

Regular Meeting, June 18, 1974

590

mately 50 feet south of Princess Street, thence proceeding eastward approximately 172 feet along the back property lines of parcels facing north on Princess Street, thence running southward approximately 99 feet down a property line to the center of Fulton Street, thence running westward down the center of Fulton Street approximately 35 feet, thence running southward along the property fronting north on Fulton Street approximately 40 feet and continuing southward down the property lines facing the west on Archdale Street approximately 59 feet, thence running eastward along lines of property facing south on Clifford Street for a distance of 128 feet, thence northward 10 feet, thence eastward 21 feet, thence southward 96 feet down the property line to the center of Clifford Street, thence running west down the center of Clifford Street to the center of Archdale Street and thence running north along the center line of Archdale Street to the point of beginning to be rezoned from General Business classification to DR-1F classification.

Section 2: This ordinance shall become effective upon ratification.

Alderman Gilliam rose to commend the Mayor for his position on encouraging stricter law enforcement in the City. He said he supported the Mayor one hundred per cent and he expressed the hope that

City Council tonight would also express its support of the Mayor's stand. Alderman Gilliam then made a motion to the effect that City Council wholeheartedly supports the Mayor's position in this matter. Alderman Solomon seconded the motion and it carried unanimously.

The Mayor advised that the City Planner was prepared this evening to brief the aldermen on the Historic Preservation Plan. His suggestion was that the City Planner's explanation be made after Council adjourned its meeting.

Alderman Martschink suggested that the explanation be made at another date and time to the Committee of the Whole. He was of the opinion that the aldermen would have an opportunity to study the report in the meantime and they would be better prepared to ask questions and discuss the matter by that time.

After discussion, on motion of Alderman Martschink, it was agreed that the Mayor should schedule a meeting for the specific purpose of discussing the proposed Historic Preservation Plan with the City Planner.

There being no further business, the meeting was adjourned on motion of Alderman Legerton.

MARY R. WRIXON
Clerk of Council

References to
Historic Preservation
Plan

Historic Preservation Plan
nothing in 1974 ordinances, resolutions,
75 " " " resolutions

~~no discussion
nothing addressing later~~

Actual copy of 2nd draft
included in Planning 6.19.74
↓
(6.18?)

Planning and Zoning

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CITY OF CHARLESTON

SOUTH CAROLINA

29401



J. PALMER GAILLARD, JR.
Mayor

ROBERT B. GLEASON
Director

PLANNING AND REDEVELOPMENT
Tel. 722-4474
ROOM 109 - 205 KING STREET

MEMORANDUM

TO: Planning & Zoning Commission Members
and Other Interested Participants

FROM: Bob Gleason, Director *BG*

DATE: June 18, 1974

SUBJECT: Second Draft of the Historic
Preservation Plan

This is the second draft to be reviewed as part of the agenda of the Planning and Zoning Commission meeting of June 19, 1974.

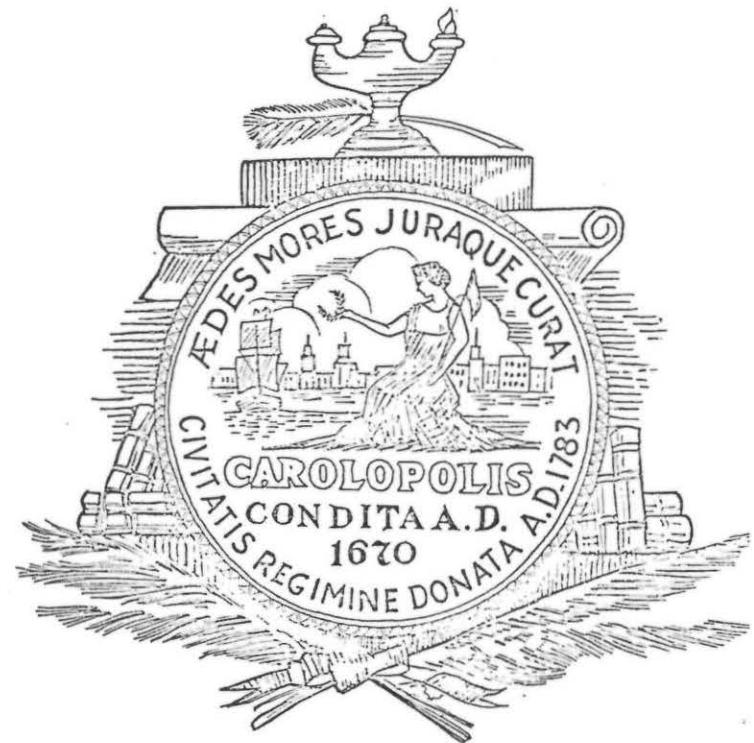
Final comments are expected in Mr. Bob Anderson's office by June 21, 1974.

