

The Town of James Island held its regularly scheduled meeting on Thursday, May 18, 2023 at 7:01 p.m. in person at the Town Hall, 1122 Dills Bluff Rd., James Island, SC. This meeting was also live streamed on the Town's You-Tube Channel.

The following members of Council were present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey, who presided. Also, Niki Grimball, Town Administrator, Merrell Roe, Finance Director, Mark Johnson, Public Works Director, Brandon Reeser (for Bonum Wilson, Town Attorney); Flannery Wood, Planner II, Lt. Shawn James, Island Sheriff's Patrol, Sam Snider, MPI Intern, and Frances Simmons, Town Clerk. A quorum was present to conduct business. This meeting was held in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island. Notification provided to the public.

Opening Exercises: Mayor Woolsey called the meeting to order at 7:01 p.m. Councilman Mullinax opened in prayer and followed with the Pledge of Allegiance.

Public Hearing on Ordinance #2023-04: Proposed Amendment Changes to Accessory Structure, Driveway Setbacks, and Changes to Merge Bed & Breakfasts Terms with Short-Term Rentals Terms to further define/clarify regulations:

Chris Benson: Mr. Benson spoke to Council that he appeared before them last year in June about his investment properties on Nabors Drive. He mentioned having a timeline that he wanted Council to be aware of. Mr. Benson said his properties are short-term rentals; he does not live in them and does not serve food in them. They are investment properties. He was told by the Town that he is not allowed to do this because of the Air BnB law. Mr. Benson said he took the Town to Court and was fined. After he spoke to the Council in June he was issued a ticket for \$1,000. He told the Town that he wasn't going to pay it; they weren't going to see a dime of his money. He stated that he was extremely hot on this issue. Mr. Benson said he has worked very hard for these properties and he expects to get a return on them and this was not appreciated. Because the last time he checked, we lived in America and should be allowed to max the return on his investments. Renting real estate is a legal activity and for the Town to get involved in the terms and conditions of how he rents his property is beyond his ability to understand. He took the Town to court and won; the judge agreed with him. He said there have been complaints about noise from short-term rentals but he has not seen any police reports about that. He would like to see market studies, feasibility studies, or any study that says short-term rentals are the main source of noise violations but has not seen them. He and his lawyer requested the information but there have been no response. Mr. Benson said there are many benefits to short-term rentals and he would be happy to give the Town 7.5% of the revenue from his properties to the tune of almost \$10,000/yr. He is one investor talking. There are many short-term rental owners that aren't renting their properties because of the heading on the Town's website "*no short-term rentals allowed*" so they don't investigate or push it. He pushed it and it cost him a ton of money in legal fees, a lot more than the \$1,000 fine which he could've paid. He said after he won, the Town had the nerve to go to his tenants and asked for copies of their leases. What is this! *The Gestapo*. You don't go to his tenants, you come to him. He made this clear and has an email exchange with the Town to reflect this. The Town says the complaint is under investigation but he has not seen any complaints.

(The Town Administrator called time). Mr. Benson summed up by saying there are lots of benefits for short-term rentals and the Town could use his revenue to build sidewalks, better drainage, or bike paths. There are lots of opportunities for short-term rentals and the revenue it generates. He would appreciate the Town considering that.

Dylan Silivant, Clearview: Mr. Silivant told the Council that he was born and raised on James Island and just purchased his first home here. He purchased a house in Clearview that has an accessory dwelling unit (ADU). He said the only requirement not met for the ADU is the acreage, shy of having 2/3 acres to get short-term rental permits. He came to the meeting tonight not knowing what to expect since this is his first meeting but he would like to know "*what hoops to jump through*" to get a short-term rental permit. They would take responsibility for any noise ordinances and get approvals from the neighborhood. He has dealt with the Town somewhat, but one of his biggest problem is the ADU built in the 80's, and the people who built it with the bed and bathroom are no longer around to admit to doing this when the Town permitted the structure as legal. There are no records past

2010 that the Town or County has and he is trying to find old records that don't exist in the system. He is looking for directions on what to do next.

