



Town of James Island, Regular Town Council Meeting
January 19, 2023; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

IN-PERSON MEETING

(This Meeting will also be live-streamed on the Town's You-Tube Channel, see link at end of agenda)

Notice of this meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

The Town encourages the public to provide comments prior to its Town Council meeting. Residents wishing to address Council will be limited to three (3) minutes and must sign in to speak. Comments may also be sent ahead of the meeting by emailing to: info@jamesislandsc.us, mail to P.O. Box 12240, Charleston, SC 29422, or placed inside the drop box outside of Town Hall at 1122 Dills Bluff Rd.

- 1) Opening Exercises
- 2) Public Hearing: Ordinance #2023-01: Proposed Zoning Map Amendment (re-zoning) on property located at 1439 Jeffords Street from Low-density Residential (RSL) to Residential Office (OR) Zoning District for pervious parking lot and stormwater facilities to support an adjacent lot/use (TMS# 427-01-00-062)
- 3) Public Comment:
- 4) Consent Agenda:

Minutes: December 15, 2022, Regular Town Council Meeting

- 5) Information Reports:
 - a) Finance Report
 - b) Town Administrator's Report
 - c) Public Works Report
 - d) Island Sheriff's Patrol Report
- 6) Requests for Approval by Staff: None
- 7) Committee Reports:
 - a) Land Use Committee
 - b) Environment and Beautification Committee
 - c) Children's Committee
 - d) Public Safety Committee

- e) History Committee
 - f) Rethink Folly Road
 - g) Drainage Committee
 - h) Business Development Committee
 - i) Trees Advisory Committee
 - Appointments to Tree Advisory Committee
 - j) James Island Intergovernmental Council
- 8) Proclamations and Resolutions:
- a) Resolution #2023-01 ISP Deputy of Year, 2022
- 9) Ordinances up for First Reading:
- a) Ordinance #2023-01: Proposed Zoning Map Amendment on property located at 1439 Jeffords Street from Low-density Residential (RSL) to Residential Office (OR) Zoning District for pervious parking lot and stormwater facilities to support an adjacent lot/use (TMS #427-01-00-062)
- 10) Ordinances up for Second/Final Reading:
- 11) Old Business:
- 12) New Business:
- 13) Executive Session: The Town Council may enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina. Upon returning to Open Session Council may act on matters discussed in Executive Session.
- 14) Return to Regular Session:
- 15) Announcements/Closing Comments:
- 16) Adjournment:

This meeting will also be live-streamed and available for public view via the Town's YouTube channel:
<https://www.youtube.com/channel/UCm9sFR-ivmaAT3wvHdAYZqw/>

The Town of James Island held its regularly scheduled meeting on Thursday, December 15, 2022 at 7:02 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 YouTube Channel.

The following members of Council were present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey, presided. Also, Niki Grimball, Town Administrator, Merrell Roe, Finance Director, Mark Johnson, PW Director, Lt. Shawn James, Island Sheriff's Patrol, and Frances Simmons, Town Clerk. A quorum was present to conduct business. This meeting was held in accordance with the Freedom of Information Act the requirements of the Town of James Island with notification provided to the public.

Opening Exercises: Mayor Woolsey called the meeting to order at 7:02 p.m. Councilman Boles offered a Moment of Silence, wishing everyone a Merry Christmas and Happy New Year and led the Pledge of Allegiance.

Presentation: FY 2021-2022 Financial Statement: Love Bailey, CPA: Gary Bailey, Love Bailey CPA presented a 3-year overview of the Town's Financial status recapping General Fund revenues from 2020-2022. He stated through COVID the Town's revenues remained consistent. FY '20; \$3.6 million; FY '21 \$4.0 million and FY '22 \$3.8 million. A general overview of the Town's operating expenses over the same 3-year period was reviewed, including funding the Town received from the American Rescue Plan (ARPA). Mr. Bailey summed that the Town is in good financial standing with its internal audit controls. He credited Finance Director, Merrell Roe, for doing a good job in scanning the necessary financials for a smooth transaction of the audit. The Town received an unmodified opinion which is a good audit standard.

Presentation: Charleston County Urban Entitlement Program: Gail Carson, Manager, Charleston County Community Development presented an overview of PY 2023-2024 Urban Entitlement funds. Charleston County receives grant funding annually from the U.S. Department of Housing and Urban Development to facilitate resources to develop viable communities. Eligible applications must fall within priority goals and guidelines for consideration. Ms. Carson shared that several new programs will become available to non-profits for the aid of senior citizens. Application deadline is January 6, 2023 @ 12:00 noon. Awards will be announced in May and contracts will be issued in September. Councilman Milliken questioned the length of the application process with the deadline being January 6. Ms. Carson replied that the application must include supporting documentation along with budgetary costs. The cycle runs November 30 through January 6. For further information visit: <https://www.charlestoncounty.org/departments/community-development/RFA.php>

Public Comment: No attendees indicated interest in speaking during Public Comments.

Consent Agenda:

Minutes: November 17, 2022, Regular Town Council Meeting

2023 Town Holiday and Meeting Schedule: Councilman Milliken moved for approval of the items under the Consent Agenda, Councilman Mullinax seconded. Passed unanimously.

Information Reports:

Finance Report: No Report.

Town Administrator's Report: Town Administrator, Niki Grimball reported on a successful Christmas Tree Lighting ceremony along with the Town Market and the James Island Arts & Cultural Center. Everyone in attendance had a great time and we look forward to hosting with the Town Market next year. The Lowcountry Local First Community Business Academy, (funded by the Town) completed its first session by educating and promoting local entrepreneurs on James Island on Dec. 13. The graduation was a huge

success. Participants will have access to 12 months of business support services to continue to receive help they may need. The Town staff participated in an Angel Tree program this year by providing gifts for two families for Christmas. We look forward to building this program more next year. The Town's new website was launched on December 12. We are excited to offer this user-friendly platform to the community. Staff will continue to work on a few tasks, including the development of a Project page to show the life cycle of a project from start to finish for our residents. At the request of Councilman Milliken, Ms. Grimball gave an update on the St. James Church use of Town Hall. She stated that the Church has its regular Sunday Services in Council Chambers and two small groups are meeting regularly onsite; one on Tuesday evenings and the other on Friday mornings. The Church is pleased to be able to use the Town Hall facility while they transition to the Landmark Center with an estimated date of mid-to-late-January, 2023.

Public Works: Public Works Director, Mark Johnson gave a recap of the monthly report: staff serviced three new requests for service, one of which was drainage related. Staff held its monthly Stormwater Manager meeting; attended a fourth quarter SCASM meeting; and became certified to monitor tidal saltwater bodies for the Clemson Adopt-a Stream program. Three additional septic tank inspections were completed in November. This is 50% of the responding residents; 12% of the total needed. Mr. Johnson announced the hire of Brian Stokes, PW Foreman, who will be working in Field Ops to better serve our residents.

Island Sheriff's Patrol Report (ISP): Lt. James announced that with the Christmas holidays approaching it is good to report there were no robberies or violent crimes. There were a few unreported car break-ins. Lt. James gave an update of the speeding on Pauline Ave. Deputies have been present in the area and documenting the speeds of vehicles coming through the neighborhood. 355 vehicles were monitored with the highest speed of 45 mph; and 29 stops were made. Lt. James said they will continue to monitor speeds on Pauline and Clearview. An overview of the ISP report and crime report was given.

Requests for Approval by Staff:

Brantley Park Change Order for Additional ADA Requirements: Deferred to January meeting.

Brantley Park Dock Survey and Permit Drawings: Ms. Grimball reported that the Town received a proposal from Palmetto Land Surveying, Inc. to survey the property to include the dock in order to prepare for dock repair permitting documents. She said this would allow us to see what repair/permits would be required before moving forward with plans for the dock. Mayor Woolsey explained this is a request for an Ocean & Coastal Resource Management (OCRM) permit application to replace the dock. Motion by Councilman Mullinax, seconded by Councilman Milliken.

Mayor Woolsey said we need to have an OCRM permit first in order to tear down the existing dock and replace it with a new one. He said at one time when a previous firm, (Davis & Floyd) redesigned the parking spaces at the park it included a change to the dock. They did talk to OCRM and gave us information but when we discussed permitting with OCRM they said no, that was not a part of the agreement with Davis & Floyd, so we decided to look to other vendors. This was a year ago so this expense would get us a permit to put in a replacement dock and after that is done we can demolish the existing dock and decide if we want and move forward on replacing the dock. The expense for a replacement dock is between \$25-40,000. Ms. Grimball said she talked with three companies and one of them felt confident in doing repairs to upfit it with what is existing by replacing some portions to make it more stable and compatible for public use. She noted that some other companies threw it all in, and with the high costs of lumber she is not surprised with the price range that was quoted. She said the most competitive bid was around \$25,000 and the company felt confident in making the repairs and they have a clear reputation of doing work on other docks. Mayor Woolsey said the request before Council is not to get permission to take the dock down, we would have options whether to demolish or repair it; however, a permit is required which would be covered under this proposal.

