

Teddie Pryor, Chair
Henry Darby
Jenny Costa Honeycutt
Anna B Johnson
Kylon Jerome Middleton
Brantley Moody
Herb Sass
Dickie Schweers
Robert L Wehrman



Finance Committee Agenda
September 23, 2021 at 5:00 PM
4045 Bridgeview Drive, North Charleston, SC 29405.

- 1 **APPROVAL OF MINUTES**
 - 1A **Minutes of September 9, 2021** - Request to Consider

- 2 **RESOLUTIONS**
 - 2A **National Recovery Month & Addiction Professionals Day Resolution** - Request to Adopt
 - 2B **Literacy Month and Adult Education/Family Literacy Week** - Request to Adopt

- 3 **CONSENT AGENDA**
 - 3A **CTC 2020 Scrub & Cape Seal Plan** - Award of Contract
 - 3B **Grant Award: Enhancing COP Video and Mobile Reporting Cybersecurity Measures and Methods** - Request to Accept
 - 3C **SC Coalition of Black County Officials Membership Dues** - Request to Consider

- 4 **APPOINTMENTS TO BOARDS/COMMISSIONS**
 - 4A **Disabilities and Special Needs Board** - Appointments (4)
 - 4B **Awendaw-McClellanville Consolidated Fire District Board** - Appointments (1)
 - 4C **Construction Board of Adjustment & Appeals** - Appointments (1)

- 5 **FINANCE DIRECTORATE ITEMS**
 - 5A **Craig Road Area TIF District** - Request to Consider
 - 5B **Coliseum Area TIF District** - Request to Consider
 - 5C **FY 2022 Community Investment Allocations** - Request to Consider

- 6 **GENERAL SERVICES DIRECTORATE ITEMS**
 - 6A **Proposed Amendments to the Fee Ordinance** - Request to Consider

- 7 **PUBLIC SERVICES DIRECTORATE ITEMS**
 - 7A **Recyclable Collection Privatization** - Request to Consider Executive Session

8 EXECUTIVE SESSION
8A Laurel Island Development Agreement - Executive Session

Charleston County Council

Memorandum

To: Members of Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: September 17, 2021
Subject: Minutes of September 9, 2021

At the Finance Committee of September 23, 2021, the minutes of September 9, 2021, will be considered for approval.



**A RESOLUTION
OF CHARLESTON COUNTY COUNCIL**

**National Recovery Month – September 2021
“Recovery is for Everyone: Every Person, Every Family, Every Community”**

WHEREAS, mental and/or substance use disorders affect all communities nationwide, but with commitment and support, people with these disorders can achieve healthy lifestyles and lead rewarding lives in recovery; and,

WHEREAS, by seeking help, people who experience mental and/or substance use disorders can embark on a new path toward improved health and overall wellness; and,

WHEREAS, the focus of National Recovery month this September is to celebrate their journey by spreading the message in communities that behavioral health is essential to overall wellness, and that prevention works, treatment is effective, and people recover;

NOW THEREFORE, BE IT RESOLVED, that **Charleston County Council**, does hereby join in the observance of and proclamation of the month of **September 2021** as

NATIONAL RECOVERY MONTH

ALSO

WHEREAS, addiction professionals are uniquely qualified, frontline health care professionals; and,

WHEREAS, these dedicated professionals are committed to increasing public knowledge of addiction and to enhancing the care of individuals, families and communities through treatment, education and prevention programs;

NOW THEREFORE, BE IT RESOLVED, that **Charleston County Council**, does hereby join in observance of and proclamation of September 20, 2021 as

ADDICTION PROFESSIONALS DAY

CHARLESTON COUNTY COUNCIL



A RESOLUTION OF CHARLESTON COUNTY COUNCIL

*Proclaiming September 2021 Literacy Month and
September 19-25, 2021 Adult Education and Family Literacy Week*

WHEREAS, the need for a highly literate citizenry increases as our community moves toward an increasingly technological future; and,

WHEREAS, approximately 20% of Charleston County's adults experience literacy issues that impact severely on their lives and families, their ability to work productively, and their full participation as citizens and residents of our community and state; and,

WHEREAS more than 30,000 adults in Charleston County do not have a high school credential, and more than 10,000 have less than a 9th grade education, and,

WHEREAS Trident Literacy Association provides instruction to adults in Charleston County, helping them improve their skills so they can earn their GED and Career Ready Certificates, learn English as a Second Language, gain digital literacy and soft skills, enter continuing education programs, take advantage of apprenticeship opportunities, enter higher education, the military, or the job market, contribute to our economic growth, and change the family dynamic that will contribute to their children's future educational success, and,

WHEREAS Charleston County deems it important to recognize and highlight the economic and societal importance of literacy.

NOW, THEREFORE BE IT RESOLVED that Charleston County Council does hereby proclaim September 2021 as Literacy Month and September 19- 25, 2021 as National Adult Education and Family Literacy Week in Charleston County, South Carolina, and urge my fellow citizens to learn more about the importance of literacy and to become involved with literacy in our community.

CHARLESTON COUNTY COUNCIL

Teddie E. Pryor, Sr., Chairman
September 30, 2021

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Barrett J. Tolbert **Dept.:** Procurement
Subject: CTC 2020 Scrub & Cape Seal Plan
Request: Award of Contract
Committee: Finance Committee **Date:** September 23, 2021

Department	Approver
Deputy County Administrator	Corine Altenhein
Public Works	Steve L. Thigpen
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

Funds are available in the State "C" Fund for road improvements.

Funding: Was funding previously approved? YES

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item
	W42040001	64842	496,305	496,304.35

Situation:

The Charleston County Public Works Department CTC 2020 Scrub and Cape Seal Plan project, located in Charleston County. The project shall consist of traffic control, surface preparation, rejuvenating scrub seal, microsurfacing, striping and associated appurtenances of various local paved roadways. The approximate total project length is 3.8 miles. The project will be constructed utilizing the items listed on the bid tab form in the solicitation.

Although Public Works has treated roads with a microsurfacing surface course before, this will be the first time completing a Scrub & Cape Seal. With the scrub seal, an asphalt distributor pulls a broom sled that guides or "scrubs" the emulsion into cracks that ensure the road will be fully sealed. Next, the road will be covered with a cape seal. Here a combination of a chip seal and a microsurface are completed. By combining these different treatments, we are able to seal cracks, provide skid resistance, seal the pavement against moisture intrusion, protect from further oxidation and raveling, and restore the uniform black appearance to the roadway. It is anticipated that this treatment will provide an additional 8-10 years of life.

If this project is successful, Public Works hopes that this will be an additional pavement preservation treatment option to continue treating the roads at good condition to maintain them at a good condition.

Bids were received in accordance with the terms and conditions of Invitation for Bid No. 5590-21C. State "C" Fund regulations do not allow Small Business Enterprise (SBE) or local preference options.

Bidder	Total Bid Price	MWDBE Percentage
Slurry Pavers, Inc. Richmond, Virginia 23223 Principal: F. Carter Dabney	\$496,304.35	11.88%

Department Head Recommendation:

Authorize award of contract for the CTC 2020 Scrub and Cape Seal Plan project to Slurry Pavers, Inc., the lowest responsive and responsible bidder, in the amount of \$496,304.35.

Funds are available in the State "C" Fund for road improvements.

CTC 2020 SCRUB CAPE PLAN

Road List By Area

Map# Street Name

State Route
Number

County
District

Ravenel Hollywood

2	CHAPLINS LANDING RD	318	8
2	ROYAL HARBOR RD	1444	8
1	SHARK HOLE RD		8
1	WESTERVELT RD		8

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Allyson E. Burrell for James E. Lake **Dept.:** Consolidated Dispatch
Subject: Grant Award: Enhancing COP Video and Mobile Reporting Cybersecurity Measures and Methods
Request: Request to Accept
Committee: Finance Committee **Date:** September 23, 2021

Department	Approver
Deputy County Administrator	Eric B. Watson
Grants	Gail Marion
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

25% match will be provided from County departments/offices and external agencies.

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

The Charleston County Consolidated 9-1-1 Center seeks to accept \$93,660 in grant funding for the project entitled “Enhancing COP Video and Mobile Reporting Cybersecurity Measures and Methods” for which the notice of Award from FEMA through the FY 2021 Port Security Grant Program (PSGP) has been received.

This investment will leverage the program resulting from FY 2016 & FY 2018 PSGP awards by enhancing cybersecurity measures and methods used for protecting and securing streaming video and mobile reporting of data integrated into the Common Operating Picture (Alastar) used in the port of Charleston. This will reduce the risk in the release of private/sensitive information to an untrusted environment.

This investment will enhance the cybersecurity measures and methods to support day-to-day and special operations of all Fire, Law Enforcement, and EMS agencies working throughout the Port and surrounding area from July 1, 2022 to June 30, 2024 by: 1) refreshing equipment that support latest security and operating system updates from the manufacturer; 2) refreshing and moving the video server from the DMZ to behind the infrastructure proxy server for additional layered cyber security protection; 3) leveraging public safety supported carrier servers like

FirstNet, as another layer of defense; and 4) implementing two factor authentication for smartphone devices purchased by this grant.

Project Total: \$124,880.00

- Federal Amount Requested (75%) = \$96,660.00
- Match Amount Shared by Agencies (25%) = \$31,220.00

The Consolidated Dispatch Board has voted in support of this grant, including agreement by participating agencies to share the 25% portion of the project total.

