



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

MEETING AGENDA
September 9, 2021
6:35 PM

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

(PLEASE SEE ZOOM LINK BELOW TO VIEW VIRTUALLY, or VISIT THE TOWN'S YouTube PAGE:)
<https://www.youtube.com/channel/UCm9sFR-ivmaAT3wyHdAYZqw/featured>

Public Comment needs to be received via email by noon on Thursday 9/9/2021 to
kcrane@jamesislandsc.us

- I. CALL TO ORDER
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- III. INTRODUCTIONS
- IV. APPROVAL OF AUGUST 12, 2021 MINUTES
- V. PUBLIC COMMENTS
- VI. STAFF COMMENTS
- VII. ZONING MAP AMENDMENT
 - a. Case #ZOG-7-21-011:
Request to rezone property located at 1715 Oak Point Road from the Low-Density Suburban Residential District (RSL) to the General Office (OG) for Fishing/Hunting Guide Service and Office uses
Planning Commission will vote on a recommendation to Town Council
- VIII. CHAIR'S COMMENTS
- IX. COMMISSIONERS COMMENTS
- X. NEXT MEETING DATE: OCTOBER 14, 2021
- XI. ADJOURN

ZOOM Info:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89125516388?pwd=RDJrMWlkd3plbmtuR3ZveFFncDA4dz09>

Passcode: 122118

The Planning Commission met in person on Thursday, August 12, 2021, at 6:37 p.m. at the Town of James Island Town Hall, 1122 Dills Bluff Road, James Island, SC. Commissioners present: Ed Steers, Vice Chair, Zennie Quinn, Mark Maher, and Bill Lyon, Chairman, who presided. Absent: Commissioner Deborah Bidwell (gave notice). Also: Kristen Crane, Planning Director, Town Administrator, Ashley Kellahan, Town Councilwoman Cynthia Mignano and Flannery Wood, Planner II standing in for Frances Simmons, Town Clerk and Secretary to the Planning Commission who was absent.

Call to Order: Chairman Lyon called the meeting to order at 6:37 p.m. and asked those who wished, to stand for the prayer followed by the Pledge of Allegiance. A quorum was present to conduct business.

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

Introductions: Chairman Lyon introduced the members of the Planning Commission and staff.

Approval of March 11, 2021, Minutes: The minutes of June 10th, 2021, were approved upon a motion by Commissioner Quinn, seconded by Commissioner Steers and passed unanimously.

Public Comments:

Karen Beard, 537 White Chapel Circle, James Island Planning Commission Meeting, August 12, 2021 – Karen Beard’s Remarks:

I am speaking on behalf of the James Island members of the Charleston Coalition for Wireless Safety Standards.

In your packet tonight, you received a letter from Dr. Yusuf Saleeby. Dr. Saleeby is a licensed physician in Mt. Pleasant, and he urged you to pay close attention to the information given to you by Charleston Coalition for Wireless Safety Standards.

The information he referred to was provided to you in June. It is a list of non-industry paid independent studies showing biological harm from non-ionizing radiation; a list of what other cities are doing; and a list of reasons other than health to deny a small cell application.

We asked in June that you present this information to the legal department asking them to thoroughly follow up on it to see what can be done to protect residents of James Island, especially children. And we sincerely hope you have read our material and that you have researched beyond it.

We have no additional information for you tonight. Our goal was to give you the information you would not receive from industry related individuals. In your possession, you have what we know. The studies we have given you show the safety of non-ionizing radiation is in dispute, and that much more research is required.

The wireless industry has gone to great lengths and expense to market the risks of non-ionizing radiation as minimal and insignificant. Their wealth filters into most agencies charged with making health suggestions for citizens, so their efforts have been successful. But the fact that is, despite the millions of dollars the industry has poured into their own research, non-industry-paid independent scientists are getting different results in their testing.

As long as there is any question as to the safety of antennas placed in close proximity to our children, whether at home or at school, Charleston Coalition for Wireless Safety Standards will take a strong stand

for the precautionary principle on this issue. Our platform is “No speed of internet for any reason is worth risking the health of even one child.”

There is a safe way to deliver ultra- high-speed internet and cyber-security to homes on James Island. AT&T has already begun to bury fiber optic cables in my neighborhood of Woodward Pointe. These cables will connect homes to faster speeds and more cyber-security than can be achieved with wireless. We ask you to research the possibility, really research the possibility of fiber optics to the home for neighborhoods on James Island.

