

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC on Thursday, April 19, 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, Sergeant 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, led Council in prayer and followed with the Pledge of Allegiance. FOIA: This meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

Public Hearing: Ordinance #2018-01, Proposed Fiscal Year 2018-2019 Town of James Island Annual Budget: No one signed in to speak.

Public Hearing: Ordinance #2018-02: Amending the Town of James Island Zoning and Land Development Regulations Ordinance, Sections 153.210; 153.110; and 153.041-043:

Amy Fabri, Stiles Drive: Ms. Fabri spoke in agreement to remove the special exception requirement from the Use Table in Section §153.110 for Veterinary Services in RSL.

Ms. Fabri spoke in opposition to add a clause in the ZLDR for emergency veterinary treatment in a home. She said the definition of home occupations, §153.210 (4) states, “Animal care or boarding, including animal hospitals, stables, and other type facilities are not allowed as home occupations”. What is being done with these two amendments is removing a special exception to disallow animal hospitals as a home occupation in a residential neighborhood; but adds that emergency veterinary care can be done as a home occupation. She does not believe the addition of emergency care in the ZLDR meets the purpose and intent under the Town Ordinances. The Town is amending the ZLDR for the addition of a disallowed use added to home occupations that does not meet criteria. Ms. Fabri gave an example of a child being stung by a bee or bitten by a dog and a pediatrician lives next door - - you would go next door to the pediatrician, not consult the ZLDR to see if you are allowed to do it. This also applies to veterinarians. If your dog gets a laceration on a Saturday afternoon and you do not want to spend \$1,000 at the emergency clinic, or if you are a client of that vet, there is no reason why you cannot call them and go to their house, have them come to your house, or meet at their office. She see no reason why our codes need to be amended to allow that.

Tom Rogers, 938 Stiles Drive: commented on emergency veterinary care. He feels we do not need more regulations. If something is an emergency, people will help. The term emergency is subjective and it could mean anything, especially when it comes to a person’s animal. “Emergency” needs to be defined.

Public Hearing closed at 7:06 p.m.

Public Comments:

Alan Laughlin, 847 Darwin, invited Mayor, Council and Staff to attend the 12th Annual Hurricane Expo at Lowe’s, 770 Daniel Ellis Drive, James Island, Saturday, May 5, 9-1 p.m., sponsored by the James Island/Folly Beach Emergency Response Team (CERT). Hurricane season begins June 1.

Will Turner, 695 Port Circle, is a 2015 Citadel graduate and local artist. Mr. Turner addressed Council about a proposal for the Subway property. He said this could be an opportunity to beautify that corner with a display of art until a decision is made about the property. This would also bring the community together though local art. Mr. Turner said he is willing to do this for little to nothing. Perhaps asking the Town to pay for paint to cover the building. Mr. Turner is open to ideas and can be reached at (843) 345-6325 or email: williamturner@citadel.edu.

Rose Ann Boxx, 964 Stillwater Place, thanked the County Sheriffs for helping to resolve the parking situation on Harbor Woods, (Grand Concourse and in front of the school); now people are parking on Foxcroft. Ms. Boxx also addressed the high grass/weeds at Camp @.Fort Johnson causing drivers to pull into the middle of the street to see oncoming traffic and asked Council to do something about this.

Louise Cannon, 762 Fort Johnson Rd., commented that amending the ordinance for emergency care leaves too much open for interpretation. She defined emergency as “immediate risk to health/life and property” and does not see where there would be that many life or death situations in front of a home. If someone were having a heart attack they would not run around the corner, they would dial 911. If you have time to call a vet that lives in your neighborhood; you have time to call your vet. If this change passes Council needs to define emergency otherwise it opens the door to commercial businesses in residential neighborhoods.

Consent Agenda:

- a. Minutes of March 15, 2018 Regular Town Council Meeting
- b. April Fair Housing Proclamation
- c. April Child Abuse Prevention Month

Motion in favor was by Councilman Stokes, seconded by Councilman Milliken. Passed unanimously.

Information Reports:

Finance Report: Written report provided by Finance Director Merrell Roe and accepted as information.

Administrator Report: Written report provided by Town Administrator, Ashley Kellahan and accepted as information. Mrs. Kellahan added the statewide business license legislation would not be filed.

Public Works Report: Written report provided by Public Works Director, Mark Johnson and accepted as information. Mayor Woolsey asked Mr. Johnson to follow-up on the request at Camp/Fort Johnson.

Island Sheriffs’ Patrol Report: Sergeant James complimented Council on the Camp/Folly intersection. He gave a brief update on the parking situation at Grand Concourse and will soon work on Foxcroft. Neighborhood signage will be introduced at the May Neighborhood Council meeting. Sergeant James answered a question from Councilman Milliken about the relationship between County and City Police. Councilman Milliken and Mayor Woolsey suggested this as an agenda item for the next James Island Intergovernmental Council meeting. Sergeant James presented the monthly crime statistics and Island Sheriffs’ Patrol reports.

Requests for Approval:

Greenhill Drainage Improvements - Stantec Engineering: Mrs. Kellahan reported that Primacq Group, the right-of-way (ROW) acquisition firm is working to secure the drainage easements in the Honey Hill/Greenhill community. She said detailed drawings are needed to present to the homeowners for the continuation of this process. Cost: \$43,800. Motion in favor by Councilman Milliken, seconded by Councilman Stokes. No discussion. Passed unanimously.

Committee Reports:

Land Use Committee: Councilman Blank announced that the Special Exception for the carwash heard before the Board of Zoning Appeals on April 17 was denied.

