



TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA
LAND USE AND NATURAL RESOURCES COMMITTEE OF COUNCIL

Wednesday, July 13, 2022

Committee met at 8:45 a.m., Wednesday, July 13, 2022, at Town Hall (2056 Middle St.), all requirements of the Freedom of Information Act having been met. Present were;

Committee members: Gary Visser (Chair) and Pat O'Neil

Staff: Town Administrator Andy Benke, Building Official Max Wurthmann, Director of Planning and Zoning Charles Drayton, Deputy Administrator Joe Henderson and Committee staff member Pam Otto

1. **Call to Order.** Chair Visser called the meeting to order at 8:47 a.m., stating the press and public were duly notified pursuant to state law, and all Committee members were present.

Media: None present

Public: Fifteen (15) members present

2. **Receive, and consider for approval, the final report from the Land Use and Natural Resources (LUNR) Subcommittee Sullivan's Island Historic Preservation and Design Study Group.**

Chair Visser mentioned the Study Group had a diverse membership of Boards and Commissions members of the Town, residents, attorneys and architects. Their charge was to consider the historic preservation goals and new construction in the Town. The formation of the group was set forth in the 2018 Comprehensive Plan.

Henderson gave a brief overview of the report, stating the recommendations that came from the group were of two (2) types, policy initiatives and text amendments.

Policy initiatives can be approved by Town Council and involved a new historic survey and historic design guidelines.

Text amendments are changes to the Zoning Ordinance and require being added to the Council agenda as action items, sent to the Planning Commission for a public hearing, review and approval, then back to Council.

Henderson mentioned the final report would be posted on the Town website for public review.

Motion: Mayor O’Neil made a motion to accept the Sullivan’s Island Historic Preservation and Design Study Group final report, with gratitude for those who produced it, and that the recommendations be forwarded to Town Council with a recommendation that the proposed text amendments be forwarded to and considered by the Planning Commission, and a recommendation that Council adopt the three policy changes in the report, which is the historical survey, the modifications to the Design Review Board (DRB) application, and the development of design guidelines, seconded by Chair Visser; this motion passed unanimously.

3. **Receive public input and discussion on fractional ownership of properties and their use and impact on adjacent property owners.**

Chair Visser stated that the Committee would be taking no action on this item, it is information gathering only for the benefit of Town Council. He also said the time limit for public comments would be increased to five (5) minutes to give everyone adequate time.

Public Comment

Sarah Filosa (No address given) stated that she is the public affairs manager at Pacaso. She gave a brief background on Pacaso, saying that it is a solution for second home ownership in luxury homes. She stated all owners are financially invested in the home. Once Pacaso forms an LLC and aggregates a collection of homeowners, Pacaso does not retain any ownership of the property. Pacaso uses local property managers, and the owners must sign a code of conduct. All owners pass a criminal background check and are not allowed to rent the home, it is for owner’s use only. There is a local contact for all homes if neighbors need. She pointed out that twelve percent (12%) of homes on Sullivan’s Island are co-owned. She said a common question was, “What if an owner wants out?”, she said that owners must retain ownership for 12 months. After 12 months they can sell but must first offer it to the other owners, if they don’t want to purchase then they can use Pacaso to sell or their own real estate agent.

Aussie Geer (2702 Goldbug Ave) stated she was a long time resident and former member of the Planning Commission. She said the purpose of the Planning Commission’s comprehensive study was to protect the single family, residential character of the Town in order to remain a predominantly low-density community. She said there are some homes that are owned by several family members, but it is still one family owning the property. That is very different than a group of people who don’t know each other owning a home.

Sallie Pritchard (2830 Middle St) is against fractional ownership. She agrees with Ms. Geer. She stated her property was in an LLC as well, but for liability reasons, and is still family owned.

Laurie Arthur (2850 Middle St) stated that fractional ownership has been an issue in California, with push back against the Pacaso model. She said that LLC’s exist on Sullivan’s Island for liability reasons only. She stated her agreement with previous speakers about the importance of single-family home ownership. She had concerns that Pacaso could increase the number of shareholders on properties.

Barbara Spell (1702 Atlantic Ave) is also opposed to fractional ownership. She feels what was described by Ms. Filosa is a commercial business. She said the residents don't want short term rentals.

