



Town of James Island, Regular Town Council Meeting
December 16, 2021; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

In-Person Meeting

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

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

1. Opening Exercises
2. Public Comment
3. Consent Agenda:
 - a. Minutes: November 18, Regular Town Council Meeting
 - b. 2022 Town Council Meetings and Holiday Schedule
4. Information Reports:
 - a. Finance Report
 - b. Administrator's Report
 - FY 22/23 Budget Schedule
 - c. Public Works Report
 - d. Island Sheriffs' Patrol Report
5. Requests for Approval by Staff:
 - Pole Installation for HBVR LPR Camera
 - Scope and Fee – Dock St. Park Improvements

6. Action Items:

- Hire Legal Counsel to Assist with Tax Relief Restructuring
- Provide Additional Funds to Association of the Blind and Visually Impaired

7. Committee Reports:

- Land Use Committee
- Environment and Beautification Committee
- Children's Committee
- Public Safety Committee
- History Committee
- Rethink Folly Road
- Drainage Committee
- Business Development Committee
- Trees Advisory Committee
- James Island Intergovernmental Council

8. Proclamations and Resolutions:

9. Ordinances up for First Reading:

Ordinance #2021-12: An Ordinance Amending the Town of James Island Zoning and Land Development Regulations Ordinance. Number 2013-07, Table 153.110, Replacing the Special Exception (S) Requirement in the RSL Zoning District for Apiculture (bee keeping) with Conditions (C) and Corresponding Applicable Ordinances in Livability Regulations (90.18) and ZLDR Section 153.211. Adding Provisions for Apiculture (bee keeping) on Residential Property

10. Ordinances up for Second/Final Reading:

Ordinance #2021-11: Request to Rezone Property @1622 Camp Rd. from General Office (OG) to Community Commercial (CC) for Beverage and Related Products Manufacturing and Retail Sales and Services Uses

11. New Business:

12. Executive Session: The Town Council will/may enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina. Upon returning to Open Session. Council may act on matters discussed in Executive Session.

13. Return to Regular Session:

14. Announcements/Closing Comments:

15. Adjournment

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

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. at the James Island Town Hall, 1122 Dills Bluff Rd., James Island, SC, Thursday, November 18, 2021. Councilmembers present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey presided. Also, Town Administrator, Ashley Kellahan, Town Attorney, Bonum S. Wilson, Finance Director, Merrell Roe, Island Sheriff's Patrol, Lt. Shawn James and Deputy Chris King, Planning Director, Kristen Crane, Planner II, Flannery Wood, Public Works Director, Mark Johnson, and Town Clerk, Frances Simmons. A quorum was present to conduct business.

Opening Exercises: Mayor Woolsey called the meeting to order leading Council in prayer and followed with the Pledge of Allegiance. FOIA: This meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

Public Hearing: Ordinance#2021-11: Request to Rezone Property at 1622 Camp Rd. from General Office (OG) to Community Commercial (CC) for Beverage and Related Products Manufacturing and Retail Sales and Services Uses: Mayor Woolsey opened the Public Hearing and informed speakers of the allotted time of three (3) minutes for comments. The majority of persons who spoke were residents of Rivers Point Row.

Allison Hanf, Opposed: having a brewery in her back yard. She commented that whatever legal ramifications she has to take to fight this she will do. The brewery will be 20 ft. from her property and did not purchase her condo to have a brewery in her backyard.

Terry Wallace, Opposed: expressed concern about noise and privacy, even with having a high fence. She said the establishment would be too close to her property and would affect her quality of life.

Melissa Golden, Opposed: she is a registered nurse and her toddler's room would be 15 ft from the brewery. She expressed concern about equipment and storage of hazardous supplies. She said if this request is allowed then money would be more important than the quality of life for the residents.

Jason Felan, Opposed: he does not want to come home at 1 a.m. to hear loud music. He is not opposed to a business, but not a brewery; it's not positive. It may be good for the Town but not for the residents.

Matt Woolsey, Opposed: Mr. Woolsey is the VP of the HOA at Rivers Point Condo. He saw the meeting notice on Facebook and the proximity of the business to the condos. He is concerned about music, even if played indoors, it would have a base. He is also concerned about people whooping and hollering or wandering to the back of the property to relieve themselves. The building at the back does not cover the entire property and that would be an invasion of privacy.

Hilary Rozek, Supports having a family friendly place for neighbors to go and relax with friends.

Roman Rozek, Supports: the brewery would be a place for people to gather on James Island. He does not aim to have a business like the "Pour House" or with loud music. It is a family friendly gathering place; he has children and want to do something positive for the neighborhood.

Abraham Garcia, Supports: the brewery would not be rowdy. James Island is in need of bringing people together. This will be a great building, safe and inviting. Comments are being made about a business that does not exist yet.

Emily Payne, Opposed: recently purchased her property. She has two young children and is concerned about loud noise and her property's value by having a brewery behind it.

Laura Mason, Supports: the concerns expressed by others are valid, but the brewery will be family-friendly and a gathering spot for the neighborhood. She knows Roman and Hilary.

Laura Platt, Oppose: showed pictures to Council of when the Fire Station was at that location. She felt safe

when it was there. The brewery would be 14 ft. from her property and would impede on her peace and quiet. She is single and would not feel safe by having people near her property line. She likes the brewery, but not in her back yard.

Public Hearing closed at 7:19 p.m.

Public Hearing: Ordinance #2021-12: An Ordinance Amending the Town of James Island Zoning and Land Development Regulations Ordinance, Number 2013-07, Table 153.110 Replacing the Special Exception (S) Requirement in the RSL Zoning District for apiculture (beekeeping) with Conditions (C) and Corresponding Applicable Ordinances in Livability Regulations (90.18) and ZLDR Section 153.211, Adding Provisions for Apiculture (beekeeping) on Residential Property: No one signed in to speak.

Public Comment: No one signed in to speak.

Presentation of Fiscal Year 2020-2021 Financial Statement: Gary Bailey, Love Bailey CPA, presented a report of the Financial Statements for year ending June 20, 2021. Mr. Bailey complimented the Town and staff for doing a great job with its accounting systems and practices. This is their second year auditing the Town and found no problems with the process. A brief overview of the Balance Sheet and Statement of Revenue and Expenditures was provided. The Town was issued an unmodified opinion for FY 2021 which is the highest level for a Town. The audit was received as information.

Consent Agenda:

Minutes of October 21 Regular Town Council Meeting: Councilman Milliken moved to approve the October 21 minutes, seconded by Councilman Mullinax. Passed unanimously.

Election of Mayor Pro Tem: Councilman Milliken thanked Councilman Mullinax for doing an excellent job during his time as Mayor Pro Tem. He said in keeping with the rotation to allow everyone to serve, he moved to elect Councilman Boles as Mayor Pro Tem, Councilman Mullinax seconded. Passed unanimously.

Information Reports:

Finance Report: Finance Director, Merrell Roe, provided the monthly budget summary of revenue and expenses for the month of October and it was received as information.

Administrator's Report: Town Administrator, Ashley Kellahan gave an overview of the Administrator's Report. She noted that Council was provided the monthly report from Capital Consulting and that a meeting could be arranged with them if needed. Events of the JI Arts & Cultural Center has been added to the Administrator's Report. Upcoming events includes: Tree Lighting, December 2 @ 6:30 p.m., and a Gingerbread house making (JIACC) from 4:30-6 p.m.

Public Works Report: Public Works Director, Mark Johnson reviewed the Public Works Report. He added that the first Public Works Expo was held November 4 with participation from the City, County, James Island PSD, Charleston Water Systems, SC Chapter of American Public Works Assn., and Ashley Cooper Stormwater Consortium. The Expo was a success with plans of becoming an annual event.

Island Sheriffs' Patrol Report: Lt. James gave an update on recent crimes including vehicle break ins including a blessing box. He complimented Sgt. Carol for doing a good job on the Island. The Sheriff's Office will be delivering turkeys on Friday to families in need. If you know of a family, please contact Lt. James.

Requests for Approval by Staff:

Storm Box Repair @ 1342 Bob White Dr: Town Administrator Kellahan presented the repair of a drainage box at 1342 Bob White Dr.@ \$7,482. Motion in favor by Councilman Milliken, seconded by Councilwoman Mignano. Passed unanimously.

Award of RFQ 5-2021 Solar Panel Consultant: Town Administrator Kellahan presented the award for Solar Consulting and Installation Services. Staff recommends awarding the contract to Alder Energy Systems. Motion in favor by Mayor Woolsey, seconded by Councilman Milliken. Passed unanimously.

