

## COMMITTEE ON REAL ESTATE

September 24, 2019

A meeting of the Committee on Real Estate was held this date beginning at 3:38 p.m. at City Hall, First Floor Conference Room, 80 Broad Street.

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

### PRESENT

Chairman Moody, Councilmember White, Councilwoman Jackson, Councilmember Waring, and Mayor Tecklenburg **Also Present:** Mike Whack, Rick Jerue, Matt Frolich, Christopher Morgan, Ashley Anderson, and Bethany Whitaker, Council Secretary

The meeting was opened with an invocation provided by Councilwoman Jackson.

### Approval of Minutes

On the motion of Councilmember White, seconded by Councilmember Waring, the Committee voted unanimously to approve the minutes of the September 10, 2019 Real Estate Meeting.

**Request approval of an easement agreement under which the City will grant an easement for the right to construct, extend, replace, perpetually maintain and operate an underground electric line or lines to Dominion Energy for the Daniel Island Recreation Center at Governor's Park. (Fairbanks Drive and Fairbanks Oak Alley; TMS: 271-00-00-006)**

On the motion of Councilmember White, seconded by Councilwoman Jackson, the Committee voted unanimously to approve this item.

### Consider the following annexations:

- i. 2988 Bolton Road (TMS #: 307-10-00-037) 0.5 acre, West Ashley (District 5). The property is owned by Sandra Lynn Mixson.*
- ii. 3894 Savannah Highway and 711 & 715 Hughes Road (TMS #: 287-00-00-139; and 287-00-00-140, 142, 178) 28.85 acres, West Ashley (District 5). The property is owned by Colson Jean R Saltwater Breeze LLC.*
- iii. 333 and 335 Wappoo Road (TMS #: 350-10-00-144) 0.46 acre, West Ashley (District 5). The property is owned by Robert J. Suli.*

Chairman Moody said all of the annexations were in District 5. Councilmember Wagner had said that he didn't have a problem with any of them.

Councilwoman Jackson said she wanted to talk about the second one. That one stood out on this list. Many of the annexations were to 'fill the holes', but this one was a large piece of land. She wanted to be protective of development. She wanted to know more about the property. Mr. Morgan said that it was four parcels that made an L-shaped property. It was close to Bees Ferry Road. The property owners came to the City and asked if they could be annexation. They had been meeting with staff. From a zoning

standpoint, they would do a PUD that would have residential uses with access off of Hughes Road and then some commercial uses by Savannah Highway. They would have to meet all of the stormwater standards and they had met with staff to discuss that. Councilwoman Jackson asked if it would be that shape of a PUD since it was an odd shape or if they would join in with other landowners. Mr. Morgan said they had requirements for connectivity. The roads that were being proposed would connect in between Hughes Road and out to Savannah Highway. Councilwoman Jackson asked what the Zoning was that they would have in the County and Mr. Morgan said that it was Community Commercial which was the County's most intensive commercial designation.

Christine Wrixon stated that she lived in Northbridge Terrace. She loved that area. She had done research and had contacted SLED. There were some improprieties with what Mayor Tecklenburg and Councilmember Shahid were doing with the Revitalization Committee. They needed to be very careful in bringing in other properties and asked them to hold off on annexing anything into that area.

Councilmember White asked Mr. Morgan if he had seen the PUD and what the density would be. Mr. Morgan said they had seen some maps. It was typically in the range of 4 units per acre which was similar to the density in the County and possibly a little lower. CC in the County allowed for 8-12 units per acre. It was in line with the comprehensive plan for the area. Councilmember White asked if they had talked with the neighborhoods. Mr. Morgan said he didn't think they had yet, but would be doing that as part of the PUD process. They just wanted to move on the annexation to get the PUD through the TRC process. Councilmember White said if they gave it first reading, it would come back at Council to then zone it. Mr. Morgan said that was correct. There would be a public hearing for the zoning. Councilmember White said they needed to study what they were going to do and have discussion around that. When it came to annexations, municipality shopping gave him concern. Oftentimes, that's what happened. In one municipality there was an opportunity for a certain density that differed from the other. Given that they had the knowledge of there being a PUD there, it would be valuable to have the conversation. He didn't know the area very well and they may be able to have conversations with the neighbors.

Mayor Tecklenburg said that they had a presentation at the last meeting about the review of annexations and asked if this property went through that. Mr. Morgan said that had not happened with this one, but different departments like Stormwater and Planning had been in discussion with the owners. The owners could not get a TRC review on the PUD until they had a first reading on the annexation, so that was why they put it in front of Council. Councilmember Waring asked what the zoning was for the County. Mr. Morgan said it was commercial towards Savannah Highway, and there was R-4 near Hughes Road. Councilmember Waring asked what they contemplated going into the PUD. Mr. Morgan said the majority of the land would be single-family residential, and then some commercial near the Savannah Highway area. Councilmember Waring said he was a big fan of PUD's because they had to get everything finalized before a final reading. They had the stormwater manual being finalized. They would not have as much control of the project if it occurred in the County. He liked the idea of PUD's in the City versus higher density in the County.

Councilwoman Jackson said that if they were going to take a vote on it and not defer it, that they should have on the record the actual control factors of, if they were going to TRC once they had first reading,

then where would that put them in the stormwater permitting chain. They had that problem in the last couple of years of people having a TRC review and then go through under the existing manual. They would want new development of this size and density to go with the new manual. Mr. Morgan said it would depend when the full application went through TRC. It was his understanding that they were aware of the new codes. The project was being designed by Seamon & Whiteside and they were very involved in the stormwater review. Councilwoman Jackson stated that she didn't want this to miss the mark in terms of having to be approved for the stormwater design at the highest level of regulations.

Councilmember Waring said if they deferred it what they would be deferring it for. Chairman Moody said that he didn't want to put words in someone's mouth, but he thought that Councilwoman Jackson wanted to have the stormwater in place before it was approved. Councilmember Waring said that they may have the stormwater in place before the end of the year. Councilwoman Jackson said they could encourage staff to have something more definitive to tell them what they wanted to know to say it was a good project to annex in. Mr. Morgan said because it was a PUD, they could ask them to adhere to new standards. Councilmember White said for himself, he was interested in knowing, since they knew there was a PUD, what the density differences were. He wanted to eliminate the 'shopping' of back and forth between municipalities. At the end of the day, there was a reason why people wanted to come into the City to do PUD's and he wanted to know why. If they found it was simply that they got better services or the taxes were lower, than that was fine, but if it was something different, he would like to know what it was. Mr. Morgan said he knew the density differences. R-4 in the County was four units per acre and the CC, he believed, was 8-12 units per acre. For the PUD, they had discussed having around four units per acre.

On the motion of Councilwoman Jackson, seconded by Councilmember White, the Committee voted to defer the annexation for 3894 Savannah Highway, 711 & 715 Hughes Road. The vote was not unanimous. Councilmembers Moody and Waring voted nay.

On the motion of Councilmember Waring, seconded by Councilmember White, the Committee voted unanimously to approve the annexations for i (2988 Bolton Road) and iii (333 & 335 Wappoo Road).

Having no further business, the Committee adjourned at 4:00 p.m.

Bethany Whitaker

Council Secretary