

## Wagener Terrace Neighborhood Association

November 27, 2023

### Minutes

[Virtual meeting through via Google Meet]

WTNA website address: [www.wagenerterrace.org](http://www.wagenerterrace.org)

The November meeting was called to order at 7pm by President Petar Lemajic.

**FINANCIALS:** We have \$6,070.58 in Checking. We added \$60 from membership. We also have \$22,510.94 in Savings. \$17,500 is designated for a future Oyster Roast, and we are still expecting a \$5,000 donation from Lowndes Grove. VP Jarett Nicholson will inquire about the status of the donation so it can be factored into the budget.

**MINUTES:** The previous month's minutes are posted on the WTNA website. Liz Bronneberg moved to approve the minutes from the July meeting as posted on the website. Gail Thomas seconded the motion. The motion passed unanimously, and the minutes were approved. Ms. Bronneberg reminded everyone that if you want to join as a member, you can pay via Zelle at [wtnatreasurer@gmail.com](mailto:wtnatreasurer@gmail.com).

**PRESENTATION:** Tom Philipkosky, Executive Director of the Citadel Real Estate Foundation, was present to give an update on current real estate plans for the Citadel. He said they have done a lot of work on the Wilson units along Wilson and Dunneman, and they want to develop more housing for faculty, staff, and veteran students on the vacant land on Dunneman, as The Citadel's dire need of more housing is making recruiting difficult. From 6th Avenue to the Ashley River is about 2 acres of high ground which is state land, so the Citadel would be leasing it from the state to do the development. President Lemajic will send Mr. Philipkosky and Mr. Mark Brandenburg, Citadel General Counsel, WTNA's marsh memo so they can take our wishes into consideration during development and can offer feedback about whether there is any potential for shared space, even a sidewalk or access to a water viewpoint.

The Citadel's next project is the engineering building, LeTellier Hall, on the northern end of campus. It has been there since the 1940s but was built for a fraction of the number of students they have now, so it no longer meets their needs. They will demolish the current building and build a new building, similar to what they did with Capers Hall. Mr. Philipkosky also noted that when they did the work on Capers, they found storm water drains which had been blocked off in the 1970s, so they reconnected the drains when they did the demolition, and that should improve the drainage.

Cm Gregorie brought up 6th Avenue access to the Citadel. The end of 6th Avenue is a right of way owned by the City, and 169 Dunneman has a partially deeded right of way which is owned by the Citadel's Real Estate Foundation. The intent in 1985 was to have the Citadel have the entire right of way, so the City is now trying to complete that effort. Mr. Philipkosky said they want to limit the amount of traffic through the neighborhood if the Citadel does further development on Dunneman, so this right of way will increase further pedestrian and bike access to campus.

**CITY COUNCIL:** Cm Gregorie said he joined a meeting a month ago about the status of the Longborough dock access. He thought at that point they were pretty close to a final deal but just needed another vote from the HOA. Edmund Most with City of Charleston Capital Projects said Longborough currently owns the property, so the City is asking them to sell it. The initial conversation began in 2016 after the HOA won the court case, and there was an agreement between the City and the HOA in 2019, but it expired after the City was unable to get information back from DHEC's Ocean & Coastal Resource Management (OCRM) division in time.

The current proposal is that there would be an exchange - the HOA would sign over ownership of the land to the City, and the City would pay for a T-shaped dock that will be one half public and one half private for Longborough. The City has worked with OCRM to figure out what would be allowed while falling under a non-marina classification. The current concept is a T-style dock, with the up-river section being private with a U-shape floating dock, a pier, and a floating dock with the ability of 12 boats to be able to moor. The southern side would be a public dock with a pierhead, a fishing pier, and a floating dock to launch kayaks or crab. This area would be closed at dusk like all public parks. There are still ongoing discussions about minor details like lights. The City is waiting for a final meeting with the HOA to get an agreement so that they can progress to requesting permits. The HOA was supposed to have already met, but they have not yet, so Cm Gregorie will try to push it forward because costs will just keep increasing.

