



**JAMES ISLAND PLANNING COMMISSION**  
**Town Hall**  
**1122 Dills Bluff Road, James Island, SC 29412**

**MEETING AGENDA**  
**March 12, 2020**  
**6:00 PM**

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

- I. CALL TO ORDER
- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. APPROVAL OF DECEMBER 12, 2019 MINUTES
- VI. PUBLIC COMMENTS
- VII. STAFF COMMENTS
- VIII. COMPREHENSIVE PLAN 5-YEAR REVIEW OVERVIEW  
Planning Commission will discuss an overview of the contents of the Town of James Island's Comprehensive Plan, as well as a prospective timeline of the upcoming 5-year review.
- IX. PROPOSED AMENDMENTS TO THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) INCLUDING:  
At the February 2020 Town Council meeting, Council voted favorably on an amendment to Section 153.093, Folly Road Corridor Overlay Zoning District (FRC-O), to add "Hotels/Motels" as a Prohibited Use in all areas of the Overlay. Planning Commission will be voting on a recommendation on this amendment.
- X. PROPOSED PLANNING COMMISSION TIME CHANGE  
Councilwoman Mignano requests moving the recurring Planning Commission meeting time to 6:35pm. Planning Commission will be voting on the time change request.
- XI. CHAIR'S COMMENTS
- XII. COMMISSIONERS COMMENTS
- XIII. NEXT MEETING DATE: APRIL 9, 2020
- XIV. ADJOURN

The Planning Commission met in Council Chambers at the Town of James Island, 1122 Dills Bluff Road, James Island, SC on Thursday, December 12, 2019 at 6:00 p.m. Commissioners present: Bill Lyon, Lyndy Palmer, Vice Chair, Ed Steers, Zennie Quinn, and Chairman David Bevon, who presided. Also, Kristen Crane, Planning Director, Flannery Wood, Planner I, Dr. Cynthia Mignano, Town Council and Council Liaison to the Land Use Committee, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order and Pledge: Chairman Bevon called the meeting to order at 6:00 p.m. A quorum was present to conduct business.

Prayer and Pledge: Chairman Bevon led the Planning Commission in prayer and followed with the Pledge of Allegiance.

Compliance with the Freedom of Information Act. Chairman Bevon announced that this meeting was noticed in compliance with the South Carolina Freedom of Information Act.

Approval of July 11, 2019 Meeting Minutes: Chairman Bevon moved for approval of the July 11, 2019 meeting minutes, seconded by Vice Chair, Palmer and passed unanimously.

Public Comments: The following individuals addressed the Commission:

Joe Walters, 792 Folly Road: Mr. Walters spoke in support of standards for bicycle parking. He provided comments to the Commission that is attached to these minutes. Mr. Walters spoke on the prohibited use of vehicles, new and used, in the Folly Road Corridor Overlay Districts and asked the Commission to consider leaving as it is or require a Special Exception. Mr. Walters spoke about a business owner, (Tommy Baker) who has given much to the community and that he also own property in the commercial corridor that could be affected by this change.

Katie Zimmerman, Executive Director of Charleston Moves: Ms. Zimmerman thanked the Commission and staff for the changes they are recommending for bicycle standards. Charleston Moves is a non-profit organization that encourages mobility by bicycles, foot and public transit for well-being. She said the recommendations would provide quality and safe measures that could payoff in the long run. She suggested adding language for parking and maneuvering of bicycles in front and behind the required spaces.

Staff Comments: None

Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) including:

- a. 153.332 Off-Street Parking and Loading: Addition of section (J) "Bicycle Parking" with standards for bicycle parking facilities:
- b. 153.093 FRC-O, Folly Road Corridor Overlay District (6) amending the Rethink Folly Road Standards section to include (b) Required bicycle parking shall be installed in accordance with Section 153.332 (J)

Planning Director, Kristen Crane gave an overview of sections 153.332 and 153.093. She showed a slide presentation and pointed out current bicycle racks and how they could look in the future. Mrs. Crane reviewed the information provided under Off-Street Parking and Loading "J". She noted that these regulations could help the Town to get to where it hopes to someday under the Rethink Folly Road Plan. Mr. Steers asked about bike lockers. Mrs. Crane discussed and offered options that are available. Mr. Quinn asked if this section would include motorized bicycles. She said the section did not include it, however, that would be left to the property owner. There was discussion of #3: Parking and Maneuvering areas that the

area devoted to bicycle parking must be hard surfaced. Vice Chair Palmer stated that she understands why this is included in the section but asked that it is phased differently because it reads as if the property owner has to have a paved surface. There was discussion on this and questions of whether the surface could be gravel, dirt, or lime, as well as the surface being permeable for flooding and runoff. Mrs. Crane replied to the questions and noted that the City of Charleston has similar regulations, and the County does not yet. She noted that these recommendations are from bike friendly cities. She also corrected that the aisle for parking and maneuvering should be 5 feet, not 3 as indicated in previous communication to the Commission. Mr. Quinn asked and was informed that if these recommendations pass it could be amended at a later time, to which Mrs. Crane replied yes, it could be amended. There was also a discussion of whether existing businesses would be required to follow these regulations. Mrs. Crane noted that this is a new requirement and old businesses may be grandfathered. **Motion: Chairman Bevon moved for approval of Sections 153.332 and 153.093, Vice Chair Palmer seconded, Mr. Lyon moved to amend the motion to add language that the area devoted to bicycle parking must be hard surfaced, to hard surface permeable. And, the aisle at least 5 feet wide in front and behind all required bicycle parking. The motion was seconded by Mr. Steers and passed as amended.**

Mrs. Crane gave an overview of the following:

- c. 153.093 FRC-O Folly Road Corridor Overlay District (G) (1): adding (a) Prohibited Uses Vehicle Sales (new or used) in North Village area
- d. 153.093 FRC-O Folly Road Corridor Overlay District (H)(1)(a): adding Vehicle Sales (new or used) to prohibited uses in Commercial Core Area
- e. 153.093 FRC-O Folly Road Corridor Overlay District (I)(1)(a): adding Vehicle Sales (new or used) to prohibited uses in South Village Area
- f. 153.093 FRC-O Folly Road Corridor Overlay District (J)(1): adding (a) Prohibited uses. Vehicle Sales (new or used) in Neighborhood Preservation Area
- g. 153.093 FRC-O Folly Road Corridor Overlay District (K)(1) (a) Prohibited uses. Vehicle Sales (new or used) in Conservation Area

Mrs. Crane stated for consistency that vehicle sales, new or used, is recommended as a prohibited use in all areas of the Folly Road Corridor Overlay Zoning Districts. Chairman Bevon received without objection permission to approve items c-g with a single motion, Vice Chair Palmer seconded and passed unanimously.

The Town will hold a public hearing and first reading on these amendments at its January 16, 2020 meeting and a second reading on February 20, 2020.

**Chair's Comments:** Chairman Bevon paid tribute to former Town Councilman and Mayor Pro-Tem, Leonard Blank, for his many years of service on Town Council and to the James Island community. Leonard has been amazing to work with for many years. Leonard has been instrumental in creating the Zoning and Land Use Regulations for the Town from scratch. He attended every meeting for a year and a half during this painstaking process and knows the ZLDR well. Many good things have been accomplished by Leonard in that the intersection at Camp Road is named after him. All Commissioners were in agreement and that he served the Town well for many years. Leonard will be recognized at the December 19 Town Council meeting.

Commissioners' Comments: None

Next Meeting: The next meeting of the Planning Commission will be held on Thursday, January 9, 2020

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:35 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk and Secretary to the Planning Commission

DRAFT

# Town of James Island Comprehensive Plan



Bill Woolsey  
Mayor

Town Council Members

Leonard Blank, Mayor Pro Tem  
Darren Troy Mullinax  
Garrett Milliken  
Joshua Stokes

Town Planning Commission Members

David Bevon, Chairman  
Lyndy Palmer, Vice Chair  
Bill Lyon  
Ed Steers  
Warren Sloane

Ashley Kellahan, Town Administrator  
Frances Simmons, Town Clerk  
Kristen Crane, Planning Director

*Adopted July 9, 2015*

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Thanks are given to James Hackett and former commissioners Garrett Milliken, Marguerite Neal and Robin Hardin for their efforts in the development of this Comprehensive Plan, with special thanks to Ed Lohr for his invaluable time and input.

## **Chapter 1: Introduction and Background**

### **1.1: Introduction**

The Town of James Island Comprehensive Plan Update is the future vision for preservation and development in the Town of James Island (the Town) for the next 10 years. In February of 2014, the Town of James Island planning committee began the comprehensive planning process with a discussion of the requirements of the state Planning Enabling Act of 1994. Previously in 2012, the Land Use and Community Facilities elements were completed as part of the process to establish the Towns Zoning and Land Development Regulations Ordinance. These elements have been updated as part of the process to complete the Town's Comprehensive Plan by completing all required elements.

South Carolina State Law (§6-29-510) requires that comprehensive plans be reviewed at least once every 5 years and updated at least once every 10 years. In 2007, the South Carolina Priority Investment Act (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. The Act requires that two new elements be included in the Comprehensive Plan, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require an analysis of local regulatory barriers to the provision of affordable housing and to utilize incentives to encourage development of affordable housing. The primary goal of The Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

This Comprehensive Plan represents the original Plan to be reviewed in 5 years and updated in 10 years. The Town's Planning Commission held several workshops to review and refine the elements, goals and strategies for the Comprehensive Plan as part of the monthly meeting process. Each meeting was open to the public. The Town Council held a public hearing prior to adopting this Plan.

### **1.2: Purpose and Intent**

The Town of James Island Comprehensive Plan Update will guide public decision-making affecting the quality of life in the Town through the year 2025. The elements of the Plan articulate goals for the future regarding the location, quality and intensity of land uses, the preservation of natural and cultural resources, economic development, housing availability, and the provision of public facilities. The Plan also establishes strategies or actions to implement the Town's goals.

### **1.3: Plan Organization**

This Plan is organized based on the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Act), as amended, and contains the nine required Comprehensive Plan elements. Each element includes a purpose and intent statement, an inventory of existing conditions, a statement of needs and goals, and implementation strategies with time frames.

A goal is a statement of a desired end-state or target and sets the tone for the individual strategies for each element. A strategy is a focused, achievable action the Town or its designated agency could undertake in pursuit of a goal statement.

The nine Comprehensive Plan elements, along with a brief description, are listed below:

1. Land Use Element: Includes an overview of the existing land use and strategies to shape the future of the Town's landscape regarding location, quality, and quantity of land uses.
2. Economic Development Element: Includes a description of the Town's economic environment and strategies for future employment/business development in the Town to support the population.
3. Natural Resources Element: Recognizes the diverse natural features in the Town and includes strategies to preserve and protect them.
4. Cultural Resources Element: Recognizes the rich history and culture of the Town and includes strategies to preserve and protect the Town's historical and cultural assets.
5. Population Element: Includes an inventory of population and demographic data to establish existing conditions and strategies to monitor the needs of future populations.
6. Housing Element: Includes an assessment of the housing conditions and needs in the Town and strategies to ensure adequate and affordable housing availability.
7. Transportation Element: Describes the existing transportation system in the Town and includes strategies to coordinate with area transportation agencies.
8. Community Facilities Element: Inventories existing facilities serving the Town's population and includes strategies to coordinate with service providers to ensure continued quality service provision in the future.
9. Priority Investment Element: Prioritizes the investment of Town resources into the various strategies of the Plan and includes strategies to continue coordination with adjacent jurisdictions and service providers.

## **Chapter 2: Goals**

### **2.1: Goal Statements**

The following statements have been carefully crafted to establish specific goals for the various elements of the Plan. These goals are reiterated later in the Plan as part of the policies and capstones for each element.

1. Land Use Element Goal

The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character of the area.

2. Economic Development Element Goal

Improve the suburban character of the area by limiting commercial activities to designated areas and improving the Site Plan Review process.

3. Natural Resources Element Goal

Protect, preserve and enhance the natural environment.

4. Cultural Resources Element Goal

Promote the awareness and management of the island's historic resources and cultural heritage.

5. Population Element Goal

Continue population growth through annexation to fill in the pockets of land that have not been annexed. This will allow the Town of James Island to have a better defined service area and more of a sense of community.

6. Housing Element Goal

Encourage high quality, affordable housing for people of all ages, incomes, and physical abilities.

7. Transportation Element Goal

A transportation system that respects the suburban character of the Town and its natural and cultural resources and that is coordinated with land use patterns.

8. Community Facilities Element Goal

Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and linked to land use planning and development decisions.

9. Priority Investment Element Goal

Adequate public facilities and services will be prioritized through coordination with adjacent and relevant jurisdictions and agencies and will not have a negative impact on the Town's suburban character or its natural, cultural, and historic resources.