Department Head Recommendation:

- Authorize the acceptance of the federally appropriated FEMA grant funding awarded via the Port Security Grant Program in the amount of \$96,660 in order to: enhance cybersecurity measures and methods used for protecting and securing streaming video and mobile reporting of data integrated into the Common Operating Picture (Alastar) used in the port of Charleston, from July 1, 2022 through June 30, 2024.
- Authorize the Consolidated 911 Center to accept the remaining 25% cost of this project (\$31,220) from all participating agencies.
- The budget management and required reporting associated with these funds, once accepted, becomes the responsibility of the Consolidated 911 Center.
- No FTE's are associated with this award.

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: September
Subject: SC Coalition of Black County Officials Membership Dues

On July 17, 1984, County Council voted that all expenditures by Councilmembers from county funds require prior approval by Council with the exception of attendance at official NACO and SCAC functions.

At the Finance Committee of September 23, 2021, Vice Chairwoman Anna Johnson is requesting that County Council pay her annual dues of \$60 to the South Carolina Coalition of Black County Officials.

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: September 15, 2021
Subject: Disabilities and Special Needs Board

An announcement of vacancies for the Disabilities & Special Needs Board were previously made.

Application for reappointment were received from Heather Hall and Cheryll Woods-Flowers. Applications for appointment were received from Brenda Grant and Corinthian Winton.

Members of the Disabilities and Special Needs (DSN) Board are recommended by County Council to the Governor for appointment for four year terms. The DSN Board provides oversight to the Disabilities Board of Charleston County, which is the administrative, planning and coordinating service delivery body for Charleston County programs and services for people with developmental disabilities and other special needs funded in whole or in part by the South Carolina Department of Disabilities and Special Needs (SCDDSN). The Board meets on the fourth Thursday of each month at 5:30 PM.

The term for this seat expire September 2025 and term for vacant seat will expire September 2023.

Four vacancies, four applications**Brenda Grant****Heather Hall****Corinthian Winton****Cheryll Woods-Flowers**

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: September 15, 2021
Subject: Awendaw-McClellanville Consolidated Fire District Board

An announcement of vacancies for the Awendaw-McClellanville Consolidated Fire District was previously made.

Application for appointment was received from James Gardner. After this appointment, there will be three vacancies on this board.

The Awendaw-McClellanville Consolidated Fire District was established by County Ordinance and consists of nine members comprised of seven residents of the East Cooper area and a representative from the Towns of Awendaw of McClellanville. The purpose of the Board is to advise Charleston County Council of the nature and level of fire services to be provided in the Awendaw Consolidated Fire District.

The terms for these seats expire April 2023.

One vacancy, one application
James Gardner

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: September 15, 2021
Subject: Construction Board of Adjustment & Appeals

An announcement of vacancies for the Construction Board of Adjustment & Appeals was previously made.

Application for appointment was received from Ardean Buggs to fulfil the seat of Licensed General Contractor. After this appointment, there will be two vacancies on this board.

The Charleston County Construction Board of Adjustment and Appeals shall consist of eleven members appointed by Charleston County Council for a term of four years each. No member of the Board may hold an elected public office. The eleven-member board shall consist of the following: 2 registered architects, 1 registered structural engineer, 1 registered mechanical engineer, 2 registered civil engineers, 1 licensed general contractor, 1 mechanical contractor, 1 licensed electrical contractor, 1 licensed plumbing contractor, and 1 licensed residential home builder.

The term for this seat will expire July 2025.

One vacancy, one application
Ardean Buggs

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Corine Altenhein **Dept.:** DCA Finance
Subject: Craig Road Area TIF District
Request: Request to Consider
Committee: Finance Committee **Date:** September 23, 2021

Department	Approver
Zoning and Planning	Andrea Melocik for Joel Evans
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

The City of North Charleston has requested that the County consent to a new Tax Increment Financing (TIF) district to be called the Craig Road Area Tax Increment District.

What is TIF? Tax increment financing is a tool to use future gains in taxes to finance the current improvements that will create those gains. When a public project such as a road is constructed, there is an increase in the value of the surrounding real estate, and often new investment is induced (new or rehabilitated buildings, for example.) This increased real estate and investment creates more taxable property, which increases tax revenues. The generated tax revenues are the "tax increment." Any additional revenues generated in the district due to growth in the assessed value goes to the issuer of the TIF debt, regardless of the taxing jurisdiction.

Where is the district? Tax increment financing is designed to channel funding toward improvements in distressed or underdeveloped areas where development would not otherwise occur. The proposed district called the Craig Road Area Tax Increment District is 5 parcels (approximately 26.64 acres) along Remount Rd and Craig Road in the City of North Charleston. The City has evaluated that area and determined that it meets conditions for blight status relating to improved land and vacant land within the Redevelopment Project Area:

- Dilapidation
- Deterioration
- Obsolescence
- Inadequate energy services

- Structures below minimum code standards
- Lack of storm drainage facilities
- Lack of necessary transportation infrastructure
- Lack of water and wastewater service

A map is included on page A-11 of the attachment

What is being planned? Adoption of the redevelopment plan for Craig Road Area Tax Increment District is aimed at helping to revitalize the area by providing public infrastructure improvements to assist in reversing the existing blighted and abandoned properties within the district. The City plans to issue approximately \$6 million in tax increment bonds with the terms of the bonds not greater than 15 years. The bonds may be issued up to ten years from the date of the district's establishment. Total district redevelopment costs are estimated to be \$4.6 million. The estimated redevelopment costs include road, water, sewer, and storm drainage improvements.

What is the cost? The district currently generates about \$2,500 in County property tax revenue. Any growth in the revenue due to increased assessed values following the issuance of the debt to finance infrastructure improvements would be foregone by the County to finance the debt for a period not to exceed 15 years from the date of debt issuance.

What's next? County Council has the option to opt out of the TIF if it notifies the City no later than the date of its public hearing, October 14, 2021.

Department Head Recommendation:

Determine Council's position on the creation of the Craig Road Area Tax Increment Financing District before October 14, 2021.

August 27, 2021

Mr. Bill Tuten
County Administrator
Charleston County
4045 Bridge View Drive, Suite B238
North Charleston, SC 29405

Dear Mr. Tuten:

For some time now, the City of North Charleston has been working with representatives of the public and private sector on an exciting revitalization strategy for an area in the Remount Road area. At its August 26, 2021 meeting, City Council gave first reading consideration to an ordinance establishing a Tax Increment Financing District within the Craig Road Area and approving a redevelopment plan for this District. A draft of the Craig Road Area redevelopment plan is included in this package. The area of the Craig Road Area Tax Increment District is described in the redevelopment plan and is shown on a map of the proposed District attached to the enclosed redevelopment plan.

Adoption of the redevelopment plan for the Craig Road Area Tax Increment District is aimed at helping to revitalize the area by providing public infrastructure improvements to help reverse the existing abandoned and blighted condition of certain of the properties in the Craig Road Area Redevelopment Project Area. The recommendations of the plan are made to guide redevelopment of the Craig Road Area Redevelopment Project Area in a manner that will create new economic development opportunities through investment in public infrastructure. The public improvements to be made as a part of this plan are critical to significant private investment being made in the Craig Road Area Redevelopment Project Area which will, in turn, bring long-term benefits to all local governments within the area by substantially increasing the tax base and employment opportunities.

The purpose of this letter is two-fold. First, I wanted to write you, as well as the top government officials of the other taxing entities affected by this District, to explain the City's plans and to offer to answer any questions you or your staff may have. The second purpose is to comply with the technical requirements of the law relating to the ordinance to be considered by City Council under the authorization contained at Sections 31-6-10 to 31-6-120 of the South Carolina Code of Laws (the "Tax Increment Finance Act"). Section 31-6-80 requires that the City give notice, not less than 45 days prior to the public hearing, to all political subdivisions which have taxable property located within the area of the proposed district. That notice must contain:

1. The time and place of the public hearing. Please be advised that the public hearing will be held on October 14, 2021 at 7:00 p.m. at City Council Chambers at 2500 City Hall Lane, North Charleston.

2. The boundaries of the proposed redevelopment project area. The Craig Road Area Redevelopment Project Area will include all property located within the general area described in Exhibit A to the attached redevelopment plan.

Mr. Bill Tuten
August 27, 2021
Page 2

3. A notification that all interested persons will be given an opportunity to be heard at the public hearing. As stated above, the public hearing will be held October 14, 2021. All interested persons will be given an opportunity to be heard.

4. A description of the redevelopment plan and redevelopment project. The current draft of the redevelopment plan, which includes proposed Redevelopment Projects, is provided for your review.

5. The maximum estimated term of obligations to be issued under the redevelopment plan. The duration of the redevelopment plan is 15 years from the date of issuance of the initial series of bonds, and the redevelopment plan contemplates obligations being issued within ten years of establishment of the tax increment district. Such obligations will have a final maturity no later than 15 years from their date of issue. Subsequent series of obligations may be issued provided that the final maturity of obligations shall not exceed the duration of the redevelopment plan.

The purpose of this letter is to supply Charleston County by communication with you, as County Administrator of Charleston County, with notice of the City's intention as required by Section 31-6-80.

The Tax Increment Finance Act provides if a taxing district does not file an objection to the redevelopment plan at or prior to the date of the public hearing, the taxing district is considered to have consented to the redevelopment plan and the issuance of obligations under this chapter to finance the redevelopment project, provided that the actual term of obligations issued is equal to or less than the term stated in the notice of public hearing. The municipality may issue obligations to finance the redevelopment project to the extent that each affected taxing district consents to the redevelopment plan. The tax increment for a taxing district that does not consent to the redevelopment plan must not be included in the special tax allocation fund as described in the Tax Increment Finance Act.