Support of Pet Helpers Program: Town Administrator Kellahan informed Council that Pet Helpers is one of the organizations that receives a Community Assistance Grant each year. This year they were awarded \$2,000 but due to other programs that the Town partners with them on Mrs. Kellahan is recommending an additional \$3,000. Motion in favor by Councilman Mullinax, seconded by Councilman Milliken. Passed unanimously.

Repeal Resolution 2021-09 Requiring Face Coverings Inside All Public Spaces in Town Hall Facilities with Certain Exceptions: Town Administrator Kellahan presented the request to repeal Resolution #2021-09 requiring face coverings inside all public spaces in Town facilities with the exception that face coverings will continue to be required for the next 30 days in the main lobby of Town Hall and the James Island Arts and Cultural Center. Staff would continue to be authorized to require face coverings for specific events and areas based upon attendance, social distancing, and the prevalence of COVID-19 on James Island and the Lowcountry. Motion in favor by Councilwoman Mignano, seconded by Councilman Mullinax. Councilman Milliken moved to amend that face coverings be extended to the Frances Simmons Council Chambers; seconded by Councilman Mullinax.

Councilman Boles asked, as an example, right now in Council Chambers that masks would not have to be worn. Mrs. Kellahan said yes. Councilman Boles said he was conflicted and hates wearing masks but know that they help and is good for some things. He knows what the staff is asking for and would go with their recommendation because they are heroes and looks to when we no longer have to talk about this issue.

Mayor Woolsey said many things are held in Council Chambers not only Council meetings and noted tonight's meeting is unusually crowded. He said the proposal would give staff authority to determine whether or not masks have to be worn, i.e., as this meeting because of attendance. However, it would not be a general requirement that masks are always worn in Council Chambers. Staff meetings of 8 people are held in Council Chambers with staff spread out. He is opposed to the amendment requiring everyone wear masks in Council Chambers.

Councilman Milliken said he understands the inconvenience of wearing masks as he is pretty tired of it too. Here's the problem... "*where's my mask*" and all of a sudden there is 20 people and our rule say 20. He does not know the number in the proposal, whether it is by room capacity or square footage. However, this can get confusing and dicey. He said unless you know the capacity of each room, post it, and make masks available when that number is exceeded, that would be a reasonable thing. Areas with a lot of traffic (Council Chambers, and JIACC) is where you want to have protection with masks available. He said we may want to set a number on the door but make masks available for the protection of everyone. He noted that we should be specific of what the rules are.

Councilwoman Mignano spoke that cases are low, and people are walking around in grocery stores not wearing masks. She does not think masks should be required in Council Chambers; it should be a personal choice.

Mayor Woolsey brought the amendment to a vote to require that masks be worn in Council Chambers and the lobby at the JI Arts & Cultural Center. Councilman Milliken voted in favor, Councilmembers Boles, Mignano, Mullinax and Mayor Woolsey voted no. Amendment Failed.

Mayor Woolsey offered an apology and stated that the item was placed on the agenda Tuesday and in order for it to be considered, it requires a vote of Council. He asked for a motion to add the item to the agenda, which was made by Councilman Mullinax, seconded by Councilwoman Mignano. Passed. Councilman Milliken voted no.

Mayor Woolsey called for the motion to Repeal Resolution #2021-09. Councilwoman Mignano moved, seconded by Councilman Mullinax. Mrs. Kellahan pointed out a good practice should this item pass, would be to count the number of chairs spaced out in Council Chambers. Councilman Milliken asked if that could be in the Ordinance and Mayor Woolsey said it would be an administrative policy. He noted that the County's policy

and the City did not require action by their Councils, and he has confidence in the staff to develop a policy. Motion passed. Councilman Milliken voted no.

Action Items:

Request that a Plan be created for how the Town would rescind its millage and instead of paying money to the PSD, pay it back to the County as tax relief for residents: Motion in favor by Councilman Boles, seconded by Councilman Milliken.

Councilman Boles presented to Council a request to rescind the Town's millage and pay it back to the County for tax relief for the residents rather than paying it to the PSD. He said it came to his attention that on the City of Walterboro's tax bill, their local option sales tax is given back to residents on a pro rata basis. The purpose of his request is to explore whether the Town could do the same and save money for its residents. Councilman Boles said he attempted to come up with a plan; but we have experts that has dealt with this. He would like Council to approve a plan and decide upon it later with the goal of saving Town residents money by lowering their taxes.

There was in depth discussion between Councilman Boles and Mayor Woolsey who asked who are the experts that would develop a plan. Councilman Boles said the presenters from Columbia (MASC) that attended the Cost Sharing Workshop were very knowledgeable about local option sales taxes; staff, and the Town Attorney. He noted that between all of them a plan could be developed. Councilman Boles further noted that during the workshop it occurred to him that the plan we have now was created as a band aid to fix a problem that was happening then; and it did fix it, but as a Town policy moving forward it can be improved upon.

Mayor Woolsey asked about the cost to develop a plan and Councilman Boles said he has reached out to Hank Amundson, City of Walterboro for a copy of their memorandum of understanding. He noted that we could tweak their plan with what we have in house before going to the outside for help, just as we did with the septic ordinance; and we have the talent in this room to do that. Further Mayor Woolsey questioned whether Councilman Boles wanted the staff to develop a plan rather than use Pope Flynn. Councilman Boles said he would like to use Walterboro as an example as they have an agreement with the City and County, similar to what we have with the PSD.

Mayor Woolsey reviewed and explained the Town's cost sharing agreement that we have with the PSD and its benefits to Town residents. Councilman Boles said we can do this better by having the \$1 million from the PSD go to residents in lowering their taxes. He said we are fixing or trying to solve a problem that no longer exists. As discussion continued, Mayor Woolsey asked if Councilman Boles want the Town Administrator and Town Attorney to look at a plan to take away the Town's millage. Councilman Milliken spoke that he is curious by looking at an alternative plan and sketch out what can be done. He is for exploring an alternative hypothesis. Councilwoman Mignano agreed. Councilman Mullinax said he would like the Auditor's office and County Council's opinion. He is skeptical about it but would like more information. Mayor Woolsey said the current plan works well and if it's not broke, don't fix it and strongly opposed. Councilman Boles added that if this request passes, he is not asking for a plan that relates to the Mayor's beliefs; but a plan to do it better. Motion Passed. Mayor Woolsey voted no.

Committee Reports:

Land Use Committee: No Report.

Environment and Beautification Committee: Councilman Milliken gave an update on the Oct. 23 litter pickup. James Island Pride hosted a Forum on Litter, Wed. Nov. 10. Citizens, elected officials, members of law enforcement and conservation groups gathered to discuss solutions to litter control on James Island. Councilman Milliken thanked staff for setting up the room, Mrs. Kellahan for preparing the minutes, the Sheriff's Office, Mayor Woolsey, and Councilman Mullinax. James Island Pride will be participating in a SC Arbor Day on Fri. Dec. 3. Mayor Woolsey and Kathy Woolsey will plant a tree in recognition of Arbor Day. JI Pride will be hosting a gorilla pickup for adults and older youths on Sat. Dec. 11 on Riverland Drive, 8:30-11:30 a.m.

Children's Committee: No Report.

Public Safety Committee: Councilman Mullinax announced that no meeting would be held in Nov. and he will confirm with Chair Quinn whether the committee will meet in Dec.

History Committee: Mayor Woolsey announced that the History Committee will meet on Tues. Dec. 7 and reported a successful Stamp Act Commemoration on Nov. 7 @ Ft. Johnson.

Rethink Folly Road: Mayor Woolsey announced the next meeting on Wed. Dec. 15 @3:30 p.m. at Town Hall.

Drainage Committee: Councilman Mullinax announced a successful meeting of the Drainage Committee on Tues. where an update on the use of ARP Funds for homeowner flooding relief was shared. He said progress is slow but still moving forward. He thanked staff for looking into this. Next meeting to be announced.

Business Development Committee: No Report.

Trees Advisory Committee: Councilman Milliken announced that the committee met on Tues. Nov. 9 and reviewed a recommended tree list for small and large trees. This list will be posted on the Town's website.

James Island Intergovernmental Council: Mayor Woolsey announced the next meeting will be held in Jan. date and time to be announced.

Proclamations and Resolutions

Small Business Saturday Proclamation: Motion in favor by Mayor Woolsey, seconded by Councilman Milliken. Passed unanimously.

Resolution #2021-13: Recognition of Arbor Day: Motion in favor by Councilman Milliken, seconded by Councilman Mullinax. Passed unanimously.