Caitlyn Ong, 1027 Grand Concourse: Ms. Ong resides at 1027 Grand Concourse and has been struggling with the Town trying to get their short-term rental up and going to provide a guest house for friends and family. She said it has been difficult and they oppose the language in the Ordinance. But none-the-less, it is important to look at it as a whole and what the Town is attempting to do is to take property rights away from property owners. Property rights are like bundled sticks, very valuable sticks of gold, the Town is taking away some of them without providing any compensation. Those "bundled sticks" includes things like the ability to own your property, the ability to transfer it, to sell it, to rent it. Taking away or infringing upon their ability to use their property in a certain way is a problem; especially without any kind of compensation from the Town. These are things the Town needs to consider before they improperly put property limits on owners. Property owners have the right to use their property and to rent it, whether its short-term or long term. These are things that needs to be taken into consideration before taking them away. Public Hearing Closed 7:12 p.m.

Public Comments:

Casimer Kowalski, 1108 Pauline Avenue: Mr. Kowalski asked Town Council to support passing the four (4) speed humps on Pauline Avenue. He has canvassed the street and obtained signatures from 35 residents in support. This information has been given to Town Administrator, Grimbball, for the record.

Eric Murray, 1111 Pauline Avenue: spoke that his wife, Judy has been handling the traffic calming issues they have been going through. His wife could not attend tonight's meeting and is watching on-line so he is here representing her. Mr. Murray thanked Mark Johnson, Niki Grimbball, Mayor Woolsey, the Council and the engineers for their work in looking into traffic calming for Pauline Avenue. He said the letters and notifications sent out were great and he wanted to speak on two points. He said a couple weeks ago when he was at the Town Council meeting, Mark Johnson said that the highest and lowest values are thrown out because they will skew the results and may not accurately reflect the overall data. He asked that a note be placed in the DOT report that the highest values were upwards to 80-90 miles per hour. He does not want that to be left out and wants the DOT to see that. Also during the time the speed meter cable was laid out, the police presence had been stepped up over the course of 60-90 days which may coincide with the lower average speeds and he would like that information to be included in the report to DOT.

Susan Mohley, 1206 Pauline Avenue: asked the Town to support and work with the SCDOT for speed humps on Pauline Avenue. She has lived there for 25 years and have had cats killed by speeders. Pauline Avenue is a part of the SCDOT's jurisdiction and they know how passionate she is about this subject. She hopes the Town would get with Mr. Powers to get this done.

Susan Devoux, lived on Pauline Avenue for 35 years and speeding is a daily problem. She's had two animals killed and could not let her children play in the front yard; they are grown now. She knows this is a problem for other families with kids, but this is a daily problem.

Hazel Whaley, 1167 Pauline Avenue: spoke about the need for speed humps on Pauline Avenue. She said on her way to the meeting tonight, the speeding was like a racetrack and something needs to be done before someone gets hurt. She thinks when people are coming from the beach they take Pauline Avenue and people are not safe on their own street, not even going to their mailboxes because the cars comes so close. She would like to see something done before something bad happens.

Consent Agenda:

Minutes of April 20,2023, Regular Town Council Meeting: Councilman Milliken moved to approve the April 20, 2023 meeting minutes, Councilman Mullinax seconded. Passed unanimously.

Information Reports: Finance Director, Merrell Roe, provided an overview of the monthly Budget Report: Local Option Sales Tax (LOST) and Hospitality for March, Franchise Fees, WOW, Public Works Projects, ongoing

wireless regulations, Credit Emergency Management, insurance reimbursement for storm damages from Hurricane Ian on Sprague Street, Park Maintenance, fill/rock at Pinckney Park, Vehicle Maintenance, slightly higher due to replacement of batteries; installed a device allowing the Town to fuel at the Charleston County fuel stations.