Please note, as provided at Section 31-6-80 of the Tax Increment Finance Act, you are requested to submit comments to the City concerning this matter prior to the date of the public hearing.

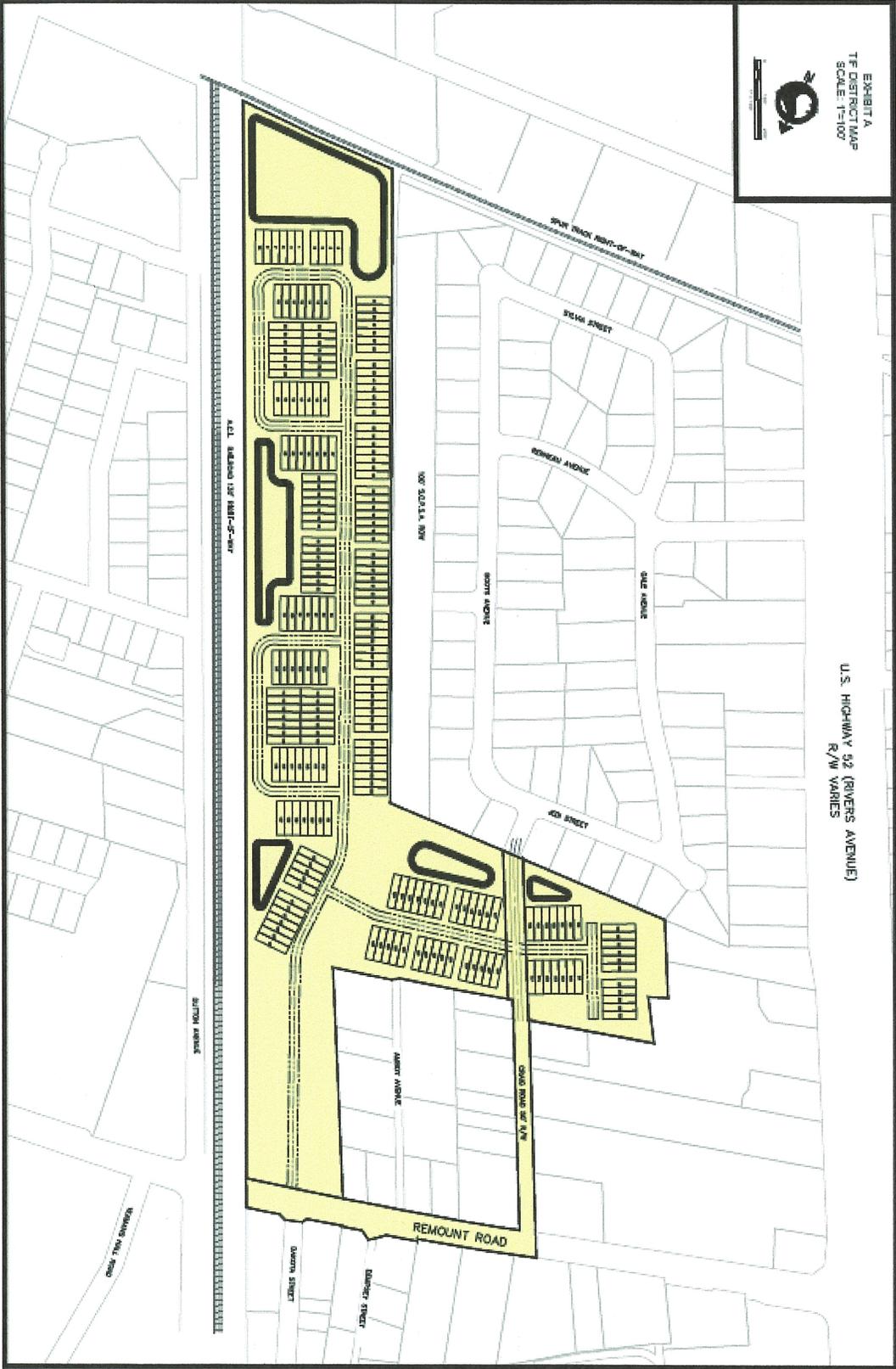
Thank you for your consideration of this letter and its enclosures. I look forward to supplying any additional information which you may request.

Most sincerely yours,



Keith Summey
Mayor, City of North Charleston

EXHIBIT A



Committee Agenda Item

To: Bill Tuten, County Administrator
From: Corine Altenhein **Dept.:** DCA Finance
Subject: Coliseum Area TIF District
Request: Request to Consider
Committee: Finance Committee **Date:** September 23, 2021

Department	Approver
Zoning and Planning	Andrea Melocik for Joel Evans
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

The City of North Charleston has requested that the County consent to a new Tax Increment Financing (TIF) district to be called the Coliseum Area Tax Increment District.

What is TIF? Tax increment financing is a tool to use future gains in taxes to finance the current improvements that will create those gains. When a public project such as a road is constructed, there is an increase in the value of the surrounding real estate, and often new investment is induced (new or rehabilitated buildings, for example.) This increased real estate and investment creates more taxable property, which increases tax revenues. The generated tax revenues are the "tax increment." Any additional revenues generated in the district due to growth in the assessed value goes to the issuer of the TIF debt, regardless of the taxing jurisdiction.

Where is the district? Tax increment financing is designed to channel funding toward improvements in distressed or underdeveloped areas where development would not otherwise occur. The proposed district called the Coliseum Tax Increment District is 9 parcels (approximately 136.58 acres) along International Boulevard, Tanger Outlet Boulevard, and Centre Pointe Drive in the City of North Charleston. The City has evaluated that area and determined that it meets conditions for use of tax increment financing as a "Conservation Area." Relating to both vacant and improved land within the Redevelopment Project Area:

- Presence of or potential environmental hazard (contaminated former phosphate mine)
- Lack of necessary transportation infrastructure
- Lack of storm drainage facilities

A map is included on page A-11 of the attachment

What is being planned? Adoption of the redevelopment plan for Coliseum Tax Increment District is aimed at creating opportunities for residential and commercial activities to locate within the city, providing public infrastructure including storm drainage, and to control sprawl through master planning efforts. The City plans to issue and not to exceed \$75 million in tax increment bonds with the terms of the bonds not greater than 15 years. The bonds may be issued up to ten years from the date of the district's establishment. Total district redevelopment costs are estimated to be \$25.7 million. The estimated redevelopment costs include pedestrian bridge, parking garages, transit station, walkways/boardwalks, roadways/utilities, and a pump station.

What is the cost? The district currently generates approximately \$9,000 in County property tax revenue. Any growth in the revenue due to increased assessed values following the issuance of the debt to finance infrastructure improvements would be foregone by the County for the period not to exceed 15 years and used to finance the debt.

What's next? County Council has the option to opt out of the TIF if it notifies the City no later than the date of its public hearing, October 14, 2021.

Department Head Recommendation:

Determine Council's position on the creation of the Coliseum Tax Increment District before October 14, 2021.

August 27, 2021

Mr. Bill Tuten
County Administrator
Charleston County
4045 Bridge View Drive, Suite B238
North Charleston, SC 29405

Dear Mr. Tuten:

For some time now, the City of North Charleston has been working with representatives of the public and private sector on an exciting revitalization strategy for an area in the North Charleston Coliseum and Centre Pointe area. At its August 26, 2021 meeting, City Council gave first reading consideration to an ordinance establishing a Tax Increment Financing District within the Coliseum Area and approving a redevelopment plan for this District. A draft of the Coliseum Area redevelopment plan is included in this package. The area of the Coliseum Area Tax Increment District is described in the redevelopment plan and is shown on a map of the proposed District attached to the enclosed redevelopment plan.

Adoption of the redevelopment plan for the Coliseum Area Tax Increment District is aimed at helping to revitalize the area by providing public infrastructure improvements to help reverse the existing abandoned and blighted condition of certain of the properties in the Coliseum Area Redevelopment Project Area. The recommendations of the plan are made to guide redevelopment of the Coliseum Area Redevelopment Project Area in a manner that will create new economic development opportunities through investment in public infrastructure. The public improvements to be made as a part of this plan are critical to significant private investment being made in the Coliseum Area Redevelopment Project Area which will, in turn, bring long-term benefits to all local governments within the area by substantially increasing the tax base and employment opportunities.

The purpose of this letter is two-fold. First, I wanted to write you, as well as the top government officials of the other taxing entities affected by this District, to explain the City's plans and to offer to answer any questions you or your staff may have. The second purpose is to comply with the technical requirements of the law relating to the ordinance to be considered by City Council under the authorization contained at Sections 31-6-10 to 31-6-120 of the South Carolina Code of Laws (the "Tax Increment Finance Act"). Section 31-6-80 requires that the City give notice, not less than 45 days prior to the public hearing, to all political subdivisions which have taxable property located within the area of the proposed district. That notice must contain:

1. The time and place of the public hearing. Please be advised that the public hearing will be held on October 14, 2021 at 7:00 p.m. at City Council Chambers at 2500 City Hall Lane, North Charleston.
2. The boundaries of the proposed redevelopment project area. The Coliseum Area Redevelopment Project Area will include all property located within the general area described in Exhibit A to the attached redevelopment plan.