John Carroll (partner in Burr and Forman LLP) stated that he represents Pacaso in public affairs. He offered his help if Council had any questions, as he has been working in many coastal towns with Pacaso. He stated that Pacaso was anti-rental and they would be willing to work with any initiative to prevent rentals on Pacaso properties. He said Pacaso was very different from a time share, there is only one owner, the LLC. He would be willing to work with the Town on mutually beneficial regulations.

Karen Byko (2862 Middle St) is strongly opposed to Pacaso and other LLC time share schemes. She said that the properties operate like a hotel, VRBO (Vacation Rental By Owner), and time share. She discussed the policies of Pacaso and how it was different from a family-owned LLC. She reiterated that Pacaso is a business, with their properties having a never-ending rotation of people checking in for 2 to fourteen (14) days. She stated that other residents had asked her to speak on their behalf.

Mr. O'Neil asked if he could pose some questions to the Pacaso representatives. Chair Visser agreed, as long as that would be afforded to the attendees as well. Ms. Filosa came to the podium to answer questions.

Mr. O'Neil asked if the owners of the Pacaso properties would remain private, as LLCs can remain private. Ms. Filosa said the owners would be listed in the LLC. Mr. O'Neil asked if that would be made available to the public. Ms. Filosa said it would depend on the state law. Mr. O'Neil said that if in South Carolina it is not required to be made public, then would it be. Ms. Filosa replied it would not. Mr. O'Neil asked why eight was the number of shares used. Ms. Filosa said that was the product of market research.

Ms. Langley asked why the company would come to a Town that does not want them here. Ms. Filosa said that there was significant demand among their buyers for Sullivan's Island. She said they are more than willing to work with the Town.

Ms. Coste asked how this company came in and purchased a home. Henderson stated that Town government is not made aware of transfers of ownership.

Henderson asked how Pacaso handled the fee structure, how are maintenance and management fees received. Ms. Filosa stated that when owners purchase their homes there is a 12% fee to facilitate the LLC structure. After that, there is a ninety-nine dollar (\$99) monthly maintenance fee. She stated that the 12% is a one-time initial fee. Henderson said there is revenue being generated by Pacaso.

It was asked if time shares were allowed on Sullivan's Island. Henderson said there was case law that said the Town could not prohibit time shares. Benke said it was Baker vs Sullivan's Island. Mr. O'Neil asked if that qualified as a short-term rental. Henderson stated that short-term rentals could be regulated but a time share involves ownership being divided and the town can't regulate that.

Mr. Carroll went through a brief description of the difference between time share and an LLC. Time shares involve the recording of a deed for sales and transfers. With an LLC, the owners do not change, the LLC changes. He stated that Pacaso works with local property managers, and he would assume the property managers would have a business license for the Town of Sullivan's Island. It was asked if there had been some attempts to regulate the process in California. Mr. Carroll stated there would be some challenge to that regulation because of personal property rights. He reminded the Committee that the LLC structure has been around for decades and he would caution against attempting to regulate it.

Ms. Filosa said she was available to answer questions at any time and that Pacaso supported personal property rights.

Chair Visser wanted to assure everyone that their comments would be part of the public, and that all the correspondence sent to the Committee would be added to the minutes to become part of the record.

Mr. O'Neil said the Town was looking into this issue. He said the Town is committed to single family residential neighborhoods; the Town chose quality of life over financial gain to support that. He personally is very committed to it.

4. **Adjourn.** There being no further public discussion or new business, the meeting adjourned at approximately 9:30 a.m.

Motion: A motion was made to adjourn by Mr. O'Neil, seconded by Chair Visser; this motion passed unanimously.