Ordinances up for First Reading:

Ordinance #2021-11: Request to Rezone Property @1622 Camp Rd. from General Office (OG) to Community Commercial (CC) for Beverage and Related Products Manufacturing and Retail Sales and Services Uses: Motion in favor by Councilman Milliken, seconded by Councilwoman Mignano. Mayor Woolsey announced that the Planning Director (Kristen Crane) is present to answer questions of Council.

Councilwoman Mignano asked if there would be a fence at the property and if that was discussed at the Planning Commission meeting. Mrs. Crane answered that it was not discussed at the Planning Commission, however if the request is approved, the use would then need to go to the Board of Zoning Appeals (BZA) and through Site Plan Review for requirements such as fencing or buffers. Councilman Milliken asked if the BZA could put restriction on amplified music. Mrs. Crane said yes they can and usually do as they have done with past cases. Motion passed. Mayor Woolsey voted no.

Ordinance #2021-12: An Ordinance Amending the Town of James Island Zoning and Land Development Regulations Ordinance. Number 2013-07, Table 153.110, Replacing the Special Exception (S) Requirement in the RSL Zoning District for Apiculture (bee keeping) with conditions (C) and Corresponding Applicable Ordinances in Livability Regulations (90.18) and ZLDR Section 153.211, Adding Provisions for apiculture (bee keeping) on Residential Property: Motion in favor by Councilman Mullinax, seconded by Mayor Woolsey. Councilman Boles asked if we have anything that speaks to beekeeping now. Mrs. Crane said currently what is in the Ordinance is allowed in residential areas with a Special Exception from the BZA. She commented that we have never had an application for beekeeping, and in 2013-2014 it was not allowed, but was added later with the thought that the BZA could add special conditions for keeping bees. Mrs. Crane said she has spoken to local bee experts and the conditions they recommends were added. Also, this change would eliminate the \$250.00 fee that

an applicant would pay to appear before the BZA and the public hearing process.

Councilman Milliken asked about property owner rights, in that homeowners within 150 feet of the property of the requesting party must sign a letter consenting to the number of additional hives to be housed at the location. He asked how many hives would be allowed and Mrs. Crane answered that two (2) hives per 10,000 sq. ft. would be allowed per ¼ acre. Councilman Boles spoke about bee keeping and not having a lot of rules stacked up for them. He had bees, but no longer have them, and was unaware of needing to have a Special Exception for them. He suggested deferring the Ordinance and vote later to take away the Special Exception responsibility from the BZA unless there are complaints. Mayor Woolsey said if that is done, the request goes back to the Planning Commission. He added that five years ago, this request was prohibited in residential areas, and it was changed to a Special Exceptions with the BZA on a case-by-case basis. Councilman Milliken asked if the Ordinance could be modified to say that keeping beehives shall be allowed. He said he cannot support this because permission is needed from neighbors and thinks it is easy to just allow bees. Mrs. Crane stated that with the proposed changes, a permit and permission from neighbors would not be required unless the homeowner wanted more than 2 hives per ¼ acre of land. After the discussion, Councilman Boles moved to defer Ordinance #2021-12, seconded by Councilman Mullinax. Motion to defer passed. Mayor Woolsey opposed.

Ordinances up for Second/Final Reading

Ordinance #2021-09: An Ordinance to Amend Zoning Map Amendment @1715 Oak Point Rd. from Low-Density suburban Residential (RSL) to General Office (OG) for Fishing /Hunting Guide Services and Office Uses; Mayor Woolsey said the applicant has asked that Council defer this request to its next meeting. Mayor Woolsey moved to defer, seconded by Councilman Mullinax. Passed unanimously to defer.

Ordinance #2021-09: Town of James Island Business License Ordinance: Motion in favor by Councilman Milliken, seconded by Councilwoman Mignano. Passed unanimously.

Ordinance #2021-10: Requiring Baseline Inspection of Septic Systems in the James Island Creek TMDL: Motion in favor by Councilman Milliken, seconded by Councilwoman Mignano. Passed unanimously.

New Business: None.

Executive Session: None Needed.

Announcements/Closing Comments:

Councilman Boles recognized and complimented staff for doing a good job on the audit. He wished everyone a safe and happy Thanksgiving. Town Administrator Kellahan complimented Merrell Roe for her hard work in the production of a successful audit.

Councilwoman Mignano thanked staff and wished everyone a good Thanksgiving.

Councilman Milliken thanked staff for their hard work and lots of good work is being done. He wished everyone a happy Thanksgiving.

Councilman Mullinax wished everyone a happy Thanksgiving.

Mayor Woolsey wished everyone a happy Thanksgiving.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:30 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

2022 Town of James Island Holiday Schedule



Martin Luther King, Jr. Birthday	Monday, January 17
Good Friday	Friday, April 15
Memorial Day	Monday, May 30
Juneteenth Observance	Monday, June 20
Independence Day	Monday, July 4
Labor Day	Monday, September 5
Veterans' Day	Friday, November 11
Thanksgiving Day	Thursday, November 24
Day after Thanksgiving	Friday, November 25
Christmas Eve	Friday, December 23
Christmas Day	Monday, December 26
Day After Christmas	Tuesday, December 27
*New Year's (2023)	Friday, December 30, 2022 (observed)

2022 Town Council Meeting Schedule

Thursday, January 20

Thursday, February 17

Thursday, March 17

Thursday, April 21

Thursday, May 19

Thursday, June 16

Thursday, July 21

Thursday, August 18

Thursday, September 15

Thursday, October 20

Thursday, November 17

Thursday, December 15

Town Council meetings are held on the third Thursday of each month at 7:00 p.m. at the Town Hall, 1122 Dills Bluff Road, James Island, SC 29412. For further information, please contact the Town of James Island at (843) 795-4141; Fax (843) 795-4878; www.jamesislandsc.us

Town of James Island

% FY Complete 42%

Monthly Budget Report

Fiscal Year 2021-22

	1st Quarter			2nd Quarter		4th Quarter	TOTAL	BUDGET
	July	August	September	October	November	June		
GENERAL FUND REVENUE								
Accommodations Tax					16,665		16,665	25,000
Brokers & Insurance Tax			346				346	952,000
Building Permit Fees		884	812		1,620		3,316	11,000
Business Licenses	8,456	8,067	17,323	10,106	2,974		46,926	375,000
Contributions/Donations-Park							-	
Grant Reimbursement							-	
Franchise Fees	135,813			2,807	43,540		182,160	332,500
Interest Income	29	29	28	29			117	500
Alcohol Licenses -LOP							-	10,000
Local Assessment Fees			1,226				1,226	2,000
Local Option Sales Tax (PTCF)			121,262	120,719	93,904		335,884	1,100,050
Local Option Sales Tax (rev)			49,487	47,810	41,090		138,388	442,000
Miscellaneous	1		588		1,151		1,741	500
Planning & Zoning Fees	1,586	2,140	1,058	1,144	993		6,921	12,500
State Aid to Subdivisions					64,844		64,844	273,228
Telecommunications							-	17,000
Homestead Exemption Tax Receipts							-	50,000
Facility Rentals	302	606	152	604	456		2,120	5,400
Storm water Fees	900	700	300	400	500		2,800	
ARP Allocation			1,854,631				1,854,631	3,709,261
	146,188	11,726	192,283	183,218	267,739	Total	800,653	3,608,678
						% of Budget		22%

ADMINISTRATION

Salaries	31,627	21,068	21,261	21,297	21,261		116,515	289,306
Benefits, Taxes & Fees	12,966	8,742	8,898	8,902	8,877		48,386	107,562
Copier	330	337	609	337	337		1,949	5,500
Supplies	104	478	456	316	337		1,691	7,000
Postage		314	200	3,325	414		4,253	6,000
Information Services	412	4,398	4,281	5,556	3,844		18,490	67,800
MASC Membership							-	5,500
Insurance	15,216		1,563		13,582		30,361	48,615
Lobbying Services				2,000			2,000	
Legal & Professional Services		660	6,769	510	3,401		11,340	69,000
Town Codification		1,493	110	603			2,205	1,400
Advertising			524		24		547	5,000
Audit	4,000						4,000	15,500
Mileage Reimbursement	27	30	27	31	28		143	800
Employee Training & Wellness		540		540			1,080	3,800
Dues and Subscriptions	60			60			120	1,500
Training & Travel							-	2,000
Grant Writing Services		500		500	1,500		2,500	16,000
Employee Appreciation	22	25	25				72	800
Mobile Devices	118	171	219	189	106		803	2,620
Credit card (Square)	116	180	113	72	95		576	
Bank Charges (Payroll Expenses)	309	319	322	322	329		1,601	2,000
	65,308	39,254	45,376	44,559	54,135	Total	248,632	657,703
						% of Budget		38%