Mr. Bill Tuten
August 27, 2021
Page 2

3. A notification that all interested persons will be given an opportunity to be heard at the public hearing. As stated above, the public hearing will be held October 14, 2021. All interested persons will be given an opportunity to be heard.

4. A description of the redevelopment plan and redevelopment project. The current draft of the redevelopment plan, which includes proposed Redevelopment Projects, is provided for your review.

5. The maximum estimated term of obligations to be issued under the redevelopment plan. The duration of the redevelopment plan is 15 years from the date of issuance of the initial series of bonds, and the redevelopment plan contemplates obligations being issued within ten years of establishment of the tax increment district. Such obligations will have a final maturity no later than 15 years from their date of issue. Subsequent series of obligations may be issued provided that the final maturity of obligations shall not exceed the duration of the redevelopment plan.

The purpose of this letter is to supply Charleston County by communication with you, as County Administrator of Charleston County, with notice of the City's intention as required by Section 31-6-80.

The Tax Increment Finance Act provides if a taxing district does not file an objection to the redevelopment plan at or prior to the date of the public hearing, the taxing district is considered to have consented to the redevelopment plan and the issuance of obligations under this chapter to finance the redevelopment project, provided that the actual term of obligations issued is equal to or less than the term stated in the notice of public hearing. The municipality may issue obligations to finance the redevelopment project to the extent that each affected taxing district consents to the redevelopment plan. The tax increment for a taxing district that does not consent to the redevelopment plan must not be included in the special tax allocation fund as described in the Tax Increment Finance Act.

Please note, as provided at Section 31-6-80 of the Tax Increment Finance Act, you are requested to submit comments to the City concerning this matter prior to the date of the public hearing.

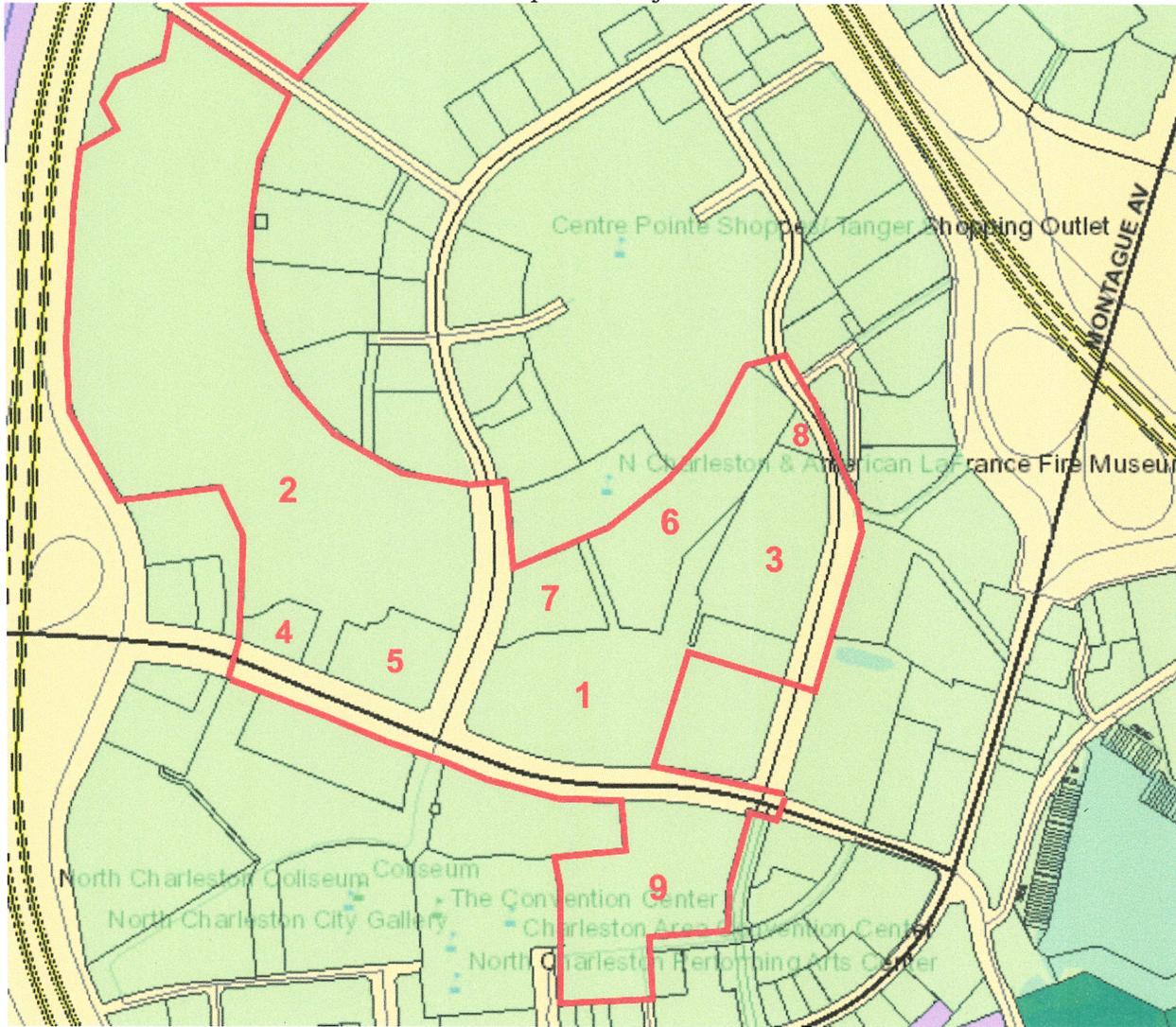
Thank you for your consideration of this letter and its enclosures. I look forward to supplying any additional information which you may request.

Most sincerely yours,



Keith Summey
Mayor, City of North Charleston

Exhibit A
Redevelopment Project Area



Parcel 1: 400-00-00-123

Parcel 2: 400-00-00-126 (Portion of parcel not shown but included in TIF District as preserved wetlands)

Parcel 3: 400-00-00-226

Parcel 4: 400-00-00-227

Parcel 5: 400-00-00-228

Parcel 6: 400-00-00-234

Parcel 7: 400-00-00-235

Parcel 8: 400-00-00-xxx (TMS number not yet assigned)

Parcel 9: 409-10-00-073

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Mack Gile **Dept.:** Budget
Subject: FY 2022 Community Investment Allocations
Request: Request to Consider
Committee: Finance Committee **Date:** September 23, 2021

Department	Approver
Deputy County Administrator	Corine Altenhein
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

Funds are available in Council's FY 2022 General Fund budget.

Funding: Was funding previously approved? YES

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item
	110100002	65918	300,000	300,000

Situation:

As part of the annual budget process, a lump sum amount was appropriated in the General Fund for future allocation to entities. Council has committed \$300,000 in the Fiscal Year 2022 budget for Community Investment Funding.

Applications were received from 68 organizations totaling \$621,622. After applying County Council's Community Investment policy criteria, there were 11 eligible small organizations requesting \$97,586 and 25 eligible large organizations requesting \$227,745. The 11 eligible small organizations are proposed to received their full request of \$97,586. The \$2,414 balance of small organization funding was added to the \$200,000 for the eligible large organizations. The 25 large organizations are proposed to receive \$202,411. Some of the eligible large organizations received less than their request due to the funding formula.

Attached is a summary of the requests for Council's consideration.

Department Head Recommendation:

Consider the information provided by Staff to allocate \$299,997 of Community Investment appropriations.

Community Investment FY22	
Entity	Amount
American College of the Building Arts	8,746
American Red Cross	8,746
Backpack Buddies Seabrook Island	3,500
Barrier Islands Free Medical Clinic	8,746
Beautiful Gate Center	10,000
Camp Happy Days	5,000
Charleston Gaillard Center	8,746
Charleston Habitat for Humanity	8,746
Charleston Jazz	3,745
Charleston Legal Access	10,000
Charleston Miracle League	9,800
Charleston Orphan House, Inc. (Carolina Youth Dev Ctr)	8,746
Communities in Schools of the Chas. Area	8,746
East Cooper Land Trust	10,000
Father to Father, Inc	8,746
Four Rivers Outreach Community Development Corporation	9,986
FreshStart Visions	8,746
Lowcountry Autism Foundation	10,000
Lowcountry Food Bank	8,746
Lutheran Family Services in the Carolinas	8,746
Mental Health Heroes	10,000
North Charleston Dental Outreach (NCDO)	10,000
Our Lady of Mercy Community Outreach	8,746
Pattison's Academy	8,746
Reading Partners South Carolina	5,000
Respite Care of Charleston	4,300
Ronald McDonald House Charities	8,746
Sea Island Habitat for Humanity	8,746
St. James South Santee Community	8,746
Tricity Cradle to Career Collaborative	8,746
Village Repertory Co	8,746
Vision To Learn	8,746
Windwood Family Services	8,746
Wings For Kids, Inc.	5,000
Youth Empowerment Services, Inc. (Y.E.S.)	10,000
YWCA of Greater Charleston	8,746
Total	299,997

Committee Agenda Item

To: Bill Tuten, County Administrator
From: Andrea Melocik for Joel Evans **Dept.:** Planning/Zoning
Subject: Proposed Amendments to the Fee Ordinance
Request: Request to Consider
Committee: Finance Committee **Date:** September 23, 2021

Department	Approver
Deputy County Administrator	Joel Evans for Walt Smalls
Building Inspections	Hakim Bayyoud
Public Works	Eric Adams for Steve Thigpen
Budget	Mack Gile
Legal	Marc Belle
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

Fiscal Impact:

Minimal fiscal impact.