## Chapter 3: Comprehensive Plan Elements

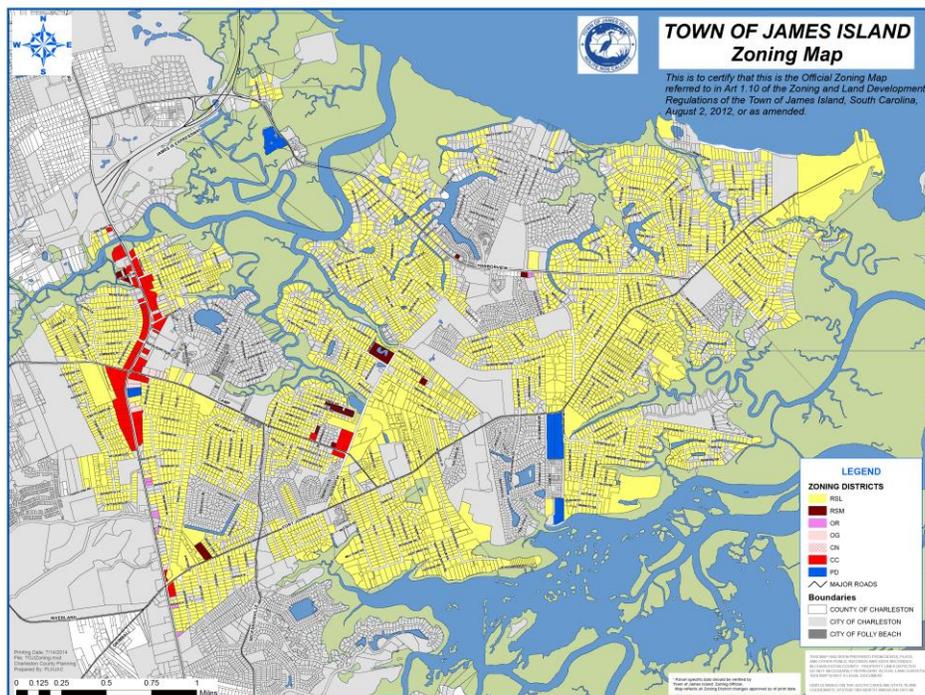
### Chapter 3.1: Land Use Element

#### 3.1.1: Overview and Purpose and Intent

The Land Use Element of the Plan deals with the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, institutional (schools, churches, government facilities, etc.), open space, and undeveloped land. All previously detailed elements influence the land use element. The findings, projections, and conclusions from each of the other Comprehensive Plan elements will influence the amount of land needed for various uses.

The natural environment in which the Town is situated is an important asset which makes James Island a pleasing place in which to live, while at the same time making it attractive for future development. The economic and aesthetic well-being of the entire community is largely dependent upon the maintenance of its suburban setting. This Comprehensive Plan includes strategies to preserve the many desirable characteristics of the Town, while allowing for positive growth patterns.

The purpose of the following land use information, goal, and strategies is to encourage sustainable development<sup>1</sup> practices to allow for growth while preserving the environmental, cultural, historic and aesthetic integrity of the Town.



(Figure 3.1.1 Town of James Island Zoning Map)

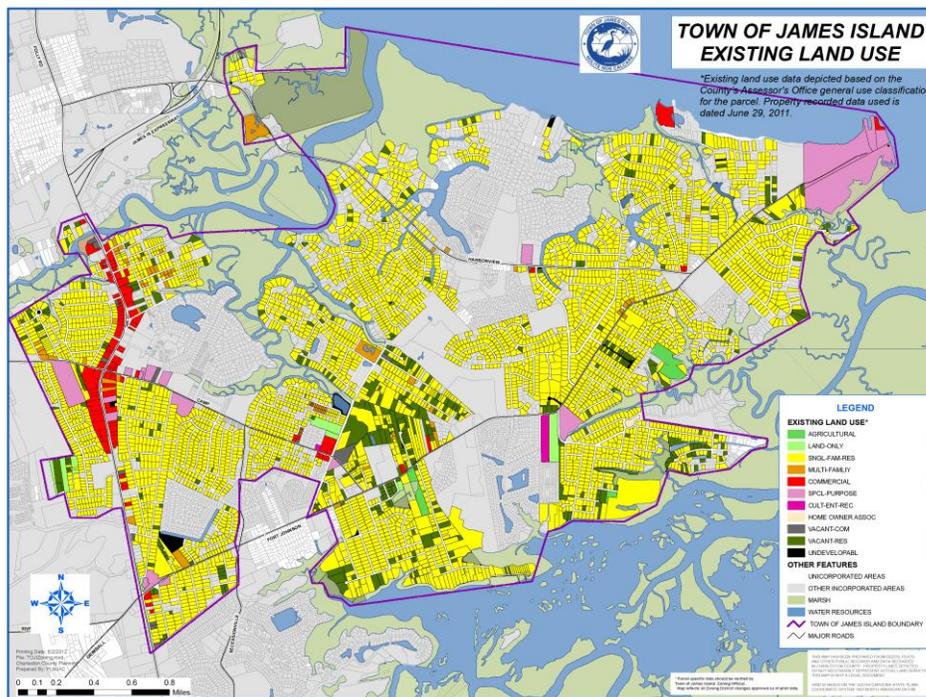
<sup>1</sup> Please see *sustainable development* definition on page (Resources and References).

3.1.2: Background and Inventory of Existing Conditions

The majority of the land within the corporate limits of the Town of James Island is currently in residential or commercial uses. The Town has retained its desired suburban residential character through policies encouraging residential and small commercial development. Commercial development across all of James Island serves the needs of the Town's population. Additionally, many of the residents do not work in Town; rather, they commute to the employment centers of Charleston and North Charleston.

As a result, the Town has a suburban character and many scenic views across marshland and tidal creeks. James Island is surrounded by expanses of wetlands and open waters which add to the beauty of the area. Cultural and historical resources are also abundant in the Town. Protection of these resources is very important to the Town as evidenced by the efforts of James Island residents to preserve and commemorate many locations and actions that have occurred on the island through the years.

The Town of James Island is bounded by unincorporated Charleston County, the City of Folly Beach, and the City of Charleston. The land uses in these jurisdictions are similar to those in the Town with the majority of land being used for single family residences and commercial activities. Single family residential and supporting commercial uses along Folly Road, Harbor View Road and the Camp Road/Dills Bluff Road intersection are cornerstones of the plan for the Town. One issue that should be addressed is the number of parcels currently in a state of legal nonconforming status that should be rezoned or have a new zoning classification created for the use of those parcels.



*(Figure 3.1.2 Town of James Island Existing Land Use Map)*

### *3.1.3: Future Land Use Categories*

The following are the future land use categories in the Town of James Island.

#### Residential

The Residential Future Land Use Category is intended to maintain the Town's low density single family residential character. This area should generally be developed with low residential densities. Incentives to retain the suburban character of the area such as flexible site planning guidelines and conservation design should be provided in the zoning ordinance to preserve open space and protect natural and historic features.

#### Community Commercial

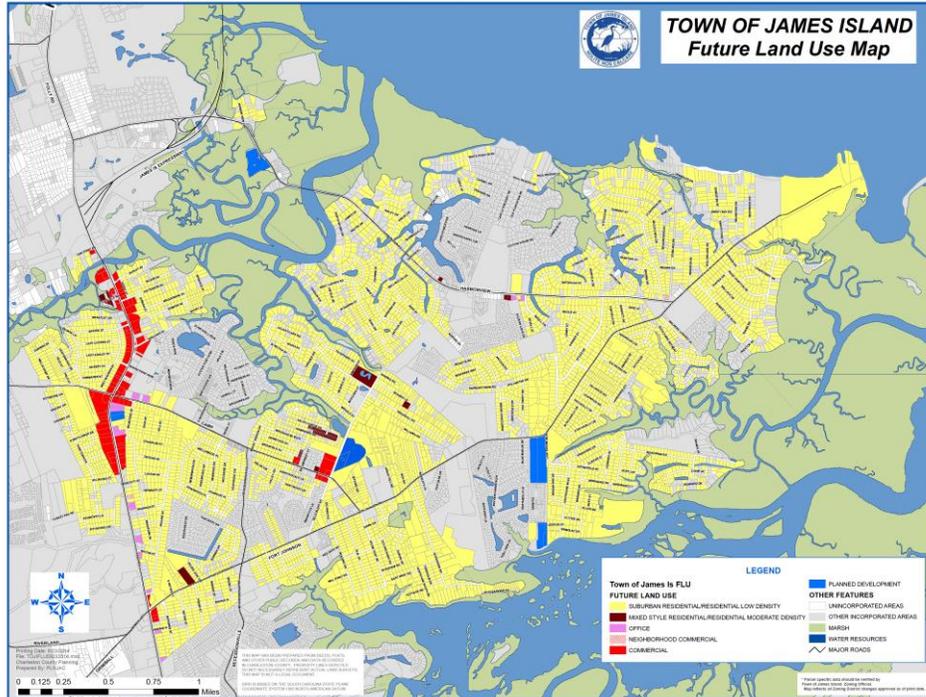
The Community Commercial Future Land Use Category is intended to allow retail and service uses that serve the residential population of the Island, and that do not negatively impact the surrounding community.

#### Neighborhood Commercial

The Neighborhood Commercial Future Land Use Category is intended to allow office uses and neighborhood oriented commercial uses that serve the residential population of the Town and that do not negatively impact the surrounding community.

#### Institutional/Special Purpose

The Institutional Future Land Use Category is intended to allow churches, schools, community and governmental centers, recreation, and other uses that comprise the Town's sense of community.



(Figure 3.1.3 Town of James Island Future Land Use Map)

### 3.1.4: Land Use Element Needs

Land Use element needs include, but are not limited to the following:

- Preserving the suburban character of the area;
- Preserving the natural, cultural, historic and aesthetic integrity of the Town; and
- Encouraging sensitive and sustainable development practices.

### 3.1.5: Land Use Element Goal

The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character of the area.

### 3.1.6: Land Use Element Strategies and Time Frames

The following strategic actions should be undertaken by the Town in support of the purpose and intent of the Land Use Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- LU 1. Protect and enhance the environmental quality of the Town's natural features.
- LU 2. Preserve and enhance the cultural, historic and archaeological assets of the Town.
- LU 3. Maintain the low density, single family residential character of the Town.
- LU 4. Implement sustainable and flexible development guidelines to maintain the suburban character of the Town.

- LU 5. Encourage commercial structures that are in character with the suburban nature of the area.
  
- LU 6. Identify parcels currently in use as a different type than the current zoning district allows (existing nonconforming) and examine rezoning or developing a new district to allow the existing use.

## **Chapter 3.2: Economic Development Element**

### *3.2.1: Overview and Purpose and Intent*

The Economic Development Element of the Comprehensive Plan contains information on the number and characteristics of the labor force, where people who live in the community work and available employment characteristics and trends. The purpose and intent of this element is to provide strategies to balance economic development with the suburban residential character of the Town.

### *3.2.2: Background and Inventory of Existing Conditions*

Historically, James Island was inhabited by Native American wandering tribes who made their living by hunting. James Town was designated a “colony” of 12,000 acres in the late 17<sup>th</sup> century and settlers were granted half-acre lots in the town with ten-acre “planting lots” which were located adjacent to the town as well as several larger plantation tracts laid out for various settlers of the area. By this time, settlements were occurring primarily along navigable waterways. However, the size of the island garnered use for roadways with “the King’s Highway” (Riverland Drive) and “Drake’s Highway” (section of Secessionville Rd from Camp Rd to Ft. Johnson Rd) as the earliest known travel ways.

An important economic activity during the early colonial period included the raising of livestock for beef and pork which was salted and shipped to the West Indies. During colonial times, growing indigo was fairly common and rice was speculated to be grown on the island as well. It is believed that during the colonial period, the majority of the population on James Island was black, with the black settlers bringing their economic skills of cattle management, rice cultivation techniques, boating, fishing, hunting, leatherworking, pottery-making, basketry, woodworking, metal-working, weaving and herbal medicine to the islands. The plantation economy was based on Slave labor, brought from Africa for their agricultural expertise.

A shipyard operating from c.1742 to c.1772 was an industrial economic contributor to the Island with the largest vessel of record built being the Charming Nancy, which was 130 tons and built in 1752. Because boats were the principal means of transportation, facilitating boat traffic between Charles Town and the islands was a necessity and the opening of the Wappoo Cut during the colonial period gave the Island’s economy a boost. The economy at this time was largely water-based, due to the dependency on waterways for travel, trade and food.

After the economic depression of the Revolution had passed, cotton became the major cash crop of the Sea Islands due to the fact that “Sea Island Cotton” had a longer fiber and was more profitable than its inland counterpart. The emancipation of slaves had effects on labor and economy, resulting in the formation of the James Island Agricultural Society in 1872 to coordinate labor management policies. Due to insect and diseases, mainly the boll weevil, cotton ceased to be the cash crop that it was by the 20<sup>th</sup> century. During this time, the growing of vegetables for market (truck farming), dairy farms, raising beef cattle and orange orchards were also economic contributors to James Island.

Transportation improvements in the early to middle 1900's included the opening of the John F. Limehouse Memorial Bridge, the Wappoo Bridge and the Stono River Bridge, as well as the creation of a bus line. These improvements helped foster the rise of suburbanization. The eventual decline of farming and dairy operations on the island increased the pace of development.

