

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers, 1122 Dills Bluff Road, James Island, SC on Thursday, July 25, 2019. The following members of Council were present: Leonard Blank, Mayor Pro-Tem, Garrett Milliken, Joshua P. Stokes, Darren "Troy" Mullinax, and Mayor Bill Woolsey, presided. Also, Ashley Kellahan, Town Administrator, Bonum S. Wilson, Town Attorney, Merrell Roe, Finance Director, Mark Johnson, Public Works Director, Kristen Crane, Planning Director, Flannery Wood, Planner I, Deputy Chris Quinn (for Sgt. Shawn James, Island Sheriff's Patrol), and Frances Simmons, Town Clerk.

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 the Freedom of Information Act and the requirements of the Town of James Island.

Public Hearing: Ordinance #2019-04: Proposed Change to Zoning and Land Use Development Regulations: to include a change to add sentence to allow LED Message Board Signage for Civic/Institutional Uses (i.e., churches, schools): Mayor Woolsey opened the public hearing. No one signed in to speak. Mayor Woolsey declared the hearing closed.

Public Hearing: Ordinance #2019-05: Proposed Zoning Map Amendment (rezoning) for rear portion of two (2) Low-Density Suburban (RSL) District Lots (front portion of RSL to remain RSL) to Community Commercial (CC) District to combine with adjacent CC Zoned Lot for Parking Lot Use: Mayor Woolsey opened the public hearing. The following persons spoke:

Mark Danelon, 1015 ½ St. Andrews Boulevard: he and his mother owns the lot next to the proposed parking lot and they plan to build on it. He is concerned about noise from the bar at all hours of the night. He is also concerned that the parking lot would devalue his property. He asked Council to reconsider this request.

David Miller, 760 Jordan Street: said ever since the Charleston Pub opened, there has been loud music, and the little quiet neighborhood is not so quiet anymore. He said they could not sit on the front porch on a Friday or Saturday evening without hearing noise; but it gets quiet around 11 pm. He said before the lot was cleared noise was sheltered, but a parking lot would add to the noise. He said another issue with the parking lot is the ditches on that side of the road does not drain properly and asked where would the extra water go?

Joseph Walters, he and his brother owns the lots and feel they have tried to talk to anyone who would talk to them... Council, staff, neighbors, and the residential community for a compromise. He said the parking lot is not necessarily about them. It is about the bigger picture to have safe parking on James Island. They appreciate that the Town has parking across Folly Road, but there is no access. They are trying to create a larger residential lot and absorb a small portion of that into their existing commercial lot. Mr. Walters referenced the comments made about loud noises stating there are ordinances to deal with that. He commented on the ditches and noted the efforts of Senator Senn to help improve them. He added that he and his brother appreciates the Town's consideration and hopes this would help the parking situation on Folly Road.

David Walters, 2176 Edisto: Mr. Walters said he appreciated Council's consideration of this request. He and his brother are trying to help the community with parking, an issue on most of James Island. He thanked Kristen Crane and Flannery Wood for helping with this complicated issue. He had no idea where to begin and they helped him through the entire process. Mr. Walters said he and his brother would be happy to answer questions from Council.

\*Council received an email in support of the application from Carol Linville. (Attached)

There were no further comments and Mayor Woolsey declared the public hearing closed.

Public Comment:

Bob Westfall, 818 Jordan St. Mr. Westfall showed Council a picture that he took on his cell phone three weeks ago where eleven cars were parked on the lot. He said this is what happens when you allow people to park there. This went on for two nights in a row. He is afraid that approving this request is not going to make things better; it would make things worse. He has witnessed cars trying to drive out of Jordan Street from the parking lot and a tow truck had to lift the entire car out of the ditch. He lives caddy-corner to the lot and that will not increase his property value or help the community. In fact, this will hurt the community and property values ... it is not worth the trouble. He said if the parking cannot be controlled in the back, what would happen when there are 10, 20, or how many spots they are looking for. He wants to make sure that Council know this is not a good idea.