Please be prepared to make any suggested changes.

Mr. Tom Hansen of the B-C-D Regional Planning staff will review the City's Community Development Program report as our first item of business. You should already have copies of this draft.

2ND DRAFT

CHARLESTON, SOUTH CAROLINA



HISTORIC
PRESERVATION PLAN

SECOND
D-R-A-F-T

CHARLESTON, SOUTH CAROLINA

HISTORIC PRESERVATION PLAN

SECOND
D-R-A-F-T

JUNE 19, 1974

June 19, 1974

The Honorable J. Palmer Gaillard, Jr.
Mayor, City of Charleston
Charleston City Hall
Charleston, South Carolina 29402

Dear Mayor Gaillard:

It is a pleasure to submit herewith the Historic Preservation Plan for the Peninsular portion of the City of Charleston. This report and plan is the culmination of three years of research and study by the City's consultants with the assistance of many of Charleston's citizens and organizations.

The attached report contains both long range and short term proposals. Some of the short term proposals require adoption of new ordinances by the City; others require strengthening of present programs or vigorous enforcement of existing ordinances. The long range proposals are concerned with activities or policies that cannot be carried out overnight. Some require additional study and changes in State laws. We believe, however, they are worthy objectives and should be pursued.

In all, we believe that this document sets forth action programs and long range goals which are designed to protect Charleston's Historic and Architectural Heritage. We recommend that it be widely distributed so that the citizens of Charleston may understand and contribute to this program.

The Planning and Zoning Commission wishes to express its appreciation to the many organizations, City officials and individuals who have contributed freely their time and effort to this program. We look forward to their continued cooperation and support.

Sincerely,

Robert M. Hollings, Chairman
Planning and Zoning Commission

titioner shouldn't make some allowance for this possibility in its plans. Mr. Chapman replied that there are presently no plans for widening Orange Grove Road nor for extending the sidewalks on the south side of Orange Grove Road. He has been informed that if funds become available, sidewalks will be laid on the north side of that road. Mr. Condon felt his client and the adjacent churches would be agreeable to do anything required of them along the lines of permitting the laying of sidewalks, etc.

REQUEST TO REZONE 24 Sycamore Street from SR-2 CLASSIFICATION TO LB CLASSIFICATION: After considering the City Planner's recommendations as set forth in his written report pertaining to the request that 24 Sycamore Street be rezoned, the Commission concurred with the City Planner's recommendations. Based on the fact that the petition is an improper petition since it does not comply with Article XI, Section 51-85(1) of the Zoning Ordinance because the signature of the Charleston County School Board's representative on the petition is not for the purpose of requesting the zone change but to go on record as not contesting the zoning change request and based on the fact that spot zoning would be created if the request were approved, the Commission, on motion of Mrs. DeHaven, seconded by Mr. Simons, agreed to recommend to City Council that the request not be approved.

RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK BB OF NORTHBIDGE TERRACE, SECTION 4: The Commission studied a plat presented by the City Engineer. The owner of Lots 1 and 2, Block BB, of Northbridge Terrace, Section 4 proposed to subdivide his property into two additional lots. The City Engineer pointed out that Dunbarton Drive which would have to be used by the two lots proposed to be created is a dead end street with no cul-de-sac. The property in question at one time was a marsh area and over the years the owner has filled in the lots. A canal runs along the side of the property and at high tide water overflows into the area proposed to be subdivided. The City Engineer recommended that the subdivision not be approved. After brief discussion, on motion of Mr. Simons, seconded by Mrs. DeHaven, and so carried, the request to subdivide Lots 1 and 2 in Block BB of Northbridge Terrace, Section 4, was denied.

STATUS OF PLANNING ACTIVITIES: Mr. Gleason advised that the final draft of the historic preservation plan has been sent to the consultant for printing. The City's contract with the consultant calls for 200 copies to be printed. As discussed at another meeting of the Commission, Mr. Gleason said the Mayo is going to ask City Council for funds to permit the printing of an additional 1,000 or more copies of the plan so that copies may be available for sale to the general public. The number of copies that will be printed has not been determined pending the receipt of information from the consultant as to the cost involved in printing additional copies and pending City Council's action on this matter. The Commission agreed that it would like as full a distribution of the report as possible.

Mr. Gleason also stated that the NDP program which his department is presently working on will soon be completed and that his department will soon be ready to proceed with another NDP program. One possibility, he said, will be to plan the development of the old Colonial Store site at Market and St. Philip Streets for another grocery store.

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condominiums".

After further discussion the Mayor moved that the Commission recommend to City Council that the subject property be rezoned to DR-1F classification and that City Council proceed with the public hearing scheduled for December 10th. And, in addition, that the Commission further recommend to City Council that Section 51-2 of the City's Zoning Ordinance be amended to change the definition of "multiple dwellings" to permit residential condominiums in areas wherever multi-family dwellings are allowed. Mr. DeCosta seconded the Mayor's motion and the motion carried. Mrs. DeHaven voted "No" and Mr. Clement abstained from voting.