Councilman Boles clarified that the motion is to survey the park, where the existing dock would be and Ms. Grimball confirmed as well as for permitting. Councilman Boles commented that the survey could be used for other things; such as where the big tree is, or where the trails would be and Ms. Grimball confirmed. Councilwoman Mignano asked if we are just going to do repairs, is a permit still needed and Mayor Woolsey answered yes; that we need to have a permit for conducting repairs or to demolition and rebuild.

Councilman Milliken asked if a permit is needed to take the old dock out. Mayor Woolsey said it is his understanding what this proposal is covering is to obtain permitting to replace or repair the dock. He added that there was a \$40,000 bid and the \$25,000 was less. There were three quotes reviewed to date: one to repair; and the other to tear down and replace, but in any case, we need to have a permit. Councilman Milliken asked if the plans would comply with ADA standards and Ms. Grimball said yes. He also asked if we had reached out to the City about helping with costs and Mayor Woolsey shared that the City has agreed to work with the Town through a grant process where the City would need to participate as the title holder of the property. Councilwoman Mignano mentioned concerns about City property maintained by the Town. Passed unanimously.

Updated Quote for Solar-powered Radar Signs: Ms. Grimball presented an updated cost for the two (2) radar signs approved by Council in October. When Ms. Grimball was preparing the documentation for the purchase of the approved (battery operated) signs, she noted that the company offers solar-powered signs that, if Council approves, would be a cost increase of \$1560 for both signs. She clarified that the original two signs were approved for a cost of \$6,730, and two solar-powered radar signs would cost \$8,790. Motion to approve by Councilwoman Mignano, seconded by Councilman Mullinax. Councilwoman Mignano was informed that optional equipment listed on the quote can be added at a later time. Passed unanimously.

Council Chambers Audio/Visual Upgrades: Ms. Grimball presented for approval a request for audio/visual upgrades in Council Chambers. Costs for the equipment upgrades of \$45,236. Ms. Grimball commented this is the lowest quotes as two others received were: \$65,000 and \$47,000. This system will improve the audio/visual capabilities in Council Chambers, including integrating new equipment with some of the existing equipment. Motion by Councilwoman Mignano, seconded by Councilman Milliken. Passed unanimously.

Swagit Livestreaming and Agenda Management Solutions: Discussion continue as this agenda item was deferred at the November meeting. Ms. Grimball presented a quote of \$17,000; annual service of \$9,540 for a total including AV equipment approved in the previous agenda item, of \$69,000. Councilman Boles asked about some optional add-ons; i.e., voice to text recognition and Ms. Grimball noted the cost at \$250.00 a month, but staff did not recommend that. Councilman Boles asked about the unofficial transcript of the minutes and Ms. Grimball explained how certain points in documents could be accessed easily, which is already included as a part of the service agreement without an add-on option. Both Councilwoman Mignano and Councilman Milliken recommended not including some of the optional add-ons such as the voice to text recognition/sound search at this time. Passed unanimously.

Sea Island Habitat for Humanity Repair Care Request: Ms. Grimball presented a request that the Town reimburse Sea Island Habitat for Humanity for repairs performed at 1106 Seaside Lane. Sea Island Habitat replaced four (4) windows; repaired a deck and patched leaks to a roof @ \$2,739.19. Motion to approve by Councilman Milliken, seconded by Councilman Mullinax. Passed unanimously.

James Island Outreach Care Program Request: Ms. Grimball requested to withdraw this item as James Island Outreach has found a company to perform the service at a lower cost and no longer requests assistance. Councilman Milliken spoke that the Charleston County Urban Entitlement Program may be a

source for some of these repairs to be done. Ms. Grimball agreed that they could apply and will encourage their participation.

Committee Reports:

Land Use Committee: No Report

Nomination to Planning Commission: Mayor Pro-tem Mignano called upon Mayor Woolsey for his nomination to the Planning Commission. Mayor Woolsey moved to reappoint Zennie Quinn for another 4-year term; seconded by Councilman Mullinax. Passed unanimously.

Environment and Beautification Committee: Councilman Milliken reported a successful Arbor Day celebration on Fri. Dec. 2. The Town and James Island Pride planted three (3) trees at the Town Hall and plan to plant more. He thanked the representative from the SC Forestry Commission for attending and staff for their hard work. A gorilla trash pickup was held on Sat. Dec. 10. 12 bags of trash and debris were collected from James Island's roadways. Special thanks Town staff for use of the Town truck to remove the trash and to Walter Desmond, PSD for his service. The next James Island Pride meeting will be held on Thurs. Jan. 19 @ 6:00 p.m. on the porch at the Town Hall.

Children's Committee: No Report.

Public Safety Committee: Councilman Mullinax moved for the appointment of Brian Duffy to represent McCalls Corner, seconded by Councilman Milliken. The next Neighborhood Council will be Jan. 26. Passed unanimously.

History Committee: Mayor Woolsey announced the next meeting of the History Committee on January 3 @ 6 p.m. at the JI Arts & Cultural Center. Plans are underway for the First Shot to be held in April.

ReThink Folly Road: Mayor Woolsey announced that the Steering Committee met on Wed. Dec. 14 and discussed Phase I, Right-of-Way acquisition, as well as plans for Phase II at the end of Phase I to Battery Island. Councilwoman Mignano gave a brief update on discussion relative to sidewalks and multi-use paths along Folly Road, and proposed plans for a hotel (PUD) on Battery Island.

Drainage Committee: No Report.

Business Development Committee: No Report.

Trees Advisory Committee: No Report.

James Island Intergovernmental Council: The next meeting will be held on Wed. Jan. 25 @ 7 p.m. at the Town Hall.

Proclamations and Resolutions:

Proclamation Honoring James Island Community Heroes, 2022: Councilman Milliken announced the honor of selecting this year's Community Heroes is special because we did not receive any nominations from the community and staff took the initiative to select persons they felt were deserving of this honor. Councilman Milliken read the Proclamation and asked Town Clerk, Frances Simmons, to present her nomination. Ms. Simmons recognized Ms. Henrietta Martin as a recipient for 2022 for her outstanding work in engaging members of her community and participation in Town functions. Ms. Martin received a certificate and was applauded for her service.

Resolution #2022-20 Municipal Agreement: Camp Road Sidewalk and Riverland Drive: Motion to approve by Councilman Milliken, seconded by Councilman Mullinax. Councilman Milliken questioned maintenance responsibilities as some sections are in unincorporated Charleston County and the City of Charleston. Mayor Woolsey stated that the Town's section is the first part in front of the school. Passed unanimously.

Ordinances up for First Reading: None.

Ordinances up for Second Reading: None.

Old Business: None.

New Business: None.

Executive Session: Not Needed.

Announcements/Closing Comments:

Councilman Boles wished everyone a Merry Christmas and a Happy New Year and thanked the staff for what they do every day.

Councilwoman Mignano wished everyone a Merry Christmas.

Councilman Milliken informed everyone that he attended a meeting at the SC Sea Grant Symposium where the discussion was about septic systems in low lying areas. He noted that we need to do all that we can to encourage the use of sewer.

Councilman Mullinax thanked and wished everyone a Merry Christmas.

Mayor Woolsey wished everyone a Merry Christmas.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:09 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

Town of James Island

% FY Complete 50%

Monthly Budget Report

Fiscal Year 2022-23

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter	TOTAL	BUDGET
	July	August	September	October	November	December	January	June		
GENERAL FUND REVENUE										
Accommodations Tax				15102.66					15,103	50,000
Brokers & Insurance Tax						3,607			3,607	870,000
Building Permit Fees				4,133	5,508				9,641	15,000
Business Licenses	2,095	49,260	(793)	58,123	6,302	42,965			157,952	380,000
Contributions/Donations-Park									-	
Grant Reimbursement									-	25,000
Franchise Fees	137,406			2,431	40,408				180,245	332,500
Interest Income	127	157	155	179	242				859	500
Alcohol Licenses -LOP									-	10,000
Local Assessment Fees			1,032		1,014				2,046	2,500
Local Option Sales Tax (PTCF)			225,751	106,907	100,740	106,984			540,381	1,270,000
Local Option Sales Tax (rev)			95,157	45,718	43,533	45,511			229,919	530,000
Miscellaneous									-	500
Planning & Zoning Fees	1,000	1,241	1,506	1,005	1,631	890			7,273	15,000
State Aid to Subdivisions					68,087				68,087	272,350
Telecommunications							19		19	17,000
Homestead Exemption Tax Receipts									-	50,000
Facility Rentals	456	1,060	152	452	299				2,419	5,400
Stormwater Fees	400	600	1,000	700	900	800			4,400	
ARP Allocation				1,854,631					1,854,631	1,864,631
	141,484	51,718	322,959	2,089,382	268,663	199,977	-	Total	3,076,584	5,710,381
								% of Budget		54%