Respectfully Submitted

Pamela Otto

Approved at the August 16, 2022 Council Meeting

Pam Otto

From: Bridget Welch
Sent: Monday, March 7, 2022 8:38 AM
To: Pam Otto
Subject: FW: Rear Setback Study/Change Request - Sullivans Island LUNR Committee

Bridget Welch
843-883-5730

-----Original Message-----

From: Chris Kronzer <kronzerc@gmail.com>
Sent: Saturday, March 5, 2022 8:16 AM
To: oneilp <oneilp@sullivansisland.sc.gov>; Scott Millimet <smillimet@sullivansisland.sc.gov>; Gary Visser <gvisser@sullivansisland.sc.gov>
Cc: Bridget Welch <bwelch@sullivansisland.sc.gov>; Justin Novak <jnovak@sullivansisland.sc.gov>; Bachman Smith <BSmith@sullivansisland.sc.gov>; Greg Hammond <ghammond@sullivansisland.sc.gov>; Kaye Smith <ksmith@sullivansisland.sc.gov>; Chris Kronzer <kronzerc@gmail.com>
Subject: Rear Setback Study/Change Request - Sullivans Island LUNR Committee

CAUTION: > This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Dear LUNR Committee -

I believe I have personally spoke to each of you in the past about the LUNR committee looking into changing the rear setback requirements from 25' for smaller interior lots where only one side of the lot has street access to allow pools to be built away from homes, at ground level and closer to rear property line. Currently, the rear setback is 25' and this request is to alter that to 6' or thereabouts for lots where rear property lines adjoin another property and are less than 0.35 acres.

This change will encourage homeowners on the smaller lots to build pools at ground level and better utilize their land versus building homes with larger footprints where the pool is above ground and essentially attached to the home. By doing so, this will better manage outside noise for those homes located close together since pools will be at ground level and allow for privacy. Lastly, once studied I believe you will find that this change ultimately encourages pool designs that protect our historic character and better align to the overall vision of Sullivans Island.

The request is focused at smaller lots (approximately < 0.35 acres) where the rear property line does not adjoin a street, marsh, ocean or other public land. This change will encourage owners to proportionally better utilize their land, encourage smaller building footprints and provide privacy for all neighbors.

Please let me know the process and next steps for this request to be evaluated, studied and potentially implemented.

Sincerely

Chris

Chris Kronzer

Pam Otto

From: Bridget Welch
Sent: Tuesday, July 12, 2022 10:36 AM
To: Pam Otto
Subject: FW: Public Comment Request - 7/13 LUNR Committee Mtg
Attachments: Pacaso Sullivan's Island LUNR Committee_July 13, 2022.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Pam,

I just got this email. Will you forward to the LUNR Committee and reply to Mr. Carroll?

Bridget Welch
843-883-5730

From: Carroll, John <jcarroll@burr.com>
Sent: Tuesday, July 12, 2022 10:13 AM
To: Bridget Welch <bwelch@sullivansisland.sc.gov>
Cc: Sarah Filosa <sfilosa@pacaso.com>; Stokes-Murray, Lynn <LStokes-Murray@burr.com>; Bruning, Shannon <SBruning@burr.com>
Subject: Public Comment Request - 7/13 LUNR Committee Mtg

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Good morning Bridget,

This is to request time on tomorrow's 8:45am LUNR Committee Meeting agenda on behalf of our client, Pacaso, Inc.

1. Specifically, Sarah Filosa, Pacaso's Public Affairs Manager would like to speak as Pacaso's primary representative.
2. If needed, I am also available to answer any legal questions related to Pacaso's model and investment in the community. We are fortunate to have received a warm welcome in Hilton Head Island and look forward to addressing any questions the Committee might have.

If it would assist the Committee in better understanding Pacaso's business model and investment in the community, Sarah Filosa is prepared to deliver the attached PowerPoint Presentation during tomorrow's meeting. Your website indicates that the standard public input speaking time is 1.5 minutes, however If there is any possible way the Committee is open to allowing Sarah to have 10 minutes to complete this presentation, I believe her presentation will resolve the majority of questions that Committee members and others in attendance are likely to have.

I do not necessarily need time to speak as I believe Sarah's presentation will cover all the relevant information relating to Pacaso, however please let the Committee know that I will be available to answer any legal questions relating to Pacaso and its business model if needed.

Also, my colleagues here at Burr Forman law firm (formerly known as McNair) Lynn Stokes-Murray and Shannon Bruning are also assisting Pacaso with community outreach and will likely be in attendance tomorrow. I do not believe Lynn or Shannon will need time to speak, but this is just to help put a name to everyone's face when we arrive.

Many thanks, and please let us know if we can answer any questions or need any additional information from us prior to tomorrow morning's meeting.

