding proposed text amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). It was stated that the proposed amendments are as follows:

ZLDR  
AMENDMENTS

A) Request to  
Approve  
B) Ordinance  
1<sup>st</sup> Reading

- a. Article 3.2, Comprehensive Plan Amendments: Reduce the number of paper copies required for application submittals.
- b. Article 3.3, Zoning and Land Development Regulations Ordinance Text Amendments: Reduce the number of paper copies required for application submittals.
- c. Article 4.2, Measurements, Computations and Exceptions, and Chapter 12, Definitions: Clarify Building Cover definition.
- d. Article 4.23, PD, Planned Development Zoning District: Reduce the number of paper copies required for application submittals and following Council approvals.
- e. Chapter 6, Use Regulations, and Chapter 12, Definitions: Clarify regulations for private and commercial stables.
- f. Article 6.7, Special Events Use: Clarify the requirements for temporary special events applications.

Mr. Rawl moved approval of Committee recommendation, seconded by Mr. Summey and carried.

An Ordinance amending the Charleston County Zoning and Land Development Regulations Ordinance was given first reading by title only.

**AN ORDINANCE**

**AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED: CHAPTER 3, DEVELOPMENT REVIEW PROCEDURES; CHAPTER 4, BASE ZONING DISTRICTS; CHAPTER 6, USE REGULATIONS; AND CHAPTER 12, DEFINITIONS.**

The Ordinance in its entirety will appear in the Minutes of Charleston County Council at the time of third reading.

The Chairman announced that the next item was Council's Consent Agenda. Mr. Summey moved approval of the three consent items, seconded by Mr. Rawl, and carried. Mr. Qualey requested that the third item of the Consent Agenda be taken separately. This was approved by common consent. Items A and B were approved unanimously.

The Consent Agenda is as follows:

A report was read from the Finance Committee under date of May 20, 2014, that it considered the information furnished by County Administrator Kurt Taylor and Contracts and Procurement Director Barrett Tolbert regarding the need to award a contract for the Maxville Road Extension Project, which is located within the Town of Awendaw. It was stated that this is a Charleston County Transportation Committee (CTC) project which consists of new drainage structures, grading of existing and new ditches, and the paving of an extension of the existing unimproved road. It was shown that the work shall include, but is not limited to drainage improvements, pipe installation, base course, liquid asphalt binder, asphalt pavement, pavement markings, erosion and sedimentation control, and traffic control during construction, and the project shall be constructed utilizing the items listed on the bid form.

Bids were received in accordance with the terms and conditions of Invitation for Bid No. 4858-14C. State "C" Fund regulations do not allow Small Business Enterprise (SBE) or local preference goals.

Bidder	Bid Price	DBE Percentage
<b>Allston Farrell, LLC</b> <b>Mount Pleasant, South Carolina</b> <b>Principal: Matthew Farrell</b>	<b>\$119,318.00</b>	<b>7.96%</b>
Green Wave Contracting, Inc. Georgetown, South Carolina Principal: Blake Harwell	\$142,755.00	15.55%
W.E. Davis Construction Company Pinopolis, South Carolina Principal: William E. Davis III	\$149,425.50	7.00%

Committee recommended that Council, as agent for the Charleston County Transportation Committee (CTC), authorize award of a contract for the Maxville Road Extension project to Allston Farrell, LLC, the lowest responsive and responsible bidder, satisfying all specifications, in the amount \$119,318.00, with the understanding that funding is available through the State "C" Fund for road improvements.

A report was read from the Finance Committee under date of May 15, 2014, that it considered the information furnished by County Administrator Kurt Taylor and Emergency Management Director Jason Patno regarding a grant application to be submitted through the Federal Emergency Management Agency Local Emergency Management

MAXVILLE  
ROAD  
EXTENSION  
PROJECT

Award of  
Contract

LOCAL  
EMERGENCY  
MANAGEMENT  
PERFORMANCE  
GRANT

Request to  
Approve

Performance Grant. It was stated that the Charleston County Emergency Management Department is requesting authorization to apply for and accept, if awarded, grant funding in the amount of \$94,979 to be used to accomplish the following:

1. Offset annual personnel cost.
2. Funding for Emergency Management Special Projects, including, but not limited to department accreditation, emergency operations center enhancements, emergency management program enhancements, and training.
3. Citizen training under the Community Emergency Response Team (CERT) and Teen Community Emergency Response Team (TeenCERT) programs.