ELECTED OFFICIALS

Salaries	5,654	3,769	3,769	3,769	3,769		20,731	50,000
Benefit, Taxes & Fees	6,464	4,328	4,347	4,347	4,347		23,834	49,000
Mayor Expense	60			60			120	1,000
Council Expense							-	2,000
Mobile Devices	38	38	38	38	38		190	500
	12,216	8,136	8,154	8,214	8,154	Total	44,875	102,500
						% of Budget		44%

GENERAL OPERATIONS

Salaries	39,468	27,807	28,013	24,177	23,364		142,829	393,157
Benefits, Taxes & Fees	13,969	10,093	10,634	9,467	9,019		53,182	139,500
							196,011	532,657
							% of Budget	37%

PLANNING

Supplies					24		24	600
Advertising			105		79		185	1,500
Mileage Reimbursement							-	200
Dues and Subscriptions							-	715
Training & Travel							-	1,000
Mobile Devices	(109)	(59)	(70)	30	29		(180)	660
Equipment/Software	178	199	221	199	210		1,007	1,960
Uniform / PPE							-	500
Planning Commission		150	200	200			550	4,000
Board of Zoning Appeals	150	50					200	4,000
	218	340	456	429	342	Total	1,785	15,135
						% of Budget		12%

BUILDING INSPECTION

Mileage Reimbursement							-	500
Community Outreach							-	250
Mobile Devices	50	41	30				120	780
Supplies							-	600
Equipment / Software							-	300
Uniform / PPE							-	250
Dues & Subscriptions							-	800
Travel & Training							-	1,400
	50	41	30	-	-	Total	120	4,880
						% of Budget		2%

PUBLIC WORKS

Mileage Reimbursement					23		23	300
Training & Travel							-	1,925
Public Outreach					20		20	500
Projects		770	303	28,976			30,049	120,000
Signage	69	1,616					1,685	8,000
Mobile Devices	6	132	32	89	89		348	1,345
Uniform / PPE				195	100		295	700
Supplies	136	252	220	1,072			1,680	8,000
Emergency Management	492	552	590	542	542		2,717	25,000
Dues and Subscriptions		225		13			238	425
Asset Management	25,000	39	39	581	39		25,698	35,000
Tree Maintenance and Care							-	20,000
Groundskeeping	9,453	118	4,175	4,401	4,912		23,059	70,000
	35,156	3,705	5,359	35,869	5,725	Total	85,813	291,195
						% of Budget		29%

CODES & SAFETY

Mileage Reimbursement							-	100
Equipment							-	900
Radio Contract	342						342	1,400
Training							-	500
Supplies		828		27			855	250
Uniform / PPE							-	250
ISP Dedicated Officer Annual Expense					13,377		13,377	64,830
ISP Programs & Supplies	30	665	1,040	868	44		2,646	15,000
ISP Salaries	13,174	15,570	16,515	15,539	17,848		78,645	188,955
Benefits, Taxes & Fees-ISP	3,545	4,294	4,531	4,262	4,844		21,476	56,270
Unsafe Buildings Demolition		9,950					9,950	10,000
Overgrown Lot Clearing							-	2,000
Animal Control							-	500
Crime Watch Materials							-	250
Mobile Devices	30	30		30	29		118	360
Membership/Dues							-	250
	16,779	30,850	22,914	20,698	36,169	Total	127,409	341,815
						% of Budget		37%

PARKS & RECREATION

JIRC Contribution							-	4,750
Park Maintenance	1,170	4,868	559	1,039	464		8,100	12,000
Special Events			507	432			939	5,000
Youth Sports Program					1,400		1,400	14,725
		4,868	1,066	1,471	1,864	Total	10,439	36,475
						% of Budget		29%

FACILITIES & EQUIPMENT

Utilities		3,476	3,139	2,865	2,760		12,240	42,000
Security Monitoring	76	91	152		76		395	1,000
Janitorial	587	550	617	625	550		2,929	7,920
Equipment / Furniture				137			137	5,700
Facilities Maintenance			75	2,080	118		2,274	6,500
Vehicle Maintenance Expense	339	427	1,692	699	302		3,459	6,500
Fees and Taxes							-	
Generator Maintenance		1,566					1,566	2,410
Street Lights		12,983	12,971	13,377	14,346		53,678	154,000
	1,002	19,093	18,646	19,783	18,153	Total	76,677	226,030
						% of Budget		34%

COMMUNITY SERVICES

Repair Care Program		500		12,800			13,300	35,000
Teen Cert Program							-	500
Drainage Council							-	500
History Council		618			1,016		1,634	3,780
Neighborhood Council		34			11		45	3,750
Childrens Council							-	500
Business Development Council							-	3,500
James Island Pride			75				75	3,500
Helping Hands	375				34		409	500
Tree Council			299		101		401	3,500
Community Service Contributions					30,000		30,000	30,000
		1,152	375	12,800	31,163	Total	45,865	85,030
						% of Budget		54%

CAPITAL PROJECTS

<u>INFRASTRUCTURE</u>							-	
Dills Bluff Sidewalk Phase III						-	174,570	
Dills Bluff Sidewalk, Phase IV						-	28,000	
Lighthouse Point & Ft. Johnson Intersection						-	38,000	
Lighthouse Point Blvd Sidewalk and Drainage Phase I						-	55,000	
Regatta Road Sidewalk						-	133,500	
Town Hall Solar Panels						-	100,000	
Capital Improvement Projects						-	25,000	
Secessionville to Ft. Johnson Sidewalk Connector						-	13,000	
Nabors Phase I						-	25,500	
Underground Power Lines						-	60,636	
Traffic Calming Projects						-	30,000	
Water Quality/Sewer Infrastructure Projects							1,854,630	
					Total	-	2,537,836	
					% of Budget		0%	
<u>Capital Equipment</u>								
LPR Camera - HBVR						-	24,510	
<u>PARK IMPROVEMENTS</u>								
Pinckney Park			11792		-17	11,775	14,030	
Park Projects						-	69,000	
<u>DRAINAGE PROJECTS</u>								
Greenhill/Honey Hill Drainage Phase I-II			5600		4450	10,050	261,000	
Lighthouse Pt. Sdwalk & Drainage Phase 1						-	55,000	
Oceanview Stonepost Drainage Basin -I-II		3728	141		12563	16,432	59,000	
Drainage Outflow Valve Devices						-	48,000	
Drainage Improvement Projects						-	2,004,631	
James Island Creek Basin Drainage Improvements						-	145,500	
Highwood Circle Drainage Improvements						-	29,600	
Quail Run Drainage Improvements			5125		6000	11,125	35,000	
Highland Ave Drainage Improvements						-	90,975	
	0	3,728	22,658			Total	49,382	
						% of Budget	2%	

JIPSD FIRE & SOLID WASTE SERVICES

JIPSD Tax Relief	89,000	89,000	89,000	89,000	89,000		445,000	1,068,000
Auditor Expense							-	5,000
						Total	445,000	1,073,000
						% of Budget		41%

HOSPITALITY TAX

Hospitality Tax Revenue		58,426	57,651	54,835			170,912	540,000
Hospitality Tax Transfer In							-	210,600
TOTAL						Total	170,912	750,600
						% of Budget		0
<u>GENERAL</u>								
The Town Market							-	2,975
Rethink Folly Phase I-III, Staff Cost-Sharing				6,018			6,018	20,000
Santee Street Public Parking Lot	14,400						14,400	28,200
James Island Arts & Cultural Center Ops	1,339	6,584	10,662	6,853	8,688		34,126	105,200
Promotional Grants					7,000		7,000	20,000
Public Safety of Tourism Areas	5,583	6,802	7,362	6,890	12,038		38,674	108,101
Camp and Folly Landscaping Maintenance							-	5,400
Community Events		2,000			484		2,484	5,000
Total Non-Capital Expense						Total	102,702	294,876
						% of Budget		35%

PROJECTS								
Camp/Folly Bus Shelter							-	25,000
Hazzard Mitigation Project					339			
Wayfinding Signage							-	12,000
Folly Road Beautification							-	10,000
Brantley Park		4,156			11,275	189	15,620	234,837
Brantley Park Ops				600		200	800	
James Island Arts & Cultural Center	365	76,263	9,429	291	2,088		88,437	200,000
James Island Arts and Cultural Center Solar Panels							-	100,000
Ft. Johnson							-	100,000
Decorative Banners							-	8,400
Park Projects							-	23,000
Intersection Improvement at Camp/Dills Bluff							-	55,200
1248 Camp Center-Civil & Landscape							-	150,000
Folly Road Multi Use Path Wilton-Ft. Johnson							-	42,000
Other Tourism-Related Projects							-	50,000
						Total		1,010,437
	21,687	95,805	28,053	31,328	31,025	% of Budget	481,172	0%

