

Committee on Real Estate

March 27, 2023

A meeting of the Committee on Real Estate was held on this date at 3:34 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, Rick Jerue, Robert Summerfield, Mallery Scheer, Jeffrey Roberts, Patrick Carlson, Amy Wharton, Christopher Morgan, Geona Shaw-Johnson, Julia Copeland, Matt Frohlich, and Lynn Bowley (Executive Director of Habitat for Humanity).

Chairman Appel called the meeting to order.

The meeting was opened with an invocation provided by Chairman Appel.

Approval of Minutes

- March 13, 2023

On a motion of Councilmember Waring, seconded by Councilmember Shahid, the Committee voted unanimously to approve the minutes of the March 13, 2023, meeting.

- a. **Authorization for the Mayor to execute on behalf of the City of Charleston, a permanent utility easement and any other documents necessary to grant such an easement to the Commissioners of Public Works of the City of Charleston, South Carolina over a portion of the right-of-way for Hanover Street. The property is owned by the City of Charleston. [Ordinance]**

Ms. Copeland showed a map of the location. She said part of the project involved the installation of a new 36-inch water main that would be installed directly underneath the Hanover Street piece. There was a church that sat there, and it was just a dead-end road that was cut off when Septima Clark was built out.

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

- b. **Request permission to use the U.S. Custom House Property for Piccolo Spoleto Festival 2023. There is no cost associated with the use (200 East Bay Street)**

Mayor Tecklenburg said he believed the item was for the annual concert that the City had on the back steps of the Custom House. He said it was normally one of the opening events for Piccolo.

Mr. Swagerty said it was for the symphony concert behind the Custom House, as well as two performances on the front side of East Bay Street. He said one was on a Saturday evening and the other was on Sunday afternoon by a marching band out of Atlanta. It would be for all three annual events.

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

- c. **Authorization for the Mayor to execute a Purchase and Sale Agreement between the City, as seller, and JJR Development, LLC, as buyer, for a portion of real property located at 212 Spring Street, Charleston, SC 29403, TMS# 460-11-01-015, for a purchase price of \$170,000.00, and any documents necessary to consummate the transaction in such form as approved by Corporation Counsel of the City of Charleston. The property is owned by the City of Charleston. [Ordinance]**

Ms. Creech said the item was for the purchase of a 40-foot rear strip of 212 Spring Street. JJR Development already owned 210, 214, and 216 Spring Street which was contiguous with the portion of 212. Under the agreement the parties would contemplate an easement which would allow the Stormwater team to continue work on their current project until the end of 2023. The purchase price of \$170,000.00 was based on an appraisal.

Councilmember Gregg said he did not see a copy of the appraisal in the packet. He asked if it was something the City had done previously.

Ms. Creech said yes it was done previously and she would forward a copy to him.

Mayor Tecklenburg asked Ms. Creech if she had a picture of the property she could share.

Ms. Creech showed a map of the property.

Councilmember Gregg asked if she knew what the developer's plans were.

Mr. Roberts said 214 and 216 Spring Street was a project that had already received its advanced approval for micro units. He said to the right of that was a project they have been working on, that just obtained a significant Board of Architectural approval for 200 and 210 Spring Street. He said the item they were discussing was a small piece at the back which would allow for interconnectivity of both sites, and they had agreed not to build anything on the first 10 feet of it and the remaining piece was suitable for the Engineering Department to put their access to the drainage.

Mayor Tecklenburg asked what he was building around the location.

Mr. Roberts said to the left was a building that would have 143 micro units and to the right was going to be a hotel that just received its BAR approval.

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

d. Request approval of First Amendment to the Lease Agreement with Guy P. McSweeney for 1155 Cainhoy Road (Fire Station #21). (TMS# 263-10-01-002)

Mr. Frohlich said the item was for the First Amendment to the Lease Agreement with Guy McSweeney for 1155 Cainhoy Road, for the City's current Fire Station #21. It would extend the lease term by a few years and also provide two additional one-year options.

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

e. Authorization for the Mayor to execute a Transfer Agreement conveying the property located at 1345 Rutledge Avenue to Charleston Habitat for Humanity for the construction of affordable, for-sale housing for a person/family earning up to eighty (80%) percent of the Area Median Income. (TMS# 464-13-00-023) [Ordinance]

Ms. Shaw-Johnson said the site was located at Rutledge and Harriot Street, which came as part of a transfer of property from Heartland Developers. She said there were currently a number of single family detached homes there, and Ms. Bowley and her team were looking at either a single family detached or if they could get two attached townhomes there. It would allow her team to begin the due diligence to carry it forward.

Councilmember Waring asked if the SCE&G easement was something that you could park underneath or was it something that they did not have access to.

Ms. Shaw-Johnson said they did not have any access to that at this time but knew there would be some traffic improvements or enhancements later on.

Mayor Tecklenburg said the lot had a Rutledge Avenue address which was a busy street and wanted to know if they considered orienting the home to face Harriot Street rather than Rutledge.

Ms. Shaw-Johnson said that was their goal.

Mayor Tecklenburg said the Planning Department could help get a new street address for Hariot Street.

Chairman Appel asked what the density goal was there relative to what was there now.

Ms. Shaw-Johnson said the Civic Design Center for the City did a massing study and the overall goal there was about 26 units total. She said on that particular side of the street when Ms. Gundlach and her team did the study, they were looking at two smaller units. The goal would still be to try to include or achieve the density that was outlined previously on the other side of the street, so another 24-25 based on the size of those units.

Chairman Appel asked if that was 24-25 in the entire area.

Ms. Shaw-Johnson said yes.

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

f. Please consider the following annexations:

- (i) **2919 Doncaster Drive (.40 acre) (TMS# 358-10-00-080), West Ashley, (District 10). The property is owned by Caroline Watford and Justin Clack.**
- (ii) **818 Saint Denis Drive (.25 acre) (TMS# 421-03-00-093), West Ashley, (District 9). The property is owned by Karen Jean Byrd.**
- (iii) **360 Lynwood Drive (.29 acre) (TMS# 310-12-00-076), West Ashley, (District 5). The property is owned by Karan S. Hawkins.**

Ms. Conner said the three annexations were all single-family residences in West Ashley.

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

There being no further business to discuss, the meeting was adjourned at 3:55 p.m.

Brittany Pinckney
Assistant Clerk of Council