The Mayor and the Clerk were excused from the meeting so that they might attend a special meeting of City Council which was scheduled for 6:00 P.M.)

REZONING OF 15 CHARLOTTE STREET, 78 AND 80 ALEXANDER STREET (DR-1F TO LB OR ANY OTHER APPROPRIATE CLASSIFICATION SO THAT USES ON SAID PROPERTIES MAY BE IN COMPLIANCE WITH ZONING ORDINANCE). The City Planner explained the general configuration of the subject area and the uses in the area. He informed that the present use is a non-conforming use. It was his recommendation that the subject area and additional property in the city block be rezoned General Business. He pointed out that a Limited Business classification would only result in the subject property continuing to be a non-conforming use.

Mrs. DeHaven expressed concern over giving the south side of Charlotte Street a business classification especially over the possible effect it could have on the residential area north of and elsewhere on the south side of Charlotte Street. Discussion followed.

The City Engineer pointed out that the television station is an allowable use. The problem, however, is that of a non-conforming use trying to expand across a zone line. He pointed out that the television station has converted an adjoining residence into a museum and as commercial offices and for commercial parking. He agreed with the Chairman that a museum is permitted in a residential classification but pointed out that commercial offices and commercial parking are not. Discussion continued and at the end of the discussion Mrs. DeHaven moved that action on this matter be deferred until the Commission's next meeting. Mr. Simons seconded the motion and it carried. Mr. Clement asked that the record show that he abstained from voting on this matter.

FINAL REPORT AND PRESENTATION OF HISTORIC PRESERVATION PLAN: Mr. Robert Anderson presented the "Historic Preservation Plan" to the Commission. He pointed out that this was nothing more than a report but he expressed the hope that it would be found useful and that it would be used. He suggested that annually the planning staff present an over-all planning design which projects their annual work program and projects into 3-5 years in the future. He expressed the hope that when the Commission considers the over-all program design that it will use the "Historic Preservation Plan" and see what is in the report that is included or might be included in the program design. Mr. Anderson asked what the status was on the height ordinance

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and the Chairman recalled that the Commission recommended to City Council that a height ordinance be ratified and that the index of historic buildings be made the official index of the city. It was his belief the matter was referred to the City's Corporation Counsel. An ordinance on these two recommendations has not been ratified yet. After commenting further on the report and on the work involved in preparing the report, Mr. Anderson expressed his appreciation for the cooperation which he received from those present and from the City during the preparation of the report. Mr. Anderson was thanked for his work and was then excused from the meeting.

REZONING OF NORTHEAST CORNER OF COURtenay DRIVE AND DOUGHTY STREET (DR-2F TO LIMITED BUSINESS). The City Engineer explained the character of the area surrounding the northeast corner of Courtenay Drive and Doughty Street. He advised that the structure on the subject property is presently used as an apartment house. The owner of the property, however, desires to convert the use of the building to that of offices. The City Engineer stated that he and the City Planner recommended that the property be changed to Limited Business classification. In response to Mr. Simons questions the City Engineer said he did not know of any plans to enlarge the building and that the City's requirements for parking would be met. After brief discussion Mr. Simons moved that the request be granted. Mrs. DeHaven seconded Mr. Simons motion and the motion carried.

SUBDIVISION OF SOUTHWEST CORNER OF HUGER AND BENSON STREETS. The City Engineer advised that this matter had been withdrawn because the problem had been resolved.

SUBDIVISION OF 101 BULL STREET AND 2 WASBEE RANGE. The City Engineer advised that the owner of the subject property desired to subdivide his property into two lots. One of the lots, however, would not meet the City's requirements insofar as area and frontage were concerned. After brief discussion, on motion of Mr. Clement, the request was rejected.

SUBDIVISION OF 50-52 SMITH STREET AND 29½ MONTAGU STREET. The City Engineer recalled that the owner of the subject property asked once before that his property be subdivided. At that time he wanted his property to be divided into three lots and the Commission rejected his request. The owner has submitted another request for subdivision, this time he is requesting that his lot be subdivided into two lots. Neither of the two proposed lots, however, would comply with the City's subdivision regulations, the City Engineer advised. The request was discussed and in conclusion the Commission, on motion of Mr. DeCosta, denied the request.