TREE MITIGATION FUND

Tree Mitigation revenue							1,392	500
Tree Mitigation expense							-	500
	-	-	-	-	-	Total	1,392	

ADMINISTRATOR'S REPORT

Dec-21

ADMIN NOTES

- 1) Capital Consulting Group Lastest Report distributed
- 2) Undiscovered SC Grant submitted for Dock at Brantley - fencing and trail have been staked
- 3) Had Kick-off mtg with Alder Energy - finalizing contractual documents and providing utility info for scoping and assessment of Town facilities
- 4) Continue to work on correspondence with residents and proposal for bidding out regular maintenance on septic tanks- met with DHEC official who provided a great deal of documentation
- 5) IGA amendment on bldg services was approved by County Council -anticipate having new permit tech staff on-site first of the new year
- 6) BL Update - new web-based software going into effect - also correspondence sent out to businesses regarding change in renewal date **ATTACHED**

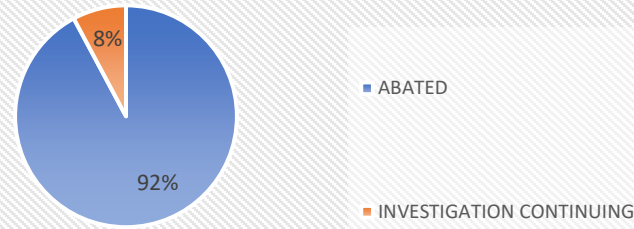
Business Licenses	41
*21 of those processed at Town hall	
Code Enforcement Cases	
TOTAL CASES	768
ABATED	708
INVESTIGATION CONTINUING	60
RANK VEGETATION / SOLID WASTE	197
INOPERABLE VEHICLE	134
TREE CASES	66
NUISANCE PROPERTY	50

*15 new cases in Nov.

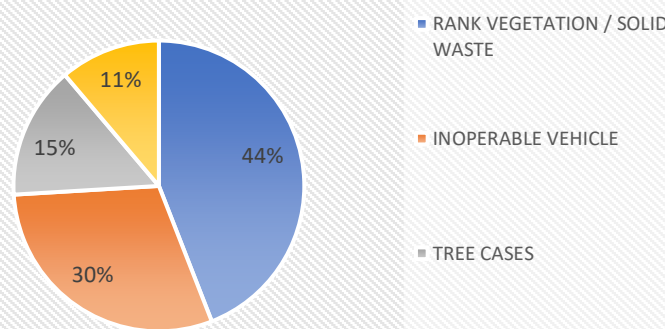
James Island Arts and Cultural Center

- New exhibition: The Great Charleston Earthquake of 1886 – a traveling exhibit from the SC State Museum.
- Youth Leadership classes on Tuesdays with Denise Ladson Johnson. Denise was invited this week to speak to the US House of Representatives Committee on Economic Disparity and Fairness in Growth!
- A watercolor workshop by Jennifer Ashe Thompson has taken place on December 1 and 8 and will take place on the 15 from 10:30 – noon. More classes from Jennifer Thompson coming soon.
- An all-new monthly rotation of art from Camp Road Middle School
- Art from James Island High School is on Exhibit.
- Local James Island artists on display: Pat Hiott-Mason, Mary Edna Fraser, Jack Morse, Gloria Sherman and Jennifer Ashe Thompson, Sara LaBissoniere, Sherry Browne, Jeanne Kay Juhos and Eva Arizmendi.
- Gingerbread House making on the 2nd was a huge success.
- Homeschool art classes coming in January.

Code Enforcement - Case Status



Code Enforcement - Case Type



PERMIT TYPE	Nov-21
ACCESSORY STRUCTURE	
CLEARING & GRUBBING	
DEMOLITION PERMIT	2
EXEMPT PLATS	
FIREWORK STAND	
HOME OCCUPATION	4
LSPR	
NON-EXEMPT PLAT	
PD AMENDMENT (REZONING)	
RESIDENTIAL ZONING	16
REZONING	
SPR	
SIGN PERMIT	-
SITE PLAN REVIEW	
SPECIAL EVENT	-
SPECIAL EXCEPTION	
TEMPORARY ZONING	3
TREE REMOVAL	6
TREE TRIMMING	
VARIANCE	
ZONING PERMIT	2
TOTAL	33

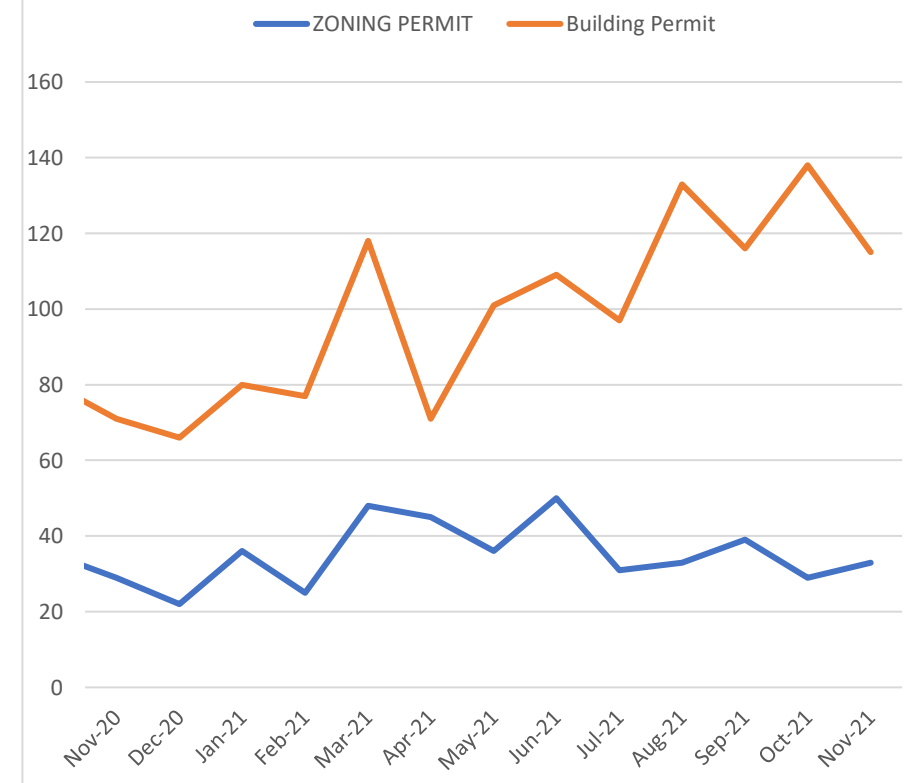
PUBLIC WORKS NOTES

- 1) There were 7 new requests for service in November. 1 was drainage related. Staff has responded to all requests.
- 2) Staff held the monthly meeting of stormwater managers.
- 3) Staff has been monitoring the Lighthouse Blvd Drainage and Sidewalk project. More of the drainage portion was continued up Lighthouse Blvd. to Fort Johnson Road.
- 4) The Public Works Department held our first annual Public Works Expo and Water Quality Event at Town Hall.
- 5) Staff hosted Dogs, Donuts and Donations for Pet Helpers at Town Hall. All 3 dogs were adopted and they raised over \$1,700.
- 6) Staff supported the meeting of the Drainage Committee.
- 7) Staff assisted SCDOT with resident relations during roadside ditch cleaning operations. Staff replaced 1 street name sign in November and installed 1 new STOP sign and used 2 bags of pothole patch on 1 pothole. Staff cut vegetation on right of way to improve driver vision in various locations.

Building Permits & Inspections

Current Month	115
Previous Month	138

PERMITS - 13 MONTH HISTORY



Department of Revenue Collections
Public Service Building
4045 Bridge View Drive
North Charleston, SC 29405-7464
Telephone (843)202-6080
Fax (843)202-6066



Bankruptcy Division
Business License Division
Delinquent Tax Division
Hospitality/Accommodations Division
Legal Processing Division
Solid Waste Disposal Fee Division
Stormwater Management Division

December 2, 2021

RE: 2021 Business License Expiration Date Extension

Dear Business Owner:

Act 176, passed by the State legislature in 2020, mandates a standard license year for all business licenses in South Carolina: May 1 to April 30. **To comply with this new mandate your 2021 business license expiration date of December 31, 2021 has been extended to April 30, 2022 for business licenses held in the following jurisdictions: unincorporated Charleston County, City of North Charleston, City of Folly Beach, Town of James Island, Town of Awendaw, Town of Lincolville, and the Town of Rockville. For your 2022 business license renewal business owners will have until April 30, 2022 to renew their license without penalty. The 2022 renewal window will open January 1, 2022.** A business license tax is based on the gross income from the prior calendar year regardless of the due date or license period. Businesses will only pay once on the full calendar year's gross income no matter the length of the transitional license year. Only the due date has been extended. You will report your 2021 gross sales as usual.