Consent Agenda:

- a. Minutes of June 20, 2019 Regular Town Council Meeting: Motion to approve was made by Councilman Milliken, seconded by Councilman Stokes and passed unanimously.

Information Reports:

- a. Finance Report: Finance Director, Merrell Roe reviewed the written report and gave a brief overview of preliminary year-end income and expenses. Councilman Milliken asked about the spike in legal services for June and Ms. Roe answered it is for an end of year billing from the Town Attorney.
- b. Town Administrator's Report: Town Administrator, Ashley Kellahan reviewed the written report. She noted that a MEOC meeting would be held on Monday, August 5, 9-3 p.m. The OPCON levels have changed and those changes will be presented to Council. Traffic calming meeting for Clearview/Eastwood neighborhoods will be held on August 5 at 6:30 p.m. Mrs. Kellahan said that the Public Charrette meeting was successful. A survey will be placed online for input from the public with a link to the survey sent to Council. Staff is working on the Annual Report and Newsletter.
- c. Public Works Report: Public Works Director, Mark Johnson reviewed the written provided to Council. Mr. Johnson displayed a street sign that the Town now maintains. The sign has a green background with white lettering.
- d. Island Sheriffs' Patrol Report: Deputy Chris Quinn gave the monthly Island Sheriff's Patrol report and Crime Update. Detectives Wieldman and Sinke, along with City Investigator Galka elaborated on crimes on the island. City Investigator Galka informed Council of a joint effort between the City and Town to help combat crime by sharing videos. That has been helpful in making arrests.

Requests for Approval:

Traffic Calming for Lighthouse Point (Schooner Rd., and intersection of Lighthouse/Ft. Johnson): Mrs. Kellahan presented a proposal from Weston & Sampson to implement the scope of work associated with the Lighthouse Point Traffic Calming on Schooner Drive and conceptual traffic safety improvements for intersection at Lighthouse and Ft. Johnson Road. The cost for the Schooner Road Traffic Calming is \$15,110; and the cost for the Lighthouse Point and Ft. Johnson Road intersection safety improvements is \$3,205. Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax. No discussion. Motion passed unanimously.

Pinckney Park Pavilion Award to Maverick Construction Services: Mrs. Kellahan requested the award of the Pinckney Park Pavilion to Maverick Construction Services. Seven (7) bids were received with Maverick as the low bidder, \$510,500, a savings of \$40,000. Mrs. Kellahan said alternate #2 is not being recommended at this time. Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax. No discussion. Motion passed unanimously.

Jordan Street Traffic Calming Bid Award to Asphalt Concepts: Mrs. Kellahan requested the award of the Jordan Street Traffic Calming project to Asphalt Concepts. Four (4) bids were received. Asphalt Concepts was the low bidder at \$35,787 that includes speed humps. Motion in favor was made by Councilman Milliken, seconded by Councilman Mullinax. No discussion. Motion passed unanimously.

Committee Reports:

Land Use Committee: No report.

Environment and Beautification Committee: Councilman Milliken reported a successful gorilla trash pickup on Saturday, July 20. Twenty-eight (28) bags of trash was picked up from the boardwalk and along Riverland Drive. A total of 420 pounds of trash was picked up. Councilman Milliken thanked Mark Johnson, Douglas Sparling and ISP Sgt. James for providing traffic control along Riverland Drive. The next Adopt-a-Highway pickup is Saturday, September 14 from 9-11 a.m. lunch served after the pickup. Volunteers are still needed for Helping Hands. The next service date is Saturday, August 31. Contact Stan Kozikowski, Chair, to volunteer (860) 847-0544.

Childrens' Commission: Councilman Stokes announced that plans are underway for the Annual Lights On Afterschool event. This event is co-sponsored with the James Island Kaleidoscope Program and will be held on Thursday, October 24 at 6 p.m. at the Town Hall. The next meeting of the Children's Commission is Thursday, August 8 at 5 p.m.