1st Quarter

2nd Quarter

3rd Quarter

4th Quarter

July

August

September

October

November

December

January

June

TOTAL

BUDGET

ADMINISTRATION

Salaries	23,277	23,162	23,200	23,193	23,177	40,139			156,148	320,000
Benefits, Taxes & Fees	9,424	9,508	9,615	9,605	9,601	15,281			63,035	130,000
Copier	12	337	745	454	239	379			2,166	5,500
Supplies	151	272	639	617	848	319			2,846	5,000
Postage		214	200	214	14	100			742	6,000
Information Services	472	3,635	4,365	4,858	4,902	471			18,703	72,000
MASC Membership									-	5,500
Insurance	17,801		1,805		13,329				32,935	50,569
Lobbying Services	2,000	2,000	2,000		4,000	2,000			12,000	
Legal & Professional Services									-	80,000
Town Codification					220				220	1,400
Advertising				524					524	3,500
Audit						12,500			12,500	12,500
Mileage Reimbursement		26	28	31	31	31			147	800
Employee Screening	175				41	153			369	
Employee Training & Wellness	270	99	540	2,269	405	270			3,853	3,800
Dues and Subscriptions		85		60		40			185	1,500
Training & Travel									-	2,000
Grant Writing Services				2,310					2,310	16,000
Employee Appreciation	47		8	180					235	800
Mobile Devices	34	114	85	76	76	114			499	2,100
Credit card (Square)	137	149	129	115	137	90			757	
Bank Charges (Payroll Expenses)	301	415	420	420	426	437			2,419	2,000
	54,100	40,016	43,780	44,926	57,446	72,324	-	Total	312,593	720,969
								% of Budget		43%

1st Quarter

2nd Quarter

3rd Quarter

4th Quarter

July

August

September

October

November

December

January

June

TOTAL

BUDGET

ELECTED OFFICIALS

Salaries	3,769	3,769	3,769	3,769	3,769	5,654			24,500	50,000
Benefit, Taxes & Fees	4,384	4,403	4,422	4,422	4,422	6,632			28,683	60,000
Mayor Expense				60	70				130	1,000
Council Expense									-	2,000
Mobile Devices	38	38		38	38				152	500
	8,191	8,210	8,191	8,289	8,299	12,286	-	Total	53,465	113,500
								% of Budget		47%

GENERAL OPERATIONS

Salaries	23,152	23,062	23,062	23,062	22,731	44,283			159,350	366,766
Benefits, Taxes & Fees	8,688	8,810	8,925	8,913	8,844	16,135			60,315	134,593
									219,666	501,359
								% of Budget		44%

PLANNING

Supplies						76			76	600
Advertising	38		95		136	129			398	1,500
Mileage Reimbursement									-	200
Dues and Subscriptions									-	715
Training & Travel				300	440				740	1,000
Mobile Devices									-	660
Equipment/Software	324	199	199		199	408			1,331	2,160
Uniform / PPE									-	500
Planning Commission		150							150	4,000
Board of Zoning Appeals		1,560		200	100				1,860	4,000
	362	1,909	294	500	875	614	-	Total	4,555	15,335
								% of Budget		30%

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter	TOTAL	BUDGET
	July	August	September	October	November	December	January	June		

BUILDING SERVICES

County Contract Building Permit Tech			14,792	134		14,538			29,465	60,000
Community Outreach									-	250
	-	-	14,792	134	-	14,538	-	Total	29,465	60,250
								% of Budget		

PUBLIC WORKS

Mileage Reimbursement									-	300
Training & Travel		280							280	1,925
Public Outreach									-	500
Projects	183	773	4,200	2,218		1,575			8,949	180,000
Signage			1,281						1,281	8,000
Mobile Devices		39							39	1,080
Uniform / PPE					307				307	700
Supplies	106	467	1,308	609	362	358			3,211	8,000
Emergency Management	892	892	4,447	6,391	24,972	12,391			49,985	20,000
Dues and Subscriptions		232							232	425
Asset Management	37		39	39	39	25,039			25,192	45,000
Tree Maintenance and Care			350	350					700	20,000
Groundskeeping	4,292	305	4,272	5,396	12,523				26,787	70,000
	5,510	2,987	15,898	15,003	38,203	39,363	-	Total	116,963	355,930
								% of Budget		33%

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter	TOTAL	BUDGET
	July	August	September	October	November	December	January	June		

CODES & SAFETY

Mileage Reimbursement									-	100
Equipment									-	900
Radio Contract		798			798				1,596	3,500
Training									-	500
Supplies		960		18		20			997	250
Uniform / PPE					55				55	250
Unsafe Buildings Demolition									-	10,000
Overgrown Lot Clearing									-	2,000
Animal Control									-	3,000
Crime Watch Materials									-	250
Mobile Devices									-	360
Membership/Dues									-	250
	-	1,758	-	18	853	20	-	Total	2,648	21,360
								% of Budget		12%

ISLAND SHERIFF'S PATROL

ISP Dedicated Officer Annual Expense									-	\$ 129,660
ISP Programs & Supplies	59	750	158	845	718	1,296			3,826	\$ 15,000
ISP Salaries	19,788	18,630	18,251	15,270	25,695	20,800			118,434	\$ 173,852
Benefits, Taxes & Fees-ISP	5,543	5,298	5,294	4,366	7,336	5,931			33,768	\$ 42,758
			23,703	20,481	33,749	28,027	-	Total	156,028	\$ 361,270
								% of Budget		43%

PARKS & RECREATION

JIRC Contribution									-	4,750
Park Maintenance	525	398	627	998	525	125			3,198	12,000
Special Events									-	5,000
Youth Sports Program						1,090			1,090	14,725
		398	627	998	525	1,215	-	Total	4,288	36,475
								% of Budget		12%

1st Quarter

2nd Quarter

3rd Quarter

4th Quarter

July

August

September

October

November

December

January

June

TOTAL

BUDGET

FACILITIES & EQUIPMENT

Utilities		2,775	3,149	2,324	3,695	721			12,664	44,100
Santee Str. Public Parking Lot										
Security Monitoring		76		76	301	91			544	1,000
Janitorial	1,350		1,350	1,350	1,350				5,400	7,920
Equipment / Furniture			480			919			1,399	5,700
Facilities Maintenance	345	1,750	295	75	3,160	75			5,700	6,500
Vehicle Maintenance Expense		348	919	316	556	101			2,241	10,000
Fees and Taxes									-	
Generator Maintenance						398			398	2,410
Street Lights		12,214	12,214	12,214	24,428				61,071	161,700
	1,695	17,163	18,407	16,355	33,491	2,305	-	Total	89,417	239,330
								% of Budget		37%

COMMUNITY SERVICES

Repair Care Program						2,793			2,793	35,000
Drainage Council									-	500
History Council				176	963				1,140	3,780
Neighborhood Council				250					250	3,750
James Island Arts Council									-	3,500
Business Development Council									-	3,500
James Island Pride			102	1,913					2,015	3,500
Helping Hands			80	60					140	500
Tree Council									-	3,500
Community Tutoring Programs										12,500
Community Service Contributions					31,100				31,100	50,000
		-	182	2,399	32,063	2,793	-	Total	37,438	120,030
								% of Budget		31%

1st Quarter			2nd Quarter			3rd Quarter	4th Quarter	TOTAL	BUDGET
July	August	September	October	November	December	January	June		

CAPITAL PROJECTS

<u>INFRASTRUCTURE</u>									-	-
Dills Bluff Sidewalk Phase III									-	147,514
Dills Bluff Sidewalk, Phase IV			3000			6000			9,000	45,000
Regatta Road Sidewalk									-	116,000
Camp and Riverland Sidewalk (match)									-	100,000
Town Hall Solar Panels									-	68,200
Hillman Street Property			226998						226,998	
Capital Improvement Projects									-	
Secessionville to Ft. Johnson Sidewalk Connector									-	13,000
Honey Hill Road Paving									-	58,800
Nabors Phase I			3900						3,900	52,400
Underground Power Lines									-	220,000
Traffic Calming Projects		64	64	64	127				318	50,000
Septic Tank Testing	900	2350	600		3100	600			7,550	100,000
James Island Creek Septic and Sewer Projects									-	1,854,630
								Total	240,215	2,825,544
								% of Budget		9%
<u>Capital Equipment</u>										
Audio Visual Upgrades	382								382	70,000
ISP Dedicated Officer Initial Expenses									-	67,500
Public Works Equipment									-	50,000
<u>PARK IMPROVEMENTS</u>										
Dock Street Park			500						500	50,000
Pinckney Park									-	
Park Projects									-	50,000
<u>DRAINAGE PROJECTS</u>										
Greenhill/Honey Hill Drainage Phase I-II				1112					1,112	261,000
Oceanview Stonepost Drainage Basin -I-II				15000		15583			30,583	417,000
Drainage Outflow Valve Devices									-	48,000
Drainage Improvement Projects									-	100,000
James Island Creek Basin Drainage Improvements									-	145,300
Highwood Circle Drainage Improvements									-	17,900
Quail Run Drainage Improvements									-	57,675
	1,282	2,414	235,061	16,176	3,227	22,183	0	Total	520,557	1,046,875
								% of Budget		50%

