

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers at 1238-B Camp Road, James Island, SC on Thursday, May 17, 2018. The following members of Council were present: Leonard Blank, Mayor Pro-tem, Garrett Milliken, Darren “Troy” Mullinax, Joshua P. Stokes, and Mayor Bill Woolsey, presided. Also, Ashley Kellahan, Town Administrator, Bonum S. Wilson, Town Attorney, Merrell Roe, Finance Director, Mark Johnson, Public Works Director, Deputy Herman Martin (for Sgt. Shawn James) Island Sheriff’s Patrol, and Frances Simmons, Town Clerk. A quorum was present to conduct business.

Opening Exercises: Mayor Woolsey called the meeting to order. He led Council in prayer and followed with the Pledge of Allegiance. FOIA: This meeting was published and posted in accordance with Freedom of Information Act and the requirements of the Town of James Island.

Public Hearing:

Ordinance #2018-04: Proposed Change to the Town of James Island Zoning and Land Development Regulations, including a change adding a development standard to require installation of a multi-use path in the Folly Road Overlay Zoning District.

Katie Zimmerman, Executive Director, Charleston Moves, spoke in support of the proposed ordinance. Commented that it is great for new and redevelopments to contribute to safe and active ways for people to get around by using multi-paths. Charleston Moves fully supports multi-use paths as the best ways for people riding bikes or walking to commute safely.

Ordinance #2018-05: Proposed Zoning Map Amendment (rezoning) on property located at 813 Jordan Street from Low-density Suburban (RSL) District to General Office (OG) District for Parking Lot.

Robert Westfall, 818 Jordan St., spoke in opposition. He and his wife lives two blocks from the proposed parking lot and he wants the neighborhood to remain residential. Changing it would open the door to other development. Mr. Westfall said he has worked in the bar industry and know from experience that a late night business would impact the neighborhood negatively. He would like to talk to someone about speed bumps because traffic is bad.

Carol Tempel, 758 Sprague St., Congratulated the Town and City’s efforts on the Camp/Folly Rd. intersection. Thanked Council for its decision on the carwash but feel the neighborhood, all of a sudden, is dealing with a lot of issues. As a resident of Bayfront since 1989, she is here to defend and advocate for the neighborhood. Bayfront houses Dock Street Park. They are glad to host the park; it brings extra traffic but it has not been a real problem. An entrance to a bar/grill from Jordan St. is problematic for the neighborhood. Jordan St. consumes traffic because it parallels Folly Rd. and people cut through to get to the next neighborhood. Speed bumps and sidewalks would be good. The idea of additional traffic is not in the best interest of the neighborhood because many children ride bikes and people walk and jog. Bojangles and Dunkin Donuts fronts Jordan St. but they do not have an entrance to Jordan St. and this would be a new situation for the neighborhood. Just because land has not been developed does not mean it should be opened to a neighborhood for more businesses that are commercial and entrances. If an entrance is established for this business from Jordan St., it opens it to the rest of the land that is there.

Linda Wilson, 1616 Patterson Ave., resident since 1985 spoke in opposition. She commented about an incident that occurred on her way to the meeting and could see this happening in a parking lot at night. Commented that children ride bikes and people walk in the neighborhood and traffic. Expressed the need for speed bumps.

Lisa Petruncio, 1550 Kemper Ave., lives behind the proposed parking lot and opposes the rezoning. The neighborhood is very active with people walking, jogging, and children riding bikes on Kemper and Jordan.

There are no sidewalks and the area is not well lit. She has concerns that patrons could be inebriated when they leave the bar.

Kyle Wiegard, 781 Jordan Street, lives adjacent to the property. He and his wife has a two-year old son and he opposes the rezoning for reasons previously stated. He does not want a bar on an already busy street and have to deal with patrons going through and possibly causing damage to his or other people's property. He is against changing the neighborhood from residential. Keep commercial businesses on Folly Rd, not on Jordan St.

Stan Wainwright, 822 Bermuda St., spoke in opposition stating that the rezoning would cause urban "creep". He said the owners also own two pieces of property to the north. If the parking lot were allowed, what would be built on the other properties?

Barbara Corbin, 1549 Kemper Ave., spoke in opposition. She see the property from her front door and is very concerned about it being a parking lot. One thing she admires about the neighborhood is it is one of the last remaining affordable neighborhoods on James Island. She also commented about the number of children that ride bikes and those that walk or jog. She does not want a bar where there are children in a neighborhood.

Logan Pate, 1611 Patterson Ave., opposes the zoning because of traffic, speeding and the many children in the neighborhood. The roads cannot sustain additional traffic and people leaving a bar at 2 a.m. is not a good idea.