ITEM	COST
Personnel	\$50,979
Emergency Management Special Projects	\$35,000
Community Emergency Response Team and Teen Community Emergency Response Team training	\$9,000
<b>Total</b>	<b>\$94,979</b>

It was shown that an in-kind or "soft" match on behalf of the department would be required, and salaries of department personnel associated with the completion of projects identified in the grant scope of work would be used to satisfy the match requirement, and also there are no FTEs or vehicles associated with the above referenced grant program.

Committee recommended that Council approve the Emergency Management Department request to apply for and, if awarded, accept grant funding in the amount of \$94,979 through the 2014 Local Emergency Management Performance Grant program with the understanding that the grant performance period is July 1, 2014 through June 30, 2015, that an in-kind or "soft" match on behalf of the Emergency Management Department is required, and that there are no FTEs associated with this grant.

A report was read from the Finance Committee under date of May 15, 2014, that it considered the information furnished by County Administrator Kurt Taylor and Contracts and Procurement Director Barrett J. Tolbert regarding sealed proposals received to provide Bond Counsel Services for Charleston County Council.

BOND COUNSEL SERVICES

Award of Contract

It was stated that sealed proposals were received from the following qualified firms to provide Bond Counsel Services in accordance with the terms and conditions of RFP No. 4824-14W.

Haynsworth Sinkler Boyd, P.A. Charleston, SC Shareholder: John Paul Trouche	Parker Poe Adams & Bernstein LLP Charleston, SC Partner: Ray E. Jones
Howell Linkous and Nettles, LLC Charleston, SC Member: Samuel W. Howell, IV	Pope Zeigler, LLC Columbia, SC Member: Margaret C. Pope
McNair Law Firm, P.A. Charleston, SC Shareholder: M. William Youngblood	

An evaluation committee reviewed the proposals for compliance with the RFP requirements. After evaluating the capabilities and qualifications of the firms and their proposed cost, the committee determined the proposal from Howell Linkous and Nettles, LLC to be the most advantageous in meeting the County's needs and recommended awarding a contract.

Committee recommended that Council authorize staff to enter into a contract with Howell Linkous and Nettles, LLC for Bond Counsel Services with the understanding that funding is available as a bond issuance cost.

Mr. Summey moved approval of Committee recommendation, seconded by Mr. Rawl and carried. Mr. Qualey moved nay.

IFA ROTORION  
FINANCIAL  
INCENTIVES

- A) Request to Approve Inducement Resolution and FILOT Ordinance
- B) Ordinance 1<sup>st</sup> Reading

A report was read from the Finance Committee under date of May 15, 2014, that it considered the information furnished by County Administrator Kurt Taylor and Economic Development Director Steve Dykes regarding financial incentives extended to IFA/Rotorion North America in anticipation of the company's expansion. It was stated that IFA/Rotorion manufactures a variety of drive trains for domestic and international auto-makers. It was stated that working closely with company executives, a financial incentives package was developed which helped make the business case move forward with the expansion at the close of 2013. It was shown that IFA/Rotorion currently employs 313 persons at its North Charleston facility located at Palmetto Commerce Park, and as part of the expansion, the company is now in the process of spending \$21 million to enlarge their productive capacity to accommodate additional product lines, and will hire another 125 persons over the next five years, and the new hirings will result in an added \$3.8 million in annual payroll. It was further shown that during 2014 the company will hire 64 additional employees and spend \$14.6 million in support of the expansion. The remaining \$6.4 million will be spent during 2015, and another 61 employees will be added in the 2015-2017 timeframe. It was further stated that the incentives offered by the Economic Development Director include fee-in-lieu-of-taxes (FILOT), including: a 6% assessment ratio; and millage rate 'fixed' at 274.3 over the next twenty (20) years. The property was previously placed in the Charleston-Colleton Multi-County Industrial Park (MCIP), which will enable the company to benefit from an increased level of state job tax credits.

Committee recommended that Council:

1. Adopt a resolution setting forth a commitment by Charleston County Council to enter into a fee setting forth, under certain conditions, a fee agreement with respect to certain property and covenants.
2. Approve and give first reading to an ordinance and amendment authorizing the execution and delivery of a fee-in-lieu-of-taxes (FILOT) for IFA/Rotorion North America, LLC to facilitate the company's \$21 million expansion and the creation of 125 new jobs, with the understanding that FILOT terms will include: a 6% assessment ratio; and a millage rate fixed at 274.3 over the twenty (20) year term.