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter	TOTAL	BUDGET
	July	August	September	October	November	December	January	June		

HOSPITALITY TAX

Hospitality Tax Revenue		57,100		113,133		95,552			265,784	655,000
Hospitality Tax Transfer In									-	
TOTAL									265,784	655,000

41%

GENERAL

The Town Market			191		300	763			1,253	2,000
Rethink Folly Phase I-III, Staff Cost-Sharing					12,109				12,109	20,000
Santee Street Public Parking Lot	15,000								15,000	33,100
James Island Arts & Cultural Center Ops	7,024	9,903	12,632	11,424	11,048	16,022			68,053	145,000
Promotional Grants					9,000				9,000	15,000
Public Safety of Tourism Areas	8,463	8,243	8,034	6,828	11,249	9,342			52,160	129,757
Camp and Folly Landscaping Maintenance	350		350	350	700				1,750	10,000
Entrepreneur and Small Business Support	4,500					21,000			25,500	72,300
Guide to Historic James Island										5,000
Brantley Park OPS	275		75						350	2,050
Community Events		2,000			419	692			3,111	5,000
Total Non-Capital Expense	35,612								Total 188,286	439,207
									% of Budget	43%

PROJECTS

Camp/Folly Bus Shelter									-	25,000
Rethink Folly Road Phase 1									-	400,000
Wayfinding Signage									-	35,000
Folly Road Beautification									-	10,000
Brantley Park			105						105	171,800
James Island Arts & Cultural Center	1,950	2,650	4,211	1,884					10,694	175,000
James Island Arts and Cultural Center Solar Panels									-	75,550
Historic Ft. Johnson									-	100,000
Decorative Banners				13,699					13,699	15,000
Park Projects									-	20,000
ISP Dedicated Officer Initial Expense										22,500
Intersection Improvement at Camp/Dills Bluff									-	
1248 Camp Center-Civil & Landscape									-	
Folly Road Multi Use Path Wilton-Ft. Johnson									-	
Other Tourism-Related Projects									-	50,000
									Total	1,099,850
	73,174	22,796	25,597	34,185	44,825	47,819			- % of Budget 212,784	19%

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter	TOTAL	BUDGET
	July	August	September	October	November	December	January	June		

TREE MITIGATION FUND

Tree Mitigation revenue									9,488	500
Tree Mitigation expense									-	1,200
	-	-	-	-	-	-	-	-		
Total									9,488	

JIPSD FIRE & SOLID WASTE SERVICES

JIPSD Tax Relief	105,833	105,833	105,833	105,833	105,833	105,833			634,998	1,270,000
Auditor Expense									-	1,000
Total									634,998	1,271,000
									% of Budget	50%

American Rescue Plan

	21/22 Actual						
Beginning Balance		1672408	1671508	1669094	1434033	3272488	3269261
Revenue	1,854,631				1854631		
Expense	182,223.	900	2414	235061	16176	3227	22183
	1,672,408	1671508	1669094	1434033	3272488	3269261	3247078

ADMIN NOTES

- 1) The new Town website is online. This site is much more user friendly and informative for our citizens, as well as much simpler for staff to add and update information.
- 2) We have been actively working to implement the new GoGov software that was approved at the December Town Council meeting. The Citizen Request Module (CRM) is nearing completion, and will go live by the end of January. The web app, "MyTOJI" is downloadable and will give citizens quick access to report an issue, get notifications from the Town, easily navigate the new website, and much more.
- 3) The Oceanview/Stone Post Drainage Improvement project is out for bid. We will review the bids in February, and hopefully bring a recommendation to Council at the February meeting.

Code Enforcement Cases

TOTAL CASES	883
ABATED	818
INVESTIGATION CONTINUING	65
RANK VEGETATION / SOLID WASTE	238
INOPERABLE VEHICLE	147
TREE CASES	55
NUISANCE PROPERTY	73

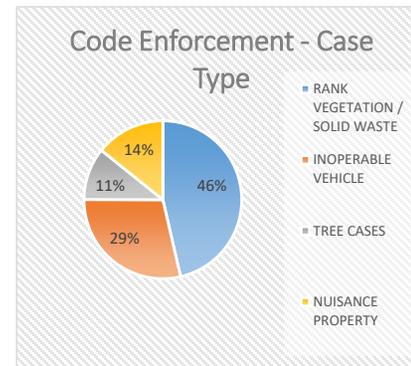
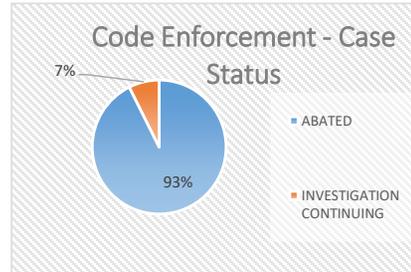
*6 new cases in December

James Island Arts and Cultural Center

Continuing Classes : knitting group, watercolor group, area artist exhibits, children's art lessons, private art tutoring, princess parties, History Council, Palmetto Youth Choir practices, Lowcountry Local First Business Academy, and meetings of the Rose Society.

December Events: Gingerbread House decorating during Tree Lighting Ceremony at Town Hall; Children's Storytelling Breakfast; December Jazz Night with Jenna and Lee.

Upcoming Events : "Letters to My Mother" exhibit reception January 19th 6:00-8:00pm; Coastal Carolina Camellia Society 72nd Annual Camellia Show January 28th 7:00am-5:00pm; January Annex Dance Program, details TBD; February Jazz Night with Jenna and Lee, details TBD; 2nd Annual Juried Art Exhibit; art drop off 3/10 & 3/11; Reception on April 6 from 6:00-8:00pm.

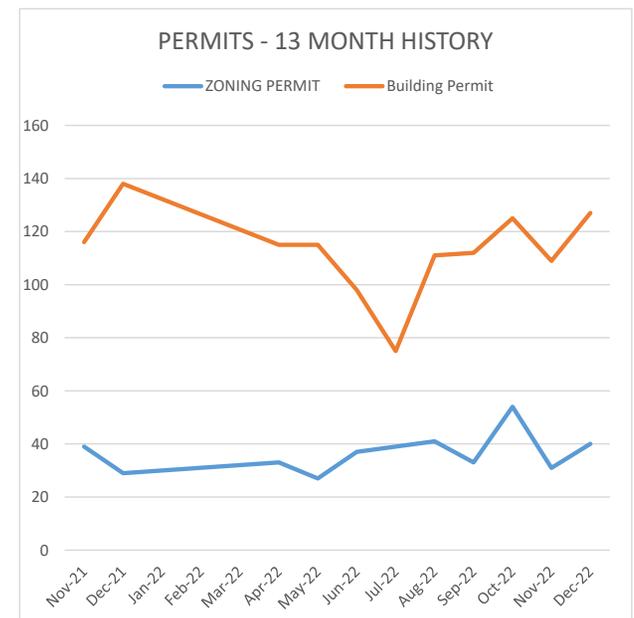


PERMIT TYPE	Dec-22
ACCESSORY STRUCTURE	3
CLEARING & GRUBBING	-
DEMOLITION PERMIT	-
EXEMPT PLATS	2
FIREWORK STAND	-
HOME OCCUPATION	5
LIMITED SITE PLAN REVIEW	-
NON-EXEMPT PLAT	-
PD AMENDMENT (REZONING)	-
RESIDENTIAL ZONING	9
REZONING	-
SPR	-
SIGN PERMIT	2
SITE PLAN REVIEW	-
SPECIAL EVENT	-
SPECIAL EXCEPTION	-
TEMPORARY ZONING	2
TREE REMOVAL	4
TREE TRIMMING	-
VARIANCE	1
ZONING PERMIT	1
TOTAL	29

PUBLIC WORKS NOTES

- 1) There were no new requests for service in December.
- 2) Staff met with the City of Charleston Office of Resiliency to establish relations and plan for coordinated efforts to meet rising sea levels.
- 3) Staff attended annual SCASM Board of Directors meeting.
- 4) Staff participated in the annual Christmas tree lighting.
- 5) Staff monitored solar installation at Town Hall and JI Arts and Cultural Center.
- 6) Staff held pre-construction meeting for stormwater at the Chic Fil A .
- 7) Two septic tank inspections were accomplished in December. This is 54% of the responding residents, 12% of total needed.
- 8) Staff continued traffic studies on Yorktown and continued to gather data on Julian Clark and Dills Bluff.
- 9) Staff did some vegetative maintenance and filled 2 potholes and repaired 2 signs in December.

