

Committee on Real Estate

April 24, 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 Waring (arrived 3:36), Councilmember Shahid, and Councilmember Gregg

City Staff and Others: Councilmember Shealy, Mollie Conner, Rick Jerue, Mallery Scheer, Amy Wharton, Christopher Morgan, Matt Frohlich, Malena Dinwoodie, Jason Kronsberg, and Paul VanWagenen.

Chairman Appel called the meeting to order.

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

Approval of Minutes

- April 10, 2023

On a motion of Councilmember Shahid, seconded by Mayor Tecklenburg, the Committee voted unanimously to approve the minutes of the April 10, 2023, meeting.

a. An Ordinance authorizing the Mayor to accept the proposed land donation of approximately 12 acres from Kiawah Raccoon Run, LLC and Carolina Bay Property Owners Association, Inc. for the purpose of a Community Park. [Ordinance]

Mr. Frohlich said the Ordinance allowed the Mayor to accept approximately 12.01 acres for a community park space. It also tied into the 2006 Carolina Bay PUD Agreement, so it conveyed that parcel of property to the City.

Mayor Tecklenburg said when they discussed accepting the land, they were told they would be adding more houses around the perimeter of the donated land. He asked Mr. Frohlich if he had the layout of the future development that was going to occur.

Mr. Frohlich said he did not. He said it was about a 22-acre parcel that the 12 acres was being cut out of.

Mr. Morgan said he could get that for the Committee. There was going to be a row of houses directly across the street from the park and a few houses on a cul-de-sac that backed up to the park on the west. He said he thought it would be about 12 or 15 houses directly across the street.

Councilmember Shealy asked if the City was limited on what they could do with the space, and should it be a part of the Parks and Recreation Master Plan.

Mayor Tecklenburg said there was not a specific plan. It seemed like a place that would be viable for a more passive area like a nature trail. He said it should be part of the City's Park and Recreation Master Plan, but he did not think that it was included because the City did not have the property. He said there was a strip of land that went all the way to C.E. Williams School, so you could create a pedestrian connection through the woods all the way from that street into the neighborhood.

Councilmember Shealy said he thought it was McLeod Road which actually connected all the way to Savannah Hwy.

Chairman Appel asked if it would be a public park, not just available for those in Carolina Bay.

Mr. Frohlich said yes, the PUD language actually referred to it as a community park following the City's plan.

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

b. Please consider the following annexations:

- (i) **1962 Ivy Hall Road (.42 acre) (TMS# 351-03-00-057), West Ashley, (District 7). The property is owned by Leondas Cole.**
- (ii) **525 Saint Andrews Boulevard (.18 acre) (TMS# 421-03-00-112), West Ashley, (District 9). The property is owned by Stephanie O. Green.**
- (iii) **319 Wappoo Road (.46 acre) (TMS# 350-10-00-147), West Ashley, (District 5). The property is owned by Krista Tilly.**
- (iv) **2246 North Dallerton Circle (.39 acre) (TMS# 310-07-00-019), West Ashley, (District 5). The property is owned by Pauline R. Johnson.**
- (v) **2142 South Dallerton Circle (.26 acre) (TMS# 310-07-00-041), West Ashley, (District 5). The property is owned by Harold W. Owens Jr.**
- (vi) **3124 Maybank Highway (approximately 5 acres) (TMS# 313-00-00-021), Johns Island, (District 3). The property is owned by TBLB LLC.**

Ms. Conner said the first five annexations were residential properties and the last one was a commercial property.

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

There being no further business to discuss, the meeting was adjourned at 3:45 p.m.

Brittany Pinckney
Assistant Clerk of Council