Many landowners, who had been growing tomatoes as part of their farms, turned more toward real estate development in the 1950s, 60, and 70's. By the 1980's James Island was a well formed suburban community. The economic hub was, and continues to be, the Folly Road Corridor. Folly Road serves as the main access route through the island and leads to Folly Beach along the Atlantic Ocean, which is a popular destination.

Many of the businesses along Folly Road cater to the needs of tourists traveling to the beach as well as the suburban community on the island. Most of these businesses are service oriented, including grocery stores, fast food restaurants, convenience stores, and neighborhood service activities. The same holds true for other business areas on the island such as Maybank Highway, Harborview Road, and the Camp Road and Dills Bluff Road intersection.

#### Current Business Environment

There are a high number of businesses along Folly Road to employ residents, but most businesses have less than 50 employees. The Town has approximately 750 Business Licenses registered for Fiscal Year 2014. About 200 of these licenses are for "brick and mortar" businesses. 454 licenses are for contractors, some of which operate as home occupations. Small business entrepreneurship is a major factor in the Town's economic cycle.

The Town is projecting close to \$200,000 for fiscal year 2013-14 business license fees. Fiscal Year 2014 saw \$210,000 in revenues, some of which likely will be accrued back to the previous year. \$190,000 is projected for fiscal year 2015. Overall business license revenues have been growing slowly region wide since 2011, following the housing market crash of 2008, but have not yet approached 2008 levels.

#### Conclusions

James Island has existed as a suburban, primarily residential, community for the past 50 years. Economic activities on the island reflect this setting. The land use pattern on the island has largely been determined as there is not much undeveloped land in the area, and what is undeveloped is largely expected to be residential in nature. The future of economic development in the Town must take this setting into account.

#### *3.2.3: Economic Development Element Needs*

Economic Development needs include, but are not limited to the following:

- Identify economic indicators along with census information to better understand the variables affecting economic development in the Town; and

- Identify existing commercial corridors and investigate developing planning techniques to assist redevelopment efforts to improve Town aesthetics; and
- Identify appropriate future commercial areas and/or uses that could contribute to the local economy and serve the residents of the Town.

*3.2.4: Economic Development Element Goal*

Improve the suburban character of the area by limiting commercial activities to designated areas and improving the Site Plan Review process.

*3.2.5: Economic Development Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goal of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- ED 1. Develop a list of employment codes suitable for attracting opportunities to the Town in anticipation of redevelopment opportunities in a suburban setting.
- ED 2. Ensure all new commercial development is of a style and character similar to the desired pattern of buildings and structures in the Town of James Island.

### **Chapter 3.3: Natural Resources Element**

#### *3.3.1: Overview and Purpose and Intent*

The Town's natural environment is an important asset which makes James Island an aesthetically pleasing place in which to live, work and play. The natural setting plays an important role in the way of life for many residents who enjoy fishing, boating and the many scenic vistas throughout the island.

The purpose and intent of the Natural Resources Element is to promote protection of the Town's natural resources, to sustain natural environments, habitats, and wildlife, to ensure that development does not have a negative impact on the environment, and to promote sustainable development<sup>2</sup> practices.

#### *3.3.2: Background and Inventory of Existing Conditions*

##### Climate

One of the best natural features of the James Island area is the climate. Winters are generally mild. Spring, summer, and fall are all usually well suited to outdoor activities and outdoor plant growth. The average annual temperature is 65 degrees Fahrenheit. The average temperature during January is 50 degrees Fahrenheit, while the average temperature in July is 80 degrees Fahrenheit. Precipitation averages approximately 48 inches per year. There are approximately 101 clear days, 151 cloudy days, and 113 partly cloudy days. The average date for the first frost is December 10, with the average date for the last frost being February 19.

There is a peak of rainfall in the summer months with the occurrence of afternoon thunderstorms. The greatest amount of rainfall usually occurs in July with an average of 7.7 inches for that month. Rainfall is usually at its minimum in November with an average of 2.1 inches for that month.

One of the most serious weather concerns to James Island is the occurrence of tropical storms and hurricanes. The height of hurricane season lasts from late summer to early fall. Hurricanes bring threats of high winds, flooding, and strong wave action. The last major hurricane to affect Charleston County was Hugo, which made landfall in September 1989. Building codes and ordinances to improve building quality help reduce storm damage from hurricanes and tropical storms.

##### Seismic Activity

One unusual feature of Charleston County's geology is its high level of seismic activity. The National Building Code has designated Charleston County as a zone of high susceptibility to earthquakes. The earthquake centered at Middleton Place on August 31, 1886 is estimated to have been a higher intensity than any other recorded quake east of the Mississippi River. Limited seismic activity centered in the North Charleston/ Summerville area continues to this day. Unlike those in other areas, the Charleston earthquakes are not associated with

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<sup>2</sup> Please see *sustainable development* definition on page (Resources and References).

well-defined fault lines that can be mapped. The causes of the Charleston earthquakes are unknown. Because of the potential for these types of activities, it is important that building codes are used to reduce loss of life and structural damage as much as possible.

Soils, Geology, Ground Water and Drainage

The soils and geology of James Island are consistent with those typically found in the Atlantic Coastal Plain. The County is mostly level but in places is slightly undulating. Elevations range from sea level to 70 feet. Most of the area within the town limits of James Island is close to sea level. The region is indented by tidal streams that provide natural outlets for drainage. Unconsolidated, water-layered deposits of sands and clays, 6 to 20 feet in thickness, are underlain by thick beds of soft marl. Fine-textured sediments in the tidal marshes are of recent origin. New deposits are being aided by the action of tidal waters. James Island is classified as part of the Tidewater Area of Coastal South Carolina (SCDNR, 1997) with soils associated with the Bohicket – Capers and Kiawah – Foxworth – Yonges associations of soil types. These soils have the characteristics of loamy topsoil layers rich in organic matter with lower layers or highland layers of a mix of sand and clay. These soils are typical of those that experience flooding and sedimentary deposits on a regular basis making them good locations for agriculture uses (National Oceanographic and Atmospheric Administration, 2011).

James Island has a Floridian aquifer type at the layer under the surficial aquifer, which is the water table aquifer which is sandy and less than 40 feet thick. In Charleston County the depth to the ground water table is often very shallow (32.9% of the land area in Charleston County has a ground water table elevation of between 0 and 15” below grade, and an additional 22.3% of the land has a ground water table elevation of 0” below grade). Ground water is generally close to the surface on James Island, especially close to the wetlands, salt marsh areas and rivers. Monitoring wells are generally shallow as well, staying above whatever limestone layers are encountered (Waters, 2003).

James Island is located in the Charleston Harbor/Stono River Watershed Basin and consists primarily of the Charleston Harbor and its tributaries, and the Stono River with its tributaries from Wappoo Creek to the Atlantic Ocean. This segment of the Stono River, classified SFH (Shell Fish Harvesting), accepts drainage from James Island Creek or Ellis Creek (Simpson Creek, Wolfpit Run), Holland Island Creek, and Green Creek. The Folly River (Folly Creek, Oak Island Creek, Robbins Creek, King Flats Creek, Cutoff Reach, Cole Creek), classified SFH, drains into the mouth of the Stono River. Robbins Creek and King Flats Creek are also connected to the Stono River through Green Creek. Lighthouse Creek (Block Island Creek, Rat Island Creek, Ft. Johnson Creek, First Sister Creek, Second Sister Creek) flows between Folly Island and Morris Island and through Lighthouse Inlet to the Atlantic Ocean. Ft. Johnson Creek connects the Lighthouse Creek drainage to Clark Sound (Seaside Creek, Secessionville Creek). The sound drains into Charleston Harbor through Schooner Creek near Fort Sumter.

The Hydrography is that of a coastal interior island with salt marsh, tidal creeks, brackish rivers and estuaries and freshwater wetlands in the interior. Protected by the barrier

islands of Morris Island and Folly Beach from the Atlantic Ocean, James Island does not experience ocean wave action erosion.

### Vegetation

The tidal waterways near James Island have a great deal of influence on regional vegetation. Most of the salt water tolerant vegetation is found in tidal marshes, which comprise about 20% of Charleston County. Common types of marsh grasses are spartina and smooth cordgrass. The region also contains extensive freshwater swamp areas. Deep water swamps support bald cypress - tupelo forest types while the shallow swamps support willow, hackberry-elm-ash, maple-redgum-oak, and alder-birch forests.

Drier areas support primarily loblolly pine forests, though longleaf and other pine varieties are common. Numerous varieties of oak trees, hickory trees, and other hardwood trees are also indigenous. The state tree, the cabbage palmetto, occurs naturally along the coast and has been introduced extensively throughout the area. In areas where forest management is not practiced, understory vegetation is very dense and consists of many varieties of shrubs and ferns.

### Wetlands

Because of the tremendous ecological benefit of wetlands, extreme care must be taken to insure their continued existence. Wetlands hold water, purify water, create habitat for many types of animals and insects, and act as flood buffers from surrounding properties. Property located along rivers and streams is most likely to be classified as wetland. If there is any indication that a property is a wetland, all activity should stop until an official determination can be made by a qualified person or agency. The US Army Corps of Engineers provides wetlands determinations for South Carolina.

### Flood Plains

As with wetlands, flood plain determination should be made prior to any construction activity. The US Army Corps of Engineers provides maps to use as guides for the location of flood plains. As a result of the Town's low elevation and close proximity to the Atlantic Ocean, approximately one-half of the Town lies within the 100-year flood plain - meaning that those areas will be subjected to flooding on the average of once every hundred years.

### Endangered Species

The only federally endangered species (listed as endangered under the Endangered Species Act or ESA) that is tightly associated with James Island is the Wood Stork. A small colony of Wood Storks nest (the past few years in spring) at the Dill Sanctuary near Stono River. Wood Storks are also fairly common, particularly in summer and early fall, in and near marshes, tidal creeks and ponds on/within and adjacent to James Island. Wood Storks often roost in trees near tidal marsh and tidal waterways.

Within Charleston Harbor, and particularly in large tidal waterways within and adjacent to James Island, there is a possibility for at least the occasional occurrence of four species listed under the ESA. Florida Manatee (both federally and state of SC endangered) is seen

in such areas, mostly in summer. Also, Loggerhead Sea Turtle (both federally and state of SC endangered) occasionally enters Charleston Harbor and even Stono River. Both Shortnose Sturgeon and Atlantic Sturgeon (both listed as endangered under the ESA) occur in Charleston Harbor, and both (particularly Atlantic Sturgeon) could occasionally use Stono River and larger creeks and waterways within or adjacent to James Island.

Bald Eagle, though no longer listed under the ESA, is federally protected under the Bald and Golden Eagle Protection Act. Bald Eagle is also listed as threatened by the state of SC. There is a Bald Eagle nest on James Island near the soccer fields south and east of James Island Charter High School.

Several species that at least pass over (through) James Island while foraging or migrating are listed as either endangered or threatened by the state of SC. Least Tern (state of SC threatened) does not nest on James Island, but it commonly forages for small fish in waters (mostly estuaries) within or adjacent to James Island. American Swallow-tailed Kite (state of SC endangered) also does not nest on James Island, but it likely passes through during migration.

Species that are listed as threatened or endangered by the state of SC are protected from any type of harassment, particularly activities that may disturb nesting or breeding. Such species are also obviously protected from any activity that may kill or injure these species. Protected species require a permit from the state of SC for any type of research that might include handling or disturbing the animals.

*Billy McCord (Department of Natural Resources, 10/28/2014)*

### *3.3.3: Natural Resources Element Needs*

Natural Resources Element needs include, but are not limited to the following:

- Ensuring that development does not have a negative impact on the environment; and
- Promoting sustainable development practices as defined by the World Commission on Environment and Development.

### *3.3.4: Natural Resources Element Goal*

Protect, preserve and enhance the natural environment.

### *3.3.5: Natural Resources Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- NR 1. Continue to encourage sustainable development practices to protect the environment from negative impacts of development.
- NR 2. Continue to work to improve the quality of James Island waterways.
- NR 3. Continue to work to reduce the amount of litter in Town limits.

- NR 4. Continue to work with the appropriate agencies to increase safety on the Intracoastal Waterway and other rivers and creeks.
- NR 5. Continue to manage defined trees through the tree preservation ordinance.
- NR 6. Continue to encourage retention of native vegetation in new developments to reduce the amount of polluted run-off, reduce the need for water, and maintain the suburban character of the Town.
- NR 7. Continue to monitor development in flood plains and adjacent to wetland areas to lessen the potential damage to property and the natural system that could result from natural disasters. Ensure that development activities on properties containing wetlands are developed according to regulations.

### **Chapter 3.4: Cultural Resources Element**

#### *3.4.1: Overview and Purpose and Intent*

The Town of James Island is rich in both history and cultural resources and, therefore, recognizes the importance of history and natural beauty to the quality of life in the Town. The purpose and intent of the Cultural Resources Element is to ensure the proper management of the Town's significant historic resources and cultural heritage.