BUILDING PERMITS ISSUED DECEMBER 2022: 108





*RESOLUTION HONORING ISLAND SHERIFFS' PATROL (ISP) DEPUTY OF THE YEAR
2022
Lieutenant Herman Martin*

WHEREAS, Lt. Martin has been nominated by his peers as the Town of James Island Sheriffs' Patrol Deputy of the Year; and

WHEREAS Lt. Martin dedicated over 22 work weeks for the Town of James Island in 2022, totaling 882 hours: and,

WHEREAS, Lt. Martin worked evenings and late nights in addition to his normal work duties as a traffic lieutenant; and,

WHEREAS, violent crimes decreased in 2022 due to Lt. Martin's work ethics as a direct reflection of his dedication. He stopped 312 vehicles and responded to numerous calls for service.

NOW, THEREFORE, BE IT RESOLVED, that the Town of James Island recognize the outstanding service, commitment, and dedication of Lt. Herman Martin as the Island Sheriffs' Patrol Deputy of the Year, 2022 and congratulate and recognize his service.

Enacted this 19 day of January 2023

*Bill Woolsey
Mayor*

ATTEST

*Frances Simmons
Town Clerk*

ORDINANCE 2023-01

AN ORDINANCE REZONING REAL PROPERTY LOCATED AT 1439 JEFFORDS STREET (TMS# 427-01-00-062) FROM THE LOW-DENSITY SUBURBAN RESIDENTIAL (RSL) ZONING DISTRICT TO THE RESIDENTIAL OFFICE (OR) ZONING DISTRICT (EXHIBIT A)

WHEREAS, property located at 1439 Jeffords Street, identified as Tax Map Number 427-01-00-062 and referenced on the attached exhibit is currently zoned as Low-Density Suburban Residential (RSL) Zoning District; and

WHEREAS, the applicant requests this parcel be zoned to the Residential Office (OR) Zoning District to allow for the use of the property as a pervious parking lot and stormwater facilities to support an adjacent lot/use; and

WHEREAS, the applicant has submitted a complete application for Zoning Map Amendment (rezoning) pursuant to Section 153.043 of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR); and

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed Zoning Map Amendment and adopted a resolution, by majority vote of the entire membership, and recommended that the Town of James Island Council (Town Council) approve the proposed Zoning Map Amendment based on the Approval Criteria of Section 153.043 F of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Town Council held at least one public hearing and after close of the public hearing, Town Council approved the proposed Zoning Map Amendment based on the Approval Criteria of Section 153.043 F of the ZLDR; and

WHEREAS, Town Council has determined the Zoning Map Amendment meets the following criteria;

- A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of the Ordinance;
- B. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;
- C. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;
- D. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tracts or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife and natural resources; and
- E. The subject properties are suitable for the proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of natural resources and amenities.

NOW, THEREFORE, be it ordained by the Town of James Island Town Council, in meeting duly assembled, finds as follows:

SECTION 1. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. REZONING OF PROPERTY

- A. Town of James Island Council rezones the property located at 1439 Jeffords Street, identified as Tax Map Number 427-01-00-062, and referenced on the attached "Exhibit A", from the Low-Density Suburban Residential (RSL) Zoning District to the Residential Office (OR) Zoning District; and
- B. Any and all development of the subject parcel must comply with the ZLDR and any and all other applicable ordinances, rules, regulations, and laws; and
- C. The Zoning Map of Tax Map Number 427-01-00-062 referenced on the attached "Exhibit A", is amended to Residential Office (OR) in accordance with Section 153.043 H of the ZLDR.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon approval of Town Council following second reading.

ADOPTED AND APPROVED in meeting duly assembled this 16th day of February 2023.

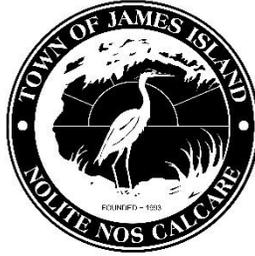
TOWN OF JAMES ISLAND COUNCIL

By: _____
Bill Woolsey
Mayor of the Town of James Island

ATTEST:

By: _____
Frances Simmons
Town Clerk of the Town of James Island

Public Hearing: January 19, 2023
First Reading: January 19, 2023
Second Reading: February 16, 2023



**ZONING/PLANNING
DEPARTMENT**

Zoning Map Amendment

January 12, 2023

Case History: ZOR-10-22-013

Request to rezone lot from the Low-Density Suburban Residential (RSL) Zoning District to the Residential Office (OR) Zoning District

FIRST READING: JANUARY 19, 2023

SECOND READING: FEBRUARY 16, 2023

History and Overview:

1439 Jeffords Street (TSM# 427-01-00-062) is located at the southeastern end of Jeffords Street, and is adjacent to parcels located on the eastern side of Folly Road. The property currently has no structures located on it. The parcel included in the current Zoning Map Amendment Request is 0.3 acres in size and is in the RSL Zoning District. 1439 Jeffords Street is currently considered a legal conforming lot.

The applicant and owner, Mr. David Vernon, (represented by the potential buyer, Ms. Amy Emde) is seeking to rezone the lot from the RSL Zoning District to the OR Zoning District to enable the use of the parcel as a pervious parking lot stormwater facilities for a future community recreation use (indoor swimming pool) that will be located on the adjacent lot of 1444 Folly Road. If approved, the applicant intends on abandoning the lot line between the two parcels resulting in one legal conforming OR-zoned lot. The proposed parking lot and stormwater facilities will only be accessed from the existing adjacent parcel of 1444 Folly Road.

Adjacent Zoning:

Surrounding properties to the north and east of the subject property contain parcels in the RSL Zoning District in the Town of James Island, as well as SR-2 zoned parcels in the City of Charleston. To the south is property zoned SR-2 in the City of Charleston and is utilized by Emmanuel Baptist Church. To the west are multiple properties in the OR Zoning District.

Approval Criteria:

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) approval may be approved only if Town Council determines that the following criteria are met:

1. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance.

Staff's response: In the Comprehensive Plan, the Land Use Element Goal states, "*The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character and natural ecosystems of the area.*" by "*implementing sustainable and flexible development guidelines and integrate development with growth to maintain the suburban character of the Town*". Additionally, The Community Facilities Element states that a Town's strategy should be to "*explore opportunities to create and maintain more active recreational facilities and programs for the residents and youth of James Island*".

2. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

Staff's response: Nearby properties range from OR zoning and uses to residential, with the immediate adjacent properties being mixed between these two zoning classifications as well. If approved, the subject property will retain its residential use capability and will be combined with the adjacent property that is currently zoned OR. Therefore, the proposed amendment may be compatible with existing uses and zoning of nearby properties.

3. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

Staff's response: The subject property is vacant, and the applicant is seeking rezoning for pervious parking and stormwater facilities that will combine and support a future community recreation (with existing facilities) and parking area, with no water and sewer supply proposed to the subject property. Additionally, The Town and other service providers will be able to provide facilities and services while maintaining adequate levels of service to existing development.

4. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife and natural resources; and

Staff's response: A 6' opaque fence and land use landscape buffering will be required to be installed along the perimeter of the property, and adjacent to any residential use or zoning. In addition, the applicant's letter of intent states, "*It is of utmost importance to us to ensure that the lot will facilitate a place for mature trees, wildlife, and water retention. We plan to create two ponds on the lot and retain over 6 mature trees.*" The property will be accessed from the existing entrance of 1444 Folly Road, and therefore will not have an adverse impact of traffic congestion on Jeffords Street.

- 5. The subject property is suitable for proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of resources and amenities.**

Staff's response: The subject property is a legal conforming lot in its current zoning designation of RSL. The subject property also meets the minimum standards for the Residential Office zoning designation including parcel size and parcel configuration. The parcel currently has access from Jeffords Road; however, if approved, access will be from Folly Road.

Planning Commission Meeting: January 12, 2023

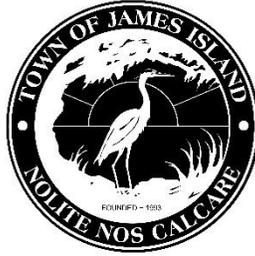
Recommendation: Approval (4-0 vote)

Speakers in support: 2

Speakers in opposition: 0

Notifications:

A total of 53 notification letters and emails were sent to owners of property within 300 feet of the boundaries of the proposed zoning map amendment and to the James Island Interested Parties List on December 29th, 2022. Additionally, this request was noticed in the Post & Courier on January 4th, 2023, and the property was posted on January 4th, 2023. The meeting notice was also sent to the Town News email recipients and was posted on the Town's Facebook page.