Thank you for the time and effort you are putting into this decision. We know it is not easy.

Staff Comments: Planning Director, Kristen Crane, noted that at the last meeting she was tasked with finding an individual to speak regarding 5G. She indicated that a zoom interview was conducted by Commissioner Bidwell with biologist Chris Gauthier. She explained that Chris was a seemingly unbiased source and listed his credentials on the subject including 7 years spent in digital transformation and automation with KPMG and Deloitte. The Commissioners then watched the provided 40-minute interview regarding 5G and small cell wireless.

Discussion on ZLDR Amendments to Regulate Small Cell Wireless Facilities: The Planning Commission discussed potential amendments to the Town’s Zoning and Land Development Regulations regarding regulations and guidelines for placement of small cell wireless facilities.

Planning Director, Kristen Crane, presented the Planning Commission with a graphic that showed the difference between non-ionizing and ionizing radiation. She then answered questions that were asked at the June Planning Commission meeting. Mrs. Crane explained that the City of Folly Beach did not adopt a Small Cell Ordinance. At this time, they considered small cells “collocated utilities” which would be regulated in their code as a Special Exception. She indicated that collocated utilities in their Commercial District would be covered by the Design Review Board of Folly Beach. She stated that the City of Folly Beach had been able to negotiate the location and placement with applicants but had not had to utilize the Special Exception procedures, as they had been collocated in the public ROW thus far.

Mrs. Crane stated that if an application was received by the Town with no Small Cell Ordinance in place, then the application would default to state provisions in the SC Code of Laws. She explained that there would be no option for the Town to enforce a design manual for aesthetics for any application filed before an ordinance was adopted.

Mrs. Crane explained that there was no deadline in place to adopt a small cell ordinance but referred to her previous statement that any compliant provisions for aesthetics, design, concealment, stealth, etc. would not be applicable for any applications received in the meantime.

Mrs. Crane indicated that incoming applications would ultimately be received by Planning Department Staff. She explained that if the model MASC ordinance was adopted, the Town would have the right to engage a consultant according to state law, which would specify what the Town could charge.

Lastly, Mrs. Crane answered whether any other municipalities had adopted health related restrictions pertaining to small cell ordinances. She explained that after consulting the Municipal Association of SC, there did not appear to be any SC municipalities that adopted specific health related rules.

Mrs. Crane stated that staff recommended adoption of the MASC Model Ordinance since most provisions were required by state law anyway. She indicated that the Planning Commission could then create a design manual with additional specifications for aesthetics, design, stealth and concealment. The design manual

would need to be technically feasible and not prohibited by federal law. She indicated that the state requirements already included certain standards such as small cell wireless antenna should be no more than 10' above existing poles, no more plainly visible than existing utilities, collocation is required unless it is not feasible, and that low profile and stealth and concealment measures should be used. Mrs. Crane suggested the adoption of the model ordinance which would then be followed by a draft ordinance that would be brought back to Planning Commission and then before Council.

Chairman Lyon told the Commissioners that Attorney Wilson was present should there be a need for executive session to discuss legal concerns. He then invited the Commissioners to ask Mrs. Crane any questions they had. Commissioner Maher asked Mrs. Crane if the Town currently owned any cell towers, light poles, or locations where small cell wireless facilities would be mounted. Mrs. Crane said no and mentioned that Dominion Energy owned the poles. Commissioner Maher then asked if there was a master plan of where small cell equipment would be placed or if equipment would be placed in increments. Mrs. Crane indicated that it may include a survey of what is available in the area, which the Town could offer comments on, but there is no overall plan of how it would be implemented yet. Commissioner Steers described seeing small cell wireless equipment in downtown Charleston and mentioned that it blended in and was not obtrusive. He explained to the Planning Commission that it also had a plaque identifying what it was, and company contact information for the public. Mrs. Crane clarified that things like that could be included in the design manual. Chairman Lyon asked if the equipment was attached to existing poles. Mr. Steers confirmed that they were and blended well with the existing poles. Commissioner Quinn mentioned possibly including maintenance in the design manual that would require the company to replace or upkeep the equipment as it aged. Commissioner Maher asked where the equipment would be placed and if it would be in business/high traffic areas. Mr. Steers mentioned that the facilities he saw were in the historic district but had high pedestrian traffic with tourists.