#### *3.4.2: Background and Inventory of Existing Conditions*

##### Area History

In the prehistoric era, James Island was inhabited by wandering tribes of Native Americans who made their living by hunting. Their homes probably were temporary, crude shelters of animal hides or makeshift lean-tos. When the game in any area was depleted, they moved on to new hunting grounds. By the time the Native American inhabitants of James Island came into contact with Europeans in the first part of the seventeenth century they were settled agrarian tribes.

The Stono Indians and the European settlers appear to have had a brief period of good relations. But trouble arose because the Stono, apparently not understanding the concept of domesticated animals, treated the settlers' hogs, turkeys, and geese as fair game, and the settlers retaliated by killing some of the Indians. This led to a rebellion in 1674 which was subsequently put down within the next decade and the Stono were weakened as a result. The 1707 Act for Regulating the Indian Trade contains the last documented reference to the Stono tribe.

Charles Towne was the first permanent European settlement in South Carolina, founded in 1670. In December 1671 the Council of the Province ordered a town to be established on James Island. The town was named for James, the Duke of York, brother and heir of Charles II. The town survived for a short time, last showing up in contemporaneous records in 1686. By this time James Island had scattered settlements located primarily along navigable waterways. The name "James Island" was being used in public documents.

In the early 1700s more activity came to James Island. A legislative act creating highways led to the establishment of the "King's Highway" along part of present day Riverland Drive, and "Drake's Highway" along present day Secessionville Road from Camp Road to Fort Johnson Road. As a result of an invasion that took place during the War of the Spanish Succession, in which a French squadron loaded with Spaniards and Indians attacked James Island, a fort was constructed in 1709 at Windmill Point to guard the entrance to Charles Towne harbor. It was named Fort Johnson after Sir Nathaniel Johnson, the Governor of the Province from 1703 to 1709.

The raising of livestock was important to the colonial economy before the development of successful cash crops. The major cash crop for planters on James Island was indigo, which was used to produce a beautiful blue dye used by England's developing textile industry. There was also a shipyard operating on James Island during the 1700s. It was during this

time that Proprietary rule was brought to an end and South Carolina became a royal colony. The Province was divided into parishes and James Island became a part of Saint Andrew's Parish.

Following an economic downturn coinciding with the Revolutionary War years, prosperity returned to James Island in the 1790's due to the development of Sea Island cotton. Also, Belle-Vue, an establishment containing a rice mill, sawmill, and cotton gin, was in operation from 1821 until the Civil War. Several summer villages also appeared as planters sought a respite from malaria and yellow fever.

In the 1820's tensions began to rise between the North and South over tariffs, slavery, and states' rights. By 1860 South Carolina had seceded from the Union. Fort Johnson was held by rebel forces while Federal forces still occupied Fort Sumter in Charleston Harbor. On April 12, 1861 shells were fired upon Fort Sumter, signifying the start of the Civil War. Federal forces quickly gained control of Port Royal, Beaufort, and Folly Island. In order to protect the approaches to Charleston, Confederate forces constructed defensive fortifications throughout James Island. Engagements took place on James Island, particularly along the Stono River and in the Secessionville area.

Emancipation occurred following the end of the Civil War which brought a change to the labor system on James Island. The Freedman's Bureau worked to negotiate contracts between the planters and groups of wage-earning workers. By 1870 the tenant farm system was in place. Landless black farmers preferred tenancy because it enabled them to be free from direct white supervision, and gave them the hope of accumulating capital with which to buy their own land. This system resulted in the division of great plantations into small farms. Sea Island cotton continued to be of great importance and was improved upon with the development of "Rivers Cotton" or "Centerville Cotton" which was resistant to wilt diseases. In 1917 the boll weevil was observed on the Sea Islands and within a few years Sea Island cotton had vanished.

Truck farming (the growing of vegetables for market) became an important aspect in the island way of life. This began to decline in the 1920's when changing demographics lead to a labor shortage. Also, Lawton Plantation had become the largest dairy in the Charleston area. Beef cattle were also raised on the island. Eventually a move toward suburbanization began. Wappoo Hall and Riverland Terrace were first laid out in the 1920s.

World War II brought an expansion of suburbanization as the region began a buildup in support of the war effort. Bridges were in place that connected James Island to Folly Island and the mainland in West Ashley. More land was converted to residential use and major roads were paved. The influx of more residents and development has continued to the turn of the century, converting James Island from a rural agrarian focused area to a largely suburbanized region.

One community that has persevered through all the changes that have occurred on James Island is the Gullah-Geechee way of life that has abided with the descendants of former slaves throughout the coastline of South Carolina, Georgia and northern Florida. While

suburbanization has had an impact on the fabric of this culture, there has been a revived appreciation of the customs and language among the younger generation of island inhabitants.

*Source: James Island and Johns Island Historical Survey. Preservation Consultants, 1989*

### Historic Sites

Because of the area's long history, James Island contains a number of sites of historic interest. The sites below were identified in the James Island and Johns Island Historical Survey (1989).

#### Individual National Register Listings on James Island:

- Fort Pemberton
- Fort Johnson Powder Magazine
- Unnamed Beach Battery at Fort Johnson
- Marshlands Plantation House
- Stiles Point Plantation
- McLeod Plantation

#### Secessionville National Register Historic District:

- Fort Lamar and Union Soldiers Grave Site
- Seabrook-Freer House
- William B. Seabrook House
- Elias Rivers House

#### Civil War Defenses of Charleston National Register Thematic Resources Listing:

- Fort Pemberton
- Unnamed Beach Battery at Fort Johnson
- Fort Lamar
- Battery #1, James Island Siege Line
- Unnamed Battery #1
- Unnamed Battery #2
- Historic Battery #5
- Fort Pringle
- Battery Leroy
- Battery Tynes
- Battery Cheves

#### *3.4.3: Cultural Resources Element Needs*

Cultural Resources Element needs include, but are not limited to the following:

- Preserving the Town's significant historic resources and cultural heritage; and
- Documenting more of the Island's history and historic resources.

*3.4.4: Cultural Resources Element Goal*

Promote the awareness and management of the island's historic resources and cultural heritage.

*3.4.5: Cultural Resources Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CR 1. Support efforts to identify and document the Island's cultural resources and history.
- CR 2. Monitor inventories and studies conducted by other agencies to identify new or recently discovered historic or cultural resources.
- CR 3. Support efforts to preserve and restore important community buildings, sites, districts and landscapes.
- CR 4. Encourage and support the efforts of nonprofit groups to promote the Island's history and culture.

### **Chapter 3.5: Population Element**

#### *3.5.1: Overview and Purpose and Intent*

The Population Element of the Comprehensive Plan identifies the demographics of the current and future population of the Town. This element typically includes past demographic trends, existing conditions, and future projections regarding the number, size, and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other demographic information.

The purpose and intent of the population data contained in this element is to identify future service and land use needs of the population which can be addressed through this Comprehensive Plan update and to help guide policy decisions.

#### *3.5.2: Background and Inventory of Existing Conditions*

The population data contained in this element is derived from the 2000 and 2010 Census, the most recent Census data available at the time of this update. One problem due to the timing of the Town's incorporation is that Census information was not collected at the level of the Town's jurisdictional boundary. Census Tracts that included any of the Town's parcels were identified and the population is included. Information from the 2010 Census was able to be determined at the Census Block level, which more closely aligns with the Town's jurisdictional boundary. The same level of information was not available from the 2000 Census. Complete population and demographic information will not be available until the 2020 Census is complete. That information will be available to be included in the next Comprehensive Plan ten year update.

#### Population

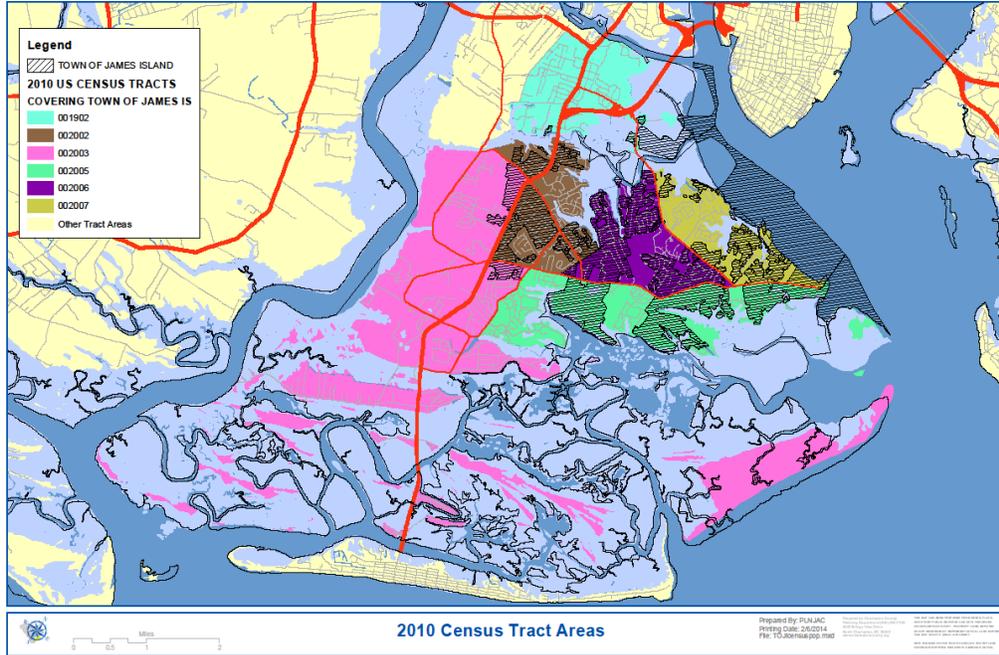
Population growth in Census Tracts that contain Town parcels increased significantly between 2000 and 2010 when the population grew by approximately 35 percent. Figure 3.5.1 shows the population change in Census Tracts that include Town parcels between 2000 and 2010.

Figure 3.5.1: Town of James Island Census Tract Population Growth, 2000-2010\*

Census	Population	Change	Percentage
2000	24,005	0	0
2010	32,417	8,412	35

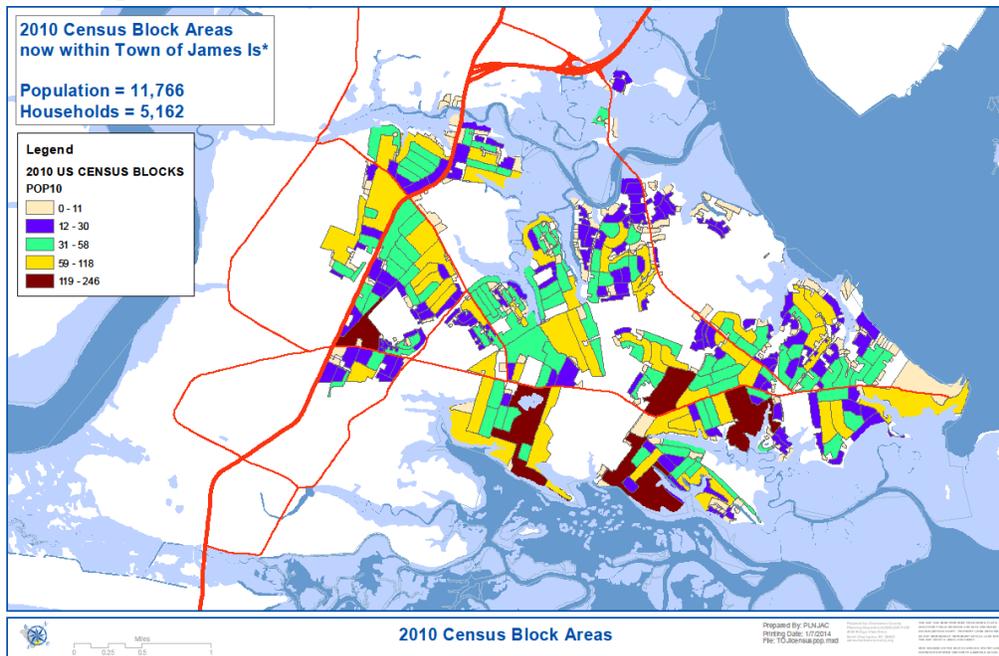
*\*Source: All data was derived from the U.S. Census Bureau and includes only Census Tracts that contain parcels located in the Town of James Island.*

Figure 3.5.2 James Island Census Tracts containing Town of James Island Parcels



An analysis of Census Block data, which is smaller than a Census Tract, and is the measurable data unit that most closely matches the Town’s jurisdictional boundary, indicates that the 2010 population of the Town is 11,766. The data also indicates there are 5,162 households in the Town.

Figure 3.5.3 James Island Census Tracts containing Town of James Island Parcels



Due to the constraints of available Census information the closest reliable data for demographics is based on the 29412 Zip Code, which includes all of James Island. The 2020 Census will contain demographic information at the Town of James Island scale.

Age and Gender Distribution

Age/Gender/Race information was available from both the 2000 and 2010 Census at the Zip Code level. This includes parcels within the Town of James Island, City of Charleston, and unincorporated James Island. While the figures do not exactly match the Town’s boundary, some general trends and issues may be identified to help direct the Town’s future until more precise data is acquired in the 2020 Census.

