

February 20, 2024

Redevelopment Commission Meeting Minutes

Meeting came to order at 4:32pm.

All members present.

An amendment offered regarding 8-10 year time from in the minutes. They were edited. Motion to approve the amended minutes passed unanimously.

Review of priorities

A and B - No headway has been made with any flags at the Piggly Wiggly shopping center. Have had some due diligence inquiries on the parcels adjacent to the shopping center and on the Beaufort River. They could be convinced to pursue redevelopment, but not actively marketing the property.

There seems to be a lack of interest in projects since passage of the tree ordinance. Question regarding how townhomes are taxed, whether commercial or residential.

How is the tree ordinance impacting development? It is seemingly discouraging all sorts of development, whether it be commercial or residential.

Could an easing of the tree ordinance expedite the redevelopment process?

They have a fully engineered site development plan. They have submitted to BJWSA and state agencies for review.

There are close to 300 units on their site plan as proposed. It is a max yield project. We will stay involved in the process as it moves forward.

C - Edinburgh Square - no updates on this property. Will need to reach out to the owners to discuss. Interest rates may be impacting decision.

Economic Development Corporation will hopefully attend next weekend.

How can we incentivize development? Potentially front-end load fees to help with assistance.

D - Rotunda still involved here. They are the owners of record and have made no headway. Tree ordinance still an issue.

E - Town presenting a conceptual master plan to the board and advocating the capital planning efforts. The Town is pushing sewer on Ribaut and filling the gaps downtown.

Miscellaneous

Have owners of Sea Island Apartments in to discuss the property and the long-range planning. Property is under contract for sale at the next meeting. Plans will be circulated for review.

Goals - Keown is wondering if the incentives being approved is the real goal, with locations are the projects. Then incentives could be applied to the individual projects. What about rehab/empty building projects and the incentives for them? Will revisit the empty building incentive program. Should we pushing that?

What is the inventory of empty buildings? How can we advocate for those folks?

Metro Planning Commission has been selected. Will meet the third week of March. There will be an organizational meeting prior to the first meeting. One of the first issues will be the overlay district recommended by the Redevelopment Commission.

With nothing else, meeting adjourned at 5:15pm.