Town Administrator's Report: Town Administrator, Niki Grimball, introduced Sam Snider, Master of Public Administration (MPA) Intern. Sam will be with us through the end of June and is already off to a great start by attending meetings, learning about the Town's systems and learning about our local government. History Council hosted the Annual First Shot event in April at Fort Johnson. The staff is preparing to launch GoGov for the permitting and code enforcement portions of the app. Sam will help to develop "*How to*" Manuals. The upcoming GoGov project will be the development of a map-based driving tour of historic sites around the island. Wayfinding Signage at Camp and Folly and potential new welcome sign at the Ellis Creek Bridge. Ms. Grimball will prepare a bid package for exterior work at the James Island Arts & Cultural Center. Other upcoming projects includes: renovations at Dock Street Park; plans for utilizing the second floor at Town Hall and finalizing dock permitting and getting quotes for dock repairs at Brantley Park.

Councilman Milliken stated that we have received the tree assessment list from Natural Directions and asked if we could expedite the process at Camp Road (\$15,000) to begin the work. Mayor Woolsey said we are looking at what the cost would be and Ms. Grimball will reach out for an estimate and timeframe. Councilman Milliken asked if the project could begin in short order and both Mayor Woolsey and Ms. Grimball thought it could. Councilman Milliken expressed concerns due to the upcoming storm season.

Councilwoman Mignano asked about the roof repair at the James Island Arts & Cultural Center, if the entire roof will be repaired. Ms. Grimball explained that the work needed is only on one level; not including the portion where the solar panels are, but on the other section. She has also looked into the potential of using a sealer guaranteed for a 20-year life expectancy instead of a full roof replacement.

Public Works Report: Public Works Director, Mark Johnson provided an overview of the monthly projects and activities: There were 16 requests for new services in March and 15 of them are closed. Staff attended the annual meeting of the Ashley Cooper Stormwater Education Consortium, monthly Stormwater Manager's meeting; hosted the quarterly Pet Helpers Rabies Clinic, met with property owners for the Greenhill-Honey Hill drainage project, participated in a graduate study of how Public Works Directors prioritize drainage projects with regard to sea level rise, and reported that seven (7) additional septic tank inspections were completed in April. Of the 95 Town residents in the James Island Creek TMDL watershed having septic tanks, 57 have been inspected. None of the systems inspected in April failed. There have been 11 failed systems in total to date.

Island Sheriff's Patrol Report: Lt. James reported that Mark Johnson asked him to recap his findings about complaints on Dills Bluff Rd. and he reported that ISP since the first of January had stopped 196 vehicles. The traffic counter and stealth stat was placed on Greenhill Rd and speed was calculated at 25 mph; on Seaside Lane over the last ninety (90) days 123 vehicles were stopped. The counter was also placed on Seaside Lane and almost 13,000 vehicles came through and 30% were 25 mph or less. Lt. James provided the crime report, informing the Council of traffic, drug violations and burglaries that occurred during the month.

Pauline Avenue Traffic Calming Request to install four (4) speed humps: Ms. Grimball reported that the Town has been conducting a traffic study on Pauline Avenue by placing traffic counters at different times and collecting the data. She said with the information that was gathered, Town Council approved taking it to the next step by having JLA look at various options. Ms. Grimball stated that there was an overwhelming support for speed humps by the community and no one spoke in opposition to having this done.

Laura Cabiness, P.E.; Johnson, Laschober and Associates, (JLA) presented the proposal for the Pauline Avenue speed hump project and answered questions from Council.



Traffic Calming
Presentation Pauline

Motion for approval was made by Councilman Boles, seconded by Councilman Mullinax. Councilman Boles thanked the residents of Pauline Avenue for being cordial and waiting on the passage of this request. Passed unanimously.

Seaside Lane Traffic Calming, JLA Traffic Calming Study: Ms. Grimball reported that JLA submitted the proposal for the planning, design and permitting for traffic calming measures along Seaside Lane. There are no intersections between the beginning (Ft. Johnson) and the terminus of Seaside Lane (Dills Bluff Rd.); JLA will identify the locations for speed humps and will research the crash data for the intersections. They will also prepare exhibits and participate in up to two public meetings for input from the community. Once the scope of the traffic calming facilities is determined, they will prepare plans, and coordinate the permitting and bidding services for the work. The cost for this request is \$9,500. Motion for approval was made by Councilman Milliken, seconded by Councilman Boles and passed unanimously.