**ZONING/PLANNING
DEPARTMENT**

Zoning Map Amendment

January 12, 2023

Case History: ZOR-10-22-013

Request to rezone lot from the Low-Density Suburban Residential (RSL) Zoning District to the Residential Office (OR) Zoning District

FIRST READING: JANUARY 19, 2023

SECOND READING: FEBRUARY 16, 2023

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Approval Criteria:

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Staff's response: In the Comprehensive Plan, the Land Use Element Goal states, "*The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character and natural ecosystems of the area.*" by "*implementing sustainable and flexible development guidelines and integrate development with growth to maintain the suburban character of the Town*". Additionally, The Community Facilities Element states that a Town's strategy should be to "*explore opportunities to create and maintain more active recreational facilities and programs for the residents and youth of James Island*".

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Planning Commission Meeting: January 12, 2023

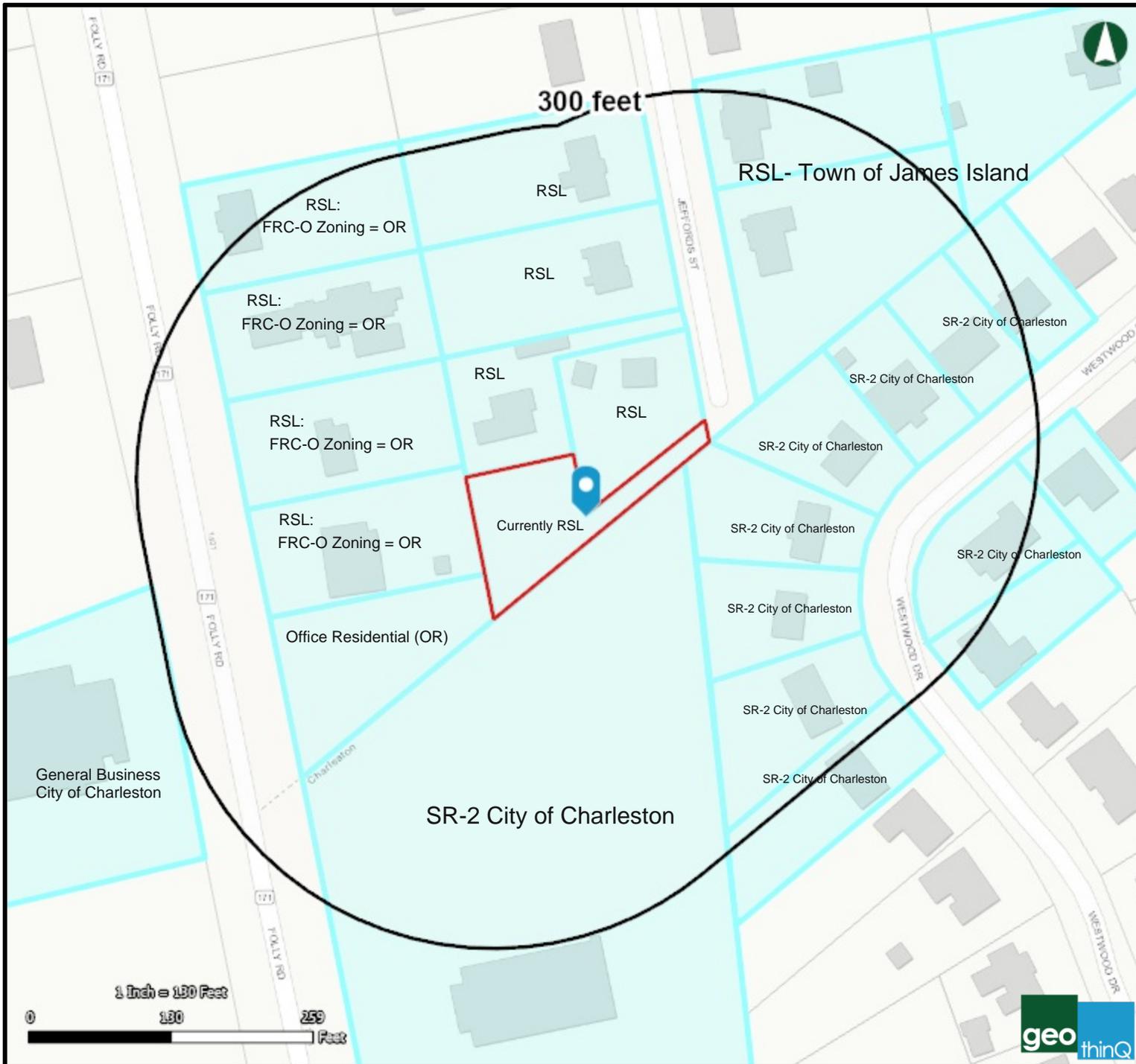
Recommendation: Approval (4-0 vote)

Speakers in support: 2

Speakers in opposition: 0

Notifications:

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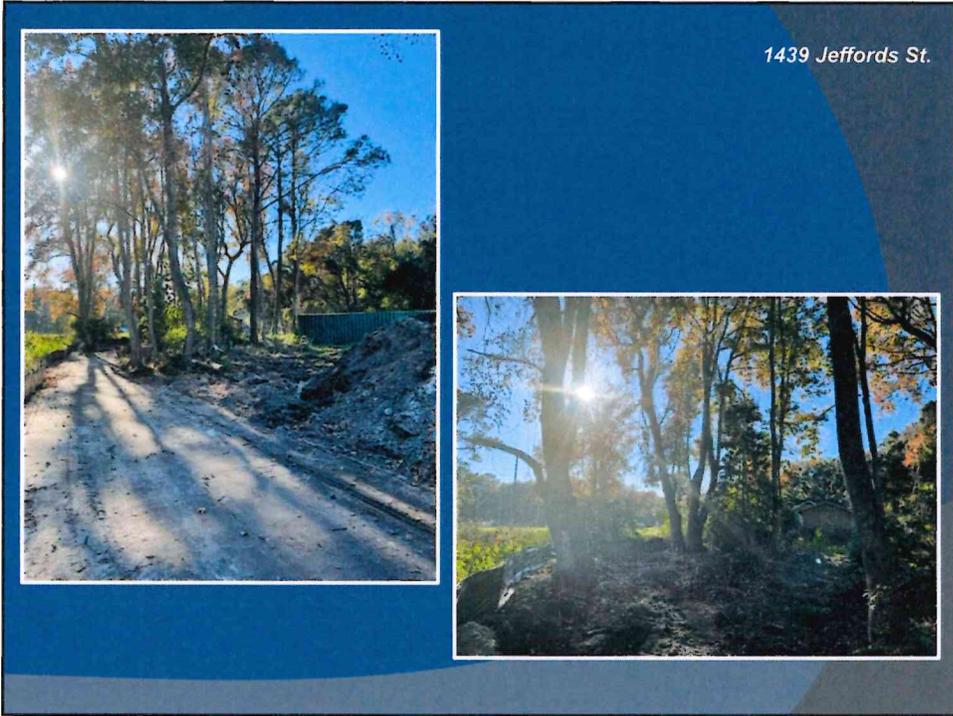
Town of James Island
South Carolina