John Carroll

Partner



23-B Shelter Cove Lane, Suite 400

Hilton Head Island, South Carolina 29928

main 843-785-2171

fax 843-686-5991

jcarroll@burr.com

[Web](#)

The information contained in this email is intended for the individual or entity above. If you are not the intended recipient, please do not read, copy, use, forward or disclose this communication to others; also, please notify the sender by replying to this message, and then delete this message from your system. Thank you.

Pam Otto

From: oneilp
Sent: Tuesday, July 12, 2022 7:18 PM
To: John Jeffries
Cc: Gary Visser; Pam Otto; Andy Benke
Subject: Re: Partial ownership

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, John. The general concept seems cause for concern, and tomorrow at the meeting of Council's Land Use and Natural Resources Committee we will hear residents' thoughts on the matter, and also hear from Pacaso representatives who have notified us they will attend.

Please attend if you can, and if not, please watch the video once it's put up at the Town website (usually 24 hrs later).

Thanks for writing and for your interest.

Pat

Patrick M. O'Neil
Mayor, Town of Sullivan's Island
Cell (843) 670 9266
Twitter: @oneilpm1

From: John Jeffries <jauburnjeffries@gmail.com>
Date: Tuesday, July 12, 2022 at 6:22 PM
To: oneilp <oneilp@sullivanisland.sc.gov>
Subject: Partial ownership

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Pat, please do what you can to prevent this from happening. Thanks, John Jeffries, Poe Ave

Sent from my iPhone

Pam Otto

From: oneilp
Sent: Tuesday, July 12, 2022 7:19 PM
To: Bob Tobin
Cc: Gary Visser; Pam Otto; Andy Benke
Subject: Re: Fractional Ownership

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Bob. The general concept seems cause for concern, and tomorrow at the meeting of Council's Land Use and Natural Resources Committee we will hear residents' thoughts on the matter, and also hear from Pacaso representatives who have notified us they will attend.

Please attend if you can, and if not, please watch the video once it's put up at the Town website (usually 24 hrs later).

Thanks for writing and for your interest.

Pat

Patrick M. O'Neil
Mayor, Town of Sullivan's Island
Cell (843) 670 9266
Twitter: @oneilpm1

From: Bob Tobin <tobey41@gmail.com>
Date: Tuesday, July 12, 2022 at 5:45 PM
To: oneilp <oneilp@sullivansisland.sc.gov>
Subject: Fractional Ownership

CAUTION: > This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Hey Pat, Just wanted to voice my opinion on Fractional Ownership on Sullivan's Island homes. I am totally against it and so is Adele !!
Thanks,
Bob Tobin

--

Please note: if you're sending email to my old BellSouth.net account, please switch to this GMail account for the future. tobey41@gmail.com

Thanks,
Bob Tobin

<http://www.BobTobinMusic.com>

Pam Otto

From: Gary Visser
Sent: Thursday, July 14, 2022 10:21 AM
To: Pam Otto
Subject: FW: Pacaso Fractional Ownership

Follow Up Flag: Follow up
Flag Status: Flagged

Please add

From: Jody Latham <jody.m.latham@gmail.com>
Sent: Tuesday, July 12, 2022 2:37 PM
To: Gary Visser <gvisser@sullivansisland.sc.gov>
Subject: Pacaso Fractional Ownership

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Gary,

I just wanted to touch base with you about my concerns over the fractional ownership/time share scheme. I have a meeting at 8:30 tomorrow morning and will not be able to attend the committee meeting.

As you know, I do not feel this structure constitutes a Single-Family use of a property and is therefore not permitted under the current ordinances. While we do have LLCs and trusts that hold property on the island, these are vehicles for estate planning or protection of identities and not for-profit corporate managed schemes specifically designed to circumvent rental regulations in desirable communities. Intent is the guiding factor here and we need to make sure that if the use is clearly as a time-share or at the very least non-related "multi-family" use then it should not be permitted.

Thanks,
Jody

Pam Otto

From: Gary Visser
Sent: Thursday, July 14, 2022 10:22 AM
To: Pam Otto
Subject: FW: Against Fractional Ownership

Follow Up Flag: Follow up
Flag Status: Flagged

Please add

-----Original Message-----

From: Helen Maybank <helenmaybank1@gmail.com>
Sent: Tuesday, July 12, 2022 5:50 PM
To: Gary Visser <gvisser@sullivansisland.sc.gov>
Subject: Against Fractional Ownership

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Dear Mr. Visser,

I am out of town and unable to attend the meeting tomorrow morning. I would like to express to you my strong opposition to any fractional ownership of any Sullivan's Island homes. The residents of the island have been fighting for years to keep Sullivan's Island a special and unique residential island. Please let's keep up the effort so our children and grandchildren can have the opportunity to experience the island as the special place that it is.