The island, as a whole, increased in population by more than twelve percent. This increase is evenly distributed between males and females. Children aged five and younger increased by over eleven percent while all other minor aged groups declined, particularly the ten to fourteen year old age group which dropped by more than twenty-five percent.

The number of young adults (age 20-34 years) increased significantly while the 35-44 year age group was the only adult age group to see a decline. The older adult age groups experienced large increases, particularly the 85+ age group, which increased by almost sixty percent.

The percentage of adults living on James Island increased during the 2000-2010 period by almost eighteen percent, with the percentage of males slightly leading the percentage of females. This pattern holds for the other adult categories as well, with all groups increasing between ten and twenty percent.

Figure 3.5.2: Age/Gender Breakdown, 2000-2010

	2000	2010	Percent Change (2000-2010)
Total Population	31,923	35,850	12.30%
Male	15,311	17,217	12.45%
Female	16,612	18,633	12.14%
Age			
Under 5 Years	1,721	1,912	11.10%
5-9 Years	1,809	1,729	-4.42%
10-14 Years	2,140	1,601	-25.19%
15-19 Years	1,814	1,703	-6.12%
20-24 Years	2,058	2,852	38.58%
25-34 Years	4,669	6,865	47.03%
35-44 Years	5,197	4,475	-13.89%
45-54 Years	4,628	4,959	7.15%
55-59 Years	1,723	2,304	33.72%
60-64 Years	1,456	2,068	42.03%
65-74 Years	2,493	2,860	14.72%
75-84 Years	1,744	1,771	1.55%
85+ Years	471	751	59.45%
18+ Years	25,079	29,570	17.91%
Male	11,788	14,095	19.57%
Female	13,291	15,475	16.43%
21+ Years	24,079	28,459	18.19%
62+ Years	5,574	6,575	17.96%
65+ Years	4,708	5,382	14.32%
Male	1,909	2,258	18.28%
Female	2,799	3,124	11.61%

Source: U.S. Bureau of the Census for zip code 29412, which includes all of James Island including the Town, City of Charleston and unincorporated James Island.

Race

Between 2000 and 2010, the African American population decreased just over eleven percent while the White population increased just more than seven percent. The Hispanic population had the largest percentage increase while the Other Race category had the largest decrease at more than sixty-eight percent.

Figure 3.53: Population by Race, 2000-2010

	2000	2010	Percent Change (2000-2010)
White	24,898	29,183	17.21%
African American	6,364	5,650	-11.22%
Hispanic (of any race)	383	704	83.81%
Other Race	992	313	-68.45%

*Source: U.S. Bureau of the Census*

*3.5.3: Population Element Needs*

Population Element Needs include, but are not limited to the following:

- Monitoring local and national demographic trends and shifts; and
- Developing policies to meet the needs of the Town’s population.

*3.5.4: Population Element Goal*

Continue population growth through annexation to fill in the pockets of land that have not been annexed. This will allow the Town of James Island to have a better defined service area and more of a sense of community.

*3.5.5: Population Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- P 1. Identify and propose annexation of the pockets of land surrounded by the Town limits.
- P 2. Monitor population growth trends and demographic shifts as indicators of population change and use this information in future updates to the Comprehensive Plan.
- P 3. Continue to monitor and evaluate local and national demographic trends for their potential impacts on land use and development patterns.

### Chapter 3.6: Housing Element

#### 3.6.1: Overview and Purpose and Intent

The Housing Element of the Comprehensive Plan helps to tell the story of where the community has been and how it will progress in the future. As the Town of James Island continues to expand its boundaries, the need for a variety of housing options could be one of the greater challenges of the future. Each dwelling brings with it a set of issues that will be addressed by Town government at one time or another including how utilities will be extended to new development and how safe access will be provided.

The purpose and intent of the Housing Element is to help answer these and other questions by ensuring policies are in place to promote a supply of safe and structurally sound homes and the preservation of the existing housing stock.

#### 3.6.2: Background and Inventory of Existing Conditions

The following data is provided to illustrate the inventory of housing on the whole of James Island (zip code 29412). The housing data contained in this element is derived from the 2000 and 2010 Census, the most recent Census data available at the time of this update. One problem due to the timing of the Town’s incorporation is that Census information was not collected at the level of the Town’s jurisdictional boundary, leaving the zip code area as the closest boundary with information that can be compared. This document presents the Town’s view of how housing issues should be addressed within the Town’s jurisdictional boundary, and should contribute, along with the Charleston County Comprehensive Plan and the City of Charleston’s Comprehensive Plan, to the overall issue of housing on the Island.

#### Total Housing Units

Between 2000 and 2010, James Island had a 24% increase in the number of housing units. This increase in housing units grew faster than the rate for Charleston County.

Figure 3.6.1 shows the total number of housing units on James Island, which increased by 24 percent, rising from 13,948 units in 2000 to 17,302 units in 2010.

Figure 3.6.1: Total Housing Units, 2000-2010

	2000	2010	% Change
James Island 29412	13,948	17,302	+24
Charleston County	141,031	169,984	+20

*Source: U.S. Bureau of the Census*

#### Households

The trend of decreasing household size has been seen around the nation. As couples elect to have fewer children or no children at all, as the numbers of single parents and adults living alone increase, etc. household size decreases. This trend is slightly different for James Island. While there has been a decrease in household size for owner occupied units, there

Figure 3.6.2: Average Household Size, 2000-2010

	2000	2010
Owner occupied	2.48	2.34
Renter occupied	2.1	2.12

*Source: U.S. Bureau of the Census*

has been a slight increase in the size for renter occupied units. It is important to note that the number of households and the population both increased.

Occupancy

Figure 3.6.4 illustrates the change in owner versus renter occupied housing units. The majority of the housing in James Island is owner occupied. Rental property is only a minor facet of the housing market here. Rental

units can be a lower cost alternative to purchasing a home. They can also serve to provide decent housing until a down payment for a home can be made. Decent and affordable rental units can be a bonus to a local economy by keeping people within an area until a permanent housing alternative can be found.

However, it should also be noted that those who are renting are often spending a higher percentage of their total income on rent alone, as opposed to homeowners. This fact can be caused by high rents combined with lower incomes.

Figure 3.6.3: Occupancy, 2000-2010

*Owner Occupied Housing Units*

	<b>2000</b>	<b>2010</b>	<b>% Change</b>
James Island 29412	9,676	10,650	+10%
Charleston County	75,267	87,068	+16%

*Renter Occupied Housing Units*

	<b>2000</b>	<b>2010</b>	<b>% Change</b>
James Island 29412	3,662	5,071	+38%
Charleston County	48,059	57,241	+19%

*Source: U.S. Bureau of the Census*

As shown in Figure 3.6.3, owner occupied units increased in both James Island and Charleston County over the past decade, although the percent increase in James Island was lower than that of the County. Meanwhile the percentage of renter occupied units increased at a much higher rate on James Island than in the County as a whole.

In 2000 The homeowner occupied units vacancy rate was .8% and the renter occupied vacancy rate was 5%. In 2010 the homeowner occupied vacancy rate rose to 2.3% while the rental vacancy rate climbed to 10.8%. A community’s vacancy rate is an indication of the health of the housing market. On average, a municipality wants to have some vacant, quality housing to encourage new people to buy a home and move to the area. On the other hand, too much vacant housing can indicate a flooded housing market with depressed prices or a substandard quality of available housing.

Homes for Seasonal Use

Housing units for seasonal or recreational use can be a significant factor in housing issues for an area like James Island, which is close to Folly Beach and the Downtown Charleston peninsula. In 2000 112 (.8%) units were listed as being seasonal/recreational housing units. This figure increased to 308 (1.8%) in 2010.

Conclusions

James Island has seen some changes in the real estate market since 2000. While every community experiences fluctuations in housing for a variety of reasons it may be likely that many of the changes James Island is experiencing are related to the economic downturn that

began in 2008. A bubble in the overall housing market played a key role in that downturn and communities across the nation were affected. James Island's proximity to both Folly Beach and the Downtown Charleston peninsula may have also played a role. While it may be more desirable to live near the beach and peninsula, affordable homes for the middle class are usually found farther from those areas, making rentals a more viable option for the short term as job security concerns may prevent some residents from entering into long term mortgages. The conversion of single family homes into duplexes is another issue that faces James Island. In some cases this process is not handled properly and can add to overcrowding issues.

*3.6.3: Housing Element Needs*

Housing Element needs include, but are not limited to the following:

- Promoting opportunities to ensure long term housing market stability;
- Promoting a diverse housing stock with access to facilities and services; and
- Ensuring a sufficient supply of safe and structurally sound homes.
- Encouraging the provision of high quality, affordable homes in keeping with the single-family residential character of the Town.

*3.6.4: Housing Element Goal*

Encourage high quality, affordable housing for people of all ages, incomes, and physical abilities.

*3.6.5: Housing Element Strategies and Time Frames*

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- H 1. Continue to enforce the Building Code to protect the general health, safety and welfare of the population.
- H 2. Remaining undeveloped residential property should be developed in a manner consistent with the Town's Single Family Residential pattern.
- H 3. The Harbor View Corridor should be evaluated for anticipated impacts of road widening on residential properties.

## **Chapter 3.7: Transportation Element**

### *3.7.1: Overview and Purpose and Intent*

In 2007, South Carolina State Law was amended to require that transportation be a stand-alone element in the Comprehensive Plan, separate from the Community Facilities Element, where it was previously located. Transportation is an important element because it provides strategies tying the movement of people and goods with economic development, land use, and community facilities.

The purpose and intent of the Transportation Element is to present information and strategies that respect the Town's suburban character and natural and cultural resources in the provision and use of any transportation system, consider the impacts of development on the transportation system, encourage the provision of safe, convenient, pedestrian and bicycle systems in appropriate areas, and support emergency evacuation and transportation planning policies.

### *3.7.2: Background and Inventory of Existing Conditions*

#### Roads

The 120 roads owned by the Town of James Island are neighborhood streets. Other roads in the Town are owned either by Charleston County or the South Carolina Department of Transportation. Maintenance of Town roads is managed through an intergovernmental agreement with the Charleston County Public Works Department. Ben, Jeffrey and Lemontree Roads have been paved as of the summer of 2015, with Rembert Road scheduled to be paved in 2016. The Town will continue to advocate for the paving of roads within its corporate limits based on resident requests or government agency requests.

In 2006, Charleston County completed a Comprehensive Transportation Plan as part of the Charleston County Half Cent Transportation Sales Tax Program. The Transportation Plan includes a forecast of Charleston County road projects over the next twenty-five years, a review of funding sources and leverage options and a review of the County's mass transit system. Other funding mechanisms for Charleston County roads include: The Charleston County Transportation Committee (CTC), a group of professionals appointed by the Legislative Delegation from all legislative bodies within the County whose purpose is to distribute gas tax funding for small construction and resurfacing projects; and SC Department of Transportation, whose Commission determines the funding priorities for the federal aid program following each new federal highway bill and annual appropriations act. This includes the funding level allocated to the BCD Council of Governments through the Charleston Area Transportation Study (CHATS).

Figure 3.7.1 shows the traffic counts at traffic count stations in the James Island area in 2003 and 2013. Maybank Highway at the Stono Bridge saw the greatest traffic increase over the period, rising from 19,700 vehicles per day to 23,300 vehicles per day. The James Island Connector at Harbor View Road saw the greatest traffic decrease, dropping from 30,900 vehicles per day to 22,400 vehicles per day. Overall the largest increases in traffic

on James Island occurred on the western edge heading toward Johns Island at Riverland Drive and Central Park (7,200 to 10,400) and Maybank Highway at the Stono Bridge (19,700 to 23,200). This information is collected by the Berkeley-Charleston-Dorchester Council of Governments which keeps traffic count data for all three counties.

Figure 3.7.1, James Island Area Traffic Counts, 2003-2013

Station	General Location	2003	2013	Change 2003-2013
233	Folly Road and Oak Island Road	13,100	10,700	-2,400
237	Folly Road and Grimball Road	14,300	14,200	-100
241	Folly Road and Fort Johnson Road	28,200	24,800	-3,400
245	Folly Road and Harbor View Road	33,600	30,700	-2,900
269	Maybank Highway at Stono Bridge	19,700	23,200	3,500
369	Riverland Drive and Central Park Road	7,200	10,400	3,200
372	Camp Road and Dills Bluff Road	5,400	4,800	-600
376	Riverland Drive and Camp Road	4,400	5,300	900
377	Dills Bluff Road and James Drive	2,700	3,100	400
384	Harbor View Road and Harborview Lane	23,800	22,400	-1,400
387	Fort Johnson Road and Grand Concourse	7,300	7,400	100
410	James Island Connector at Harbor View Road	30,900	26,500	-4,400
607	Maybank Highway and Fleming Road	2,500	2,700	200

*Source: BCD Council of Governments, 2003 SC DOT, 2014.*

**Folly Road Improvements**

Folly Road is a key five lane wide artery, connecting James Island with the West Ashley areas of Charleston to the north and to the town of Folly Beach to the south. The 7.87 mile segment of Folly Road between Center Street on Folly Beach and the Wappoo Cut Bridge truly is James Island’s Main Street. However, Folly Road is facing multiple issues including inefficient traffic operations, inadequate sidewalks, limited bike lanes, and little infrastructure to support CARTA’s bus system. At times of heavy rain, many storm drains prove inadequate for the storm water generated in the area. On weekends in the spring and summer beach season, daytime traffic is impacted by residents and tourists making their way to and from Folly Beach.