Public Safety Committee: Councilman Mullinax announced the Annual National Night Out Event on Tuesday, August 6 at 6 p.m. at Town Hall. The next meeting of the Neighborhood Council is Thursday, August 29 at 7 p.m.

History Commission: Mayor Woolsey announced that the History Booklet is in publication and the committee will meet to review once it is received.

Rethink Folly Road Committee Report: Mayor Woolsey reported that the committee met on July 24 and the Toole Design Group discussed how the meetings would be conducted. The next meeting will be held on Wednesday, September 25 at 3:30 p.m.

Drainage Committee: Councilman Stokes reported that the Drainage Committee met on Wednesday, July 10 and discussed coordinating drainage issues across James Island. The next meeting will be held on Wednesday, October 9 at 3 p.m. after the Stormwater meeting.

Proclamations and Resolutions

Resolution #2019-14: Request SCDOT to Install Radar Sign and Flashing Light at Ft. Johnson and Lighthouse Boulevard Intersection: Mayor Woolsey asked for a motion in favor. Councilman Mullinax moved; Councilman Stokes seconded.

Councilman Mullinax recalled the situation from two weeks ago where a family's home was struck by a drunk driver at 2 a.m. He said the driver took the curve too fast causing the car to go into the home. Luckily, no one was injured. Councilman Mullinax said many residents in Lighthouse Point and the surrounding neighborhood are asking that something be done. There has been at least six crashes including one fatality in the past five years. Councilman Mullinax said he is proposing this Resolution as a short-term fix. He explained that there would be a flashing light to alert people, and a radar sign cautioning people to slow down, especially coming onto Mikell Drive from Harborview Road. Councilman Mullinax said if you are not careful, someone could be hit head on. He has had several instances of this by coming around the curve.

He hopes this could be a short-term solution and until the Traffic Calming Plan could provide long-term solutions.

Councilman Stokes said he had no issue with the radar sign, but he does have issue with the installation and long-term use of a flashing light on either side of that intersection. He said it might be better to go through the Traffic Study (just approved by Council) and look at alternative options for short and long-term fixes before moving forward with something as specific as this that could be changed once suggestions are made.

Councilman Blank said he partially disagree with the flashing light because it is very disruptive for people in the neighborhood to have a flashing “yellow” light in a yard, or to see it from a window. He would like to see the Traffic Study completed before deciding to do anything.

Councilman Milliken said it is not mutually exclusive and we could have one of our temporary speed signs with a flashing light to monitor speed while the Traffic Study is being done. He is in favor of anything that would contribute to safety and saving lives.

Mayor Woolsey commented that making resolutions to request the DOT to do anything would most likely result in them saying “no”. He is sure they will look at the Resolution and may come back to us and say they are interested. He said should be careful about how this could affect the immediate neighbors on Ft. Johnson Road.

Councilman Stokes spoke that there is some ambiguity about what a flashing light would be. If it were a radar sign that flashed when someone exceeded the speed limit, he would have no issue with that. When he saw a flashing light, he thought of the one on Harborview Road that flashes constantly. He said where we are talking about on Fort Johnson Road are many tree covers that would not work for solar powered lights like those on Harborview. He said there is a lot of infrastructure that would have to go into running power there.

Councilman Mullinax said he is worried about safety and he does not know how long it would be before the study is completed. He does not want to see someone killed or seriously injured by splitting hairs. Mayor Woolsey asked if anyone would like to offer an amendment to the motion. Councilman Milliken moved to use the Town’s portable battery powered sign to monitor speed coming from around the curve. Mrs. Kellahan and Mr. Johnson joined discussion with Councilman Milliken regarding this matter and afterwards, Councilman Milliken withdrew his amendment. Councilman Stokes offered an amendment to delete reference to “flashing light and Councilman Blank seconded. Councilman Mullinax received clarification that Councilman Stokes supports the radar. After discussion, the amendment offered by Councilman Stokes passed unanimously. Mayor Woolsey called for the vote on the main motion as amended and it passed unanimously.