Cm Gregorie also said he will look at the right of way on 9th and Gordon tomorrow and get the City Enforcement down there to address the issue of the abutting residents using the land for parking and storage.

**NEW BUSINESS:** Shelley Clark Glidewell from Clarkswell was present to seek a letter of approval for the requested demolition of a garage at 58 St. Margaret St. She previously attended a meeting to request approval for changes to the home, including demolition of historic windows, the addition of a large rear dormer, and the addition of a large porch. She said the owners ultimately decided to restore the historic steel windows and reuse them by relocating them to a different part of the house. They are still changing the front first floor windows to doors and adding the wraparound porch, but she said that the BAR was pleased with their plans. The garage they are now seeking demolition for is a concrete block, one-story garage, and it is partially burned from a fire. It is just a foot from the property line and is visible from 12th Street. It was built in 1963 with an additional area built in 1965. They plan to build a new garage that will be attached to the first floor of the house and will not be on the same footprint. They are moving farther from the property line, from 1 foot to 5 feet, at the request of the City, so that there will be better drainage on the lot. The new structure will be a garage with a 2nd floor space with a small bathroom. It will not be a full unit with a kitchen. One neighbor noted that the house is getting much larger, with the dormer addition and additional garage building, but Ms. Glidewell noted that the allowed lot coverage is 50% and they are now at 44%. Neighbors were concerned about the vague plan for the new garage and felt uncomfortable about agreeing to the demolition without a clear idea of what the new owners want to do. Ms. Glidewell agreed to return at a future meeting to provide more information.

**LOCAL ISSUES:** The 14th Annual Charleston Half Marathon will be taking place the morning of Saturday, January 20th and will feature a 2-ish mile section in WT. Both the Half Marathon and 5K runners will be coming through between the hours of 7am and about 8:30am. The races start at Burke High School, with the wheelchair race starting at 6:55am, the half marathon starting at 7am, and the 5K starting at 8am. There will be gaps within that 90-minute window with less congestion in the streets from runners since there are two different race distances. The half marathon runners will go all the way up towards Bright City Church, whereas the 5K runners will not go north of Grove St. The route is Hampton Park to 10th Avenue, right on Gordon, left on 12th and then straight ahead

on Piedmont, U-turn onto Hester at Bright City Church, right on Alberta, left on 10th, right on Grove, left on 5th, left on Dunneman, and then right on 10th back to the park. Residents are encouraged to come outside to cheer on runners as they go by.

Course monitors, race staff, and the CPD will be at various intersections to aid any vehicular traffic and help guide runners. The race organization is asking as many residents as possible to avoid street parking on the course route to help protect runner safety. They have partnered with Junk King to pick up all race-related trash, including discarded clothing and the water cups from the aid station that will be positioned at the corner of 5th and Grove. If you would like to run in the race, you can register for either the 5K or half marathon using the discount code **WTNA** to receive 20% off the registration price.

## **COMMITTEES**

1. Yard of the Month – Congratulations to our November Yard of the Month, Susan and Steve Hoffius at 122 Peachtree Street! And Congratulations to our December Yard of the Month, Amanda and Paul Gurski at 959 Ashley Avenue!
2. Sunshine – Nothing to report.
3. Publicity/Membership – Nothing to report.
4. Zoning – President Lemajic said that going forward we are going to object to everything that is not presented to the neighborhood. Pennye Ashby, the City's Senior Zoning Planner, said if we are going to do that then we need to have clear guidelines and instructions on the website about what we are looking for and how people should reach out. James Bishop wrote up some ideas, and President Lemajic is going to review them and post them out on the website.

Ms. Thomas moved to close the meeting, Ms. Bronneberg seconded. Meeting closed at 8:37pm.

There is no WTNA meeting in December. **The next WTNA meeting will be January 15, 2023 at 7:00pm.**

### **Handy Contacts:**

Wagenerterrace@wagenerterrace.org

Police Dispatch (non-emergency) 843-743-7200

Lowndes Grove MOD 843-708-4314

Code/Livability 843-805-3226

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

City of Charleston Citizen Services Desk 843-724-7311

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