Mr. Rawl moved approval of Committee recommendation, seconded by Mr. Summey and carried.

The Resolution is as follows:

A RESOLUTION

SETTING FORTH THE COMMITMENT OF CHARLESTON COUNTY, SOUTH CAROLINA FOR IFA ROTORION – NORTH AMERICA LLC, WHEREBY, UNDER CERTAIN CONDITIONS, CHARLESTON COUNTY WILL ENTER INTO A FEE AGREEMENT WITH RESPECT TO CERTAIN PROPERTY AND COVENANT IN SUCH FEE AGREEMENT TO ACCEPT CERTAIN FEES IN LIEU OF *AD VALOREM* TAXES WITH RESPECT TO SUCH PROPERTY; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Charleston County, South Carolina (the “County”), acting by and through its County Council (the “County Council”), is authorised and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended (the “Code”), and particularly Title 12, Chapter 44 of the Code (the “FILOT Act”), to enter into an inducement agreement which sets forth the commitment of the County to enter into a fee agreement to provide for payment of fees in lieu of taxes (“FILOT Payments”) for a project qualifying as “economic development property” under the FILOT Act; and

WHEREAS, IFA Rotorion - North America LLC (the “Company”), intends to expand and upgrade its existing drive shaft production facilities to increase production levels in Charleston County which expansion will constitute a “project” within the meaning of the FILOT Act (the “Project”); and

WHEREAS, the Project when completed will represent an anticipated additional “investment” (as defined in the FILOT Act) (the “Investment”) by the Company of approximately \$6,400,000; and

WHEREAS, the County has been advised that it has hired an additional 64 employees during this calendar year as the result of the Project and that it expects to hire by the end of the calendar year 2015 an additional approximately 61 full-time employees, all in addition to the Company’s 313 employees at its facilities in Charleston County; and

WHEREAS, the Project site is currently included in a multi-county park as described herein; and

WHEREAS, the County has made specific proposals, including proposals to offer certain economic development incentives set forth herein, for the purpose of inducing the Company to invest its funds to acquire and equip the Project (the “Incentives”), and is desirous of having the Incentives set forth herein for the purposes of establishing the framework for a working relationship between the County and the Company and for forming the basis for the negotiation and documentation of the specific Incentives into a definitive legally binding agreement; and

WHEREAS, the Company understands that to approve and implement the Incentives, the County will have to comply with all constitutional and statutory requirements, and those requirements include the need to make certain findings with respect to the Project as required by law, all of which will be evidenced in the definitive documents;

WHEREAS, it is in the public interest, for the public benefit, and in furtherance of the public purposes of the FILOT Act that the County Council provide a preliminary commitment for qualifying the Project under the FILOT Act as economic development property and to enter into a "fee agreement" (as defined in the FILOT Act) with respect thereto subject to the conditions described herein;

NOW, THEREFORE, BE IT RESOLVED by the County Council in meeting duly assembled as follows:

Section 1. Preliminary Evaluation of the Project. County Council have evaluated the Project on the following criteria based upon the advice and assistance of the South Carolina Department of Revenue and the Board of Economic Advisors:

- (a) the purposes to be accomplished by the Project are proper governmental and public purposes;
- (b) the anticipated dollar amount and nature of the investment to be made; and
- (c) the anticipated costs and benefits to the County.

Section 2. Findings by County Council. Based upon their investigation of the Project and information provided by the Company, including the criteria described in Section 1 above, and based upon the advice and assistance of the South Carolina Department of Revenue and the Board of Economic Advisors, County Council hereby find that:

- (a) the Project constitutes a "project" as that term is defined in the FILOT Act;
- (b) the Project will serve the purposes of the FILOT Act;
- (c) the Investment by the Company in the Project will be approximately \$6,400,000, all to be invested within the "investment period" (as defined in the FILOT Act); and the Company has employed 64 full-time employees at its existing facilities as a result of the Project and expects to hire an additional 61 employees in calendar year 2015, all in addition to maintaining the Company's 313 employees at its facilities in Charleston County;
- (d) the Project will be located entirely within Charleston County and is located in a multi-county industrial park created pursuant to Code Section §4-1-170;
- (e) the Project is anticipated to benefit the general welfare of Charleston County by providing services, employment, or other public benefits not otherwise adequately provided locally;

- (f) the Project gives rise to neither a pecuniary liability of the County nor a charge against its general credit or taxing power;
- (g) the purposes to be accomplished by the Project are proper governmental and public purposes;
- (h) the inducement of the location of the Project is of paramount importance;
- (i) the benefits of the Project to the public are greater than the cost to the public; and
- (j) this Inducement Resolution shall constitute an action reflecting or identifying the Project for purposes of Section 12-44-40(D) of the FILOT Act.