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

Situation:

In 2018, the County Council Special Housing Committee appointed an Affordable Housing Task Force to make recommendations regarding how the County could further the development of affordable and workforce housing units in the County. The Task Force made recommendations regarding funding, amendments to the County's Zoning and Land Development Regulations Ordinance (which are in the adoption process), and amendments to the County's Fee Ordinance to waive or reduce development application fees for developments that contain affordable and/or workforce housing units.

The amendments to the fee ordinance included in the attached document are proposed by the Zoning and Planning, Building Inspections, and Public Works Departments to address this recommendation. They include:

- Zoning and Planning Department: Waive Zoning Permit fees, Site Plan Review application fees, Planned Development Zoning District and Amendment application fees, and Subdivision application fees for developments containing Affordable and/or Workforce Dwelling Units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

- Building Inspections Department: Reduce the following fees by 50% for developments containing Affordable and/or Workforce Dwelling Units pursuant to Sec. 6.4.19 of the ZLDR: Reinspection, Minimum Permit/Inspection, Floodplain Management Compliance Inspection, Hazardous Occupant Permits, Structural Moving Permits, Demolition Permits, and Construction in FloodZones/Filing Fee.

- Public Works Department: The Stormwater permit application review fee has been simplified by basing it on disturbed area rather than permit type and removing the max (cap) fee of \$2,000 so that the total fee is proportional to the size of the development. Affordable and Workforce Housing will receive a 50% reduced fee for Stormwater permit applications.

Department Head Recommendation:

Approve the proposed amendments to the County's Fee Ordinance.

AN ORDINANCE

**AMENDING THOSE PORTIONS OF
CHAPTER 2 / ARTICLE V / DIVISION 2 / SECTION 2 - 137
DEALING WITH FEES IN THE ZONING AND PLANNING, BUILDING INSPECTIONS,
AND PUBLIC WORKS DEPARTMENTS**

WHEREAS, Charleston County Council has determined that there is a need for more affordable and workforce housing units in Charleston County, and

WHEREAS, the County Council Special Housing Committee's Affordable Housing Task Force has recommended waiving or reducing development application fees for projects that contain affordable and/or workforce housing units as one way to incentivize the development of affordable and workforce housing, and

WHEREAS, the Planning Commission has unanimously recommended approval of waiving zoning approval and permit application fees for developments that contain affordable and workforce housing units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) and corresponding amendments to the ZLDR to further incentivize the development of affordable and workforce housing, 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 approved the proposed amendments, and

WHEREAS, County Council finds that development application fees for developments that contain affordable and/or workforce housing units pursuant to ZLDR Sec. 6.4.19 should be waived or reduced in the County's Fee Schedule as described herein.

NOW, THEREFORE, BE IT ORDAINED, by the County Council of Charleston County, 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 TO SECTION 2-137 OF THE CHARLESTON COUNTY CODE OF ORDINANCES

The pertinent portions of Section 2 - 137 of the Charleston County Code of Ordinances entitled "Schedule Established" are hereby amended to include the text amendments 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 County Council.

ADOPTED and APPROVED in meeting duly assembled this October 26th, 2021.

CHARLESTON COUNTY COUNCIL

By: _____
Teddie E. Pryor, Sr.
Chairman of Charleston County Council

ATTEST:

By: _____
Kristen L. Salisbury
Clerk to Charleston County Council

Public Hearing: September 14, 2021
First Reading: September 30, 2021
Second Reading: October 12, 2021
Third Reading: October 26, 2021

EXHIBIT "A"
Sec. 2-137 – Schedule Established

Zoning and Planning Department Fee Schedule

<u>Service</u>	<u>Fee</u>
A. ORDINANCES AND PLANS	
1. Charleston County Zoning & Land Development Regulations Ordinance	\$50.00
2. Charleston County Comprehensive Plan	\$90.00
3. Ordinance, Plans & documents in digital form	\$10.00
B. COPIES	
1. Black & White Single-Sided Copies 8.5 x 11	\$0.11
2. Black & White Double-Sided Copies 8.5 x 11	\$0.22
3. Color Single-Sided Copies 8.5 x 11	\$0.49
4. Color Double-Sided Copies 8.5 x 11	\$0.98
5. Black & White Copies 11 x 17	\$0.50
6. Color Copies 11 x 17	\$1.50
C. MAPS	
1. Entire County Zoning or Future Land Use data maps 11x17	\$2.00
2. Entire County Zoning or Future Land Use data maps 24x36	\$10.00
3. Specific Area County Zoning or Future Land Use data maps 11x17	\$5.00
4. Specific Area County Zoning or Future Land Use data maps 24x36	\$20.00
5. Special Requests (Customized maps); Example, parcel boundaries with CAMA Data or other associated data, study areas, municipal boundaries, etc.	\$60.00 per hour
6. House, Senate, <u>Or</u> Congressional Map (Voter Maps)	\$7.50
7. House, Senate, Congressional Map Set (Voter Maps)	\$22.50
8. Voting Precinct Map (Voter Maps)	\$7.50
9. Voting Precinct Map Set (2 maps) (Voter Maps)	\$15.00
D. RECORDINGS	
1. Copies of Tape/Digital Recordings	\$10.00
9% SALES TAX WILL APPLY TO LETTERS A, B, C, AND D ABOVE	
E. SUBDIVISION PLATS	
1. One Lot or Exempt Plat	\$50.00
2. 2-10 Lots or Minor Subdivision Plat	\$100.00 + \$10/lot
3. 11 or more Lots or Preliminary Plat for Major Subdivision	\$200.00 + \$10/lot
4. Conditional Plat	\$200.00 + \$10/lot
5. Final Plat	\$100.00 + \$10/lot
6. Public Improvement(s) Review (Engineering)	\$100.00 + \$10/lot
7. Appeals of Subdivision Related Administrative Decisions	\$250.00
F. ZONING	
1. Zoning Verification	\$10.00
G. ZONING PERMITS	

1. Temporary Zoning Permit Fee	\$50.00
2. Protected/Grand Tree Removal Permit (Zoning Permit)	\$25.00
3. Residential Land Disturbance	\$25.00
4. Residential Zoning Permit	\$25.00
5. Home Occupation	\$50.00
6. Commercial and Industrial Zoning Permits:	
a. Up to 5,000 SF and greater building size	\$50.00
b. 5,000 SF and greater building size	\$75.00
7. Short-Term Rental Permit: Limited Home Rental (LHR). Note that additional applications, processes, and fees may apply pursuant to the requirements for Short-Term Rentals contained in the Charleston County ZLDR.	\$50.00, provided, however, that the fee for the initial Zoning Permit for a Limited Home Rental Short-Term Rental use shall be \$25.00 if the Zoning Permit application is submitted between July 1st and December 31st.
8. Short-Term Rental Permit: Extended Home Rental (EHR) Note that in addition to the EHR Zoning Permit application and fee, Site Plan Review and Special Exception applications and required fees must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for VHRs will not be issued until/unless the Site Plan Review application is approved and the Board of Zoning Appeals approves the Special Exception application.	\$100.00, provided, however, that the fee for the initial Zoning Permit for an Extended Home Rental Short-Term Rental use shall be \$50.00 if the Zoning Permit application is submitted between July 1st and December 31st.
9. Short-Term Rental Permit: Commercial Guest House (CGH) Note that in addition to the CGH Zoning Permit application and fee, a Site Plan Review application (with the required fee) must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for CHRs will not be issued until/unless the Site Plan Review application is approved.	\$150.00, provided, however, that the fee for the initial Zoning Permit for a Commercial Guest House Short-Term Rental use shall be \$75.00 if the Zoning Permit application is submitted between July 1st and December 31st.
H. ZONING AND COMPREHENSIVE PLAN AMENDMENTS	
1. Zoning Map Amendments [Rezoning] including Form-Based Zoning District Applications	\$150.00 + \$10/acre
2. Planned Development (PD) Zoning District Applications	
a. Less than 10 acres	\$300.00 + \$10/acre
b. 10-99 acres	\$1,000.00 + \$15/acre
c. 100 acres or greater	\$1,500.00 + \$20/acre
3. Amendment to existing Planned Development text	\$300.00 + \$2/acre
4. Sketch Plan Amendment	\$300.00 + \$2/acre
5. Zoning and Land Development Regulations Ordinance Text Amendments	\$250.00
6. Comprehensive Plan Amendments	\$250.00
7. Form-Based Zoning District (FBZD) Rezoning and Land Development Applications: Unless specifically addressed in letters a – i below, refer to the Fee Schedule for all other applicable fees. Applicants may be required by Council to provide funds to the County to hire third party consultants and/or experts necessary to assist the County in reviewing and evaluating the applications listed below.	
a. New FBZD Rezoning Applications	\$150 + \$10/acre of the FBZD
b. Amendments to Approved FBZD Form District Master Plans. Note: The Zoning/Planning Director shall be authorized to make determinations regarding categorization of amendments not specifically addressed below as Major or Minor amendments.	
i. Minor Amendments: (a) Text amendments other than those associated	\$1,000