Commissioner Quinn asked why these facilities were being placed on James Island, and Chairman Lyon explained that none had been placed yet. Chairman Lyon asked Mrs. Crane if designating a certain area as historic, like Fort Johnson Road, would assist in the regulation of the small cell wireless facilities. Mrs. Crane explained that establishing a district like that would take time and the equipment or facilities would be limited to the public right of way, so it would not offer additional review. She mentioned that she did not see this being an issue in residential areas based on the use/purpose of such equipment. If there was concern based on placement, the model ordinance stated that a municipality would be permitted to suggest another location within 150'. Chairman Lyon asked Mrs. Crane how likely it would be that this equipment would be placed near a school. Mrs. Crane explained that it probably would, but in the public ROW along the road in front of the school. Commissioner Steers asked if they were able to limit the distance of small cell facilities from a building or structure. Mrs. Crane explained that no, the model ordinances had wording about co-locating if poles already existed within a certain distance, but that she did not think they would be able to limit distance.

Commissioner Steers suggested that a consultant would be helpful since this process was so technical. Mrs. Crane agreed stating that the model ordinance was based on what state law required with minimum stealth/aesthetic requirements. Chairman Lyon asked Mrs. Crane if she could put together a draft for the next meeting and if the Town would be hiring an expert to help with the writing process. Mrs. Crane explained that staff would attempt to put together a draft ordinance/ design manual by looking at ordinances from other municipalities and could possibly use an on-call consultant if needed. Chairman Lyon examined several design requirements the City of Charleston already had and expressed interest in including similar guidelines in any design manual developed. Commissioner Quinn concurred and added that he was interested in a removal clause for damaged or abandoned equipment. Commissioner Steers agreed and asked about fees and insurance requirements. Mrs. Crane referred to the model ordinance and explained most of those things were covered in the basic state requirements. She stated that several other requirements also included ID markers, pole top canisters, certain colors and that cables and shrouding should be neat.

Finally, Mrs. Crane mentioned that any ordinance developed could always be amended in the future if need be.

Chairman's Comments: Chairman Lyon thanked Commissioner Bidwell for her hard work interviewing and finding a source for Small Cell Wireless Facility information. He also thanked Mrs. Beard for her comments and making the Planning Commission think.

Commissioners Comments: None

Next Meeting: The next meeting of the Planning Commission will be held on September 9th, 2021, at 6:35 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 7:57 p.m.

Respectfully submitted:

Flannery Wood
Planner II

DRAFT

ZONING CHANGE APPLICATION

CASE Z06-7-21-011 PD _____



Zoning/Planning
Department
Town of James Island
Town Hall
1122 Hills Bluff Road
James Island, SC 29412
(843) 795-4141
Fax: (843) 795-4878

PROPERTY INFORMATION

CURRENT DISTRICT RSL REQUESTED DISTRICT OG
 PARCEL ID(S) TMS 340 09 00 009
 CITY/AREA OF COUNTY Town of James Island
 STREET ADDRESS 1715 Oak Point Road ACRES 0.476
 DEED RECORDED: BOOK _____ PAGE _____ DATE _____
 PLAT RECORDED: BOOK J350 PAGE 205 DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Joel Le Vine HOME PHONE _____
 MAIL ADDRESS Redfin Charter WORK PHONE 843.323.6650
 CITY, STATE, ZIP 1128 Mariner Drive CELL PHONE _____
Charleston, SC. 29412 EMAIL Joel@redfincharters.com

OWNER Harriet H. Selander HOME PHONE 843-795-5988
 (IF OTHER THAN APPLICANT) WORK PHONE _____
 MAIL ADDRESS 1754 Oak Point Road CELL PHONE 843-729-5470
 CITY, STATE, ZIP Charleston, SC. 29412 EMAIL HSELANDER@gmail.com

REPRESENTATIVE Catherine M. Cusick HOME PHONE _____
 (IF OTHER THAN APPLICANT) WORK PHONE _____
 MAIL ADDRESS Cusick Hazeltine Architects LLC CELL PHONE 843.324.6202
 CITY, STATE, ZIP 941 Stone Crab Court EMAIL Cate@cusickhazeltine.com
Charleston, SC. 29412