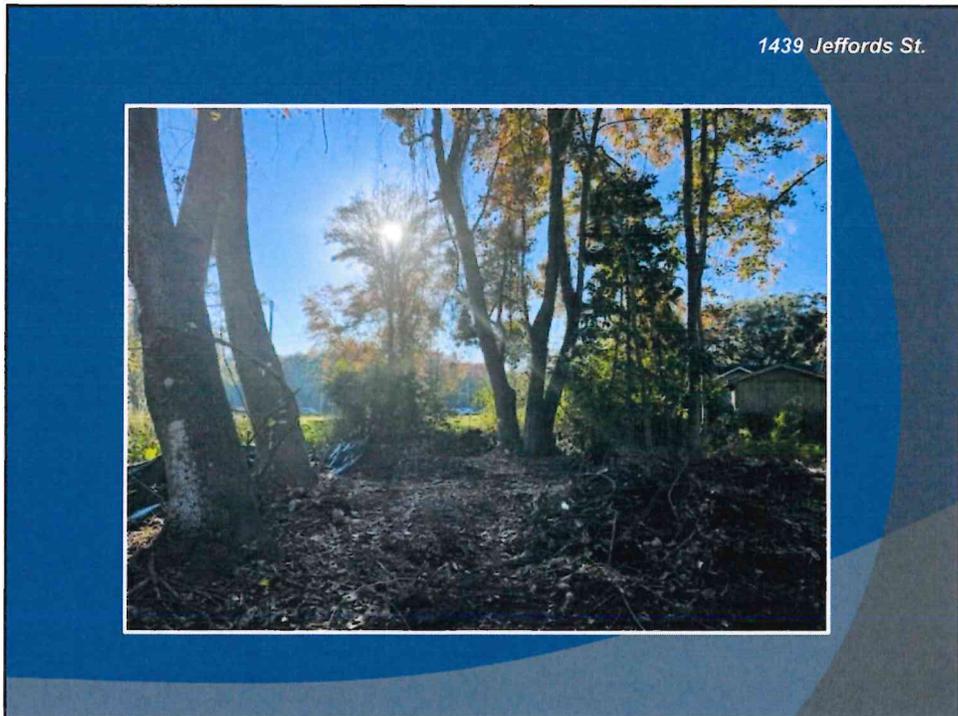
1439 Jeffords Street

300' Radius ZOR-10-22-013
11/29/2022

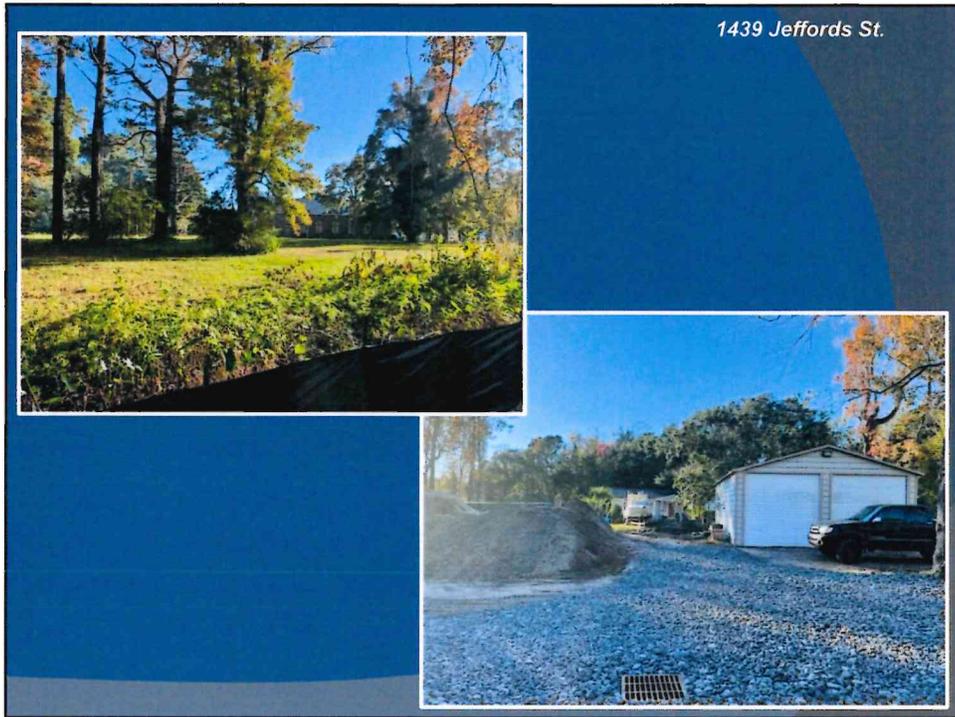




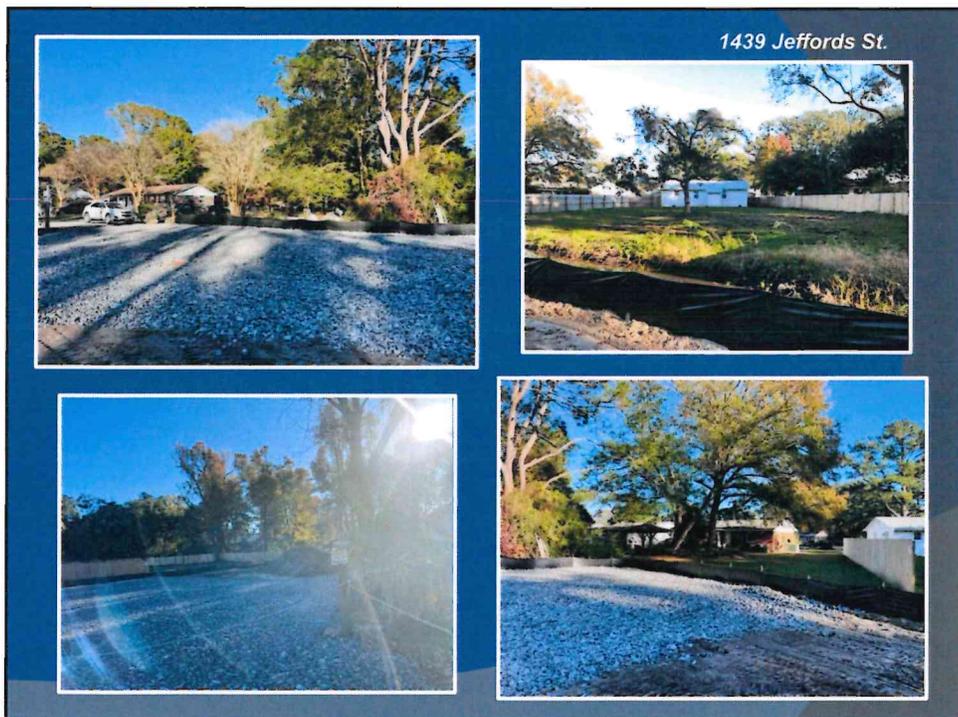
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8



9

Dear Planning Commissioners,

My name is Amy Emde. I am the owner of Charleston Swim School and the tentative buyer of 1429 Jeffords Avenue. I am writing to you to provide a better understanding of the rezoning request. Below I have provided a visual plan of the proposed use, a letter of intent explaining the request, and an outline that addresses the criteria in the ordinance it must meet.

Current Zoning/Location and Neighboring Lots:

The property is currently zoned residential and directly connects in the rear to the future parking lot of Charleston Swim School, (1444 Folly Rd) that we are building. On the right of the property is a residential lot that is owned by the current seller of this (1429 Jeffords) property. He is in full support of our intended use of parking here. On the left of the property is a large ditch & woods with a small corner neighboring the back corner of Emmanuel Baptist's very large lot. In front of the property across the street from the lot lives a long standing resident named Jacob who is in support of our rezoning. The corner of the lot neighbors another long standing resident named James who is also in favor of this rezoning. We have received written and/or verbal support/favor from every neighbor within 300+ feet that we have been able to speak to.

Proposed Use/Intent:

This rezoning would simply extend gravel parking farther to allow employee parking for the future site of Charleston Swim School located on Folly road. Our plans for the lot would be to resolve the lot line to create one forever home for residents to learn to swim on James Island. There will be no exit or THRU traffic to Jeffords street. All regular traffic will occur to and from the Folly road entrance/exit.

Wildlife and Flood Considerations

It is of utmost importance to us to ensure that the lot will facilitate a place for mature trees, wildlife, and water retention. We plan to create two ponds on the lot & retain over 6 mature trees. As far as wildlife, the five most commonly sighted birds in the 2 mile radius of this lot are: 1) Laughing Gull, 2) Cedar Waxwing, 3) White Ibis, 4) Common Grackle, and 5) Brown Pelican.¹ Of these five species, the only one listed as “near threatened” due to its declining population is the Common Grackle. Because the Grackle does eat at feeders and prefers open wooded areas, we will be adding feeders to our open wooded gravel lot. All of the other birds inhabit wetlands, so we expect that our ponds will help with that. We also plan to plant multiple Longleaf Pine trees to promote a better habitat for the

¹Ebird.org Data collected from around Dill Sanctuary (2 miles from 1429 Jeffords Avenue)
https://ebird.org/hotspot/L6799402?yr=all&m=&rank=hc&hs_sortBy=count&hs_o=desc

endangered red-cockaded woodpecker and the endangered Carolina Gopher frog, including the installation of stumpholes. With the Longleaf Pine trees, protected ponds, and stump holes, this will be an ideal habitat for the endangered Carolina Gopher frog. We will also be partnering with local wildlife teams to provide this area as a breeding habitat for the frogs since we will be meeting all 3 of the conservation action plan steps in the 2020 Gopher Frog Conservation Plan.² If we are not able to rezone this property, we cannot purchase it due to the restrictions in our small business administration loan, which limits our land addition to only O/R zoned lots. Then we will have to resort to building a lot of underwater retention, rather than these ponds and habitats.



² NORTH CAROLINA WILDLIFE RESOURCES COMMISSION
<https://www.ncwildlife.org/Portals/0/Learning/documents/Profiles/Amphibians/Gopher-Frog-Conservation-Plan-2020-FINAL.pdf>

Approval criteria:

The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of that chapter in accordance with the ZLDR.

1. Economic Development

According to the economic development plan, the comprehensive plan states that the county would like to “encourage small business enterprises, minority owned businesses, and attract new targeted industry sectors.” We are a small minority owned business developing a new targeted industry (Swim school). The nearest brick and mortar Swim school to James Island is all the way in Mt. Pleasant. This will allow a great need to be filled within the James Island community. This will also open up many jobs for locals and increase recreational opportunities.