<p>with Major Amendments, as defined below</p> <p>(b) Changes to existing Transect Zones and/or related dimensional standards</p> <p>(c) Addition of new uses</p> <p>(d) Changes to existing uses</p>	
<p>ii. Major Amendments:</p> <p>(a) Changes to approved Sector Maps</p> <p>(b) Changes to approved Settlement Maps (when Sectors are not utilized)</p> <p>(c) Increases in overall density</p> <p>(d) Addition of new Transect Zones and related dimensional standards</p> <p>(e) Addition of new Special Districts</p> <p>(f) Amendments to approved Special Districts (acreage, text, dimensional standards, and/or map location(s))</p> <p>(g) Addition of new complex Thoroughfare Types and Assemblies that utilize components not included in ZLDR Tables 7.4.G and 7.4.L and new Thoroughfare Types proposed at time of Community Plan submittal</p>	<ul style="list-style-type: none"> ● <u>Major Amendments to FBZDs that ARE part of Developments of County Significance:</u> \$150 + \$10/acre for the 25% acreage + \$1/acre for the 75% Acreage* ● <u>Major Amendments to FBZDs that are NOT part of Developments of County Significance:</u> \$150 + \$10/acre of the FBZD* <p>*Note: The fee for the addition of new Special Districts and/or amendments to approved Special Districts shall be \$150 + \$10/acre of the proposed Special District(s), including any proposed increases in Special District size.</p>
c. Special Districts Requiring Planning Commission Approval	\$150 + \$10/acre for the total acreage of the Special District(s)
d. Community Unit Tract Boundary Subdivision	Subdivision fees contained in this Fee Schedule apply
e. Special District Tract Boundary Subdivision	Subdivision fees contained in this Fee Schedule apply
f. Infrastructure Plan Subdivision	Subdivision fees contained in this Fee Schedule apply
g. Community Plan Review (New Plans and Amendments to Approved Plans)	\$150 + \$10/acre of the Community Unit
h. Special District Plan Review (New Plans and Amendments to Approved Plans)	\$150 + \$10/acre of the Special District
i. Lot, Block, and Building Plans (New Plans and Amendments to Approved Plans). Other Subdivision and Site Plan Review Fees contained in this Fee Schedule do not apply.	
i. Residential Lots or Units	\$250 + \$50 per unit or lot
ii. Commercial/Industrial Lots or Mixed Use Buildings – Up to 10,000 Square Feet	\$250 + \$0.03 per square foot
iii. Commercial/Industrial Lots or Mixed Use Buildings – 10,000 Square Feet or More	\$500 + \$0.03 per square foot
iv. Institutional	\$250 + \$0.03 per square foot
I. DEVELOPMENT AGREEMENT APPLICATIONS	
1. Development Agreement Application Fees	<ul style="list-style-type: none"> ● \$750 + \$10/acre; and ● Applicants may be required by Council to provide funds to the County to hire third party consultants and/or experts necessary to assist the County in

	reviewing and evaluating the application.
J. SITE PLAN REVIEW	
1. Limited Site Plan Review	\$50.00
2. Up to 5,000 SF building size or up to 10 acres if no buildings are included in the application	\$250.00
3. Greater than 5,000 SF building size or 10 acres or more if no buildings are included in the application	\$500.00
K. BOARD OF ZONING APPEALS	
1. Appeals of Zoning Related Administrative Decisions	\$250.00
2. Special Exceptions	\$250.00
3. Zoning Variances	\$250.00
4. Protected/Grand Tree Removal Zoning Variances	\$250.00 + \$50.00
L. ADDRESSING	
1. Street Name Change	\$50.00
2. Street Sign	\$200.00
M. SIGNS	
1. Billboards	Site Plan Review + \$50.00
2. Wall Signs (per use)	\$50.00
3. Free Standing Sign	\$50.00
4. Agricultural Sign	\$20.00
N. COUNTY COUNCIL	
1. Review of Tax Increment Financing (TIF) District and Residential Improvement District (RID) Proposals	<ul style="list-style-type: none"> • The fee is equivalent to 0.005 multiplied by the requested County's portion of the proposed TIF or RID District; and • Applicants may be required by Council to provide funds to the County to hire third party consultants and/or experts necessary to assist the County in reviewing and evaluating the application.
2. 208 Water Quality Management Plan Amendments	<ul style="list-style-type: none"> • \$500.00; and • Comprehensive Plan Amendment fee (if applicable); and • Applicants may be required by Council to provide funds to the County to hire third party consultants and/or experts necessary to assist the County in reviewing and evaluating the application.
O. HISTORIC PRESERVATION APPLICATIONS AND ZONING PERMITS	
1. Certificate of Historic Appropriateness	\$25.00
2. Designation of Historic Property/District	\$25.00
P. FEE SCHEDULE NOTES	
1. Zoning and Planning Department fees that are based on acreage include highland acreage and freshwater wetland acreage; OCRM Critical Line acreage is excluded from fee calculations.	
2. County Council may waive all or a portion of the above fees upon submittal of a request to Council and subsequent approval at a public meeting of County Council.	
3. If any type of zoning application/permit is required in order to bring properties that have current zoning violations into compliance with the Charleston County Zoning and Land Development Regulations Ordinance,	

<p>the zoning application/permit fees shall be doubled.</p>
<p>4. Zoning Verification shall include, but may not be limited to:</p> <ul style="list-style-type: none"> (a) FEMA Flood Insurance Rate Map verification; (b) Review for DHEC approval; (c) Tattoo radius or manufactured home radius; and (d) The Towns of Kiawah Island, Rockville, and Meggett zoning verifications, or any other zoning verification as determined by the Zoning/Planning Director.
<p>5. Separate applications and fees shall be filed for more than one Variance request to each requirement of this Ordinance. If an applicant requests a variance for removal of more than one Protected/Grand tree, each additional Protected/Grand tree shall require an additional fee.</p>
<p>6. Fees for 911 street signs may be waived.</p>
<p>7. Zoning Permit fees; Site Plan Review application fees; Planned Development Zoning District and Amendment application fees; and Subdivision Plat application fees shall be waived for developments containing Affordable and/or Workforce Dwelling Units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.</p>

Building Inspections Department Fee Schedule

1. *Contractor license/registration fees*

License/registration application fee\$50.00

License/registration fee50.00

Annual license/registration renewal fee50.00

Existing journeyman annual license renewal fee25.00

Change license or registration classification (other than at renewal time)25.00

2. *Permit fees based on construction valuations for all permits except for those listed in [subsections] 3. and 4. below.*

(a) Valuation chart:

Total Valuation	Fee
\$1,000.00 and less	No fee, unless an inspection is required, in which case a permit is required and a \$50.00 fee shall be charged.
\$1,000.00 to \$2,000.00	\$50.00
\$2,001.00 to \$50,000.00	\$50.00 for the first \$2,000.00 + \$4.00 per \$1,000.00
\$50,001.00 to \$100,000.00	\$242.00 for the first \$50,000 + \$3.75 per \$1,000.00
\$100,001.00 to \$300,000.00	\$429.50 for the first \$100,000 + \$3.50 per \$1,000.00
\$300,001.00 to \$500,000.00	\$1,129.50 for the first \$300,000 + \$3.35 per \$1,000.00
\$500,001.00 and up	\$1,799.50 for the first \$500,000 + \$3.00 per \$1,000.00

(b) Working without permits:

Double fee

3. *Other permit fees.*

- (1) Permit fee when the contractor is working as a subcontractor for the following activities; painting/wallpaper; floor covering, drywall (unless part of fire related assembly, see section 2, number 2), trim, cabinet, shelving, countertops, closet systems, shower door, and solar panel installers \$25.00

Exceptions:

When permits are issued for work being done as the prime contractor, the fees shall be based on construction value as in section 2, number 2 for the appropriate type of work being performed.

4. *Manufactured housing permit fees.*

For setup on a new or existing site\$100.00

Note: Fees for modular construction as defined by the South Carolina Modular Construction Act shall be based upon the fee schedule for permits based on construction valuations.

5. *Inspection fees.*

- (1) Reinspection. When a reinspection fee is required, an additional fee of \$75.00 will be charged for each inspection. This fee shall be reduced to \$37.50 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.
- (2) Minimum permit or inspection fee\$50.00. This fee shall be reduced to \$25.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.
- (3) Floodplain management compliance inspection100.00. This fee shall be reduced to \$50.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.
- (4) Hazardous occupant permits100.00. This fee shall be reduced to \$50.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.
- (5) Fireworks stand permits50.00
- (6) Structural moving permit fee100.00. This fee shall be reduced to \$50.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.
- (7) Demolition permit fee50.00. This fee shall be reduced to \$25.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.

6. *Other fees.*

- (1) Plan review fees $\frac{1}{2}$ permit fee based on construction valuations
- (2) Construction in flood zones/filing fee\$20.00. This fee shall be reduced to \$10.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.
Note: If a prime contractor has paid a flood zone filing fee, the subcontractor working for the prime contractor will not be charged an additional filing fee.
- (3) Fees for replacement of placards shall be25.00
- (4) Variance/appeal application fee100.00
Note: Application fees for appeals successfully granted by the construction board of adjustment and appeals shall be reimbursed to the applicant.
- (5) Vehicle decal fee6.00/vehicle/set
- (6) Annual vehicle3.00
- (7) International Code Council plan review: Should the applicant seek an expedited review by the ICC in lieu of the county's plan review, the department may assess an additional one-half of the county's plan review fee, in addition to the county standard fee, for processing the application.
- (8) Re-notification fee: If the county issues any comments or requests additional information from an applicant during plan review, and the applicant thereafter either fails to comply with the request or the information is non-responsive to the request, the department may assess an additional one-half of the county's plan review fee to continue processing the application.

7. *Penalties.* Where work for which a permit is required by this Code is started or proceeded prior to obtaining said permit, the fees herein specific shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of work nor from any other penalties prescribed herein.