In addition to area comprehensive plans, local governments on James Island came together to recently create The Folly Road Corridor Overlay Zoning District (FRC-O). This Overlay fronts on the east and west sides of Folly Road from its intersection with Tatum Road south to Folly River. The FRC-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated

Charleston County concerning land use and design standards. While the City of Charleston did not adopt the Overlay, the other jurisdictions along the roadway have done so, and it is the intent of all jurisdictions to work cooperatively together of Folly Road related issues.

Currently an effort is underway to perform a Complete Streets Corridor Study and Engineering Report for Folly Road; the project is called Rethink Folly. Participants in this effort include the Berkeley/Charleston/Dorchester Council of Governments (BCD-COG), the South Carolina Department of Transportation (SCDOT), the Charleston Area Regional Transit Authority (CARTA), the Town of James Island, the City of Charleston, the City of Folly Beach, Charleston County, and key advocacy organizations such as Charleston Moves, the Coastal Conservation League and the Palmetto Cycling Coalition. The vision included in the Rethink Folly Plan includes greater vehicular capacity, friendly spaces and environments for walking and bicycling, innovative storm water management techniques, and convenient and efficient mass transit options. The plan also addresses land use and devises a landscape and urban design concept for the roadway that encourages pedestrian activity and presents a pleasing face for James Island's Main Street.

Another project that is occurring along Folly Road is the Charleston County ½ Cent Sales Tax improvements to the intersection of Folly Road and Camp Road. This project involves improvements to Folly Road from approximately 1,000 feet south of Camp Road to the intersection with Eugene Gibbs Street and Rivers Point Row and improvements to Camp Road from West Madison Avenue to Oyster Point Row. Major components of the project include: widening Folly Road and Camp Road to provide additional turn lanes, realigning Eugene Gibbs Street and Rivers Point Row to include turn lanes, adding bicycle lanes and sidewalks within the project area, upgrading stoplights to include pedestrian hand/man signals for crosswalks, and improving drainage and water quality measures. Numerous grand live oak trees that line Camp Road will be protected during construction. Currently SCE&G utility pole relocations are underway, and road and drainage construction is expected to start in 2015 or 2016.

The BCD-COG is working on a study of the Riverland Drive Scenic Byway. Riverland Drive was designated as a scenic byway in the South Carolina Scenic Highways Committee in 1988. A Corridor Management Plan should be completed in 2014. The Plan will address issues related to the byway such as historic and cultural preservation, roadway safety, and economic development. It will specifically outline how to preserve, protect, and enhance the byway's character and assets that define the corridor. The CMP plan will also define how the corridor should look like in 10-15 years with the goals and implementation strategies on how to get there.

#### Harbor View Road Improvements

Harbor View Road is an Urban Minor Arterial (serves moderate-length trips at a lower level than a primary road and provides intracommunity connectivity) on James Island that connects Folly Road with Fort Johnson Road, a distance of approximately 3.7 miles. The project proposes to improve Harbor View Road between North Shore Drive and Fort Johnson Road (2.1 miles) by providing a center two-way left-turn lane between North

Shore Drive and Affirmation Boulevard, adding right turn lanes at major intersections, traffic signals at Fort Sumter Drive and Mikell Drive, a roundabout at the intersection with Fort Johnson Road, and adding pedestrian and bicycle facilities for the length of the project. The purpose of the project is to improve traffic flow and safety on Harbor View Road and to provide adequate bicycle and pedestrian facilities. Construction is scheduled to begin in the fall of 2014.

Bicycle Lanes and Sidewalks

Bicycle lanes and sidewalks are spread intermittently throughout the island. Recently the Town has undertaken an effort to connect and extend these alternative methods of transportation. Within the past five years sidewalks have been extended along Fort Johnson Road and Honeyhill Road. A sidewalk has been recently constructed on Foxcroft Road to connect Godber Street to Stillwater Drive.

Sidewalk projects scheduled for the near term include: Fort Johnson Road Phases 3 and 4 (filling gaps from Near Harborview Road to Camp Road), the Jerdone/Stiles sidewalk (connecting Fort Johnson Road sidewalk to Mikell Drive sidewalk) permitting for Camp Road (Fort Johnson Road to Dills Bluff Road), and Dills Bluff Road (Camp Road to Fort Johnson Road). Engineering work is being conducted for a sidewalk extension on Camp Road from Dills Bluff Road to Secessionville. Additionally, sidewalk projects are in the conceptual phase for Quail Drive and Lighthouse Road, as well as for Camp Road from Folly Road to James Island County Park and on Dills Bluff Road from Camp Road to Winborn Drive.

Public Transportation

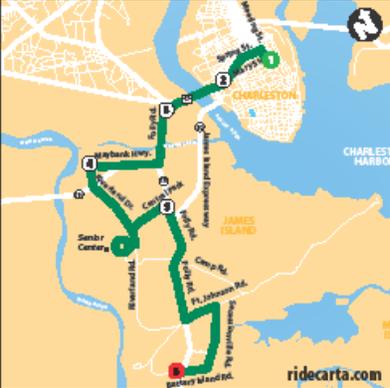
The Charleston Area Regional Transportation Authority (CARTA) was formed in 1997 and is responsible for public transportation in the Greater Charleston area, providing transit services to 206,745 residents in the urban areas of Berkeley, Charleston and Dorchester Counties. Between 2009 and 2013, ridership on CARTA's fixed route and demand response service increased 20% from nearly 4.1 million riders in 2009 to 4.9 million riders in 2013. Route 31 covers James Island and connects the island to South Windermere in West Ashley and Downtown Charleston through the use of six stops. CARTA has received requests for additional transit service on James Island, more frequency during the peak commute hours.

	CARTA Express Service 1 Riders	CARTA James Island Route 31
2011	249,555	87,280
2012	231,998	95,061
2013	213,466	80,801

31 **Folly Road**

**SOUTHBOUND** con rumbo al sur

**ROUTE 31**  
**Folly Road**



**SATURDAY** *el sábado*

	1	2	3	4	5	6
a.m.	8:00	8:08	8:13	8:24	8:34	8:46
	9:30	9:38	9:43	9:54	10:04	10:16
	11:00	11:08	11:13	11:24	11:34	11:46
p.m.	12:30	12:38	12:43	12:54	1:04	1:16
	2:00	2:08	2:13	2:24	2:34	2:46
	3:30	3:38	3:43	3:54	4:04	4:16
	5:00	5:08	5:13	5:24	5:34	5:46
	6:30	6:38	6:43	6:54	7:04	7:16

**WEEKDAYS** *los días laborables*

	1	2	3	4	5	6
a.m.	6:15	6:23	6:28	6:39	6:49	7:01
	8:00	8:08	8:13	8:24	8:34	8:46
	9:30	9:38	9:43	9:54	10:04	10:16
	11:00	11:08	11:13	11:24	11:34	11:46
p.m.	12:30	12:38	12:43	12:54	1:04	1:16
	2:15	2:23	2:28	2:39	2:49	3:01
	3:45	3:53	3:58	4:09	4:19	4:31
	5:15	5:23	5:28	5:39	5:49	6:01
	6:45	6:53	6:58	7:09	7:19	7:31

**SUNDAY** *el domingo*

	1	2	3	4	5	6
a.m.	8:00	8:08	8:13	8:24	8:34	8:46
	9:30	9:38	9:43	9:54	10:04	10:16
	11:00	11:08	11:13	11:24	11:34	11:46
p.m.	12:30	12:38	12:43	12:54	1:04	1:16
	2:00	2:08	2:13	2:24	2:34	2:46
	3:30	3:38	3:43	3:54	4:04	4:16
	5:00	5:08	5:13	5:24	5:34	5:46

**SOUTHBOUND** con rumbo al sur

**CARTA**  
Connect Us All

**843.724.7420**

Effective October 17<sup>th</sup>, 2010

Meeting St. and Mary St./  
Visitors Center

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Senior Citizens Center

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Folly Rd. and Battery  
Island Dr.



843.724.7420

ridecarta.com

CARTA Express Route 1 runs during the morning and afternoon peak periods. The Express Route station is located at the James Island Walmart and delivers passengers back and forth to Downtown Charleston. Express Routes are free for College of Charleston and MUSC students and faculty. Marketing and awareness of these services could increase usage, mitigating traffic on James Island. Sidewalks are an essential building block for good transit service. All CARTA buses are equipped with bicycle racks and are equipped for riders with disabilities. Additionally, Tel-A-Ride is a specialized curb-to-curb transportation service that is available to persons with disabilities who are unable to use the local public bus service.

# Town of James Island Comprehensive Plan

## 3 Dorchester Rd./ Summerville EXPRESS



WEEKDAYS *de laborable*

Stop	5:15	5:31	5:39	5:47	6:05	6:10	6:15
Dorchester Village Shopping Center	—	—	—	—	3:06	3:11	3:15
Beach Ctrp.	5:45	6:01	6:09	6:17	6:35	6:40	6:45
Johns Isl. Shopping Center	6:15	6:31	6:39	6:47	7:05	7:10	7:15
Beating	7:02	7:18	7:26	7:34	7:52	7:57	8:02
Visitor Center	7:32	7:48	7:56	8:04	8:22	8:27	8:32
Colman St./ Ashley St.	8:02	8:18	8:26	8:34	8:52	8:57	9:02
Summerville Town St.	—	—	—	—	—	—	—

SOUTHBOUND *con rumbo al sur*

## 3 Dorchester Rd./ Summerville EXPRESS



WEEKDAYS *de laborable*

Stop	6:16	6:20	6:35	6:41	6:46	6:57
Colman St./ Ashley St.	—	—	2:20	2:30	2:38	2:53
Summerville Town St.	3:17	3:21	3:41	3:51	3:59	4:14
Beating	3:48	3:52	4:12	4:22	4:30	4:45
Johns Isl. Shopping Center	4:26	4:30	4:50	5:00	5:08	5:23
Beating	5:15	5:19	5:39	5:49	5:57	6:12
Visitor Center	5:45	5:49	6:09	6:19	6:27	6:42
Beating	6:20	6:24	6:44	6:54	7:02	7:17
Beach Ctrp.	7:07	7:11	7:31	7:41	7:49	8:04

NORTHBOUND *en dirección norte*

- HOW TO RIDE EXPRESS**  
Riding Express is easy! Just follow these steps:
1. To learn about the Express routes, call our information line at 724-7420, or visit our website at [www.ridecarta.com](http://www.ridecarta.com).
  2. Look for the signs indicating Express parking areas.
  3. Please try to arrive at the bus stop at least 5 minutes before scheduled pick-up times.
  4. Please be prepared to board CARTA Express quickly and find your seat.
  5. Cost to ride is only \$2.00 per ride. Please have exact change, bus drivers are unable to make change.
  6. Each Express route features just a handful of convenient route stops—please be prepared to exit of convenient route stops—please be prepared to wait for the bus as your stop approaches, stay seated until the bus comes to a stop.

**PARKING FOR CARTA EXPRESS**  
For commuters who would prefer to use CARTA to get to work, but don't want to walk to the bus stop, parking lots adjacent to the Express stops provide an essential service – a place to leave the car.

All parking lot locations are served by CARTA Express routes with service every half hour in the morning and afternoon peak periods.

- K-Mart parking lot on Rivers Avenue in North Charleston
- Citadel Mall parking lot near Orleans Road at the CARTA Bus Shelter
- Wando Crossing Wal-Mart parking lot in Mt. Pleasant
- Wal Mart on Folly Road
- Visitor Center Parking Garage at Mary Street in Downtown Charleston (Paid Parking)
- Dorchester Village Shopping Center at the corner of Dorchester Rd. and Trolley Rd.

CARTA assumes no liability for vehicles left at these locations. Parking is at your own risk.

All Express buses are also equipped with bike racks, should you wish to take your bike with you. Please know that a maximum of two bikes can fit onto the front of a CARTA bus at any time.

**FARE INFORMATION**  
Exact change only, please. Drivers cannot make change.  
REGULAR FIXED ROUTE FARE - \$1.75  
EXPRESS FARE - \$3.00  
TRANSFER - \$3.00 Available only on original boarding. Transfers accepted for one direction travel at points where routes intersect.  
OPERATING HOURS: Monday 8 a.m. - 3:30 p.m. and after 4:00 p.m. Monday through Friday and all day Saturdays and holidays. You must show a valid ID for the following: 16+ a Medicaid card or ID card with a photo of birth - \$3.00  
CHILDREN Age six and under ride free provided they are accompanied by a paying customer.