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

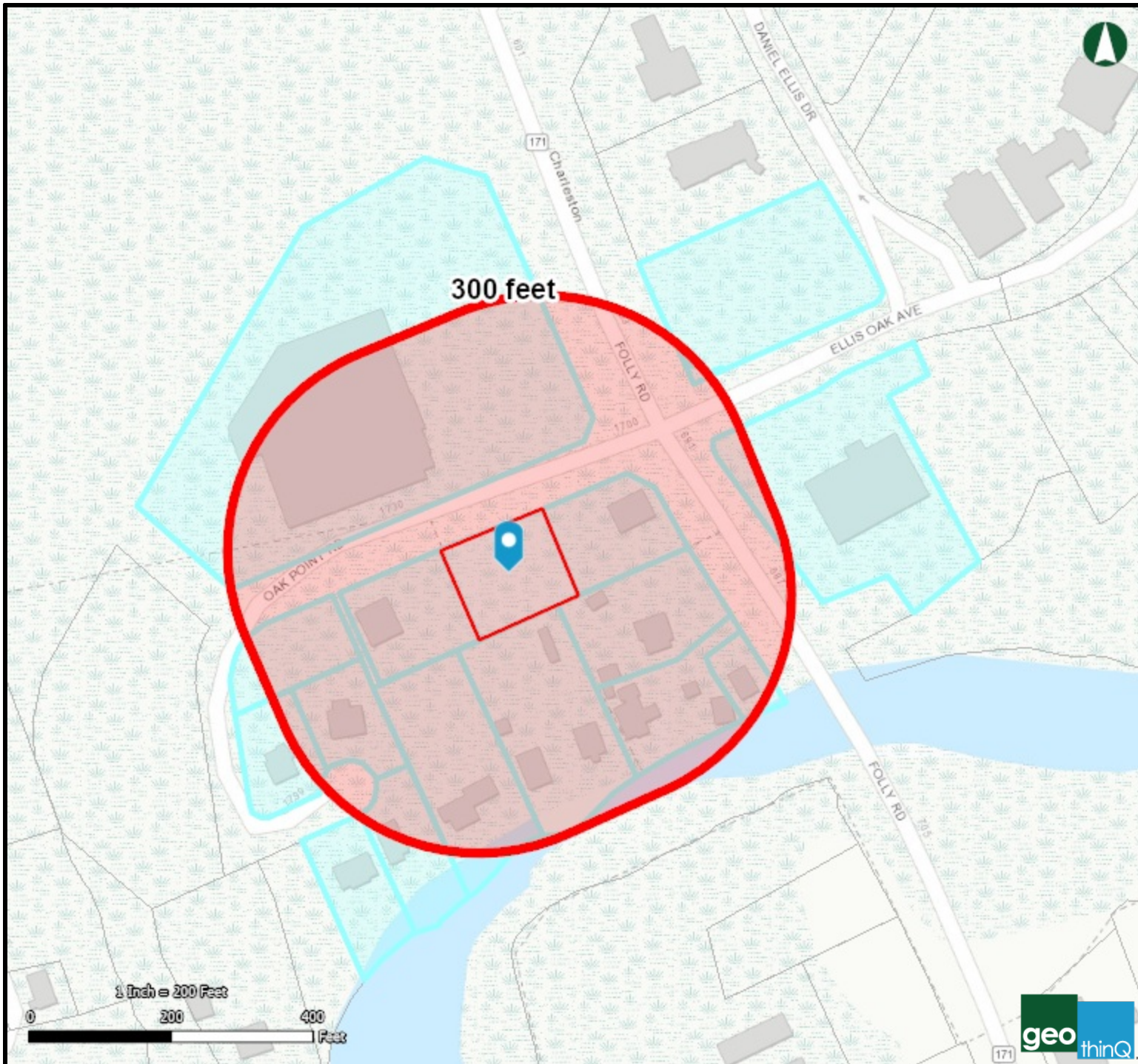
- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Catherine M. Cusick is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

X Harriet H. Selander 7-22-21 Catherine M. Cusick
 Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date
KTC 7/22/2021
 Planner's Signature Date Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received _____ Cash ? Check? # 6053 Invoice Number _____
\$160.00
7/21/2021



Town of James Island
South Carolina



1715 Oak Point Road Rezoning

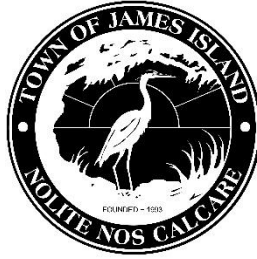
Radius Map
08/23/2021



Town of James Island/City of Charleston Zoning



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**ZONING/PLANNING
DEPARTMENT**

TOWN OF JAMES ISLAND PLANNING COMMISSION

September 9, 2021

Case Summary: ZOG-7-21-011

**Request to rezone from the Low-Density Suburban Residential (RSL)
Zoning District to the General Office (OG) Zoning District**

History and Overview:

1715 Oak Point Road (TMS #343-09-00-009) is located close to the intersection of Folly Road and is across Oak Point Road from Harris Teeter grocery store. The property currently has no structures located on it but does contain an access easement to the residential parcel to the south. The parcel included in the current Zoning Map Amendment Request is 0.476 acres in size and is in the RSL Zoning District. The parcel is considered a legal conforming lot.