Public Works Department (Stormwater) Fee Schedule

Plan Review Fee	Fee
Single Family Residential (SFR)	\$100
Non-SFR (Disturbed Area)	
≤ 0.5 acres	\$100
> 0.5 acres ≤ 1.0 acres	\$200
> 1.0 acres	\$500 base fee plus \$200 per additional acre
Master Drainage Plan Review	\$500
Major Modification	\$500 base fee plus \$200 per additional acre of increased disturbed area
Variance Request	\$250
Affordable and Workforce Housing*	50% of above fee schedule

*Pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.

Public Works Department (Encroachment Permit) Fee Schedule

Plan Review Fee	Fee
Single Family Residential (SFR)	\$35
Utility (non-SFR)	\$100
Subdivision (Individual Permit per encroachment)	\$250
Industrial/Commercial (Individual Permit per encroachment)	\$500
Affordable and Workforce Housing*	50% of above fee schedule
Abandonment Fee	\$500

*Pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.

Proposed Fee Ordinance Amendments
 Sec. 2-137 – Schedule Established
 Zoning and Planning Department Fee Schedule

<u>Service</u>	<u>Fee</u>
A. ORDINANCES AND PLANS	
1. Charleston County Zoning & Land Development Regulations Ordinance	\$50.00
2. Charleston County Comprehensive Plan	\$90.00
3. Ordinance, Plans & documents in digital form	\$10.00
B. COPIES	
1. Black & White Single-Sided Copies 8.5 x 11	\$0.11
2. Black & White Double-Sided Copies 8.5 x 11	\$0.22
3. Color Single-Sided Copies 8.5 x 11	\$0.49
4. Color Double-Sided Copies 8.5 x 11	\$0.98
5. Black & White Copies 11 x 17	\$0.50
6. Color Copies 11 x 17	\$1.50
C. MAPS	
1. Entire County Zoning or Future Land Use data maps 11x17	\$2.00
2. Entire County Zoning or Future Land Use data maps 24x36	\$10.00
3. Specific Area County Zoning or Future Land Use data maps 11x17	\$5.00
4. Specific Area County Zoning or Future Land Use data maps 24x36	\$20.00
5. Special Requests (Customized maps); Example, parcel boundaries with CAMA Data or other associated data, study areas, municipal boundaries, etc.	\$60.00 per hour
6. House, Senate, <u>Or</u> Congressional Map (Voter Maps)	\$7.50
7. House, Senate, Congressional Map Set (Voter Maps)	\$22.50
8. Voting Precinct Map (Voter Maps)	\$7.50
9. Voting Precinct Map Set (2 maps) (Voter Maps)	\$15.00
D. RECORDINGS	
1. Copies of Tape/Digital Recordings	\$10.00
9% SALES TAX WILL APPLY TO LETTERS A, B, C, AND D ABOVE	
E. SUBDIVISION PLATS	
1. One Lot or Exempt Plat	\$50.00
2. 2-10 Lots or Minor Subdivision Plat	\$100.00 + \$10/lot
3. 11 or more Lots or Preliminary Plat for Major Subdivision	\$200.00 + \$10/lot
4. Conditional Plat	\$200.00 + \$10/lot
5. Final Plat	\$100.00 + \$10/lot
6. Public Improvement(s) Review (Engineering)	\$100.00 + \$10/lot
7. Appeals of Subdivision Related Administrative Decisions	\$250.00
F. ZONING	

1. Zoning Verification	\$10.00
G. ZONING PERMITS	
1. Temporary Zoning Permit Fee	\$50.00
2. Protected/Grand Tree Removal Permit (Zoning Permit)	\$25.00
3. Residential Land Disturbance	\$25.00
4. Residential Zoning Permit	\$25.00
5. Home Occupation	\$50.00
6. Commercial and Industrial Zoning Permits:	
a. Up to 5,000 SF and greater building size	\$50.00
b. 5,000 SF and greater building size	\$75.00
7. Short-Term Rental Permit: Limited Home Rental (LHR). Note that additional applications, processes, and fees may apply pursuant to the requirements for Short-Term Rentals contained in the Charleston County ZLDR.	\$50.00, provided, however, that the fee for the initial Zoning Permit for a Limited Home Rental Short-Term Rental use shall be \$25.00 if the Zoning Permit application is submitted between July 1st and December 31st.
8. Short-Term Rental Permit: Extended Home Rental (EHR) Note that in addition to the EHR Zoning Permit application and fee, Site Plan Review and Special Exception applications and required fees must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for VHRs will not be issued until/unless the Site Plan Review application is approved and the Board of Zoning Appeals approves the Special Exception application.	\$100.00, provided, however, that the fee for the initial Zoning Permit for an Extended Home Rental Short-Term Rental use shall be \$50.00 if the Zoning Permit application is submitted between July 1st and December 31st.
9. Short-Term Rental Permit: Commercial Guest House (CGH) Note that in addition to the CGH Zoning Permit application and fee, a Site Plan Review application (with the required fee) must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for CHRs will not be issued until/unless the Site Plan Review application is approved.	\$150.00, provided, however, that the fee for the initial Zoning Permit for a Commercial Guest House Short-Term Rental use shall be \$75.00 if the Zoning Permit application is submitted between July 1st and December 31st.
H. ZONING AND COMPREHENSIVE PLAN AMENDMENTS	
1. Zoning Map Amendments [Rezoning] including Form-Based Zoning District Applications	\$150.00 + \$10/acre
2. Planned Development (PD) Zoning District Applications	
a. Less than 10 acres	\$300.00 + \$10/acre
b. 10-99 acres	\$1,000.00 + \$15/acre
c. 100 acres or greater	\$1,500.00 + \$20/acre
3. Amendment to existing Planned Development text	\$300.00 + \$2/acre
4. Sketch Plan Amendment	\$300.00 + \$2/acre
5. Zoning and Land Development Regulations Ordinance Text Amendments	\$250.00
6. Comprehensive Plan Amendments	\$250.00
7. Form-Based Zoning District (FBZD) Rezoning and Land Development Applications: Unless specifically addressed in letters a – i below, refer to the Fee Schedule for all other applicable fees. Applicants may be required by Council to provide funds to the County to hire third party consultants and/or experts necessary to assist the County in reviewing and evaluating the applications listed below.	

a. New FBZD Rezoning Applications	\$150 + \$10/acre of the FBZD
b. Amendments to Approved FBZD Form District Master Plans. Note: The Zoning/Planning Director shall be authorized to make determinations regarding categorization of amendments not specifically addressed below as Major or Minor amendments.	
i. Minor Amendments: (a) Text amendments other than those associated with Major Amendments, as defined below (b) Changes to existing Transect Zones and/or related dimensional standards (c) Addition of new uses (d) Changes to existing uses	\$1,000
ii. Major Amendments: (a) Changes to approved Sector Maps (b) Changes to approved Settlement Maps (when Sectors are not utilized) (c) Increases in overall density (d) Addition of new Transect Zones and related dimensional standards (e) Addition of new Special Districts (f) Amendments to approved Special Districts (acreage, text, dimensional standards, and/or map location(s)) (g) Addition of new complex Thoroughfare Types and Assemblies that utilize components not included in ZLDR Tables 7.4.G and 7.4.L and new Thoroughfare Types proposed at time of Community Plan submittal	<ul style="list-style-type: none"> ● <u>Major Amendments to FBZDs that ARE part of Developments of County Significance:</u> \$150 + \$10/acre for the 25% acreage + \$1/acre for the 75% Acreage* ● <u>Major Amendments to FBZDs that are NOT part of Developments of County Significance:</u> \$150 + \$10/acre of the FBZD* <p>*Note: The fee for the addition of new Special Districts and/or amendments to approved Special Districts shall be \$150 + \$10/acre of the proposed Special District(s), including any proposed increases in Special District size.</p>
c. Special Districts Requiring Planning Commission Approval	\$150 + \$10/acre for the total acreage of the Special District(s)
d. Community Unit Tract Boundary Subdivision	Subdivision fees contained in this Fee Schedule apply
e. Special District Tract Boundary Subdivision	Subdivision fees contained in this Fee Schedule apply
f. Infrastructure Plan Subdivision	Subdivision fees contained in this Fee Schedule apply
g. Community Plan Review (New Plans and Amendments to Approved Plans)	\$150 + \$10/acre of the Community Unit
h. Special District Plan Review (New Plans and Amendments to Approved Plans)	\$150 + \$10/acre of the Special District
i. Lot, Block, and Building Plans (New Plans and Amendments to Approved Plans). Other Subdivision and Site Plan Review Fees contained in this Fee Schedule do not apply.	
i. Residential Lots or Units	\$250 + \$50 per unit or lot
ii. Commercial/Industrial Lots or Mixed Use Buildings – Up to 10,000 Square Feet	\$250 + \$0.03 per square foot
iii. Commercial/Industrial Lots or Mixed Use Buildings – 10,000 Square Feet or More	\$500 + \$0.03 per square foot