Environment and Beautification Committee: Councilman Milliken announced James Island Pride’s adopt-a-highway litter pickup Saturday, May 5 at 9:00 a.m. He encouraged Boy Scout Troops that need service

hours to volunteer. The March 17 Helping Hands yard cleanup took care of six (6) citizens' yards. Thank you to Troop #44, Ark Johnson, Stan Kozokowski, and Fred Jainchill. Citizens and community groups interested in helping should contact Chairwoman Mary Beth Berry, 843- 425-6473, or Councilman Milliken.

Children's' Commission: Councilman Stokes announced that no meeting was held this month. He gave a brief update on the Annual Easter Egg Roll and thanked Council and staff for their support. Great comments were received from the community.

Public Safety Committee: Councilman Mullinax announced the Neighborhood Council meeting on Thursday, April 26 at 7:00 p.m. Councilman Mullinax moved to nominate Alexandra Purro to the Neighborhood Council to represent McCall's Corner; Councilman Stokes seconded. Passed unanimously.

History Commission: Mayor Woolsey announced that Brockington Associates continues to work on the James Island History booklet. More information forthcoming.

Rethink Folly Road Committee Report: Mayor Woolsey reported that the Pocket Park was endorsed unanimously by Rethink Folly Road Committee but it is up in the air at this point. The Town will have an appraisal done separate from the County. The Rethink Folly Road Steering Committee will meet Wednesday, April 25 at 3:30 p.m.

Resolutions

Resolution #2018-05: Support of 2019 Charleston County Transportation (CTC) Funds for Dills Bluff Boardwalk: Mrs. Kellahan reported that the Town would apply for \$140,000 from the CTC Allocation Program for Phase II Dills Bluff Boardwalk. The Town will commit to funding a 50% match for \$140,000 from its Capital Improvement Budget. Motion in favor made by Councilman Stokes, seconded by Councilman Milliken. No discussion. Passed unanimously.

Ordinances up for Second Reading: None.

Ordinances up for First Reading:

Ordinance #2018-01: An Ordinance Adopting the Fiscal Year 2018-2019 Budget for the Town of James Island: Motion in favor made by Councilman Stokes, seconded by Councilman Mullinax. No discussion. Passed unanimously.

Ordinance #2018-02: An Ordinance to Amend the Town of James Island Zoning and Land Development Regulations: Mayor Woolsey requested without objection to take each item of the ordinance separately.

- a. §153.210 Home Occupations (4) Animal Care or Boarding (adding a clause to allow emergency treatment in home): No motion came forth. Failed.
- b. §153.110 Use Table (remove Special Exception requirement from Veterinary Services in RSL (Residential Low Density) District to Disallow Use): Motion in favor made by Councilman Stokes, seconded by Councilman Milliken. No discussion. Passed unanimously.
- c. §Section 153.041, 042 and 043 General edit voting requirements to majority of members present and voting: Motion in favor by Councilman Blank, seconded by Councilman Stokes. Councilman Milliken asked what the current rule is for quorum for Commissions. Councilman Blank answered a majority, the same as Town Council. After discussion, motion passed unanimously.

- d. §153.110 Use Table (add conditional requirements to allow Stables in RSL District with a minimum lot size): Motion in favor by Councilman Blank, seconded by Mayor Woolsey. Councilman Milliken said he has concerns; but is not opposed to the change. He said if you have a stable and agreement with an adjacent property owner for pastureland that is adequate to exercise horses for them to have a good life, and suddenly access to that land is lost, there is no remedy. He is concerned about the animals not having adequate space to exercise and resources for graze. He said the way the amendment is written says granting access onto other lands and he is uncertain that we can always guarantee that. Councilman Stokes said there are two separate clauses: having five (5) acres for a stable, and the riding areas and trails shall be limited to the subject parcel so five (5) would be required to allow for that. Councilman Milliken said if you have five (5) good acres there is not a problem; however; if you have five (5) acres and a four (4) acre pond, that is a problem. He said the quality of the space has to be considered for the welfare of the animal. He is sure that no one that has horses would put a stable there, but we should have provisions for the welfare of the animals. Mayor Woolsey said currently almost all of James Island, including the bits and pieces that remains rural are zoned single-family residence. He said our ordinances are written as if every part of James Island was divided into 1/3 acre lots and there are parts of James Island that are not. He believes in those remaining areas with large parcels that we should allow people to have horses, rather than our current regulation grandfathering them in. He said it is not appropriate for us to regulate or pretend that every part of James Island is small. He is concerned with the welfare of the animals but is unsure that allowing horses in our zoning regulations is the best way to deal with it, and is unsure how we would amend it. Councilman Milliken said he did not have a suggestion but concern for the animals. Councilman Blank moved for an amendment for five (5) acres of high land; Councilman Milliken seconded. There was no discussion on the amendment and it passed unanimously. Mayor Woolsey called for the vote on the main motion (d) and it passed unanimously.
- e. §152.110 Use Table (add conditional requirements to allow Food Sales in OG (Office General) with a maximum floor area): Motion in favor was made by Councilman Milliken, seconded by Councilman Blank, No discussion. Passed unanimously.

Ordinance #2018-03: To Amend Ordinance #2012-10, Chapter 91 Concerning Weeds, Rank Vegetation and Solid Waste: Mayor Woolsey said this ordinance relates to adding a violation for dumping sewage and wastewater onto property. Motion in favor made by Councilman Blank, seconded by Councilman Stokes. Councilman Blank said he was surprised there were no laws against this and this ordinance is needed. Passed unanimously.

Adjourn: There being no further business to come before the body, the meeting adjourned at 7:43 p.m.

Respectfully submitted:
Frances Simmons
Town Clerk