Penni Green, 1514 Kemper Ave., said a neighborhood pub is great; the Charleston Sports Pub and one in Mt. Pleasant is friendly and has great food. However, she shares the concerns that everyone has. She asked if people would be able to enter and exit from Jordan St., because Jordan is already the de facto access road to Folly. There is also a need for speed bumps and sidewalks. The neighborhood is very active and something has to be done if the rezoning moves forward. She said two doors up are the other properties. What could be built on them? Would a precedence be set if the request is approved?

Julian Hill, 1535 Kemper Ave., said he submitted a letter of support but has since learned more about the request and retracts his support. His reason for opposing is based on the comments made by others. This would be a huge detriment to the neighborhood.

Jesse O'Shea, 1545 Patterson Ave., he and his wife moved to Bayfront a few years ago because it was an older established neighborhood but over the last few years, it is quickly changing. Jordan is a frontage road and there are no sidewalks or speed bumps. They are the last neighborhood that do not have speed bumps. Centerville and Rivers Point Row has them but Bayfront has been left out and there is a lot of traffic through the neighborhood. The parking lot brings concerns for his family because of evening traffic into the wee hours of the morning. He asked Council to consider an alternative to divert traffic from Jordan St. rather than bringing a parking lot to draw more people to it.

Glen Joyner, 1450 Short St., spoke in opposition. Before BI-LO and Rivers Point were established, the neighborhood was promised there would not be a connection through the neighborhood. Over time, a service road was put in, and now there is a connection with increased traffic. He see this parking lot as another problem and is not good for the neighborhood.

Joe Walters, he and his brother Dave own property at 813 Jordan St., and 792 Folly Rd. He thanked Council for listening to the people because it makes James Island a great place to live. Mr. Walters said there is a growing business community on Folly Rd. and individuals will park at those businesses. He compared what they want to do, similar to the Town's parking lot that services Gillies, Roadside, and Blues Cajun Café.

These restaurants serve alcohol and there are no known problems. Sermets' parking lot empties into Bayfront; they serve alcohol, and there are no known problems. He said he and his brother had the lot on 813 Jordan St. cleared because of illicit activity and it is now patrolled by the Sheriffs' Office. After clearing the lot, the people in the community began to use it. After the pub opens, people will park there and he and his brother are trying to have the property conform for what will be there.

Public Comment:

Morgan Wiegard, 781 Jordan St., echoed the comments made by others regarding the proposed parking lot. She said if you have a parking lot with cars coming in and going out, a fence should be put up to prevent patrons and people from using the road as access.

Jackie Todd, 3413 Hamlett Ct., Republican candidate for Charleston County Council, District #8 solicited support in the June 12 election. Her District runs from Riverland Drive to the Stono. Her platform is lower taxes, smart growth, and quality of life.

Michael Boulet solicited support in the June 12 election for Jenny Costa Honeycutt. Ms. Honeycutt is a Republican candidate for Charleston County Council District #9. Her platform is safe roads, smart growth, and sound leadership.

Consent Agenda:

- a. Minutes: April 19, 2018 Regular Town Council Meeting
- b. National Public Works Week, May 21-27 Proclamation

Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax and passed unanimously.

Information Reports:

Finance Report: The written report was reviewed by Finance Director, Merrell Roe and accepted as information.

Administrator Report: The written report was reviewed by Town Administrator, Ashley Kellahan and accepted as information.

Public Works Report: The written report was reviewed by Public Works Director, Mark Johnson and accepted as information.

Island Sheriffs' Patrol Report: Deputy Herman Martin substituted for Sgt. James provided the monthly crime statistics and Island Sheriffs' Patrol report.

Request for Approval:

Request to change July Town Council Meeting to July 12: Mrs. Kellahan requested approval to change the July meeting to the 12th due to the Annual Municipal Association meeting. Motion in favor was made by Councilman Stokes, seconded by Councilman Milliken and passed unanimously.

New Town Hall Phone Vendor Quote Approval: Mrs. Kellahan requested approval of a quote from Teleco phone service for the New Town Hall. The quote of \$15,635 includes a new phone/conference system and training. Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax and passed unanimously.

Harbor Woods Traffic Calming Bid Approval: Mrs. Kellahan reported receiving two bids and requested approval for Asphalt Concepts; add alternate #1 and deduct alternate #2 for a total bid price of \$54,137. Motion in favor was made by Councilman Blank, seconded by Councilman Stokes and passed unanimously.

Conceptual Plan for Folly Rd. Bike Improvements: Mrs. Kellahan requested approval of Stantec's proposal for the Folly Road Bike Lane Improvement. Concept plans will be developed to improve the existing bike lanes along Folly Road from Ellis Creek Bridge to George Griffith Blvd. for \$13,400. Motion in favor was made by Councilman Stokes, seconded by Councilman Milliken and passed unanimously.