#### Ordinances up for Second/Final Reading

Ordinance #2019-03: An Ordinance to Amend Chapter 70: Traffic Regulations: Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax. Councilman Milliken said he voted against the Ordinance at first reading because it did not have specific criteria. He complimented the staff for doing a good job in putting that information together. He asked that the criteria and reference be added to the Ordinance to know specifically what is being referenced. Motion passed unanimously.

#### Ordinances up for First Reading:

Ordinance #2019-04: Proposed Change to Zoning and Land Use Development Regulations to include a Change to Add Sentence to Allow LED Message Board Signage for Civic/Institutional Uses (i.e., churches, schools): Motion in favor was made by Councilman Blank, seconded by Councilman Stokes. Councilman Stokes asked if this request was a matter of review or if it was requested. Councilman Blank explained that

this was not an allowed use in the ZLDR, and need has arisen for these types of groups to display messages by LED boards. Motion passed unanimously.

Ordinance #2019-05: Proposed Zoning Map Amendment (rezoning) for rear portion of two (2) Low-Density Suburban (RSL) District Lots (front portion of RSL to remain RSL) to Community Commercial (CC) District to combine with adjacent CC Zoned Lot for Parking Lot Use: Motion in favor was made by Councilman Blank, seconded by Councilman Stokes. Mayor Woolsey asked Planning Director, Kristen Crane to explain the request.

Mrs. Crane stated that the request is for the rear portion of two RSL lots. One of the lots is non-conforming; making it is too small for RSL. The other lot at the rear would be combined with 792 Folly Road to make it one commercial lot. If the request were approved, there would be an ongoing subdivision application that would remove the lot line between the two residential lots to make it one residential lot. The applicant would be required to go through Site Plan Review for the parking lot. The lot would be pervious with no access from Jordan Street. Mrs. Crane noted that per the Folly Road Corridor Overlay, the applicant would install a privacy fence and 12 ft. of rear buffering on the residential side.

Mayor Woolsey asked what about the front and Mrs. Crane said that all along Jordan St. would remain residential. Mrs. Crane explained where the fencing would be placed. It would be a 6ft. opaque privacy fence with buffering on the commercial side.

Councilman Blank recalled similar concerns when Goodwill building was built and commented that vegetative buffers helps to reduce noise. Councilman Milliken asked about drainage from the parking lot. Mrs. Crane answered that it would be a pervious parking lot. Councilman Stokes asked about lots #27 and #28, to which Mrs. Crane replied that they are City of Charleston HUD. Motion passed unanimously.

Ordinance #2019-06: Cost-Sharing Agreement with James Island PSD (JIPSD): Motion in favor was made by Councilman Blank, seconded by Councilman Stokes. Mayor Woolsey asked Council to approve First Reading with the understanding that changes could be made at the Second Reading in August. He said the agreement has not been approved by the PSD and it may need to be modified. He said in order for citizens to receive a tax credit in October the agreement has to be in place.

Councilman Milliken said he did not receive the documents until this morning and he is unsure if our citizens has had an opportunity to review it. He said for that reason he would vote against it because it lacked transparency. He knows there is a deadline but we must be careful and make sure everyone has a chance to voice an opinion. Councilman Blank commented that the citizens could voice their opinions at the August meeting. Councilman Stokes said the agreement is something we have been involved in for some time now, to offer a cost-savings to our citizens and they would have the opportunity to voice their opinions, if they choose, at the next meeting. He said if the deadline is missed, we could pass the ordinance at any time in the next couple of months. He said there could be another year before a cost savings goes into effect because this is a property tax issue. He said it is prudent to approve the agreement now with public input at the Second Reading. Also, modifications may need to be made at the Second Reading. After discussion, motion passed; Councilman Milliken voted No.