Repair Care Program: Roof Replacement at 1135 Hillman Street (\$13,397.10): Ms. Grimball presented a request for the approval of \$13,397.10 for a full replacement roof at 1135 Hillman Street to be done by Sea Island Habitat. Motion for approval by Councilwoman Mignano, seconded by Councilman Mullinax and passed unanimously.

Grand Concourse Pipe Repair: Ms. Grimball reported there was a sinkhole resulting from a pipe failure in that area. The staff obtained quotes from contractors that Charleston County uses and the lowest bid received was for \$20,910 for the repairs. Motion for approval was made by Councilman Milliken, seconded by Councilman Mullinax. Councilman Milliken asked if this is the same situation with a sinkhole that has been ongoing. Mr. Johnson replied, no, this is another crossline pipe that is further up Grand Concourse, though it is a part of the same system, installed in the late '60's, and probably due now for failures. Councilman Milliken said his reason for asking is about the quality of the rest of the system. If this is a short-term action, we may want to address this systematically at some point. Mr. Johnson said systematically moving forward we should camera all of the crosslines on Regatta and Grand Concourse because of traffic on these streets over the years, especially with having the City neighborhood in the back. Councilman Milliken asked if there is a plan to "camera" and Mr. Johnson answered no, we need to determine what that would cost. Councilman Boles asked if the Town has camera equipment and Mr. Johnson said that we would need to hire someone, i.e., Eadie's or Sanders Brothers to get that done. Motion passed unanimously.

Committee Reports:

Land Use Committee: No Report.

Environment and Beautification Committee: Councilman Milliken reported that April 29 James Island Pride joined the Grace Triangle Assn. and hosted a litter pickup on the Seaside Lane, Honey Hill and the Greenhill areas. There was a great turnout from the community. 19 bags of litter were collected along with 9 tires. Special thanks to Joel and Chelsea Lucas with Edison's Restaurant for providing a delicious lunch for the volunteers. An Adopt-A-Highway Litter Pickup is scheduled for Saturday, June 3. Meet at the Town Hall at 9:00 a.m. to pick up litter for two hours and afterwards enjoy pizza and fellowship. Helping Hands will meet at Pinckney Park on Saturday, May 20 at 9:00 a.m. Helping Hands is an organization of volunteers led by Stan Kozikowski that helps residents who do not have the ability to care for their yards. For more information about volunteering contact Robin Sanders at the Town Hall (843) 795-4141.

Children's Committee: No Report.

Public Safety Committee: Councilman Mullinax announced the next Neighborhood Council meeting on Thursday, May 27 at 7:00 p.m.

History Committee: Mayor Woolsey reported on a successful First Short event at Fort Johnson in April and the History Council continues to work on the history trails of James Island.

ReThink Folly Road: Ms. Grimbball announced the next meeting at the end of June. She also reported that the mobility event hosted by the Town with Charleston Moves was held at Martin's BBQ with approximately 100 people in attendance. This was a successful event seeing people come through to review maps and plans for the future of Folly Road.

Drainage Committee: No Report.

Business Development Committee: No Report.

Trees Advisory Committee: Councilman Milliken announced the Tree Advisory Council made a Canopy of Distinction Award to the Good Family for their majestic oak tree at 1529 Harborview Road. He encouraged everyone to go and look at this beautiful tree. The Tree Advisory Council met on May 9 and identified a Canopy Award. A Tree Steward winner will be announced in July. They also discussed plans for a Tree Intern Program to identify places to plant trees along the island's rights-of-way. The committee hopes to have students from Trident Tech, College of Charleston, and the Citadel to participate. The committee also discussed plans to identify and keep the right-of-way tree care projects going after the completion of the Camp Road Improvement Project.

James Island Intergovernmental Council: Ms. Grimbball announced that the next meeting will be held in late summer.