Below you will find background information on Act 176:

For many years, businesses raised concerns with legislators about the inconsistencies and complicated processes found around the state among the local governments that collect business license taxes. Legislators came together with the business community and the Municipal Association of SC to remedy these issues.

This process led to the General Assembly passing the SC Business License Standardization Act, Act 176, in September 2020. Act 176 streamlines the business license process, creating the same process for taxing jurisdictions across the state. As of January 1, 2022, all municipalities in South Carolina with a local business license must comply with the law.

Details of Act 176

- Standard due date: April 30
- Standard license year: May 1 – April 30
- Gross income is based on the prior calendar year or business fiscal year
- All businesses will be listed in the class schedule according to their North American Industry Classification System code, or NAICS code
- Standard class schedule as approved by the SC RFA

If you have questions regarding your business license, please reach out to us at 843-202-6080.

Sincerely,

Charleston County Revenue Collections Division

TOWN OF JAMES ISLAND
BUDGET SCHEDULE FOR FY 2022-23

<u>Action</u>	<u>Date of Action</u>
Budget Request Forms Distributed to Staff	Monday, January 10 th
Forms Completed and Returned to Administrator	Friday, February 4 th
Budget Workshop	Thursday, March 3 rd
Draft Budget Presented to Council	Thursday, March 17 th
Notice to Newspaper on Budget Hearing	Friday, March 25 th
Notice is Published	Tuesday, March 29 th
Budget Hearing (Introduction and First Reading)	Thursday, April 21 st
Adoption of Budget (Final Reading)	Thursday, May 19 th

Note: All dates are subject to change



Scope of Work

SC-EST 21-79

Harborview LPR Pole Install

James Island, SC

Dear Mr. Johnson,

We are pleased to submit our proposal for the Harborview LPR Pole Install, according to the following Scope of Work:

SCOPE OF WORK

Equipment Locations

- **EB Side Buxton Bridge Harborview Rd** – Confirm that there are no Utility Conflicts with pole location. During non-peak hours stage cones, signs and flaggers for temporary closure of EB lane of Harborview Rd. pre dig hole location. Bring utility truck and 25' class 4 pole with #6 bare copper ground into position. Take EB lane for approximately 15 minutes to set pole. Remove utility and traffic control equipment.

The price to perform this installation is:

LUMP SUM

\$2,675.00 (Two Thousand Six Hundred Seventy Five Dollars).

(Taxes included in price shown above)

It is important to note that this proposal is based on the following:

1. Grading and reseeding to be performed by others
2. Prices are firm for 30 days, and assume parties can agree on contract language, and sign a mutually agreed contract and terms.
3. Standard General Liability Insurance coverage is included in these prices. Any project or company specific requirements in addition to those stated in standard policies are not included in these prices.
4. Bonding is not included in these prices.

Thank you very much for the opportunity.

Michael Crosby
Project Manager
Sierras Construction LLC
Work : 843-875-1500
Cell: 843-670-7675

ORDINANCE 2021-12

AN ORDINANCE

AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07: USE TABLE 153.110, SECTION 153.211 ANIMALS, AND CORRESPONDING APPLICABLE ORDINANCES IN LIVABILITY SECTION 90.18

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Sections 6-29-310, et seq., 6-29-510 et seq., 6-29-710 et seq. and 6-29-110 et seq., of the Code of Laws of South Carolina, 1976, as amended, authorizes the Town of James Island to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed text of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has recommended that the Town of James Island Council adopt the proposed text amendments of the ZLDR as set forth in Section 153.093 herein; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Town Council held at least one (1) public hearing and after close of the public hearing, Town Council approves the proposed text amendments based on the Approval Criteria of Section 153.042 (F) of the ZLDR;

WHEREAS, the Town Council has determined the proposed text amendments meet the following criteria:

- (1). The proposed amendment corrects an error or inconsistency or meets the

challenge of a changing condition; and

- (B). The proposed amendment is consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and
- (C). The proposed amendment is to further the public welfare in any other regard specified by Town Council.

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

SECTION I. FINDINGS INCORPORATED

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

SECTION II. TEXT AMENDMENT OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Town of James Island Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Section 153.093, is attached hereto as "Exhibit A" and made a part of this Ordinance by reference.

SECTION III. SEVERABILITY

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

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately following second reading by the Town Council.

ADOPTED and APPROVED in meeting duly assembled this 16th day of December 2021.

TOWN OF JAMES ISLAND COUNCIL

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

ATTEST:

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

Public Hearing: November 18, 2021
First Reading: December 16, 2021
Second Reading: January 20, 2021

§ 153.211 ANIMALS.

(A) The keeping of household pets shall be allowed as an accessory use in all zoning districts in which residential dwelling units are permitted.

(B) The keeping of exotic or wild animals shall not be allowed as an accessory use and shall only be allowed if approved as a special exception in accordance with the procedures contained in §§ 153.040 through 153.055 of this code.

(C) The keeping of chickens shall be allowed as an accessory use in accordance with the conditions contained in § 90.17 of this code.

(D) The town may issue a special permit to allow for more chickens otherwise prohibited by § 90.17 with consideration given to the following:

(1) The number of chickens allowed by § 90.17 based on the size of the requesting party's residential lot, number of additional chickens the party is requesting to house beyond the chickens allowed by § 90.17 and geographical location (including the suburban/rural character of the surrounding neighborhood) of the residential lot where the requesting party desires to house more chickens than allowed by § 90.17 and the requesting party's means of isolating all chickens on their property so as to not become a nuisance to the surrounding homeowners.

(2) Homeowners within 150 feet of the property (closest property line to closest property line) of the requesting party must sign a letter consenting to the number of additional chickens to be housed at that location.

(3) The town may revoke the special permit at its sole discretion.

(E) The keeping of bees/hives (apiculture) shall be allowed as an accessory use in accordance with the conditions contained in § 90.18 of this code.

(1) The town may issue a special permit to allow for more hives otherwise prohibited by § 90.18 with consideration given to the following:

(2) The number of hives allowed by § 90.18 based on the size of the requesting party's residential lot, number of additional hives the party is requesting to house beyond the hives allowed by § 90.18 and geographical location (including the suburban/rural character of the surrounding neighborhood) of the residential lot where the requesting party desires to house more hives than allowed by § 90.18 and the requesting party's means of isolating all hives on their property so as to not become a nuisance to the surrounding homeowners.

(3) Homeowners within 150 feet of the property (closest property line to closest property line) of the requesting party must sign a letter consenting to the number of additional hives to be housed at that location.

(4) The town may revoke the special permit at its sole discretion.

(Ord. 2012-06, § 6.5.12, passed 10-18-2012; Ord. 2013-02, passed 4-18-2013; Ord. 2016-10, passed 10-20-2016; Ord. 2016-11, passed 1-19-2017)

§ 90.17 RAISING/KEEPING CHICKENS ON RESIDENTIAL PROPERTY.

Chickens may be permitted for personal use only, subject to the following conditions.

(A) One chicken per 2,500 square feet is allowed per parcel, with a total maximum of 12 chickens allowed per parcel regardless of lot size.

(B) Roosters are prohibited.

(C) Chickens shall be confined to the back yard of the property and shall not be allowed to roam off the owner's property. Should a property owner keep chickens without a pen/coop/enclosure, the area where the chickens are kept must be fenced. Fences shall comply with all applicable provisions of the zoning ordinance and may require a permit.

(D) Chickens shall be maintained in a healthy and sanitary manner to avoid potential health hazards or offensive odors.

(E) Pens/coops/enclosures shall meet all applicable provisions of the Zoning and Land Development Regulations Ordinance relating to accessory structures and shall be at least five feet from any property line. The structure may require a permit.

(F) Nothing in this amendment to this chapter shall be deemed to override private deed restrictions or homeowner/neighborhood association requirements that prohibit or regulate chickens or farm animals on the affected property.

(Ord. 2016-10, passed 10-20-2016)

§ 90.18 KEEPING BEEHIVES ON RESIDENTIAL PROPERTY.

Beehives may be permitted for personal use only, subject to the following conditions.

(A) Must be located on properties of detached single-family homes.

