

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 16, 2026

Agenda Item: 6C	Prepared by: Chris Noury, City Attorney
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: March 11, 2026
Subject: Regarding the Development Agreement for Champions Boulevard Commercial project	Division: Legal

NOTE:

Staff requests a postponement to allow additional time for requested revisions to the document.

Background:

The principal provisions of the proposed Development Agreement for Champions Boulevard Commercial are summarized as follows:

Term:

The initial term of the Development Agreement shall be five (5) years. The Agreement shall automatically renew for one additional five (5) year term upon expiration of the initial term, provided the Developer is not in default.

Exterior Partial Perimeter Wall:

The Developer shall construct a partial perimeter masonry wall not less than eight (8) feet in height along the property boundary adjacent to the Park Ridge Horizontal Property Regime (“Park Ridge”) and the Park Pointe subdivision. The wall is intended to provide privacy and serve as a barrier between the Project and Park Ridge and Park Pointe.

In addition, the Developer shall install landscaping materials—consisting of canopy trees, shrubs, and ornamental grasses—with a minimum depth of twenty-five (25) feet on the *Project side of the wall*. This landscaping buffer is intended to eliminate the need for maintenance access and personnel along the rear of the residences located in Park Ridge and Park Pointe.

Pedestrian Connection to Park Ridge and/or Park Pointe:

If Park Ridge or Park Pointe provides written notice to the Developer within sixty (60) days following final approval of the Agreement that either or both neighborhoods desire a pedestrian connection through the perimeter wall to the subject property, the Developer shall commence construction of the perimeter wall on or before the date the first building permit is issued. The wall shall be constructed to accommodate installation of not more than two (2) pedestrian gates for each neighborhood, or alternatively, one (1) shared access point for use by both neighborhoods, at the option of Park Ridge and Park Pointe.

The respective neighborhood(s) shall be responsible for the installation, maintenance, and operation of any gate(s), including coded access systems utilizing cards, fobs, key-pad entry, or traditional keyed access.

Off-Site Road Improvements:

Subject to approval by the South Carolina Department of Transportation, the Developer shall undertake improvements to Robert Edge Parkway, including construction of two (2) separate right-in, right-out entrances with associated acceleration and deceleration lanes.

The Developer shall also complete improvements to Champions Boulevard, consisting of one (1) full-access entrance and three (3) right-in, right-out entrance lanes, together with the associated acceleration and deceleration lanes.

Limitations on Uses within the Highway Commercial District:

Notwithstanding that the subject property is zoned Highway Commercial (HC), the Developer agrees to prohibit the following uses on the subject property: Adult entertainment establishments, cemeteries, funeral homes, and crematoriums.

Recommended Action:

Postpone the proposed Development Agreement on second reading

Reviewed by Department Head

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By _____ 2nd By _____ To _____