Section 3. Fee-in-Lieu of Taxes Arrangements. If the Project is located in Charleston County, upon request by the Company, the County hereby agrees to enter into a fee agreement with respect to the Project under the FILOT Act (the "FILOT Agreement") as to the real and personal property at the Project. The FILOT Agreement will provide for FILOT Payments to be made as follows:

(a) the FILOT Payments shall be calculated on the basis of an assessment ratio of six percent (6%);

(b) the fair market value of the property shall be as calculated in the FILOT Act including providing that the fair market value of real property portions of the Project established for the first year of the FILOT arrangement shall remain the fair market value for the entire term of the FILOT Agreement;

(c) the FILOT Payments on each part shall be payable in 20 annual installments on the due date which would otherwise be applicable for *ad valorem* property taxes for each part of the Project, with the first installment for each part of the Project being due on the date when, but for the FILOT Agreement, property taxes would have been paid with respect to such part of the Project;

(d) the FILOT Payments on each part shall be calculated on the basis of the millage rate which shall be fixed for the full term of the FILOT Agreement and shall be the lower of the cumulative property tax millage rate levied on behalf of all taxing entities within which the Project is to be located on either (1) the June 30 preceding the year in which the FILOT Agreement is executed, or (2) the June 30 of the year in which the FILOT Agreement is executed; and

(e) the FILOT arrangement shall be available for 20 years for each part of the Project up to a maximum of 25 years for the FILOT arrangement should the Project be completed and put into service in more than one (1) year. At the conclusion of the twenty-year period after each part of the Project is placed in service, FILOT Payments shall be due to the County on such part of the Project equal to the property taxes that would be due on such part if it were taxable as provided in the FILOT Act.

Section 4. Fee Agreement. The provisions, terms, and conditions of the FILOT Agreement between the County and the Company shall be prescribed by subsequent ordinance of the County Council. The FILOT Agreement will provide for a fee-in-lieu of taxes arrangement as set forth in this Inducement Resolution. All commitments of the County hereunder are subject to the condition that the County and the Company do agree on acceptable terms and conditions of all documents, including the FILOT Agreement, the execution and delivery of which are contemplated by the provisions hereof.

Section 5. Continued Evaluation of Project.

The undertakings of the County hereunder are contingent upon the County Council continuing to evaluate the Project as beneficial to the public interest after considering all additional circumstances of which the County Council may hereafter become aware and upon the Company providing the County with such further evidence as may be satisfactory to the County as to compliance with all applicable statutes and regulations.

Section 6. Company May Proceed Without Incentives.

The County understands that the Company may choose not to proceed with the Project as herein provided, in which event this Inducement Resolution shall become void upon written notice by the Company to the County as to such choice.

Section 7. No Liability of County.

All commitments of the County under this Inducement Resolution are subject to all of the provisions of the FILOT Act and the condition that nothing contained in this Inducement Resolution or the FILOT Agreement shall constitute nor give rise to a pecuniary liability of the County or a charge against its general credit or taxing power. Accordingly, the Company will hold the County harmless from all pecuniary liability and reimburse it for all legal expenses which it might reasonably incur in implementation of the terms and provisions of this Inducement Resolution. Subject to the provisions of Section 5 hereof, the County agrees to provide the incentives set forth in this Inducement Resolution as long as the Company agrees to the payment of all costs and expenses, including legal fees, incurred by the County due to the grant of the incentives set forth herein for the Project.

Section 8. Repeal of Conflicting Resolutions; Effective Date.

All resolutions and parts thereof in conflict herewith are to the extent of such conflict hereby repealed. This resolution shall take effect and be in full force upon its adoption by the County Council.

Adopted this 20<sup>th</sup> day of May, 2014.

CHARLESTON COUNTY COUNCIL  
Teddie E. Pryor, Chairman

Attest:

Beverly T. Craven  
Clerk County Council

An Ordinance giving first reading to a fee in lieu of tax agreement was given first reading by title only.