I have lived on Sullivan's Island for 75 years in the same location as my parents and grandparents and I trust my grandchildren will have the same opportunity to experience the wonderful and unusual feel of the island.

Thank you for your careful consideration of my opinions.

Most sincerely,
Helen Maybank
2262 I'On Ave

Sent from my iPhone

Pam Otto

From: Gary Visser
Sent: Thursday, July 14, 2022 10:23 AM
To: Pam Otto
Subject: FW: Fractional ownership

Follow Up Flag: Follow up
Flag Status: Flagged

Please add

-----Original Message-----

From: John Jeffries <jauburnjeffries@gmail.com>
Sent: Tuesday, July 12, 2022 6:15 PM
To: Gary Visser <gvisser@sullivanisland.sc.gov>
Subject: Fractional ownership

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Gary, please don't let partial ownership be allowed. Will only diminish the great vibe on the island. Thanks, John Jeffries

Sent from my iPhone

Pam Otto

From: Gary Visser
Sent: Thursday, July 14, 2022 10:23 AM
To: Pam Otto
Subject: FW: Fractional share ownership

Follow Up Flag: Follow up
Flag Status: Flagged

Please add

From: Carl Jacobson <carl@uricchio.com>
Sent: Tuesday, July 12, 2022 7:15 PM
To: Gary Visser <gvisser@sullivanisland.sc.gov>
Subject: Fractional share ownership

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Gary,
I will probably not be able to attend the meeting tomorrow morning.
I object to the proposed fractional share ownership as described below.

Thank you,
Carl Jacobson
1509 Middle Street

A company called Pacaso is offering one-eighth shares in a house at 3115 Ion Ave. for \$902,000. Owning a share in the property would give the buyer the right to occupy the home for as long as 14 consecutive nights and a total of 44 nights during the year.

Carl H. Jacobson
Uricchio, Howe, Krell, Jacobson, Toporek, & Keith, PA
PO Box 399
Charleston, SC 29402
Phone: (843) 723-7491
Fax: (843) 577-4179
carl@uricchio.com

Pam Otto

From: Gary Visser
Sent: Thursday, July 14, 2022 10:26 AM
To: Pam Otto
Subject: FW: Commercialization of our neighborhoods?

From: Miles Jordan <miles@criticalsystemseng.com>
Sent: Tuesday, July 12, 2022 7:35 PM
To: Barbara Spell <spell.barbara@gmail.com>
Cc: Gary Visser <gvisser@sullivansisland.sc.gov>; Scott Millimet <smillimet@sullivansisland.sc.gov>; oneilp <oneilp@sullivansisland.sc.gov>
Subject: RE: Commercialization of our neighborhoods?

CAUTION: > This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Barbara,
Thanks for the heads up about the LUNR meeting. I fully support efforts to prevent corporations from subverting our single family residential zoning requirements. However, I've had lots of friends who have family homes on Sullivan's which are passed down to the next generation. It's a wonderful thing to see sisters, brothers, in laws, all of the kids spending time making memories together on the island. In that light, I worry a bit that we will craft some legislation that will curtail that extended family shared ownership in an attempt to address what I agree is a real issue. I also think it might be really hard for the town to try to validate extended family relationships in order to ascertain compliance with some new regulation. For example, would we allow four cousins to own a house together? How would they prove they are related? What if one sibling passes away, can their surviving spouse own a part of the house as they are not directly related? In summary, I support efforts to prevent unrelated corporate fractional ownership. However, I don't see an easy solution and in my experience, if the solution is not easy, a well-meaning government is likely to make the problem worse.

Thanks again,
Miles Jordan
2008 ion

From: Barbara Spell <spell.barbara@gmail.com>
Sent: Tuesday, July 12, 2022 5:35 PM
Subject: Commercialization of our neighborhoods?