iv. Institutional	\$250 + \$0.03 per square foot
I. DEVELOPMENT AGREEMENT APPLICATIONS	
1. Development Agreement Application Fees	<ul style="list-style-type: none"> • \$750 + \$10/acre; and • Applicants may be required by Council to provide funds to the County to hire third party consultants and/or experts necessary to assist the County in reviewing and evaluating the application.
J. SITE PLAN REVIEW	
1. Limited Site Plan Review	\$50.00
2. Up to 5,000 SF building size or up to 10 acres if no buildings are included in the application	\$250.00
3. Greater than 5,000 SF building size or 10 acres or more if no buildings are included in the application	\$500.00
K. BOARD OF ZONING APPEALS	
1. Appeals of Zoning Related Administrative Decisions	\$250.00
2. Special Exceptions	\$250.00
3. Zoning Variances	\$250.00
4. Protected/Grand Tree Removal Zoning Variances	\$250.00 + \$50.00
L. ADDRESSING	
1. Street Name Change	\$50.00
2. Street Sign	\$200.00
M. SIGNS	
1. Billboards	Site Plan Review + \$50.00
2. Wall Signs (per use)	\$50.00
3. Free Standing Sign	\$50.00
4. Agricultural Sign	\$20.00
N. COUNTY COUNCIL	
1. Review of Tax Increment Financing (TIF) District and Residential Improvement District (RID) Proposals	<ul style="list-style-type: none"> • The fee is equivalent to 0.005 multiplied by the requested County's portion of the proposed TIF or RID District; and • Applicants may be required by Council to provide funds to the County to hire third party consultants and/or experts necessary to assist the County in reviewing and evaluating the application.
2. 208 Water Quality Management Plan Amendments	<ul style="list-style-type: none"> • \$500.00; and • Comprehensive Plan Amendment fee (if applicable); and • Applicants may be required by Council to provide funds to the County to hire third party consultants and/or experts

	necessary to assist the County in reviewing and evaluating the application.
O. HISTORIC PRESERVATION APPLICATIONS AND ZONING PERMITS	
1. Certificate of Historic Appropriateness	\$25.00
2. Designation of Historic Property/District	\$25.00
P. FEE SCHEDULE NOTES	
1. Zoning and Planning Department fees that are based on acreage include highland acreage and freshwater wetland acreage; OCRM Critical Line acreage is excluded from fee calculations.	
2. County Council may waive all or a portion of the above fees upon submittal of a request to Council and subsequent approval at a public meeting of County Council.	
3. If any type of zoning application/permit is required in order to bring properties that have current zoning violations into compliance with the Charleston County Zoning and Land Development Regulations Ordinance, the zoning application/permit fees shall be doubled.	
4. Zoning Verification shall include, but may not be limited to: (a) FEMA Flood Insurance Rate Map verification; (b) Review for DHEC approval; (c) Tattoo radius or manufactured home radius; and (d) The Towns of Kiawah Island, Rockville, and Meggett zoning verifications, or any other zoning verification as determined by the Zoning/Planning Director.	
5. Separate applications and fees shall be filed for more than one Variance request to each requirement of this Ordinance. If an applicant requests a variance for removal of more than one Protected/Grand tree, each additional Protected/Grand tree shall require an additional fee.	
6. Fees for 911 street signs may be waived.	
7. Zoning Permit fees; Site Plan Review application fees; Planned Development Zoning District and Amendment application fees; and Subdivision application fees shall be waived for developments containing Affordable and/or Workforce Dwelling Units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.	

Building Inspections Department Fee Schedule

1. *Contractor license/registration fees*

License/registration application fee\$50.00

License/registration fee50.00

Annual license/registration renewal fee50.00

Existing journeyman annual license renewal fee25.00

Change license or registration classification (other than at renewal time)25.00

2. *Permit fees based on construction valuations for all permits except for those listed in [subsections] 3. and 4. below.*

(a) Valuation chart:

Total Valuation	Fee
\$1,000.00 and less	No fee, unless an inspection is required, in which case a permit is required and a \$50.00 fee shall be charged.
\$1,000.00 to \$2,000.00	\$50.00
\$2,001.00 to \$50,000.00	\$50.00 for the first \$2,000.00 + \$4.00 per \$1,000.00
\$50,001.00 to \$100,000.00	\$242.00 for the first \$50,000 + \$3.75 per \$1,000.00
\$100,001.00 to \$300,000.00	\$429.50 for the first \$100,000 + \$3.50 per \$1,000.00
\$300,001.00 to \$500,000.00	\$1,129.50 for the first \$300,000 + \$3.35 per \$1,000.00
\$500,001.00 and up	\$1,799.50 for the first \$500,000 + \$3.00 per \$1,000.00

(b) Working without permits:

Double fee

3. *Other permit fees.*

- (1) Permit fee when the contractor is working as a subcontractor for the following activities; painting/wallpaper; floor covering, drywall (unless part of fire related assembly, see section 2, number 2), trim, cabinet, shelving, countertops, closet systems, shower door, and solar panel installers \$25.00

Exceptions:

When permits are issued for work being done as the prime contractor, the fees shall be based on construction value as in section 2, number 2 for the appropriate type of work being performed.

4. *Manufactured housing permit fees.*

For setup on a new or existing site\$100.00

Note: Fees for modular construction as defined by the South Carolina Modular Construction Act shall be based upon the fee schedule for permits based on construction valuations.

5. *Inspection fees.*

(1) Reinspection. When a reinspection fee is required, an additional fee of \$75.00 will be charged for each inspection. ***This fee shall be reduced to \$37.50 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.***

(2) Minimum permit or inspection fee\$50.00. ***This fee shall be reduced to \$25.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.***

(3) Floodplain management compliance inspection100.00. ***This fee shall be reduced to \$50.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.***

(4) Hazardous occupant permits100.00. ***This fee shall be reduced to \$50.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.***

(5) Fireworks stand permits50.00

(6) Structural moving permit fee100.00. ***This fee shall be reduced to \$50.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.***

(7) Demolition permit fee50.00. ***This fee shall be reduced to \$25.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.***

6. *Other fees.*

(1) Plan review fees½ permit fee based on construction valuations

(2) Construction in flood zones/filing fee\$20.00. ***This fee shall be reduced to \$10.00 for developments that contain affordable and/or workforce dwelling units pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.***

Note: If a prime contractor has paid a flood zone filing fee, the subcontractor working for the prime contractor will not be charged an additional filing fee.

(3) Fees for replacement of placards shall be25.00

(4) Variance/appeal application fee100.00

Note: Application fees for appeals successfully granted by the construction board of adjustment and appeals shall be reimbursed to the applicant.

- (5) Vehicle decal fee6.00/vehicle/set
 - (6) Annual vehicle3.00
 - (7) International Code Council plan review: Should the applicant seek an expedited review by the ICC in lieu of the county's plan review, the department may assess an additional one-half of the county's plan review fee, in addition to the county standard fee, for processing the application.
 - (8) Re-notification fee: If the county issues any comments or requests additional information from an applicant during plan review, and the applicant thereafter either fails to comply with the request or the information is non-responsive to the request, the department may assess an additional one-half of the county's plan review fee to continue processing the application.
7. *Penalties.* Where work for which a permit is required by this Code is started or proceeded prior to obtaining said permit, the fees herein specific shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of work nor from any other penalties prescribed herein.

Public Works Department Fee Schedule

Stormwater Fees

Plan Review Fee	Fee
Single Family Residential (SFR)	\$100
Non-SFR	
(Disturbed Area)	
≤ 0.5 acres	\$100
> 0.5 acres ≤ 1.0 acres	\$200
> 1.0 acres	\$500 base fee plus \$200 per additional acre
Master Drainage Plan Review	\$500
Major Modification	\$500 base fee plus \$200 per additional acre of increased disturbed area
Variance Request	\$250
Affordable and Workforce Housing*	50% of above fee schedule

***Pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.**

The existing Stormwater Fee Schedule below has been reformatted in the table above:

Stormwater Management (as defined in sections [7.5-112](#) and [7.5-113](#)):

Stormwater permit:

- (1) Less than 1/2 an acre100.00
- (2) Type I—Greater than 0.5 but less than 1.0 acre200.00
- (3) Type II—1.0 acre but less than 5.0 acres, for 1 to 3 acres..500.00; For 3 to 5 acres...750.00
- (4) Type III—5.0 acres or greater, base fee....1,000.00 Plus \$100.00 per additional acres above 5 acres with \$2,000.00 max.
- (5) Stormwater inspection utility/linear projects (greater than 0.5 but < 1.0 acres)200.00
- (6) Master drainage plan review and approval500.00

Encroachment Permit Fees

Plan Review Fee	Fee
Single Family Residential (SFR)	\$35
Utility (non-SFR)	\$100
Subdivision (Individual Permit per encroachment)	\$250
Industrial/Commercial (Individual Permit per encroachment)	\$500
Affordable and Workforce Housing*	50% of above fee schedule
Abandonment Fee	\$500

***Pursuant to Sec. 6.4.19 of the Charleston County Zoning and Land Development Regulations Ordinance.**

The existing Encroachment Fee Schedule below has been reformatted in the table above:

Service	Fee
<i>Public works</i>	
Construction maintenance	
(1) Blading private roads, per hour	— 60.00
(2) Abandonment processing fee (county council may waive fee if circumstances warrant)	— 500.00
(3) Right-of-way encroachment, per encroachment	— 35.00

Charleston County Council

Memorandum

To: Members of Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: September 22, 2021
Subject: Recyclable Collection Privatization

At the Finance Committee of September 23, 2021, staff will present information for consideration regarding the privatization of recycling collection operations. There may a need for an Executive Session to discuss a contractual matter associated with this item.

Charleston County Council

Memorandum

To: Members of the Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: September 22, 2021
Subject: Laurel Island Development Agreement

At the Finance Committee of September 23, 2021, the Finance Committee will go into Executive Session to receive legal advice regarding the Laurel Island Development Agreement.