Committee Reports:

Land Use Committee: Councilman Blank spoke regarding the proposed parking lot at 813 Jordan St. explaining the number of uses in an Office General zoning (i.e., restaurant or bar). He is sure that the owners have good intentions; however, should they sell the property a number of other businesses could go there, not only a parking lot.

Environment and Beautification Committee: Councilman Milliken reported a successful Adopt-a-Highway trash pickup. Forty citizens volunteered their service and collected 60 bags of trash. Special thanks to Boy Scout Troops #44, 46, and James Island Exchange Club for their efforts. A gorilla trash pickup will be held on Saturday, June 2, 9-11 a.m. Volunteers are needed for Helping Hands. Helping Hands is a committee that services people's yards that are unable to do it themselves. Please contact Councilman Milliken or Mary Beth Berry (843) 425-6473. The new Chair for James Island Pride is Henrietta Martin, Amy Ball, Secretary, Deanne Grayson, Adopt-a-Highway Chair, and Mary Beth Berry, remains Chair of Helping Hands. James Island Arts will host a collection of poetry on empathy at the James Island Senior Center, Friday, June 1, 1:30-2:30 p.m. \$5.00 donation.

Children's Commission: Councilman Stokes announced no Children's Commission meeting in June.

Public Safety Committee: Councilman Mullinax requested the appointment of the following persons to the Neighborhood Council: Leigh Ohlandt, (Oceanview), Katherine Gould, (Clear View), and Amy Fabri (Stiles Point). Councilman Stokes seconded and the appointments passed unanimously. The Neighborhood Council will meet Thursday, May 24, 7 p.m. Councilman Mullinax announced Meredith Poston had surgery and is doing well.

History Commission: Mrs. Kellahan reported that the History Commission is close to finalizing the draft of historic sites on James Island. Brockington Associates will attend the June meeting with updates on the narrative and cost for the design.

Rethink Folly Road: No report.

Resolutions:

Resolution #2018-06: Island Sheriffs' Patrol Deputy of the First Quarter: Mayor Woolsey recognized and congratulated Deputy Herman Martin and read the Resolution honoring him as Deputy of the First Quarter 2018.

Ordinances up for Second/Final Reading:

Ordinance #2018-01: An Ordinance Adopting the Fiscal Year 2018-2019 Budget for the Town of James Island: Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax.

Councilman Milliken asked the status of the Pocket Park (Camp Rd) and its allocation in the budget. Mayor Woolsey explained that the County has contacted the Town about making an offer, which is being considered. Mayor Woolsey said any agreement to purchase the property would come before Council for approval. 2018-2019 Annual Budget passed unanimously.

Ordinance #2018-02: An Ordinance to Amend the Town of James Island Zoning and Land Development Regulations: Motion in favor was made by Councilman Blank, seconded by Councilman Milliken and passed unanimously:

- a. §153.110 Use Table (remove Special Exception requirement from Veterinary Services in RSL (Residential Low Density) District to disallow use:
- b. §Section 153,041,042, and 043: General edit voting requirements to majority of members present and voting:
- c. §153.110 Use Table (add conditional requirements to allow Stables in RSL District with a minimum lot size:
- d. §153.110 Use Table (add conditional requirements to allow Food Sales in OG (Office General) with a maximum floor area:

Ordinance #2018-03: To Amend Ordinance #2012-10, Chapter 91 Concerning Weeds, Rank Vegetation and Solid Waste: Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax and passed unanimously.

Ordinances up for First Reading:

Ordinance #2018-04: Proposed Change to the Town of James Island Zoning and Land Development Regulations including a change adding a development standard to require installation of a multi-use path in the Folly Road Overlay Zoning District: Motion in favor was made by Councilman Milliken, seconded by Councilman Stokes.

Mayor Woolsey proposed an amendment to the language of the Ordinance for clarification. The current language read: ROW buffers can be reduced to accommodate the path if space is limited. The amendment would be changed to add the word **Required** before ROW and would read: **Required ROW buffer plantings can be reduced to accommodate the path if space is limited.** Mayor Woolsey moved to amend, Councilman Blank seconded. There was no discussion and the amendment passed unanimously. Main Motion passed unanimously with the amended language.

Ordinance #2018-05: Proposed Zoning Map Amendment (rezoning) on property located at 813 Jordan St. from Low-Density Suburban (RSL) District to OG (General Office) District for a Parking Lot: No motion came forth. Ordinance failed.

New Business: None.

Executive Session: Not Needed.

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:50 p.m.

Respectfully submitted:
Frances Simmons
Town Clerk