

Wagener Terrace Neighborhood Association

February 20, 2023

Minutes

[Hybrid Meeting at 45 Moultrie St. and via Google Meet]

WTNA website address: www.wagenerterrace.org

The January meeting was called to order at 7:01 pm by President Petar Lemajic.

MINUTES: The previous month's minutes are posted on the WTNA website. Liz Bronneberg moved to approve the minutes from the January meeting as posted on the website. Treasurer Gail Thomas seconded the motion. The motion passed unanimously, and the minutes were approved.

FINANCIALS: Treasurer Thomas reported that we currently have \$9,056.91 in Checking and \$22,509.24 in Savings. We made \$822.97 from the Oyster Roast this year, not including the \$5,000 donation from Lowndes Grove. We had a lot more expenses this year. We lost a \$3,000 deposit when we had to cancel last year, but Ms. Bronneberg got \$3,000 in sponsorships this year, so that allowed us to break even in that respect.

CITY COUNCIL/POLICE/CITADEL: Councilman Gregorie and Sakran were not present. There was no CPD representation present. Colonel Cardon Crawford and Commander Jeffrey Lamberson were both present to provide a Citadel update. Col. Crawford reported that things are going well at the Citadel. This year's freshmen class is their third largest ever. The Citadel has the highest 4-year graduation rate in the state, their engineering program is ranked 21st in the country, and they have the best cybersecurity program in the state. They are currently doing over \$130 million in infrastructure work. They have a \$69 million building going up, and they are putting \$24 million into the engineering building. There will be 3 new buildings on campus, and they are upgrading one of the barracks.

Col. Crawford said they were initially planning to stop maintaining as many housing buildings, but the provost was concerned about hiring professors who would potentially be unable to find housing, so they decided to renovate the buildings they have. Cmdr. Lamberson reported that they have already renovated two of the condo units on Dunneman Avenue. They have renovated the kitchens and bathrooms, given the condos a general facelift, and built brand new carports. They have 2 families who have already moved in. They will be renovating four more of those units, and three of the five duplexes should be done by mid-fall 2023. He said that most of the houses on the south side of Dunneman belong to the Citadel, with the exception of #163, and they will be taking care of all of them. Mr. Greg Smith asked about the status of the white high-rise building. Cmdr. Lamberson said that building has 8 3-bedroom apartments and 8 2-bedroom apartments, for a total of 16 apartments, and they are very popular. The Citadel hopes to renovate them too. They think of it as transitional housing, and they give 1-2 year leases to professors when they move here to give them time to scout where they want to live. He said it needs a lot of work, and they plan to do it after they finish with the Dunneman units. He said that they are also renovating 183

Dunneman, which is the dilapidated house at the end of the street. They originally wanted to demolish it but were not allowed due to the age of the house.

Cmdr. Lamberson also reported that Capers Hall will feature a 250-seat performance-level theater where they hope to stage community events and concerts. There will also be an art gallery. The building will be done in July and be ready for use in the fall 2023 semester. The grand opening will be in September. They intend for the events to be open to the public. These events will all be indoors, so noise and loud music will not be an issue. He also reminded us that there is an opening in the Citadel fence so that we can access the Starbucks between the Chapel and Mark Clark Hall, and we can also access the Chickfila and the post office. They are planning to make the access nicer because they want people to know that they are free to enjoy the campus without entering by the guard gate. They are planning to replace all of the chain link fences with faux wrought iron fences, but it will be an ongoing process over the next couple of years.

Anna McAllister said she thinks everything looks great, but she volunteers to be on a committee to replace the Christmas wreaths on the front gate. Col. Crawford said he will make note of that. He also emphasized that they have 15% fewer employees this year, and that they can do everything with money, but it will take time to do fundraising and get needed funding. Treasurer Thomas also asked that they keep up the landscaping on the backside of the baseball field along the Hampton Park loop. Col. Crawford thanked us for having him and offered us the use of a space at the Citadel for future meetings.

LOCAL ISSUES: Bob Freeman, Project Manager with Charleston Water System, was present with Laura Clifton, with CWS Communications. Mr. Freeman said he hopes that they have addressed all of the issues people have brought up. They have used a wide variety of communications and believe they were successful getting the word out. He said they are almost finished but still have some permitting to finalize. The water main is done, but there are a couple spots with less-than-desirable asphalt near drains. President Lemajic asked whether all of the sharrows will be put back, and Mr. Freeman said that all previous roadway/street markings will be put back in the same or better condition. Ms. McAllister noted that only one half of Grove has been paved and asked if they are through with paving, and Mr. Freeman said that they are finished, as they only pave and resurface the area affected by their work. He said that the price would be too exorbitant to redo the whole street in every place where they do work. Mr. Smith asked if the water main has been 'turned on', and Mr. Freeman responded that yes, the water main has been active for awhile. The new main runs parallel to the old main, and they have activated each section as they have gone along. The old main has now been abandoned in place. Ms. Bronneberg asked whether there are any further projects planned for our neighborhood. Mr. Freeman said there is nothing planned specifically in Wagener Terrace through at least 2025, which is how far the current capital improvement plan extends. He noted that the Magnolia development will have to complete their own work and then deed it over to CWS. Mr. Freeman concluded by saying that he is only in charge of this project, so if we have any future questions or concerns, they should be directed to Ms. Clifton.

NEW BUSINESS:

1. The Lowcountry Heart Walk will take place on February 25, going from Brittlebank Park to Hagood and then around Hampton Park. The affected roads and intersections will be closed from 9-11 am.

2. Mrs. Bronneberg asked if anyone had heard about the armed robbery that happened at 6:30pm on the corner of Simons Street and Piedmont Avenue. Two teenagers had a gun and robbed a couple of their

money. There was a full police presence, and they found and arrested the perpetrators on the same day. President Lemajic said that he would reach out to Lt. Shylah Murray, the new Team 1 Patrol Commander, about coming to a future meeting.