Proclamations and Resolutions:

Proclamation for 63rd Annual Public Works Week: Motion for approval by Councilman Milliken, seconded by Councilman Mullinax and passed unanimously.

Resolution #2023-07: Charleston County Transportation Tax Funds (CTC) Nabors Drive Sidewalk Project: Ms. Grimbball reported that this is the last in the series of sidewalk projects. This project has been in preliminary design and we have an estimated cost of \$470,000. The roadway includes County, City and Town jurisdictions. She said the way the resolution is presented is that she will try to pursue funding from the other entities to commit to the 50% match for CTC funds to go towards the FY 2024 CTC application cycle. This project should be shovel ready by 2024 when this funding cycle is due to commence. Motion for approval by Councilman Milliken, seconded by Councilman Boles.

Ms. Grimbball provided clarification to Councilwoman Mignano on how the match would be divided among the entities. She explained it is roughly 50/50 between the City, Town and unincorporated Charleston County. There are 45 properties directly adjacent to the sidewalk; the City has 20, the Town 17, and unincorporated Charleston County, 9. Councilman Milliken asked if the drainage would be the first consideration since this is a CTC project prior to the sidewalks going in. Mayor Woolsey replied since this is a CTC project, with state funds, fixing the drainage would be an important issue. Councilman Milliken asked if that cost would be included or added. Laura Cabiness responded that the design does include drainage work. Motion passed unanimously.

Resolution #2023-08: To Acquire Real Property Located at 1129 Hillman Street (TMS #428-03-00-062): Ms. Grimbball reported that she has obtained the environmental report for the grounds on the Hillman property previously requested by Council and the findings stated there are no remains of construction debris. The only thing cited was a location where an old septic tank was identified, therefore the report came back with no environmental concerns. Motion to approve by Councilman Mullinax, seconded by Councilman Boles and passed unanimously.

Ordinances up for First Reading:

Ordinance #2023-04: Proposed Amendment Changes to Accessory Structure, Driveway, Setbacks and Changes to Merge Bed & Breakfasts Term with Short-Term Rentals Term; to further define/clarify Regulations: Motion for approval by Councilman Milliken, seconded by Mayor Woolsey.

Councilwoman Mignano asked if by changing the Ordinance, does it add more restrictions to short-term rentals than we had previously and Mayor Woolsey and Ms. Grimball replied “no”. Councilwoman Mignano asked the purpose of merging the Ordinance and Mayor Woolsey explained it is to clarify the Ordinance. She also asked how many short-term rentals are on James Island and Flannery Wood, Planner, replied there are 24 that are permitted and operating legally.

Councilman Boles asked if the Town derives revenues from these short-term rentals and Ms. Wood answered ‘yes’ in business license fees, accommodations tax and state revenue. Councilman Boles stated, in reference to those who came to make public comment on this, that he cannot address them directly, but we can discuss if the proposed amendments changes what someone can do with their short-term rental. Ms. Grimball said the Ordinance would still prohibit a short-term rental if it is non-owner occupied as it does now. She went on to explain that one of the people that spoke tonight has them as investment properties, which would never be legal unless an owner or operator lives on site, as per the current Ordinance. She said for those who live in the home on their property and want to rent out rooms on a short-term basis, they would be considered owner-occupied, and for those instances, none of the verbiage or regulations are changing. She went on to explain that the word “short-term rental” is being added to the Ordinance where it just said, “bed and breakfast” previously and define other things i.e., “do you have to serve breakfasts”? “do you need to have a separate or shared kitchen”, etc. She explained that owners living in the home have more control over the behavior of the renters and would be more specific about who they allow to rent a room in their home and not just have it open to anyone having transient people in and out of neighborhoods.