(C) Two hives per 10,890 square feet (1/4 acre) is allowed per parcel.

(C) Hives shall not extend into the front setback.

(D) Hives shall be maintained in a healthy and sanitary manner with a clean and convenient water source on site.

(E) Hives and any associated structures shall meet all applicable provisions of the Zoning and Land Development Regulations Ordinance and shall be at least fifteen feet from any property line.

(F) Nothing in this amendment to this chapter shall be deemed to override private deed restrictions or homeowner/neighborhood association requirements that prohibit or regulate apiculture on the affected property.

Exhibit A

Table 153.110	Zoning Districts											Condition
	NRM-25	AG-5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I	
AGRICULTURAL USES												
ANIMAL PRODUCTION												
Animal aquaculture, including finfish farming, fish hatcheries, or shrimp or shellfish farming (in ponds)	A	A	C									§ 153.121
Apiculture (bee keeping)	A	A	A	SC								153.211
Concentrated animal feeding operations	S											
Horse or other animal production	S	A	C									§ 153.121
CROP PRODUCTION												
Crop production	S	A	A	S	S		S					
Greenhouse production or food crops grown under cover	A	A	A	C	C		C		C	C	C	§ 153.121
Horticultural production or commercial nursery operations	A	A	A	S			S			A	A	
Hydroponics	S	A	A									
Wineries	C	C	C								C	§ 153.180
FORESTRY AND LOGGING												
Bona fide forestry operations	C	C	C									§ 153.143
Lumber mills, planing, or saw mills, including chipping or mulching	A	A	S								A	
STABLE												
Stable	S	A	C	C								§ 153.140

ORDINANCE 2021-11

AN ORDINANCE REZONING REAL PROPERTY LOCATED 1622 CAMP ROAD (TMS# 425-06-00-096) FROM THE GENERAL OFFICE (OG) ZONING DISTRICT TO THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT (EXHIBIT A)

WHEREAS, property located at 1622 Camp Road, identified as Tax Map Number 425-06-00-096 and referenced on the attached exhibit is currently zoned as General Office (OG) Zoning District; and

WHEREAS, the applicant requests this parcel be zoned to the Community Commercial (CC) Zoning District to allow for the use of the property as Beverage or Related Products Manufacturing and Retail Sales and Service uses; and

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

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

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

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

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

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

SECTION 1. FINDINGS INCORPORATED

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

SECTION II. REZONING OF PROPERTY

- A. Town of James Island Council rezones the property located at 1622 Camp Road, identified as Tax Map Number 425-06-00-096 and referenced on the attached “Exhibit A”, from the General Office (OG) Zoning District to the Community Commercial (CC) Zoning District; and
- B. Any and all development of the subject parcel must comply with the ZLDR and any and all other applicable ordinances, rules, regulations, and laws; and
- C. The Zoning Map of Tax Map Number 425-06-00-096 referenced on the attached “Exhibit A”, is amended to Community Commercial (CC) in accordance with Section 153.043 H of the ZLDR.

SECTION III. SEVERABILITY

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

SECTION IV. EFFECTIVE DATE

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

ADOPTED AND APPROVED in meeting duly assembled this 16th day of December 2021.

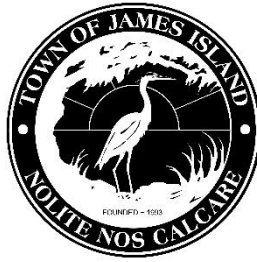
TOWN OF JAMES ISLAND COUNCIL

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

ATTEST:

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

Public Hearing: November 18, 2021
First Reading: November 18, 2021
Second Reading: December 16, 2021



**ZONING/PLANNING
DEPARTMENT**

**Zoning Map Amendment
Case History: ZCC-8-21-012
FIRST READING: NOVEMBER 18, 2021
SECOND READING: DECEMBER 16, 2021**

Case Information:

Area: 1622 Camp Road
Parcel Identification: 425-06-00-096

History and Overview:

1622 Camp Road (TMS #425-06-00-096) is located adjacent to the intersection of Camp Road and Bradford Avenue. The property was formerly utilized by the James Island Public Service District as a fire station, and currently has three structures located on it with one of those being a covered truck/carport. The parcel included in the current Zoning Map Amendment Request is 0.932 acres in size and is in the OG Zoning District. The parcel is considered a legal conforming lot.

The applicant, Mr. Roman Rozek, is seeking to rezone the parcel from the OG Zoning District to the CC Zoning District to enable the use of the property for his existing homebrew supply store, "Beer Engineer Supply", as well as adding a brewery, taproom, and restaurant to the property. 1622 Camp Road, LLC is the current owner of the subject parcel.

Adjacent Zoning:

The adjacent parcel to the east is in the City of Charleston and is zoned Limited Business (Tiger Lily Florist). The adjacent parcel to the west is in the City of Charleston's jurisdiction and is zoned General Office (Southern Bell Telephone & Telegraph Company, utilized by AT&T). To the south and across Camp Road, the adjacent parcels are in the Town of James Island, zoned CC (Sanctuary Recovery Centers) and RSL (residential). To the north the parcel is zoned DR-1F in the City of Charleston and is multi-family residential. The remaining surrounding area includes parcels in the City of Charleston zoned General Business, as well as parcels in the Town of James Island zoned CC, OG and RSL.

Approval Criteria:

According to Section §153.043 F 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:

A. 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." Additionally, the Economic Development Element 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 "BES is passionate about education for our homebrewers and our expanded location on James Island will allow us to provide classes, competitions, and other outreach programs for the local Charleston Community". The applicant also intends on utilizing the existing buildings, therefore, this request may be consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance.

B. 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 (florist, communication services, transitional housing, single-family and multi-family residential, retail sales, mailing/packaging services, garden supply, bank, and social club) and zoning (commercial, general business, general office, limited business, and residential). The immediate adjacent properties are mixed between commercial, office, and residential uses. Uses that are allowed in the CC Zoning District may be compatible with some of the existing uses in the vicinity, including parcels that have the possibility to be utilized/redeveloped with their current commercial zoning. However, the subject property is bordered by multi-family residential to the north and single-family residential across Camp Road.

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

Staff's response: The subject property has previously been serviced by public facilities and the Town and other service providers will be able to continue these public facilities.

D. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject 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 that they "are a family operation that will have ample parking and sidewalks for our neighbors nearby". Additionally, the applicant's site plan shows the restaurant and brewery being housed in the building closest to Camp Road. The parcel is fully developed with no changes being proposed to existing building footprints or vegetation.

E. 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.

Exhibit A

Staff's response: The subject property is a legal conforming lot in its current zoning designation of OG. The subject property also meets the minimum standards for a Community Commercial zoning designation including parcel size and parcel configuration. The parcel has two direct accesses from Camp Road.

Planning Commission Meeting: October 14, 2021

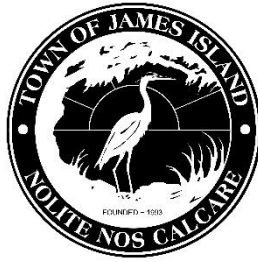
Recommendation: Approval (5-0 vote)

Speakers in support: 4

Speakers in opposition: 0

Notifications:

A total of 243 notification letters and emails were sent to owners of property within 300 feet of the boundaries of the proposed zoning map amendment and to the James Island Interested Parties List on November 3, 2021. Additionally, this request was noticed in the Post & Courier on November 3, 2021 and the property was posted on November 3, 2021. The meeting notice was also sent to the Town News email recipients and was posted on the Town's Facebook page.