#### New Business

Dominion Energy Tree Maintenance and Trimming/TOJI Agreement/S.581: Councilman Milliken thanked Senator Senn for coming to our meeting to discuss Bill S-581. Senator Senn has proposed this Bill in the General Assembly that would require a trained arborist to oversee tree trimmings. Councilman Milliken said he requested this item on the agenda because of the energized meeting at Town Hall in February where SCE&G representatives talked about tree trimmings on James Island. The public was very interested in how this was being done and this is a big issue for the entire James Island. He said that SCE&G is now

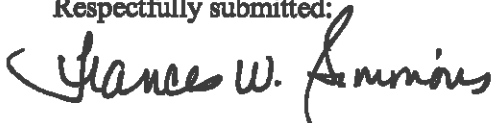
Dominion Energy and this would be a good beginning to develop an Ordinance to request a certified arborist to oversee tree trimmings on our island.

Senator Senn spoke before Council and gave them the background of legislation (S-581) that was filed in the General Assembly. She informed Council of the situation that occurred in the Brynes Down/ Old Windermere subdivision on James Island. SCE&G had been trimming trees in the subdivision and the neighbors were very frustrated at how they were being trimmed/pruned. Senator Senn said she was receiving numerous complaints from citizen daily about how the trees were trimmed. The trees were trimmed at a 15 ft. standard; but it should have been at a 10 ft. standard. Because of the numerous complaints, Senator Senn said she contacted SCE&G to discuss this matter and to request the name of a supervisor or someone on the ground that she could talk to when citizens complained. She also requested a map of where trimmings were to occur. Once she received the map, it was illegible and it did not show where trimmings were going to take place. Senator Senn said the situation was out of control, and it came into control through contact with the Old Windermere HOA President, Thomas Rhode. Mr. Rhode was able to meet with representatives at SCE&G for dialogue and citizen complaints. This also included the City of Charleston's Attorney, Susan Herdina. The City has drafted an agreement to require a trained arborist to oversee tree trimmings. SEC&G is now Dominion Energy. The agreement is not yet finalized. Senator Senn urged Town Council to have an agreement because there is no bargaining power on how trees should be trimmed without one. She noted that the City's agreement includes a 10 ft. clearance; 24-hour notification of the contractor's location; a list of subcontractors, a list of competing arborists, and the removal of debris. Senator Senn said she would continue to push Bill S.581.

Councilman Milliken said SCE&G announced in January 2019 that upcoming tree trimmings would include the Town, so they could begin trimming at any time this year. It was requested that Attorney Wilson communicate with City Attorney Herdina on the City's agreement and the Town draft an agreement. Mayor Woolsey said it could be similar to the City's and have it on the August Town Council agenda.

There were no further business to come before the body. The meeting adjourned at 8:08 p.m.

Respectfully submitted:



Frances Simmons  
Town Clerk

**Frances Simmons**

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**From:** Kristen Crane  
**Sent:** Thursday, July 25, 2019 2:31 PM  
**To:** Frances Simmons; Ashley Kellehan  
**Subject:** FW: CASE ZCC 5-19-010 - 813 & 809 Jordan Street

She said she couldn't make the meeting, but wanted to express her support.

**Kristen Crane**

**From:** bclinville <bclinville@aol.com>  
**Sent:** Thursday, July 25, 2019 1:01 PM  
**To:** Kristen Crane <kcrane@jamesislandsc.us>  
**Subject:** CASE ZCC 5-19-010 - 813 & 809 Jordan Street

Kristin - I am writing to express my full support for the approval of this rezoning request for Parking use for the two low density lots - 809 & 813 Jordan Street. This is a low density use, and as well prevents another potential new building, which takes up more land mass, something we do not need any more of.

As an adjacent property owner ( 808 Folly Rd. ) , with several rental business's, parking is an ongoing challenge as James Island continues to grow. We find our neighbors who are requesting this rezoning to be very responsible, great care takers of their property and tenants, and the business there is low key and quiet. This parking is very much needed and I sincerely hope you will approve this request. Carol

**Carol Linville**  
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843 588 9295  
[bclinville@aol.com](mailto:bclinville@aol.com)