The Council spoke generally about other issues surrounding short-term rentals. Councilman Boles said in the City of Charleston’s Air-BnB District they post the advertising of Air-BnB and the business licenses. Mayor Woolsey stated that was recently added and is not a requirement by the Town’s Ordinance. Councilman Boles asked if the business license fee is calculated on the revenue the rentals generates, to which Ms. Grimball responded ‘yes’. Mayor Woolsey added that the accommodations tax is collected at the state level and is then returned to the municipality. Councilman Boles asked about complaints from non-owner occupied short-term rentals. Ms. Grimball replied that complaints from non-owner occupied short-term rentals are typically the most complaints we receive. He asked if there are emails and reports related to this and Ms. Grimball said she could pull together a report of code enforcement complaints and issues that we have investigated. Councilman Boles shared that New Orleans had a difficult time with people being supplanted by non-owner occupied short-term rentals and that he believes we are within our rights to regulate them but wants to be sure that we are careful in how we regulate them. He went on to suggest that since this is the First Reading of the Ordinance, he is interested in exploring how much more the Town may be able to benefit from a permitting and revenue perspective. Councilman Boles moved to defer First Reading. He would like to see the complaints and stated that (he’s seen the house on Nabors over-run with kids, so he believes there are complaints). At the same time, although you can make a lot of money, if we do something that’s going to take away people’s money we may need to look into this further. He would like to learn more about this and that is the reason he is making a motion to defer. Mayor Woolsey asked if there was anyone in favor of deferring. Councilwoman Mignano seconded the motion. Those in favor deferring: Councilman Boles and Councilwoman Mignano. Those opposed to deferring: Councilman Milliken and Mayor Woolsey. Mayor Woolsey announced that the motion failed upon a tie of 2-2. Councilman Mullinax did not provide a vote.

Councilman Milliken asked about parking and when assessing a license for Air-BnB if the parking situation is considered; and how many vehicles it could accommodate. He said a lot of times you see five cars in the front yard and that is not great. He wonders if parking spaces are a part of the permit process and Ms. Grimball answered yes, it is. Ms. Wood responded that the Ordinance requires there be a certain number of parking spaces

provided depending on the number of rooms that are offered for rent. Mayor Woolsey asked that Councilman Milliken keep in mind that if a property is rented by the month or an annual lease, there are no requirements how the parking is handled. Mayor Woolsey continued by explaining that the Town does not provide any options for non-owner occupied rentals and only allows for Bed & Breakfasts if the owner lives on the property. He further explained that the version of the Bed & Breakfast Ordinance that is in place now has been in place since the Town was formed. Most people say that they are not aware of the Ordinance but he noted that even before the Town was formed in 2012, the County had the same Ordinance in place. Some other jurisdictions have changed their Ordinances to allow these to operate in residential areas. People are buying properties within neighborhoods, and by the owners not living on site, they have essentially created mini hotels within residential neighborhoods. He went on to explain that what is being proposed tonight does not change the way the Town regulates short-term rentals. It is to clarify that the Town will regulate them in the same way that Bed & Breakfasts are. In 2002, short-term rentals were not anything that people talked about, there were only bed and breakfasts. These modifications are just to continue to regulate them in the same way that Bed & Breakfasts have always been regulated but adding the current terminology will clarify the Ordinance.