The applicant, (Mr. Joel LeVine) and Representative (Ms. Catherine Cusick), are seeking to rezone the parcel from the RSL Zoning District to the OG Zoning District to enable the use of the property for his existing boat charter business, "Redfin Charters". The property may also be utilized for leased office space.

Adjacent Zoning:

The adjacent parcel to the east is in the Town of James Island and is zoned Community Commercial (Speedee Oil Change & Auto Service). The adjacent parcel to the west is in the City of Charleston's jurisdiction and is zoned General Office (Oak Point Pediatric Dentistry). To the south, the adjacent parcel is in the Town of James Island and zoned RSL and is under the same ownership as the subject parcel. The remaining surrounding area includes parcels in the City of Charleston zoned General Office, SR-1 and General Business, as well as several parcels in the Town of James Island zoned RSL.

Approval Criteria:

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

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

Staff's response: *The Comprehensive Plan*, Land Use Element states a need as, "encouraging sensitive and sustainable development practices." by "encouraging commercial structures that are in character with and maintain the suburban nature of the area". Additionally, the Economic Development states a strategy as "encouraging a variety of diverse commercial uses that will benefit the Town as a whole". The applicant states in his letter of intent that "we will build a beautiful, sustainable and environmentally friendly space. RedFin will benefit our community via increasing the tax base and creating future partnerships". Therefore, this request may be consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance.

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

Staff's response: Nearby properties have a wide range of existing uses (vehicle service, offices, grocery store, and residential) and zoning (commercial, general business, general office, and residential). The immediate adjacent properties are mixed between commercial, office and residential uses. Uses that are allowed in the OG Zoning District are compatible with existing uses in the vicinity, therefore, the proposed amendment may allow development that is compatible with existing uses and zoning of nearby property.

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

Staff's response: The Town and other service providers will be able to provide adequate water supply, stormwater facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development, as the applicant's representative's letter of intent states. The applicant has started the process of septic installation.

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

Staff's response: The applicant's letter of intent states the intent of using stormwater mitigation and natural resource best practices such as pervious pavement, rain barrels and gardens, graywater recycling, low volume plumbing fixtures, solar panels and lighting, and energy efficient lighting fixtures. Additionally, the applicant's letter states that they "will pay special attention to any oaks and other significant trees or tree clusters" while they will also "work with a Landscape Architect to plant South Carolina native grasses, shrubs and trees".

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

Staff's response: The subject property is a legal conforming lot in its current zoning designation of RSL. The subject property also meets the minimum standards for a General Office zoning designation including parcel size and parcel configuration. The parcel has direct access from Oak Point Road.



30 August 2021

Town of James Island Planning Commission
Letter of Intent: Rezoning Application for 1715 Oak Point
RedFin Charters, Joel Le VIne

To Town of James Island Planning Commission Members:

Thank you for allowing us to present this information regarding 1715 Oak Point.

(1) The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this chapter;

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. (TOJI Comprehensive Plan Land Use Element Goal)

Protect, preserve and enhance the natural environment.

Continue to encourage sustainable development practices to protect the environment from negative impacts of development. (TOJI Comprehensive Plan Natural Resources Element Goal)

We have reviewed the Comprehensive Plan and believe our rezoning request is consistent with the intent of TOJI's Comprehensive Plan.

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

The size and scale of the proposed project for 1715 Oak Point bridges the existing neighborhood's current and future commercial/residential make up. 1715 Oak Point is bound by a large Harris Teeter to the north (City of Charleston zoned GB), a Speedy Lube to the east (TOJI zoned CC), a Dental Office to the west (City of Charleston zoned GO). Three lots to the southeast, 685, 693 and 699 Folly Road are City of Charleston zoned GO. The lots directly south and southwest are residential lots. (Please see TOJI Zoning Map and City of Charleston Zoning Maps). A large commercial parcel (5+ acres) just south of James Island Creek is zoned Community Commercial and will be developed soon. The existing and future commercial enterprises surrounding 1715 Oak Point render it significantly less desirable for residential projects. We believe rezoning this property to OG is more compatible with adjacent existing and future uses.

