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Can We Come to an Agreement?

1 message

Bill Woolsey <mayorwoolsey@gmail.com>

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Dear Commissioners:

I appreciate the work that JIPSD Commission Manager Robert Wise and Town Administrator Ashley Kellahan have done in developing the rough outline for a Town Hall located on the JIPSD property on Dills Bluff.

I support the campus design in concept. I believe that having Town Hall on this site next door to a possible future JIPSD administrative building would be best for the people of James Island. We are making a decision, not just for the next few years, but for the next few decades at least.

Town Council is holding a special meeting at 5 PM on Wednesday, January 13 to choose between locating Town Hall on the JIPSD property or on an alternative site. The timing is being driven by considerations regarding the alternative site.

For me to recommend to Council (and vote for) the JIPSD location, it must be competitive with the alternative site in terms of certainty, timeliness, and price.

For the JIPSD alternative to be competitive, the Commissioners will need to vote to authorize a contract to sell to the Town parcel 425-12-00-298 for a specific price no greater than \$300,000 with closing before March 31. This contract must be in hand when Town Council meets on Wednesday, January 13. I would anticipate that the contract would have the Town pay the JIPSD consideration of 1% (no more than \$3,000) on approval by Council.

If Council votes for the alternative site on Wednesday, we will have certain access to a slightly larger site for a slightly lower price per acre and possession before March 31.

If the Commissioners authorize such a contract and it is provided to the Town in time for our meeting, and if a majority of Council approves the JIPSD site, then we can work towards actualizing the remainder of the proposed joint project. This would involve the Town purchasing an additional .23 acres out of 425-12-00-185, joint parking, and the other elements of the outlined plan for a joint campus.

I should note that the Town will be able to obtain additional acreage at the alternative site for a total of 1.5 acres or more.

The Town's zoning and subdivision regulations require that the zoning on parcel 425-12-00298 that we propose be owned by the Town by March 31 be consistent with the zoning on the portion of 425-12-00-185 that we hope to later purchase from the JIPSD and add to 425-12-00298.

However, the Town cannot waive any of its building or zoning regulations in exchange for the JIPSD selling property to the Town. The Town will apply our ordinances fairly and any changes in the zoning ordinance will be done consistent with standard planning practice and in accordance with the common good.

2/3/2016

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Bill Woolsey, Mayor
Town of James Island