Councilwoman Mignano asked for clarification about Exhibit D, (E). Ms. Grimboll stated that it clarifies that the living space set aside for use as a short-term rental would not be allowed as a separate kitchen area from that of the main home, unless it was something that was previously permitted before the incorporation of the Town, making the second kitchen “legal non-conforming”. Mayor Woolsey stated that under our current Ordinance, you are not allowed to have two kitchens. Councilwoman Mignano also asked for clarification that the purpose of these Ordinance Amendments is not to restrict property rights and that the issues that people have with property rights are already in the original Ordinance, so if we were going to address that, we would need to go back and address the Ordinance in a different way. Ms. Grimboll confirmed that the statement was correct. Councilman Boles said that it appears that this gentleman (Mr. Benson) was allowed to continue short-term renting his property by order of the Magistrate Court; Ms. Grimboll responded that he did not “win” the case; the Town was asked to make some clarifications to the Ordinance and Mr. Benson ceased operating the property on a short-term basis. Councilman Boles said that if a case is dismissed that he would consider that a “win”; Mr. Benson’s argument was that because he doesn’t live there, it can’t be considered a short-term rental, which led to the judge asking for the Ordinance to be clarified. Mayor Woolsey added that the judge was under the impression that the Town and Mr. Benson had reached an agreement outside of court. Ms. Grimboll stated that the Town did not pursue the matter further because Mr. Benson was now renting the property out with a long-term lease. Councilman Boles said this all sounds like a “cleanup” in response to the Benson case. He thinks the judge was saying that it’s unclear so he can’t stop him; Mayor Woolsey clarified that’s where the error is – the judge said he can’t do it in the future, and he’s not doing it now. The judge’s view was that because there is a long-term rental at the property now, the case was moot and suggested that the Town clarify its Ordinance so there isn’t this issue again in the future. Ms. Grimboll stated that other jurisdictions may allow short-term rentals to be non-owner occupied under certain circumstances, but that the way the Ordinance was originally written, and how it is clarified in these amendments, continues to require short-term rentals to be owner-occupied, so in this case, it would always be in violation. There are clarifications in the amendments that would allow a manager or someone that is not the actual property owner to stay on the property. Either way, whether the Ordinance stays the same or not, he would continue to be in violation because its considered a commercial operation, which is also how other entities view it.

Councilman Boles said this is a big issue, having been discussed at the state level, and he does not feel educated enough on this and was unaware of the Magistrate’s case. Though this raises property value, he is not a fan of having more rules and urged Council to use caution in proceeding. He would like to see the data the staff has from Code Enforcement. Mayor Woolsey noted that the amendments were approved unanimously by the Planning Commission at its last meeting. He continued by pointing out that property owners can make money by renting their properties out month-to-month and provide housing for residents of the Town of James Island as opposed to competing with hotels. Councilman Boles said that he does not believe short-term rentals are competing with hotels because it’s a different experience beyond providing accommodations. He also stated that it raises the property value because it is considered commercial property. Councilman Milliken spoke that

property owner rights works both ways. The Ordinance helps to preserve the property rights of the people in neighborhoods; some people may not want a whole neighborhood to turn into short-term rentals. Mayor Woolsey reiterated that we are maintaining the current long standing policy that the judge told us that we need to clarify the Ordinance and that by including the term “short-term rental” is a part of clarifying the policy. Councilwoman Mignano asked to receive copies of the complaints and of the Planning Commission’s decision.

After discussion, the motion was approved 3-2: Councilmembers Boles and Mignano voted ‘no.

Ordinances up for Second/Final Reading:

Ordinance #2023-03: An Ordinance Adopting the Fiscal Year 2023-2024 Budget for the Town of James Island:
A motion approving Ordinance #2023-03 was made by Councilman Boles, seconded by Councilman Mullinax and passed unanimously.

Appointment to Board of Zoning Appeals:

Councilman Boles moved for the appointment of Massey Yannitelli to serve the unexpired term of Commissioner Corie Hipp, on the Board of Zoning Appeals, seconded by Councilwoman Mignano and passed unanimously.

Old Business: None.

New Business: None.

Executive Session: Mayor Woolsey moved that Council enter into an executive session in accordance with 30-4-70(a) Code of Laws of South Carolina for contractual matters regarding the Town Administrator’s contract, the motion was seconded by Councilman Boles and Council entered at 8:11 p.m.

Return to Regular Session: Council returned to its regular session at 8:19 p.m. Mayor Woolsey announced that no votes were taken during the executive session. Mayor Woolsey moved for the acceptance of the Town Administrator’s contract, seconded by Councilman Boles and passed unanimously.

Announcements/Closing Comments:

Councilman Boles thanked the staff for their hard work.

Councilwoman Mignano thanked the staff and asked everyone to stay safe.

Councilman Milliken reminded everyone of the Helping Hands event at Pinkney Park on Saturday at 9 a.m.

Councilman Mullinax thanked the staff for their hard work.

Adjournment:

There being no further business to come before the body, the meeting was adjourned at 8:21 p.m.

Respectfully submitted:



Frances Simmons
Town Clerk