

Committee on Real Estate

March 13, 2023

A meeting of the Committee on Real Estate was held this date at 3:35 p.m. via Zoom.

Notice of this meeting was sent to all local news media.

PRESENT

Committee members: Councilmember Appel, Chair, Mayor Tecklenburg, Councilmember Gregg, Councilmember Waring, and Councilmember Shahid.

City Staff and Others: Magalie Creech, Melissa Cruthirds, Mollie Conner, Brittany Pinckney, Rick Jerue, Robert Summerfield, Mallary Scheer, Jeffrey Roberts, and Lindsay Flynn.

Chairman Appel called the meeting to order.

The meeting was opened with an invocation provided by Councilmember Shahid.

Approval of Minutes

- February 27, 2023

On a motion of Councilmember Waring, seconded by Councilmember Shahid, the Committee voted unanimously to approve the minutes of the February 27, 2023, meeting.

- a. A Resolution to approve an Amendment of the Agreement for Development for Joint County Industrial Park, by and between Charleston County, South Carolina and Colleton County, South Carolina, so as to include additional property in the City of Charleston as part of the Joint County Industrial Park. The property is owned by the City of Charleston. [Resolution]

Mr. Frohlich said the item was a standard agreement that the City did with the County. It allowed for certain properties in return developments that were expanding and adding jobs, to have the fee-in-lieu as an option. He said he believed it was three separate businesses at this time.

On a motion of Councilmember Waring, seconded by Councilmember Shahid, the Committee voted unanimously to approve Item A.

- b. An Ordinance authorizing the Mayor to execute an MOU with Lowcountry Land Trust, Inc. and Angel Oak Park, LLC for the development, operation, and maintenance of the Angel Oak Park and Angel Oak Preserve on Johns Island. The property is owned by the City of Charleston. (TMS# 279-00-00-248 and 279-00-00-116) [Ordinance] (MOU to be distributed under separate cover)

Ms. Copeland said the item was the precursor to the operation and maintenance agreement that would follow once the comprehensive plan and the park was built out. It described the amount of money that would be allocated to the respective pieces of the park but also part of the plan would be a security study to see what type of perimeter fencing would be needed. She said once they received those plans, she would be in front of the Committee again.

On a motion of Councilmember Waring, seconded by Councilmember Gregg, the Committee voted unanimously to approve Item B.

- c. A Resolution extending the Review Period of the Memorandum of Understanding between the City of Charleston and Landmark Development, LLC for thirty (30) days. [Resolution]

Ms. Copeland said right now the MOU review period was until March 18th and she was asking to extend the review period for 30 days till April 13th which would be several days after the April meeting. She said she would like to provide a viable proposal for Council to consider on the floor and give it an up or down vote. She wanted something more finalized to be considered and voted on.

Councilmember Shahid said he wanted to put on the floor to create an Ad Hoc Committee to include Chairman Appel, Councilmember Waring, Councilmember Gregorie, Councilmember Seekings, and himself. It was in his district and something that the Mayor and he had been working on since 2016. He said within the 30-day extension that they do that to answer some of the issues and concern.

Mayor Tecklenburg said it was always positive and transparent to answer any and all questions. He asked Councilmember Shahid if he could repeat what the goals of the Committee would be and what specifically they would seek to add to the conversation.

Councilmember Shahid said one of the major concerns and questions they have had with the project was interplay with Sumar Street on the project. The project called for an underground garage being constructed on the property and a mixed use to include the civic area that the City would occupy. He said his constituents were concerned about the Publix grocery store on that site being relocated. The Publix would be demolished and incorporated with 278 apartment units or residential units and with the development of that it could cause traffic concerns, and whether closing Sumar Street would alleviate some of those concerns. He said his goal was to make sure the project was successful.

Mayor Tecklenburg said he would respectfully ask that they allow any other Councilmembers who would like to attend any of these meetings to be invited.

On a motion of Councilmember Shahid, seconded by Councilmember Waring, the Committee voted unanimously to approve Item C.

d. Please consider the following annexations:

- (i) **226 Norris Avenue (.58 acre) (TMS# 349-09-00-019), West Ashley, (District11). The property is owned by Thomas and Patricia Moore.**
- (ii) **1408 Orange Grove Road (.23 acre) (TMS# 352-10-00-949), West Ashley, (District 9). The property is owned by Sharon Hartnett.**
- (iii) **1349 Ashley Hall Road (.21 acre) (TMS# 351-11-00-056), West Ashley, (District 7). The property is owned by Madison Pfeifer and Carter Brakefield.**
- (iv) **1648 Secessionville Road (.54 acre) (TMS# 431-06-00-072), James Island, (District 12). The property is owned by John and Kathleen Simpson.**
- (v) **1708 Jessamine Road (.20 acre) (TMS# 351-12-00-023), West Ashley, (District 7). The property is owned by 10-4 Props, LLC.**
- (vi) **1721 Ashley River Road (.23 acre) (TMS# 351-16-00-030), West Ashley, (District 7). The property is owned by Conti Investment LLC.**

Mr. Morgan said all the annexations were residential except for 1721 Ashley River Road which was a commercial structure.

On a motion of Councilmember Shahid, seconded by Councilmember Waring, the Committee voted unanimously to approve Item D.

e. Executive Session pursuant to SC Code 30-4-70(a)(2) to discuss potential land sales or acquisitions related to Avondale intersection improvements.

On a motion of Councilmember Waring, seconded by Councilmember Shahid, the Committee voted unanimously to move into executive session at 3:54 p.m.

On a motion of Councilmember Shahid, seconded by Councilmember Waring, the Committee voted unanimously to move into executive session at 4:46 p.m.

No action was taken in executive session.

There being no further business to discuss, the meeting was adjourned at 4:46 p.m.

Brittany Pinckney
Assistant Clerk of Council