2. Existing Use and Nearby Property Compatibility

The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property. Three out of four parcels touching the borders of this lot are on folly road, which of course, hosts many office/residential areas. This lot will not add traffic or noise to the residential street, since it will only be for employee parking. This will not intrude upon any privacy for residents neighboring this lot due to fencing.

3. Town and Service Provider Access

The town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal, and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development.

4. Significant Adverse Impacts

The visual site plan (and future drawings, coming soon), as well as proposed use paragraph provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, traffic congestion, wildlife, and natural resources.

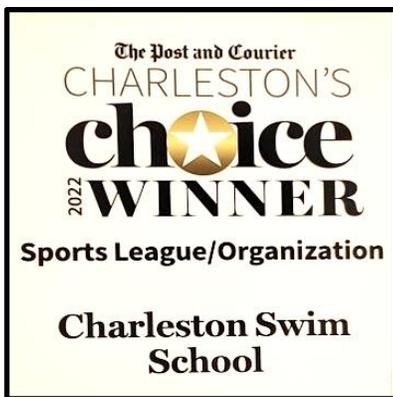
5. Suitability for Zoning Classification

The subject property is suitable for proposed zoning classification considering that the parcel size (.3 acres) is large enough to allow the parking we need, the parcel configuration aligns right with our current parking lot, the road access from folly road & our parking lot eliminates any increase of traffic on Jeffords. The presence of natural resources and amenities such as the county trench drainage ditch, mature trees, and plenty of above ground water retention promotes an excellent use for a quiet parking lot that doesn't disturb any neighbors, wildlife, or county services.

Community Impact

This rezoning would allow many more children of James Island to learn how to swim. This will reduce the current South Carolina drowning rate. Drowning is the 3rd leading cause of unintentional injury deaths worldwide (7% of all injury related deaths). In 2019, South Carolina was tied as the state with the 9th highest rate for fatal unintentional drownings in the US. Drowning is the leading cause of unintentional injury-related death among South Carolina children ages 1 to 4. Among children 5 and under, 84% of drownings occur at home. Among children 5-14, 45% of fatalities happen at a public pool. We can help lower these statistics by providing this swim school in James Island, but will be greatly limited in our capacity without the parking required for our amazing swim teachers and staff.

In addition to the joy of making a difference in the lives of our students and equipping them with the ability to swim, we also contribute 15% of all sales from the school to charity. As an example, in 2020 we used our charitable savings to fund the construction and opening of South Carolina’s first and only Human trafficking survivor drop in center.³ This center is to “support the in-person crisis response where individuals provide trauma-informed support and emergency shelter coordination for CSE and domestic trafficking survivors. This program is the access point to all other survivor services.”⁴



³ Post and Courier | SC’s first center for human trafficking survivors is fully funded with community donations https://www.postandcourier.com/news/scs-first-center-for-human-trafficking-survivors-is-fully-funded-with-community-donations/article_4ac8b884-5851-11eb-874a-d7cf36a3ce57.html

⁴ The Formation Project <https://www.theformationproject.org/our-services>

December 12, 2022

Dear Town of James Island Planning Commission & Council,

My name is Katie Frederick. I have been a James Island resident since 2009 and have owned and live at 490 Woodland Shores Road since 2019. I am writing to you to express my strong support and favor of the rezoning of 1439 Jeffords Avenue from residential to Office Residential.

I am very excited to see the Charleston Swim School run a successful business on James Island and know that this rezoning would be beneficial for their mission as well as the well-being of the Town overall.

As a commercial and residential realtor, I understand the need for preserving residential areas. I don't believe this rezoning will interfere with the residential integrity of the neighborhood of Jeffords Avenue. The intended use of a retention pond with a gravel parking lot for staff seems like it will have minimal impact on neighboring properties. Because this property is at the end of a dead-end street, running parallel with a large ditch and neighboring two commercial lots already, it is completely feasible for this use.

Thank you for your consideration!

Sincerely,

DocuSigned by:
Katherine Frederick 

2B99FB0594D044A...
Katie Frederick

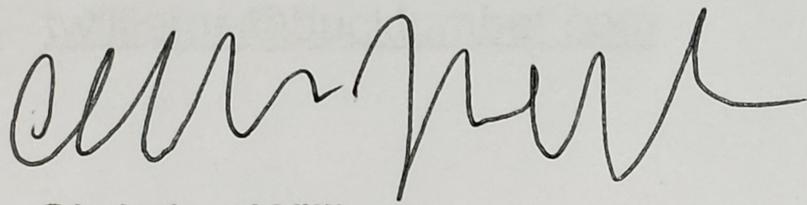
Katiefred843@gmail.com

843-628-8243

Broker Associate, Simply Commercial Team of Marshall Walker Real Estate

Dear Planning Commission & Council,

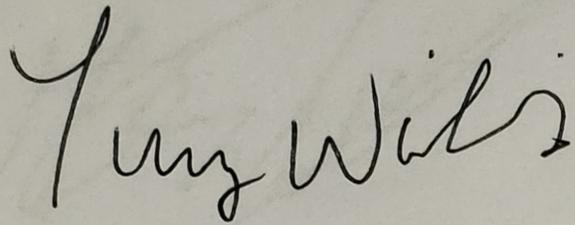
My name is Christina Williams and I live at 1426 Jeffords Avenue. I am very excited about the opening of Charleston Swim School and am in full support and favor of the rezoning of 1439 Jeffords Avenue from residential to office/residential. I believe the proposed use of this spot will not affect Jeffords avenue traffic congestion, noise, or wild-life habitat. I am looking forward to this rezoning so that my children can enroll in swim lessons soon. Thank you for your consideration.



Christina Williams
703-470-3871

Dear Planning Commision & Council,

My name is Trey Williams and I live at 1426 Jeffords Avenue. I fully support the rezoning of 1439 Jeffords Avenue from residential to office/residential. This rezoning will reduce potential future residential traffic and allow a place to be built for my children to learn how to swim. Thank you for your consideration.

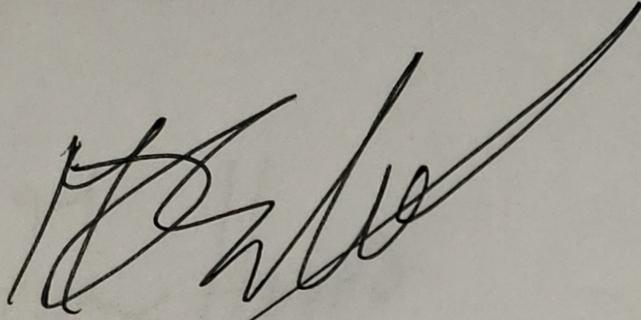
A handwritten signature in black ink that reads "Trey Williams". The signature is written in a cursive, flowing style.

Trey Williams

twilliams@bucklumber.com

Dear Planning Commision & Council,

My name is Mick Collins and I live at 1434 Jeffords Avenue. I am in full support and favor of the rezoning of 1439 Jeffords Avenue from residential to office/residential. This town could really use a swim school and a place for us to swim in the cold months and by rezoning this lot, you are helping that need be fulfilled. I am looking forward to the completion of Charleston Swim School and believe this lot for additional parking will be great.

A handwritten signature in black ink, appearing to read 'Mick Collins', written in a cursive style.

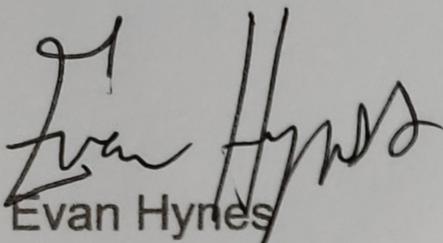
Mick Collins

843-860-3062

mickcoll70@gmail.com

Dear Planning Commision & Council,

My name is Evan Hynes and I live at 1414 Jeffords Avenue. I am in support and favor of the rezoning of 1439 Jeffords Avenue from residential to office/residential. I believe the proposed use of this spot will be non-invasive to our neighborhood/street and will allow more James Island locals to have the opportunity to learn how to swim and be healthy. Thank you for your consideration.

A handwritten signature in black ink that reads "Evan Hynes". The signature is written in a cursive style with a large initial "E" and "H".

Evan Hynes

404-441-0726

evanmhynes@gmail.com

Dear James Island Planning Commission,

I, David Vernon, am writing in support of the request to rezone 1439 Jeffords St. (TMS# 427-01-00-062) from RSL to OR zoning to enable the proposed future use of future buyer Amy Emde and Charleston Swim School. I own the neighboring parcels TMS 427-01-00-050 and 427-01-00-061.

Best,

David Vernon

1/11/23

A handwritten signature in black ink, appearing to read "D. Vernon", with a small mark below it.