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

Cusick Hazeltine Architects LLC

941 Stone Crab Court Charleston . South Carolina 29412

843 . 768 . 0862 cusickhazeltine . com

(3) Cont'd

Water: Charleston Water System has an 8" water main in the right of way on Oak Point Road which can serve this project. Letter from Linda Owens, CWS dated 6 August 2021

Sewer supply: We have a letter from Stephanie Boatwright at JIPSD stating there is no sewer connection available. Onsite Septic Engineering has been hired to classify the soils on 1715 so we can determine the permeability of the soil for a septic system.

Storm water facilities: Oak Point is an SCDOT Road and they manage the storm water as well. Email from Steven Canaday, SCDOT dated 5 August 2021.

Waste disposal: Town of James Island will provide containers for waste and will collect the waste on a weekly basis.

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

No significant adverse impacts on other property in the vicinity of the subject tract. As previously stated, there are several existing commercial uses immediately adjacent to 1715 Oak Point. RedFin Charters will have a low traffic load with generally 2 or 3 employees on site at any given time.

Noise: There will be minimal noise escaping into the neighborhood.

Water and Storm water management: We plan to use pervious pavement for the majority of the hardscape: walkways, parking areas, etc. Additionally, we plan to use rain barrels and other water recovery systems for landscape irrigation. Depending on soil permeability we may need an onsite water retention pond which could become a rain garden. We plan to use several water saving options throughout the project including graywater recycling and low volume plumbing fixtures.

Natural Resources: When possible and practical we'll use sustainable and/or recycled material and energy saving options throughout the project. Solar panels affixed to the roof will provide for some of Redfin's electrical needs. We plan to use motion sensor lighting control, energy efficient fixtures and solar powered lighting throughout the project.

On the west side of the property there is a significant stand of trees separating 1715 Oak Point from the adjacent Dental office. These will remain intact and be supplemented by buffer planting on the east side of the easement fence.

We will pay special attention to any oaks and other significant trees or tree clusters on the site. We will work with a Landscape Architect to plant South Carolina native grasses, shrubs and trees while avoiding all invasive species.

[An Introduction to Native Plants for SC Landscapes | Home & Garden Information Center \(clemson.edu\)](#)

[Native Plant List — South Carolina Wildlife Federation \(scwf.org\)](#)

[invasive plants sc south carolina \(scnps.org\)](#)

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

OG <i>Density/Intensity and Dimensional Standards</i>	
Minimum lot area	4,000 square feet 20,715 sf
Minimum lot width	50 feet 154.88'
Minimum setbacks	
Front/street side	25 feet
Interior side	10 feet
Rear	15 feet
OCRM critical line	50 feet
Maximum building cover	40% of lot
Maximum height	35 feet

Red notation are 1715 Oak Point lot size and width.

Thank you for considering our request for the rezoning of 1715 Oak Point Road. Please let us know if we can answer any of your questions.

Best regards,

Catherine M. Cusick
Cusick Hazeltine Architects LLC
941 Stone Crab Court
Charleston, South Carolina 29412
843.324.6202



August 26, 2021

Town of James Island Planning Commission Board Members
Deborah Bidwell, Bill Lyon, Mark Maher, Zennie Quinn & Ed Steers

Esteemed Planning Commission Board Members,

My name is Joel LeVine, owner of RedFin Charters. It's my hope to relocate our main office from downtown Charleston to a beautiful new building at 1715 Oak Point Drive. Born in South Carolina I moved to Charleston for college and never left. James Island is home for my wife, Rachel and our two young sons. James Island is the center of our family life and we hope to make many, many memories here! You might say I'm connected to James Island: the Robert E Scarborough bridge, aka the Connector, is named after a great cousin.

RedFin Charters was founded in 2013. Since then, we've won Charleston City Paper's "Best Fishing Charter" for the last 4 years! Our clientele includes locals, tourists from around the world and major corporations including Google, Ford and Whirlpool. We've been featured on The Discovery Channel, ABC and Bravo. This week we are filming with The Discovery Channel (again) highlighting RedFin Charters and the Charleston fishery.