**DISABLED FARE:** \$3.00 all day, every day with CARTA issued ID.  
**BUS PASS INFORMATION**  
All pass are good on fixed routes.  
All day pass (available on all CARTA vehicles) - \$4.00  
3 day pass - \$12.00  
10 trip pass - \$20.00  
10 trip - \$14.00  
Transit Monthly Pass - \$88.00 (also good on all fixed routes)  
Student Pass per semester - \$75.00

**GENERAL INFORMATION**  
Arrive at your stop at least five minutes before the bus is scheduled. Make sure you have the correct fare or schedule ready to show the driver before you board. When you see your bus, signal the driver to stop for you. Check the destination sign before you board.

- BUS SAFETY**  
It is our desire to furnish you with a safe ride and a dependable schedule. You may help us accomplish this by:
- Please take your seat as soon as possible. Do not change seats unless absolutely necessary. Allow senior citizens and people with disabilities to use the seats designated as "Priority Seating."
  - Use your transfer when you board your CARTA Bus unless the driver specifies otherwise. It is the driver's responsibility to assist you in boarding the bus.
  - Do not drink or eat on CARTA vehicles.
  - Playing musical radios on CARTA vehicles distracts the driver and other passengers. For this reason we ask you to please turn off your radio when you are on the bus or trolley.
  - CARTA Buses, trolleys, and the T.A. Bus Vehicles are non-smoking areas.
  - Alcoholic beverages are not allowed on CARTA vehicles.
  - Please do not use profanity on CARTA vehicles.

Whichever Accessibility and CARTA Buses: All of CARTA's vehicles are wheelchair accessible. CARTA is a member of the Access Charterist Program.

Remember: Please allow senior citizens and people with disabilities to use the seats designated as "Priority Seating" signs are posted above these seats. The driver may direct non-disabled riders to move in order to allow senior/disabled riders the use of the designated seats and/or wheelchair accommodation devices.

**HOLIDAY SCHEDULES**  
CARTA is operated 365 days a year. CARTA shuttles do not operate, and all other routes follow a Sunday schedule on the following days: New Year's Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.  
Send Comments and Complaints to CARTA:  
34 John St., Charleston, SC 29403 (843) 724-7420  
For Scheduling Information call (843) 747-0922  
For Lost and Found call (843) 747-0922  
[ridecarta.com](http://www.ridecarta.com)

**EXPRESS**  
Rt. 1 James Island - North Charleston  
Rt. 2 Mt. Pleasant - West Ashley  
Rt. 3 Dorchester Rd. - Summerville

**Park & Ride at:**

- K-Mart - Rivers Avenue
- Citadel Mall - West Ashley
- Wal Mart - Oakland Plantation
- Wando Crossing Wal-Mart - Mt. Pleasant
- Wal Mart - James Island
- Dorchester Village Shopping Center - Dorchester/Trolley Summerville

Effective June 2<sup>nd</sup>, 2014

**CARTA Express** 843.724.7420  
[ridecarta.com](http://ridecarta.com)

### Airports

There are no airports in the Town of James Island. The closest full-service airport is the Charleston International Airport, located in North Charleston. The other closest airport is the Charleston Executive Airport, a local general aviation airport located on the eastern edge of Johns Island next to the Stono River.

### 3.7.3: Transportation Element Needs

Transportation Element needs include, but are not limited to the following:

- Ensuring that the provision and use of any transportation system respects the Town's suburban character and natural and cultural resources;
- Mitigating the impacts of a changing population on the existing transportation system;
- Providing safe, convenient, pedestrian and bicycle systems in appropriate locations; and
- Supporting emergency evacuation and transportation planning policies.

### 3.7.4: Transportation Element Goal

A transportation system that respects the suburban character of the Town and its natural and cultural resources and that is coordinated with land use patterns.

### 3.7.5: Transportation Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- T 1. Work with appropriate agencies to investigate how to improve roads within the Town.
- T 2. Consider the impacts of a changing population on the transportation system, including impacts on and from surrounding jurisdictions.
- T 3. Ensure that the provision and use of any transportation system respects the Town's suburban character and natural and cultural resources.
- T 4. Ensure that roads are constructed in a way that promotes safe vehicle passage and pedestrian use and provides sufficient drainage.
- T 6. Require traffic impact studies consistent with the Zoning and Land Development Regulations Ordinance.
- T 7. Require that adequate transportation infrastructure be in place prior to, or concurrent with, additional development.
- T 8. Coordinate transportation strategies with growth management and land use strategies.
- T 9. Monitor the status of population evacuation for emergency preparedness for natural or manmade disasters.
- T 10. Support the services provided by CARTA.
- T 11. Transit shelters should be considered depending on the size of new development as determined by the Town and in consultation with public sector transportation agencies.

## **Chapter 3.8: Community Facilities Element**

### *3.8.1: Overview and Purpose and Intent*

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires a Community Facilities Element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities. This element should contain a detailed documentation of the available resources and goals for future development of utilities, transportation, governmental, and educational facilities. Given this background of knowledge, the Town can properly direct growth in areas that can accommodate it and discourage growth where the infrastructure is not adequate. South Carolina State Law regarding comprehensive plans was amended in 2007 to require that transportation be a stand-alone element in the Comprehensive Plan; therefore, transportation information, needs, goals and strategies are contained in the Transportation Element. The community facilities element must be updated every five years to ensure that the Town has current information.

### *3.8.2: Background and Inventory of Existing Conditions*

Many agencies are involved in the provision of public facilities and services. Some of these agencies are outside of the purview of the Town of James Island. While this Plan can establish general strategies for the Town to follow, the actual provision of most services and facilities is managed by outside agencies.

#### **1. Water Supply and Wastewater**

Nearly all Town residents have water service from the Charleston Water System and waste water and sanitary service from the James Island Public Service District. The District Office is located on Signal Point Road.

#### **2. Solid Waste Management and Recycling**

The James Island Public Service District provides residential collection services including twice a week curbside collection of containerized refuse and once a week pickup of yard debris, manmade and metal materials. All refuse and materials picked up are packed into packer trucks or transfer trailers for transport to the Charleston County Bees Ferry Landfill facility. The Charleston County Environmental Management Department provides biweekly curbside pickup. Additionally, there are two recycling convenience centers and drop site locations located on James Island.

Currently, the Solid Waste Department serves over 9,000 homes and businesses on James Island. The Solid Waste Department runs an operation with a fleet of 21 vehicles, which includes 6 packer trucks, 2 Knucklebooms (crane-type vehicles), 4 transfer trucks with 6 trailers, 3 front end loaders, 1 dump truck and 3 pick-up trucks. This department employs 31 employees.

### **3. Fire Protection**

Fire Protection is provided by the James Island Public Service District. Presently the District has 57 employees in the Fire Department. Their facilities within the Town are located at 1622 Camp Road, which serves as the main station, and 853 Harbor View Road. There are two more District fire stations at 78 Plymouth Avenue and 1833 Folly Road. These stations house four engine companies and one ladder truck plus additional reserve and support vehicles. Other specialized capabilities of the department include hazardous materials, confined space entry, trench rescue, auto extrication and high level response. Currently the Fire Department ISO rating is 3. The James Island Public Service District works with the City of Charleston Fire Department, which has a fire station at Fort Johnson Road. This is within the boundary of the Town, but on property annexed to the City of Charleston.

### **4. Emergency Medical Services**

Emergency Medical Services are provided to the citizens of the Town by Charleston County. The station is located outside of the boundaries of the Town, on Folly Road and Signal Point Road. James Island also has a Charleston County EMS response unit (Medic #4) located on Plymouth Road. The James Island Public Service District provides EMS services to augment the County EMS system and to provide more timely response to medical emergencies. First responder calls are answered from County-wide Consolidated Dispatch Center.

### **5. Law Enforcement**

Law Enforcement is provided by the Charleston County Sheriff's Office. The Sheriff's Office maintains a station outside of the boundaries of the Town on Riverland Drive. The Town of James Island has an Intergovernmental Agreement with the Sheriff's Office to contract for additional deputies dedicated to policing the Town. This program is known as the Island Sheriff's Patrol. Residents also utilize the magistrate's services located in the Riverland Drive complex. An emergency 9-1-1 system is in place countywide to provide dispatch for police, fire, and Emergency Medical Services. For non-emergencies residents may call (843) 743-7200.

### **6. Medical Care**

Charleston County has some of the best medical facilities in the Southeast, including the Medical University of South Carolina and Roper St. Francis Healthcare. Their proximity to the Town, particularly in downtown Charleston, and the recent establishment of Nason Medical Center and Roper St. Francis facilities near the Folly Road and Maybank Highway intersection, makes any additional hospitals in the Town unnecessary.

### **7. Town Government Facilities**

Town Hall is located at 1238-B Camp Rd. It is a rented facility in a shopping complex. The Town Hall currently has four enclosed offices and nine cubicles. It has a large meeting room that seats approximately 100. It is anticipated that the Town will eventually purchase an existing facility or build a Town Hall as the Town grows and

revenues make this economically feasible. The Intergovernmental Agreement for Public Services for the Town of James Island is an agreement between the Town of James Island and Charleston County that the County will provide the following public services: Building Inspections Services, Revenue Collection, Zoning and Planning and Stormwater Management. The Town is in the process of taking on more of these services as the Town grows and becomes more established.

### **8. Emergency Preparedness**

Emergency Preparedness is a coordinated effort between State, County and the local jurisdictions. The James Island Public Service District provides emergency and natural disaster response to the citizens of James Island, and the James Island Public Service District Fire Chief is designated as the Emergency Management Designee. During an emergency, the Mayor will participate as a member of the Emergency Council at the new Charleston County Emergency Operations Center (EOC), located on the Palmetto Commerce Parkway. While Charleston County Emergency Management coordinates the efforts of all local jurisdictions, and the Town is responsible for mitigating damage following a natural disaster, the Town has its own Emergency Preparedness Plan which is currently being updated, and budgets funds for disaster relief.

### **9. Public Libraries**

The James Island branch of the Charleston County Library is located at 1248 Camp Road. It is open Monday through Saturday. The branch circulated more than 277,000 items in 2010. It has internet access and Wi-Fi capability.

### **10. Parks and Recreation Services**

Recreational facilities are an asset to any residential community. Public spaces such as parks, playgrounds or other community areas are important to the health of a community. It is important to acquire land for these sites before the area is completely developed. Parks available for residents of the Town are: James Island County Park, the Dock Street Park, Sunrise Park, Stephen Washington Park, and the Ft. Johnson Park. Many of these parks are located in the corporate limits of the City of Charleston on James Island. Dock Street Park is owned and maintained by the Town of James Island. The James Island Recreation Complex includes a pool, gymnasium and ball fields located on James Island within the corporate boundaries of the City of Charleston. The complex is owned and operated by the City of Charleston, however Town residents may participate. The Town has adopted a James Island Youth Sports Program which is an intergovernmental agreement with the City of Charleston which allows Town residents to participate at the reduced City rate and the Town reimburses the City for this expense. Other public recreational facilities on James Island include the Maybank Tennis Center on Houghton Drive, Plymouth Park on Plymouth Avenue (includes public boat ramp), and the Charleston Municipal Golf Course on Maybank Highway. Furthermore, in late summer 2015, the Town purchased approximately 7 acres of land at 461 Fort Johnson Road with Charleston County Greenbelt Funds designated to the Town of James Island and will soon be making plans for a new Town Park (Pinckney Park) at this location.

### **11. Educational Facilities**

The Town of James Island is in District 3 of the Charleston County School District. The public schools within the boundaries of the Town are: Stiles Point Elementary, Fort Johnson Middle, James Island Middle, and James Island Charter High School. The area presently has two private schools, James Island Christian School, and the Nativity School.

### **12. Roads, Sidewalks and Drainage**

Roads are named and addressed through coordination with the U.S. Postal Service, the Charleston County Zoning and Planning Department, and Charleston County 911.

The Town has an Intergovernmental Agreement with Charleston County to provide routine maintenance services up to a certain amount designated each budget year, as well as provide stormwater utility services. The primary and secondary roads in the Town are under SCDOT jurisdiction, which repairs and maintains them. Many neighborhood streets are also under SCDOT jurisdiction, however many are under the jurisdiction of the Town. Town roads are maintained by Charleston County or are private roads. Current levels of congestion suggest that improvements on many primary and secondary roads are desirable. Currently, improvements are being undertaken for Harbor View Road, for the corner of Folly Road and Camp Road, and a traffic signal has been installed at the intersection of Camp Road and Dills Bluff Road. The Town is working towards paving dirt roads that still exist in the Town at the request of the residents. Ben Road, Jeffrey Road and Lemontree Road has been paved in 2015. The sidewalk network includes partial sidewalks on Camp Road and Fort Johnson Road. The Town is working towards completing sidewalk connectivity along the island, and is currently working towards completing sidewalks along Camp Road, Fort Johnson Road, Dills Bluff Road, Quail Drive, Lighthouse Boulevard, Jerdone Street, Stiles Drive and Seaside Lane. Sidewalks will soon be constructed on Harborview Road. Most neighborhoods do not have sidewalks.

