



JOHN J. TECKLEBURG  
MAYOR

*City of Charleston*  
*South Carolina*  
*Clerk of Council Department*

VANESSA TURNER-MAYBANK  
CLERK OF COUNCIL

**SPECIAL MEETING**  
**COMMUNITY DEVELOPMENT COMMITTEE AGENDA**

A meeting of the Community Development Committee will be held at **3:00 p.m., Thursday, February 7, 2019** at 80 Broad Street, 2<sup>nd</sup> Floor City Hall Council Chamber. The agenda will be as follows:

- Invocation
- a. **Public Participation**
- b. **Approval of Minutes**
  1. October 25, 2018 (Deferred)
- c. **New Business:**
  1. Review of Opportunity Zone Proposal for the City of Charleston – Planning, Preservation & Sustainability
  2. Discussion of the Huger Street Streetscape Project
  3. Update to the Requests for Proposals for the Cooper River Bridge Redevelopment Area and the Lowline Affordable Housing sites (information only) – Geona Shaw Johnson
  4. Review and approval of requests for Bond Funds – Geona Shaw Johnson  
(If necessary, Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) for a discussion of negotiations incident to proposed contractual arrangements. Action may or may not be taken.)
- d. **Old Business**

None

**Miscellaneous Business**  
**Adjourn**

If you have a conflict with this meeting, and will not be present, please call the Clerk's Office at 724-3726. Thank you for your cooperation in this matter.

VANESSA TURNER MAYBANK  
CLERK OF COUNCIL

cc: Councilmember Robert Mitchell., Chairman  
Councilmember Carol Jackson, Vice-Chair  
Councilmember William D. Gregorie  
Councilmember Gary White  
Councilmember James Lewis, Jr,  
Councilmember Perry K. Waring  
Mayor John J. Tecklenburg  
Mike Whack, Quality of Life

Geona Johnson, Housing and Community Development  
Susan Herdina, Legal Department

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

***For all of these changes, the project or property must lie wholly or in part within a federally-designated Opportunity Zone as determined on a list maintained by the IRS.***

**Automatic Workforce Housing Opt-In:**

Allow any property owner to receive the benefits of MU/WH in any underlying Zone District. No rezoning would be required. The property owner would only have to demonstrate to the Zoning Administrator that the project is a Qualifying Project funded wholly or in part by a Qualified Opportunity Fund. Detailed restrictions would apply.

Up to the base allowed density of the zone district, (so in a GB district, one unit for every 1650 square feet of lot area, and in a DR-1 District one unit for every 2250 square feet of lot area) require the standard MU/WH ratio of a minimum of 20% rental workforce housing, without allowing commercial substitution. Over and above that, require a 50% rental Opportunity Zone workforce housing ratio in additional units.

Limitation on density would be a natural result of building envelope limits and parking requirements, as it is in the MU/WH districts.

In the Unit Bonus accrued from the Opportunity Zone, a workforce housing unit are capped at 60% of AMI. Workforce Housing units in the regular count (up to the allowed density of the base district) are capped at 80% of AMI.

Increased fee-in-lieu, adjusted parking, and reduced AMI textual changes to keep in conformance with the rest of the section.

Commercial uses appropriate to the base zone district would still be allowed.

**ADU Modification:**

Since the City already allows Accessory Dwelling Units in the C and RR-1 Zone Districts; on Daniel Island; in the Savannah Highway Overlay; in the Conservation (formerly Cluster) ordinance; and in a number of Planned Unit Developments, this would expand that to the Opportunity Zone based on existing regulations, primarily from the Savannah Highway Overlay Zone.

Accessory Dwelling Units would be allowed in all zoning districts within the Opportunity Zone as an accessory use to a principal residential use with restrictions, primarily that up to two accessory dwelling units can be permitted per lot with maximum size, height, and parking restrictions, and AMI restrictions for a second ADU, as well as STR restrictions.

**Business Parking Changes:**

For most business types, a significant reduction in parking requirement would be offered in the opportunity zone. The reduction would be 50% for uses that would require four or more spaces, and a 100% exemption from parking requirements for uses that would require three or less spaces. Restrictions would apply.

Second-floor units would be exempt from all parking requirements, except that this exemption wouldn't apply to residential, accommodations, or office uses.

**Business Zoning Changes:**

Allow any corner property in a DR or SR zone district that is normally eligible for two or fewer dwelling units to have any of the uses allowed in the RO or CT zone districts subject to the restrictions of the Zoning Ordinance as appropriate to the proposed use, as long as it also maintains at least one dwelling unit.