ONGOING BUSINESS: President Lemajic informed everyone that members of the WTNA Board met with the Magnolia developers. Magnolia is a massive 140-acre area beyond the Bridge to Nowhere, bordering I-26, below the Rosemont neighborhood, which is being developed by Highlands Resources. They have a multi-year plan, with a lot of structures to be built over the next 20 years, including 4,000 residential units, 1 million square feet of office space, and 200,000 square feet of retail and restaurants. There will be condos and townhomes but no single-family homes. The highest density and retail area will be in the center, and then the height will be stepped down as it gets towards the water so that views are not impeded. There will be two main roads, Milford and Braswell, which will come all the way through the development and connect to King Street. The idea is that they will parcel sections off and sell them for development, but it will be set up as 'these are possible uses' and 'these are max heights.' There will be a dock with a kayak launch, but there will not be a marina. Because of the size of the development, they will have their own BAR. President Lemajic asked James Bishop for anything he can provide from the City regarding what has been previously approved. President Lemajic would like to bring the developers here for questions. Despite prior approval, he thinks they need to be good neighbors and keep us informed throughout the process. He would like them to come in every 6 months or so. Treasurer Thomas noted that there is no design yet. Tim Jarosch thinks we need to talk to the City too, including to Christopher Morgan, the City's Director of Planning & Sustainability. He thinks the biggest issue is egress and managing to what extent people exit onto Heriot Street. Mr. Jarosch wants to know what the City has agreed to, and he thinks we need to keep the dialogue open and the pressure on them to communicate. Treasurer Thomas said she would reach out to Councilmen Gregorie and Sakran.

COMMITTEES:

1. Yard of the Month: The YOM Committee decided to skip having a February winner because it is already so late in the month. The March winner will be 83 Hester Street.
2. Sunshine: Ms. Bronneberg posted about it on Facebook again in an effort to encourage neighbors to reach out with news. Susan Cale said she wrote a note to someone on Grove Street who had a baby, and they were touched by the gesture.
3. Zoning: Mr. Bishop said there are no zoning items but there are a few BAR items on the agenda of the February 23 meeting. The homeowners of 905 Ashley Avenue are asking to demolish most of their historic house, except for the front porch. They are also building an addition. The homeowners of 24 Gordon Street are asking to demolish the back of their house and the chimney. He said they do not specify what they are doing for new work. He thinks that request will be deferred because the BAR will want more information. He thinks both of these requests should have been presented at our meeting because they are planning to do a lot of demolition, and these will be big changes to the existing structures. Ms. Bronneberg moved to send a letter to the BAR to object to these requests due to not hearing more information from the homeowners. There was no discussion. Treasurer Thomas seconded the motion. All were in favor. Secretary Nancy Wilson said that while it is technically outside of our neighborhood, there is a zoning request for the corner of Rutledge Avenue and Courtland Avenue, just north of Rutledge Cab Company, where they are turning a single family home into a small restaurant and

are seeking a zoning variance to avoid having the required number of parking spaces. This project does not border any neighbors but may be worth keeping an eye on. President Lemajic asked Mr. Bishop to try to find out more information about this project.

4. Environment - Mr. Jarosch informed us that funding has been approved for the first design phase of the wall. It will take more than a year to do, and then they will have to decide whether they want to continue to move forward with the project.. Dale Morris, the City's Chief Resilience Officer, has invited Mr. Jarosch to be part of a water team related to flooding and sea level rise.

5. Publicity/Membership - Ms. Bronneberg said that WTNA has been nominated for Best Neighborhood of 2023 with City Paper, so if you want to vote, you can find the link on our recent WTNA social media posts, or you can go directly to City Paper and vote from there.

NEW CONCERNS:

1. Lyn Smith said that Dominion took the entire palmetto trees out at 28 Wagener. They just left stumps. Treasurer Thomas thinks we should be pushing for underground lines. Mr. Bishop said that the City is not going to bury lines but that developers are required to bury the lines by their developments, so some areas around the City will get done, but not the areas by homes. President Lemajic said that if Dominion comes to cut your trees, you may get the best results by asking for the City Arborist to be present and inquire as to whether they are going to train the tree or just chop the tree.

2. Ms. Bronneberg will reach out to the Citadel to ask about a meeting space for us. President Lemajic asked whether anyone opposes potentially changing our meeting location, and no one expressed opposition. Secretary Wilson noted that the acoustics in the church are poor, and it would be worth at least trying the Citadel to see if it is a better fit for our meetings. Mr. Bishop thinks the Citadel may have better technology and ways to stream the meeting. Others noted that the Citadel would be a closer meeting location for many people in the neighborhood.

3. Ms. McAllister said that our neighborhood has 12 trees that will be planted, and so far 7 are in the ground, and 5 more will be planted soon.

Treasurer Thomas moved to end the meeting, and Ms. Cale seconded. There was a unanimous vote to close the meeting. Meeting closed at 8:08 pm.

The next WTNA Meeting will be March 20, 2023 at 7:00 pm.

Handy Contacts:

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Lowndes Grove MOD 843-708-4314

Police Dispatch (non-emergency) 843-743-7200
Code/Livability 843-805-3226

Councilman Gregorie: 843-327-7900 (Mona Lisa), personal #: 843-819-6619

Councilman Sakran (District 3) 843-819-0507 City of Charleston Citizen Services Desk 843-724-7311

BOD: Petar Lemajic, Jarrett Nicholson, Gail Thomas, Jeanie Knowlton, Tyler Hueter, Susan Cale, Nancy Wilson, and Anna Turner