### **Community Facilities Element Needs**

Community Facilities Element needs include, but are not limited to, the following:

- Continuing to evaluate and plan for community facilities and service; and
- Coordinating with the various service providers in the Town.
- Continue quarterly stakeholder meetings to address island Stormwater drainage issues.

### **Community Facilities Element Goal**

Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and linked to land use planning and development decisions.

**Community Facilities Element Strategies and Time Frames:**

The Town should undertake the following action strategies to support the Community Facilities Goal. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- **Bicycle, Walking & Jogging Paths:**
  - Explore improving the walkability of Folly Road between Ellis Creek and the Town limits south of Camp Road.
  - Explore the potential to extend bicycle lanes as part of the Battery to the Beach initiative.
  
- **Parks and Recreation Services:**
  - Continue to take advantage of Charleston County Greenbelt Funds designated to the Town of James Island and purchase property(s) for a Town park(s).
  - Coordinate any additional parks and recreation programs with the City of Charleston.
  - Continue to explore additional cost-sharing services with the City of Charleston.
  
- **Roads and Drainage:**
  - The remaining dirt roads are very expensive to maintain. Continue paving roads with the agreement of residents.
  
- **Town Government Facilities:**
  - Establish a Town Hall of sufficient size to accommodate Town needs and allow for future growth.
  - Explore development of a joint facility to be shared with the James Island Public Service District and possibly the Charleston County Sheriff's Office.

## **Chapter 3.9: Priority Investment Element**

### *3.9.1: Overview and Purpose and Intent*

In 2007, the South Carolina Priority Investment Act (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. The Act requires that two new elements be included in the Comprehensive Plan, the Transportation Element and the Priority Investment Element. The primary goal of The Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

As discussed throughout this Plan, the Town of James Island is a suburban residential community with a commensurate level of public services. The Town itself does not provide all of the public facilities and services offered; instead, the majority of these services are provided by outside agencies. However, the Town has a long history of coordinating with adjacent jurisdictions and agencies concerning land use issues and provision of the public services available to balance adequate public facilities/services and protection of the Town's suburban residential character.

The purpose and intent of the Priority Investment Element is to prioritize the implementation actions for the Town over the next ten years through goals and strategies. The main focus of the Town's investment over the next ten years is to continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities/services and protection of the Town's suburban residential character.

### *3.9.2: Background and Inventory of Existing Conditions*

The elements of this Comprehensive Plan identify where and how growth in the Town of James Island should occur over the next ten years. The strategies contained in those elements are carried forward through the Priority Investment Element. The other Plan elements focus on retaining the Town's suburban residential character and protecting its natural and cultural/historic resources while providing Town residents with employment opportunities, safe, affordable housing, and adequate public facilities and services.

The Town intends to continue to maintain the public facilities and services that are in place today. Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

- The Town's General Fund;
- The South Carolina Parks and Recreation Development Fund
- Other grant/funding programs for which the Town is eligible.

*3.9.3: Priority Investment Element Needs*

Priority Investment Element needs include, but are not limited to the following:

- Coordination with adjacent jurisdictions and agencies;
- Maintaining the Town's suburban residential character; and
- Providing adequate public facilities and services.

*3.9.4: Priority Investment Element Goal*

Adequate public facilities and services will be prioritized through coordination with adjacent and relevant jurisdictions and agencies and will not have a negative impact on the Town's suburban residential character or its natural, cultural, and historic resources.

*3.9.5: Priority Investment Element Strategies and Time Frames*

The following strategic actions should be undertaken by the Town in support of the purpose and intent of the Priority Investment Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- PI 1. Continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities/services and protection of the Town's suburban residential character as well as its natural, cultural, and historic resources.
- PI 2. Review and update the Zoning and Land Development Regulations Ordinance to ensure these standards reflect the recommendations of the Comprehensive Plan Elements including, but not limited to suburban preservation, development quality, and resource protection.
- PI 3. Improve mobility and quality of life by constructing sidewalks and paving roads when requested by Town residents.
- PI 4. Continue initiating funding program for the construction of a new Town Hall.
- PI 5. Develop and implement site plan and improvements for Town parks.
- PI 6. Improve participation in the public transportation process through seeking representation on CARTA and dedicating funds for improved benches or shelters.

## **Resources and References**

1. BCD Council of Governments, 2009
2. Historical and Architectural Survey Charleston County, South Carolina. Preservation Consultants, 1992
3. U.S. Bureau of the Census: derived from the U.S. Census Bureau; 2000 and 2010 numbers are from the respective Censuses.
4. Geo community. (1990-1995). *James Island Hydrography*. USGS.
5. National Oceanographic and Atmospheric Administration (2011?). *Characterization of the ACE Basin, South Carolina*. NOAA.
6. SCDNR. (1997). *General Soil Map of South Carolina*. Clemson, South Carolina: Clemson University.
7. Waters, K.E. (2003). *Ground-Water Levels in South Carolina*. SCDNR.
8. *Sustainable development definition requested by Ed Lohr for discussion at 2/12/15 meeting:*

More than one hundred definitions of sustainable development exist, but the most widely used one is from the World Commission on Environment and Development, presented in 1987. It states that sustainable development is “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” Sustainable development promotes the idea that social, environmental, and economic progress are all attainable within the limits of our earth’s natural resources. Sustainable development approaches everything in the world as being connected through space, time and quality of life.



## 2020 Comprehensive Plan Review Timeline

(meeting dates are subject to change)

March – **PC**: Overview, expectations, timeline, requests from PC/public

April – **PC**: Workshop to go over results from PC recommendations from March (maybe carry over to May)

May – staff will be working on Draft

June – **PC**: Workshop to go over draft (maybe carry over to July)

July – staff will be working on draft

August – **PC**: workshop to go over final edits/additions

September – **Planning Commission** votes on recommendation to Council

October – Town Council Public Hearing and 1<sup>st</sup> Reading

November – Town Council 2<sup>nd</sup> Reading

December –

# Council Recommended Amendment #1

## § 153.093 FRC-O, FOLLY ROAD CORRIDOR OVERLAY DISTRICT.

(G) *North Village Area. (City of Charleston and Charleston County).* The North Village Area extends from Crosscreek/Tatum Street to Oakpoint Road (Ellis Creek Area) as illustrated on the FRC-O map entitled “North Village.” Parcels in this area are within the jurisdiction of the City of Charleston and unincorporated Charleston County. This area currently consists of mixed medium and low intensity commercial such as shopping centers, professional office, and vehicle services. There are also higher intensity residential uses such as apartment complexes. This area is intended to have less intense commercial uses than the commercial uses found in the Commercial Core Area, particularly along the north side of Central Park Road and west side of Folly Road. This area is not intended for large scale commercial development such as big box stores or mega-shopping centers. Future development in this area is to be a mix of medium to lower intensity commercial, office, and residential uses with increased buffers along Folly Road for more intensive commercial uses. The following commercial recommendations apply to parcels within the North Village Area as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Residential Office (OR), General Office (OG), and Neighborhood Commercial (CN) Zoning Districts as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

(a) Prohibited uses. Vehicle Sales (new or used), **Hotels or Motels**

\*All Changes are highlighted

\*Proposed additions are indicated by ***bold, underlined, italicized*** font

\*Proposed redactions are indicated by ~~strikethrough~~

## Council Recommended Amendment #2

(H) *Commercial Core Area. (Town of James Island and City of Charleston).* This area is the gateway and commercial center to the town and extends from Oak Point Road (Ellis Creek Area) to Prescott Street as shown on the FRC-O map entitled “Commercial Core.” Parcels in this area are primarily within the town with a few parcels within the City of Charleston. This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor. Future development in this area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The following commercial recommendations apply to parcels along Folly Road as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Community Commercial (CC) Zoning District as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

(a) *Prohibited uses.* Self-service storage/mini warehouses, Vehicle Sales (new or used), **Hotels or Motels**

(2) *Uses requiring special exception.* Liquor, beer, or wine sales (as defined in this chapter), bar or lounge, consumer vehicle repair, fast- food restaurant, gasoline service stations (with or without convenience stores), indoor recreation and entertainment, vehicle service.

\*All Changes are **highlighted**

\*Proposed additions are indicated by ***bold, underlined, italicized*** font

\*Proposed redactions are indicated by ~~striketrough~~

## Council Recommended Amendment #3

(l) *South Village Area. (City of Charleston, Town of James Island, Charleston County).* The South Village Area extends from Prescott Street to Rafael Lane as illustrated on the FRC-O map entitled “South Village.” Parcels in this area are within the jurisdiction of the town and the City of Charleston, with a few parcels in unincorporated Charleston County. This area currently consists of mixed high to medium intensity commercial development along the west side of Folly Road such as shopping centers, big box stores, and consumer services, and small scale offices and residential uses along the east side of Folly Road. This area is intended to be developed similar to the North Village Area with less intense commercial development than the Commercial Core Area. This area is intended to have a mix of high to medium intensity uses along the west side of Folly and low intensive development on the east side of Folly Road. Future development in this area is to be a mix of commercial and residential uses with increased right-of-way buffers along the west side of Folly Road increased land use buffers on both sides of Folly Road when commercial development occurs adjacent to single-family detached residential uses. The following commercial recommendations apply to parcels within the South Village Area as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Residential (R), Residential Office (OR), and Neighborhood Commercial (CN) Zoning Districts on the east side of Folly Road and Community Commercial (CC) Zoning Districts on the west side of Folly Road as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

(a) *Prohibited uses.* Self-service storage/mini warehouses, Vehicle Sales (new or used), **Hotels or Motels**

(2) *Uses requiring special exception.* Vehicle storage, boat/RV storage, bar or lounge, consumer vehicle repair, fast-food restaurant, gasoline service stations (with or without convenience stores), indoor recreation and entertainment, consumer vehicle repair.

\*All Changes are highlighted

\*Proposed additions are indicated by ***bold, underlined, italicized*** font

\*Proposed redactions are indicated by ~~strikethrough~~

## Council Recommended Amendment #4

(J) *Neighborhood Preservation Area. (Charleston County, City of Charleston).* The Neighborhood Preservation Area extends from Rafael Lane to Battery Island Drive as illustrated on the FRC-O map entitled “Neighborhood Preservation.” This area consists primarily of low-intensity residential uses with some commercial development primarily along the northwest area of Folly Road. This portion of the overlay district is to provide an appropriate transition from the more intense commercial development on James Island before entering the Conservation Area and the City of Folly Beach by preserving the existing low density residential character. The following commercial and residential recommendations apply to parcels along Folly Road as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Special Management (S3) and Neighborhood Commercial (CN) Zoning Districts as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

(a) Prohibited uses. Vehicle Sales (new and used), **Hotels or Motels**

(2) *Uses requiring special exception.* Liquor, beer, or wine sales (as defined in this chapter), bar or lounge.

\*All Changes are **highlighted**

\*Proposed additions are indicated by ***bold, underlined, italicized*** font

\*Proposed redactions are indicated by ~~strikethrough~~

## Council Recommended Amendment #5

(K) *Conservation Area. (Charleston County, City of Folly Beach).* The Conservation Area extends from Battery Island Drive to Folly River as illustrated on the FRC-O map entitled "Conservation." This area is intended to be the least intensely developed area of the overlay zoning district and is to provide a natural scenic open space before entering the City of Folly Beach by preserving the marsh views and vistas of this area. The following commercial and residential recommendations apply to parcels along Folly Road as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Neighborhood Commercial (CN) and the Special Management (S3) Zoning District.

a. Prohibited Uses. Vehicle Sales (new and used), ***Hotels or Motels***

(2) *Uses requiring special exception.* Liquor, beer, or wine sales (as defined in this chapter), bar or lounge, consumer vehicle repair, fast- food restaurant, gasoline service stations (with or without convenience stores), indoor recreation and entertainment, vehicle service.

\*All Changes are **highlighted**

\*Proposed additions are indicated by ***bold, underlined, italicized*** font

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## Staff Recommendation

**Staff recommends Council Recommended Amendments #'s 1, 3, 4 and 5, and the following change on Amendment #2:**

(H) *Commercial Core Area. (Town of James Island and City of Charleston).* This area is the gateway and commercial center to the town and extends from Oak Point Road (Ellis Creek Area) to Prescott Street as shown on the FRC-O map entitled "Commercial Core." Parcels in this area are primarily within the town with a few parcels within the City of Charleston. This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor. Future development in this area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The following commercial recommendations apply to parcels along Folly Road as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Community Commercial (CC) Zoning District as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

(a) *Prohibited uses.* Self-service storage/mini warehouses, Vehicle Sales (new or used),

(2) *Uses requiring special exception.* Liquor, beer, or wine sales (as defined in this chapter), bar or lounge, consumer vehicle repair, fast- food restaurant, gasoline service stations (with or without convenience stores), indoor recreation and entertainment, vehicle service, **Hotels or Motels**

\*All Changes are **highlighted**

\*Proposed additions are indicated by ***bold, underlined, italicized*** font

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