SUBDIVISION OF LOT AT SOUTHWEST CORNER OF BARRE AND MONTAGU STREETS. The City Engineer informed that the owner of the subject lot desired to subdivide his property into two lots. The present lot measures 100 x 200. If subdivided, each of the two lots would measure 100 x 100. Mrs. DeHaven expressed concern over the fact that after a rain or a very high tide, the subject lot is under water. It appeared the lot is lower than the street. The Commission discussed the City's regulations concerning this type of drainage problem and in conclusion it was agreed to defer action on this matter until the next meeting and the City Engineer was asked that in the

ists or acting as a tour guide on either a walking tour or from a Public Car, Hack, Bus, or other vehicle shall be required to be a licensed Tour Guide. Annual Fee.....	5.00
Tourist Guides shall not be licensed unless they have successfully passed the Tourist Guide Examination as required by City Ordinances. This license shall be in addition to Public Car, Chauffeur, or any other license that may be required.	
TRAILER PARKS	
15-On gross receipts not exceeding \$10,000.00.....	55.00
16-On each additional \$1,000.00 or fraction thereof.....	2.20
TRANSFER COMPANIES-TRUCKS FOR HIRE MOVING VANS	
17-On gross receipts not exceeding \$5,000.00.....	27.50
18-On each additional \$1,000.00 or fraction thereof.....	1.65
TRAVEL TOUR AGENCIES OR AGENTS	
19-On gross income not exceeding \$5,000.00.....	38.50
20-On each additional \$1,000.00 or fraction thereof.....	1.65

U

U-DRIVE-IT COMPANIES (Under Automobile Rentals)
UPHOLSTERERS (Under Repair Shops)

V

VAUDEVILLE SHOWS (Under Theaters)
VENDING MACHINES (Under Coin Operated Machines)
VETERINARIANS (Under Professions)

W

WAREHOUSES, REFRIGERATED and/or STORAGE FACILITIES and AGENCIES	
1-On gross receipts not exceeding \$5,000.00.....	55.00
2-On each additional \$1,000.00 or fraction thereof.....	1.10
WATCH and JEWELRY REPAIRMEN	
3-On gross receipts not exceeding \$5,000.00.....	27.50
4-On each additional \$1,000.00 or fraction thereof.....	1.65
WASTE PAPER COLLECTION	
5-On gross receipts not exceeding \$5,000.00.....	27.50
6-On each additional \$1,000.00 or fraction thereof.....	1.10
WATER TRANSPORTATION (Under Transfer Company Rate)	
WELDING WORKS (Under Repair Shop Rate)	
WINDOW CLEANERS (Under Service Agencies)	
WINDOW DISPLAY INSTALLATION	

(Under Advertising)
WIPING RAG DEALERS
(Under Merchant Class)
WOOD DEALERS
(Under Merchant Class)
WRECKERS OF BUILDINGS
(Under Contractors)
WRESTLING
(Under Promoters)

Section 23. This ordinance shall take effect January 1, 1975.

The Mayor next called attention to the copies of the Historic Preservation Plan which were placed earlier on each of the aldermen's desks. He asked that the aldermen read the plan since it will be necessary to decide if the Council is going to implement part or all of it and, if so, how and when.

Council reverted to the zoning matter discussed at the public hearing at the beginning of the meeting.

A bill to rezone the southeast corner of Queen and State Streets from SR-5 classification to Limited Business classification was given first reading. The rules were suspended and the bill immediately advanced to second reading on motion of Alderman Bleeker. Alderman Young asked that the record show that he was abstaining from voting on this matter.

During the discussion which followed several suggestions were voiced on how the subject property could be rezoned to Limited Business classification and at the same time how the use of the property could be restricted to the use proposed by Mr. Baker in order to protect the neighborhood. The idea of sending the matter back to the City Planning and Zoning Commission was discussed as was the idea of giving the developer a time limitation in which to get his project underway.

Alderman McGee moved that the bill be referred back to the City Planning and Zoning Commission. He said he lives in the ward in which the subject property is located and he expressed the people in the neighborhood's feelings against this single parcel fronting on State Street being rezoned Limited Business. Alderman Spell seconded Alderman McGee's motion. Alderman Schirmer said he would not vote for the motion because he understood that because of financing, time was of the essence to the petitioner.

Alderman Martschink asked Alderman McGee to accept an amendment to his motion. The amendment would be that Council refer the bill to the City Planning and Zoning Commission with the request that a report be submitted to Council no later than December 23, the date of the next regular Council meeting. Aldermen McGee and Spell accepted the amendment. Considerable discussion followed. Alderman Sottile's concern as to whether anything will be accomplished by sending the bill back to the City Planning and Zoning Commission was discussed and also Alderman Schirmer's question as to what can be done to accomplish holding the developer to a 6-month limitation to go to Limited Business and that Council act on this matter tonight so that the project can get underway.

Alderman Schirmer moved to table Alderman McGee's motion. Alderman Sottile seconded the motion. On a vote by a show of hands, the vote was eleven in favor of tabling the motion, four against the motion, Alderman Young abstained.

*can't locate
any discussion!*