AN ORDINANCE

AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF TAX AGREEMENT BY AND BETWEEN CHARLESTON COUNTY AND IFA ROTORION – NORTH AMERICA LLC WHEREBY CHARLESTON COUNTY WILL ENTER INTO A FEE-IN-LIEU OF TAXES ARRANGEMENT WITH IFA ROTORION – NORTH AMERICA LLC; PROVIDING FOR PAYMENT BY IFA ROTORION – NORTH AMERICA LLC OF CERTAIN FEES IN LIEU OF *AD VALOREM* TAXES; AND OTHER MATTERS RELATING THERETO

**The Ordinance in its entirety will appear in the minutes of Charleston County Council at the time of third reading.**

A report was read from the Finance Committee meeting of May 15, 2014 that it considered the information furnished by County Administrator Kurt Taylor and Environmental Management Director Art Braswell regarding the need to amend Charleston County’s Environmental Management Ordinance. It was stated that Section 10-22, Disposal Sites and Facility, needs to be repealed because the State of South Carolina now has the authority to regulate solid waste disposal sites and facilities.

ENVIRONMENTAL  
MANAGEMENT  
ORDINANCE  
AMENDMENTS

- A) Request to Approve
- B) Ordinance 1<sup>st</sup> Reading

Committee recommended that Council approve and give first reading to an ordinance to repeal in its entirety Part II, Chapter 10, Article II, Section 10-22, Solid Waste Disposal Sites and Facilities of Charleston County Code of Ordinance.

Ms. Johnson moved approval of Committee recommendation, seconded by Mr. Rawl, and carried.

An Ordinance repealing Charleston County Code of Ordinance regarding Solid Waste Disposal Sites and Facilities was given first reading by title only.

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY CODE OF ORDINANCE TO REPEAL, PART II, SECTION 10-22, DISPOSAL SITES AND FACILITIES.

**The Ordinance in its entirety will appear in the minutes of Charleston County Council at the time of third reading.**

A report was read from the Finance Committee meeting of May 15, 2014 that it considered the information furnished by County Administrator Kurt Taylor, Deputy Administrator for General Services Walt Smalls, and Deputy Administrator for Community Services Christine DuRant regarding a plan to sell the Banov/Charleston Center property to the Medical University in order to facilitate MUSC’s planned expansion and upgrade to the Children’s Hospital and relocate and consolidate various community services located

SALE OF BANOV/  
CHARLESTON  
CENTER  
PROPERTY AND  
LEASE OF  
PROPERTY

Request to  
Approve

at the Banov/Charleston Center to a leased facility at the site of the former Navy Hospital. It was stated that the new facility would consolidate services of state and county social and medical services, including SCDHEC, DAODAS, FQHC, Vital Records, and other healthcare providers, Women, Infants & Children (WIC) immunizations, Family Planning, HIV, STD, Children with Special Healthcare Needs, Tuberculosis and breastfeeding services would be co-located in order to provide one-stop shopping. It was further stated that the services would provide comprehensive health services within 1-2 mile radius, and centrally located for the areas predominantly serviced by DAODAS and DHEC, be accessible from interstate and major highways and along the pre-established CARTA bus route, as well as ample free parking available.

It was shown that the location would be a potential location for Special Medical Needs Emergency Shelter for Charleston County, would provide reduced facility costs, supplies, personnel and travel expenses, eliminate the need for client transport to external appointments for medical, DSS, DJJ, and trips for groceries and pharmaceutical needs would be greatly reduced. The current MUSC facility parking costs would be eliminated.

Committee recommended that Council:

1. Authorize sale of Banov/Charleston Center to the Medical University of South Carolina, with the understanding that MUSC will not take possession until County move-out is complete, and with the further understanding that the proceeds from the sale shall be used to pay the cost of leasing facility space for DAODAS and other County departments.
2. Authorize staff to finalize and negotiate a lease with Chicora LLC for a term of twenty five (25) years, subject to a public hearing to be held on May 29, 2014.

Mr. Summey moved approval of Committee recommendation, seconded by Mr. Rawl, and carried. Mr. Qualey voted nay, stating that he felt strongly that this County property should go out for bid.

The Chairman asked if any Member of Council wished to bring a matter before the Body.

COUNCIL  
MEMBER  
COMMENTS

Mr. Rawl said he was appreciative of the work done by County Employees and in particular all the time and energy spent by the Budget Department on the upcoming budget.

There being no further business to come before the Body, the Chairman declared the meeting to be adjourned.

Beverly T. Craven  
Clerk of Council