RedFin is thriving: we expect to gross approximately 1.2 million this year, a 35 percent increase from our busiest year. By the numbers, we are the largest fishing charter in the country with 2500 charters expected this year. Our tight-knit team consists of myself, a business manager, a general manger, and our Captains. RedFin pays well, including bonuses, benefits and paternity leave so employees can spend time with their little ones as I was able to with our own two sons.

Balancing Redfin's success with generosity and a commitment to the environment are priorities for me. Giving back to the community is integral to our business model. We donate to multiple silent auctions benefiting local non-profits and community organizations. A favorite is "The Taste of James Island" benefiting James Island Outreach which does so much to provide needed assistance to James Island people. We've partnered with Charleston Aquarium to introduce children to our vibrant, aquatic community. Environmentally, I started a fund with the Community Foundation of the Lowcountry, Trout Eye and ZMAN to promote environmental sustainability. Together, we launched "Project ReSpeck" and raised enough money to purchase several mariculture tanks for the Waddell Mariculture Center. With these tanks they doubled their fish reproduction of Speckled Trout, Redfish or Cobia from 600,000 to releasing 1.2 million trout into Lowcountry waters. Toadfish Conservation Coalition, of which I'm a Board member, is building an acre of oyster habitat at Pitt Street Bridge. We plan a similar habitat on James Island Creek, which will positively impact the marine environment and habitat on James Island.

Redfin's proposed office on Oak Point Drive will enable us be more efficient and effective with our daily operations and allow us to continue doing the work we love. With your approval of our rezoning request and Town Counsel's agreement we will build a beautiful, sustainable and environmentally friendly space. RedFin will benefit our community via increasing the tax base and creating future partnerships. We will continue to be a good neighbor and citizen to the island I love. Please feel free to reach out with any questions or concerns you may have. I eagerly await your determination.

Sincerely,

Joel LeVine, Owner
RedFin Charters
843-323-6650



WATSON



WATER © 21

August 31, 2021

To Whom It May Concern:

I am Harriet Selander, and live at 1754 Oak Point Road. I am selling the property on Oak Point Road. After seeing the design of the building Mr. Levine is going to build I think it will fit in with our homes.

Sincerely,

Harriet Selander

Lisa Myers

1717-B Oak Point Road Charleston, SC 29412 | 843-480-8475 | Lisa.myers2007@comcast.net

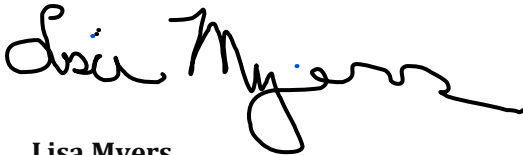
8/31/2021

Planning Committee
Town of James Island
1122 Dills Bluff Road
Charleston, SC 29412

**Dear Planning Committee
Town of James Island:**

I am in full support of Joel Levine's owner/applicant for his business Redfin Charters to be built on 1715 Oak Point Road. I have seen his proposed architectural drawings and I believe it to be a great addition to the area.

Sincerely,

A handwritten signature in black ink that reads "Lisa Myers". The signature is written in a cursive style with a large, sweeping flourish at the end.

Lisa Myers

Kristen Crane

From: Kristen Crane
Sent: Wednesday, September 1, 2021 10:06 AM
To: Kristen Crane
Subject: FW: Property sale and zoning change request

----- Forwarded message -----

From: Tom Selander <tom.selander3@gmail.com>
Date: Wed, Sep 1, 2021 at 9:17 AM
Subject: Property sale and zoning change request
To: Ryan Tisdale <rtisdale@carolinaone.com>
CC: <joel@redfincharters.com>

August 31, 2021

To whom it may concern:

I am in support of the project and zoning change to *General Office* from *Residential* on Oak Point Rd James Island SC as requested by Joel leVine. I have also seen the concept renderings presented by Joel leVine of RedFin Fishing Charters, and I believe this project will make a nice addition to the area.

Please reach out to me if you need any further information.

Regards,

Thomas Selander
1757 Oak Point Rd
Charleston, SC 29412
843.345.3084

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Best Regards,
Joel LeVine

RedFin Charters
145 Lockwood Dr.
Charleston, SC 29403
o: 843-277-5255
c: 843-323-6650
F: 843-998-7022
<http://InshoreFishingCharters.com>
<http://FlyFishingCharters.Com>