Hello all,

Please try to attend the LUNR Committee meeting scheduled for 8:45 am on Wednesday, July 13th, at Town Hall. On the agenda is the issue of fractional ownership of single-family residential property. In practice, fractional ownership operates exactly like a short-term rental, although without the exchange of money. *In essence, our single-family neighborhoods would be commercialized.*

A company called Pacaso is offering one-eighth shares in a house at 3115 Ion Ave. for \$902,000. Owning a share in the property would give the buyer the right to occupy the home for as long as 14 consecutive nights and a total of 44 nights during the year.

Allowing a property to operate under a fractional ownership arrangement could mean the end of the peaceful enjoyment of our single-family residential neighborhoods.

At the last Town Council meeting, a number of residents spoke in strong opposition to fractional ownership. *Not one resident spoke in favor of allowing it.*

So why would Town Council possibly allow the commercialization of our neighborhoods?

Please attend the meeting in the morning and let Town Council know what you think!

If you cannot attend the meeting, send an email to the LUNR Committee: Gary Visser, Chair (gvisser@sullivanisland.sc.gov), Scott Millimet (smillimet@sullivanisland.sc.gov), or Pat O'Neil (oneilp@sullivanisland.sc.gov)

Here is the link to the recent article in Island Eye about fractional ownership:

<https://islandeyenews.com/sullivanisland-town-council-seeks-opinions-on-fractional-ownerships/>

Hope to see you in the morning!

Barbara

Pam Otto

From: Gary Visser
Sent: Thursday, July 14, 2022 10:30 AM
To: Pam Otto
Subject: FW: Fractional ownership

Please add

-----Original Message-----

From: Jerry Callahan <jmcallahan@bellsouth.net>
Sent: Wednesday, July 13, 2022 7:10 AM
To: Gary Visser <gvisser@sullivanisland.sc.gov>
Subject: Fractional ownership

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Gary,
I have a house in Cape Cod and fractional owner shop has become a major, negative, and divisive issue.
It should not be allowed.
I am happy to discuss further,
Thanks,
Jerry

Pam Otto

From: Gary Visser
Sent: Thursday, July 14, 2022 10:31 AM
To: Pam Otto
Subject: FW: Please curb fractional ownership

Please add

From: Dan Krosse <dkrosse@gmail.com>
Sent: Wednesday, July 13, 2022 8:43 AM
To: Gary Visser <gvisser@sullivanisland.sc.gov>
Cc: Scott Millimet <smillimet@comcast.net>; Pat O'Neil <oneilpm@comcast.net>
Subject: Please curb fractional ownership

CAUTION: > This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Hi,

This concept of fractional ownership will be aggressively pursued by corporate interests, making family ownership of homes secondary, if non-existent.

This issue has torn Nantucket and other communities apart. Let's nip this concept in the bud. It is an end-run around short-term rental ordinances.

Here is a bit about Pacaso, a national corporation using fractional ownership in seaside communities as its business model: "Companies like Pacaso — which started in California and is perhaps the most recognizable of a small handful — have emerged very recently to help facilitate shared homeownership in resort communities across the country. Pacaso's role is bringing people together, and then arranging the purchase of the property through an LLC, and, for additional fees, setting up a management team for the home that would maintain the house and property, and offer a suite of services including scheduling, stocking the shelves with your favorite foods, and even providing an in-house chef to prepare meals for weary vacationers. They even supply forks, plates and knives."

For resources on how Nantucket residents have worked to curb fractional ownership, call ACKNow...the citizen group there: (508) 228-7500 www.acknow.org

Pam Otto

From: Gary Visser
Sent: Thursday, July 14, 2022 10:40 AM
To: Pam Otto
Subject: FW: Fractional ownership

Please add

From: Jane E. Smith <jsmith6393@aol.com>
Sent: Wednesday, July 13, 2022 6:20 AM
To: Gary Visser <gvisser@sullivansisland.sc.gov>
Subject: Fractional ownership

CAUTION: > This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Dear Mr. Visser,
I am opposed to the idea of fractional ownership on Sullivan's Island. This has always been a family oriented Island and fractional ownership would change the dynamics of the community to a tourist town. Please consider disallowing this on Sullivan's.
Thank you
Sincerely,
Jane Smith
1651 Poe Ave
SI, SC

Sent from the all new AOL app for iOS