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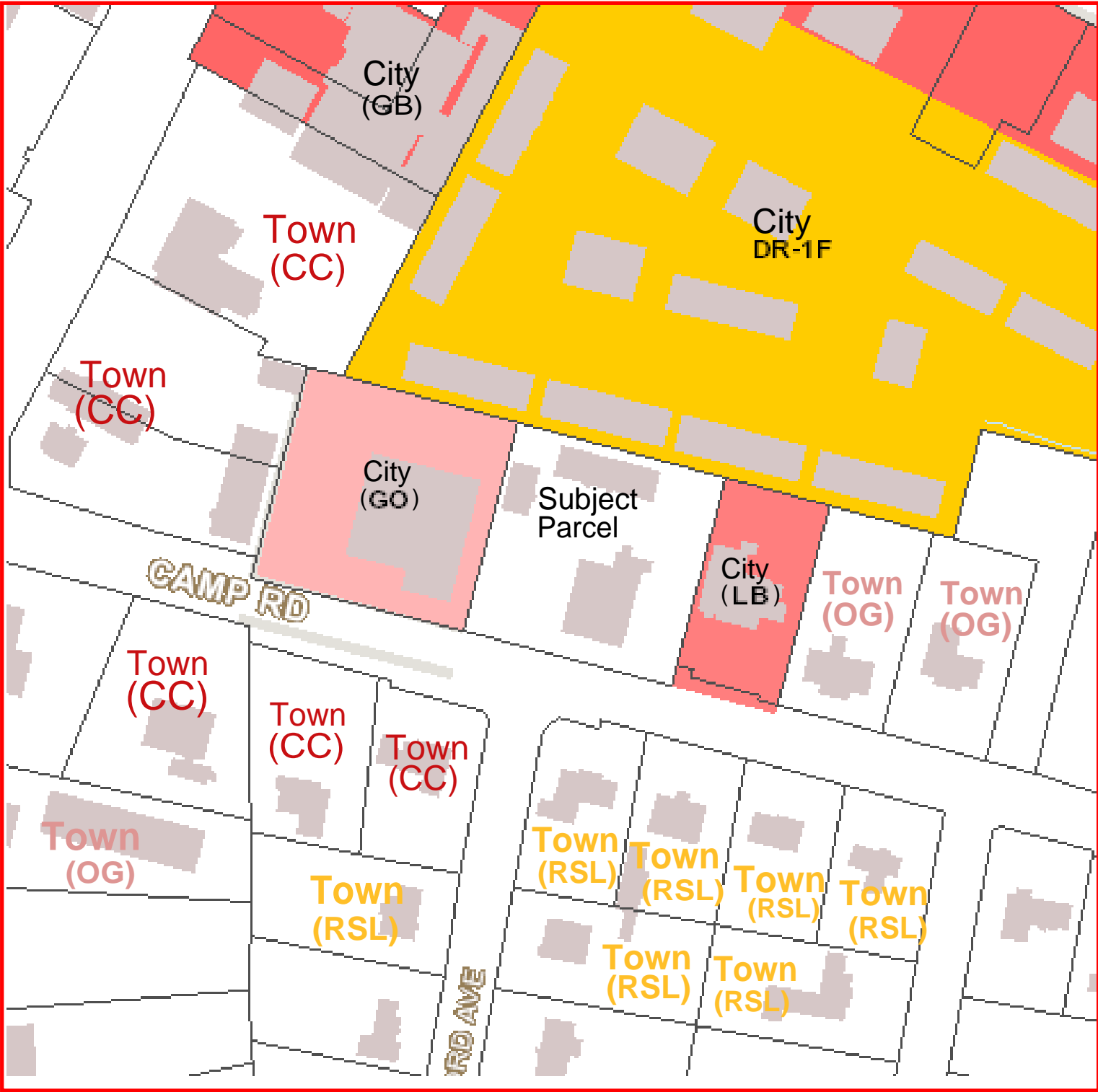
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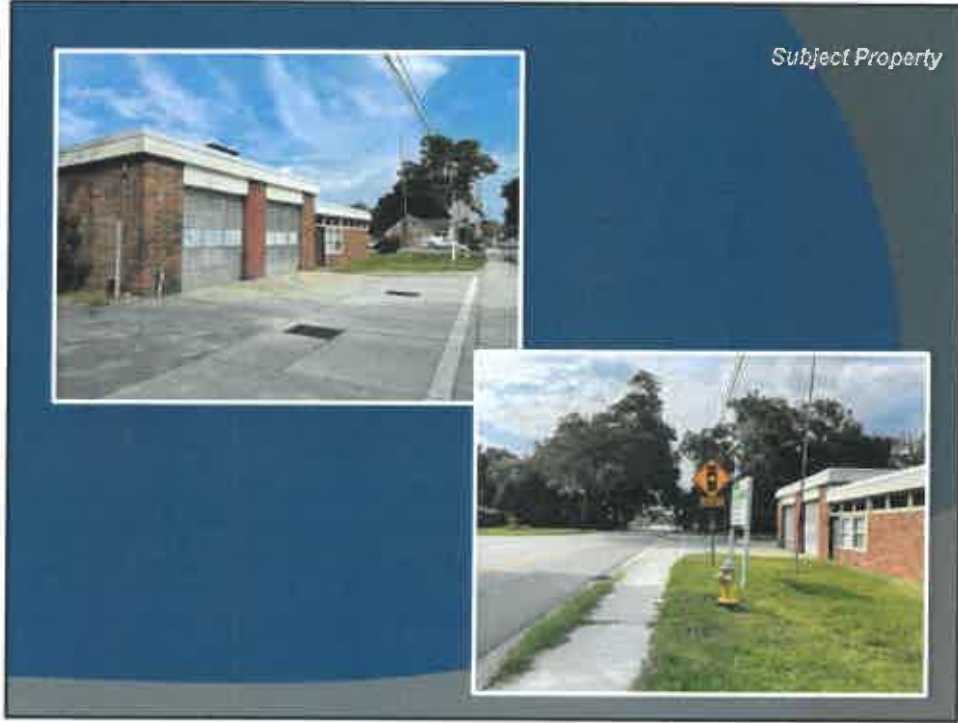
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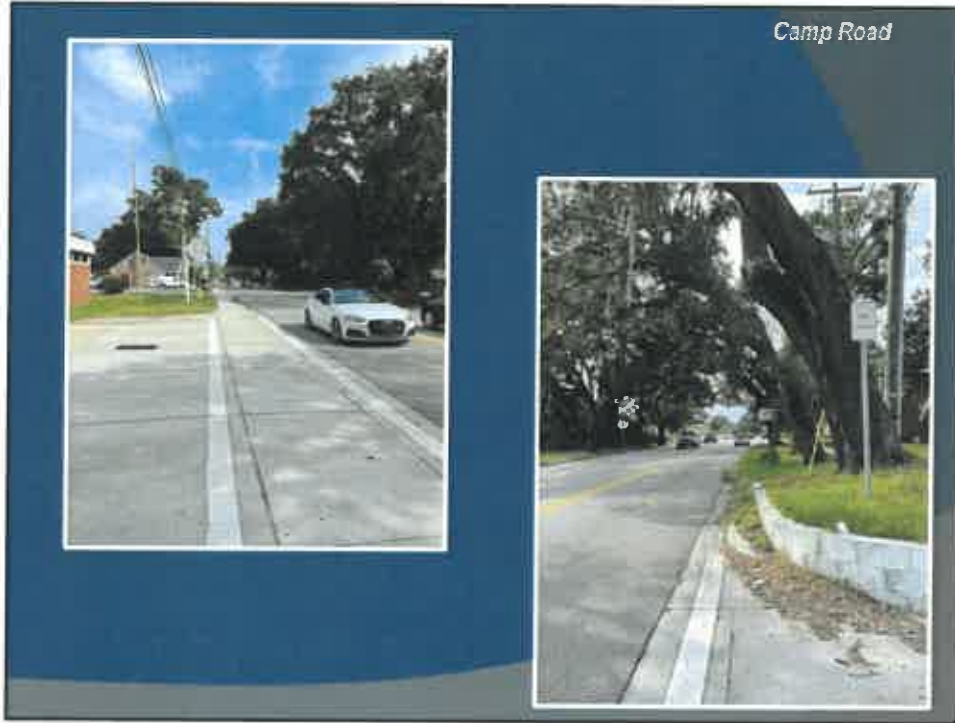




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BEER ENGINEER- Brewery & Supply

RE: 1622 Camp Rd Brewery, Store, Restaurant.

Roman Rozek

1923 East Montague Ave
North Charleston, SC 29405
215.601.9852
Rj.rozek@gmail.com

10/14/21

To the JI Zoning Board,

Beer Engineer Supply (BES) is looking to expand its homebrew supply store operations in North Charleston to bring a production brewery, taproom, and restaurant to James Island. Our supply store will also be in our new location for the Charleston area beer and wine making hobbyists.

BES will provide an inviting atmosphere for family, friends, and community to gather and share experiences over a few pints and great food. With our extensive knowledge in the beverage industry, we promise to provide drinks to satisfy everyone's different pallets. BES is passionate about education for our homebrewers and our expanded location on James Island will allow us to provide classes, competitions, and other outreach programs for the local Charleston community.

Most importantly, BES at the Camp Road firehouse location will bring a much-desired environment to the James Island community. We are a family friendly operation that will have ample parking, sidewalks for our neighbors nearby, and live music. It will be a place to safely unwind and celebrate a productive day, or a lazy day with your loved ones and new friends you will meet here.

We hope you will accept our request to bring our business to James Island at 1622 Camp Rd and we look forward to being a part of the JI community.

Sincerely,

Roman J. Rozek



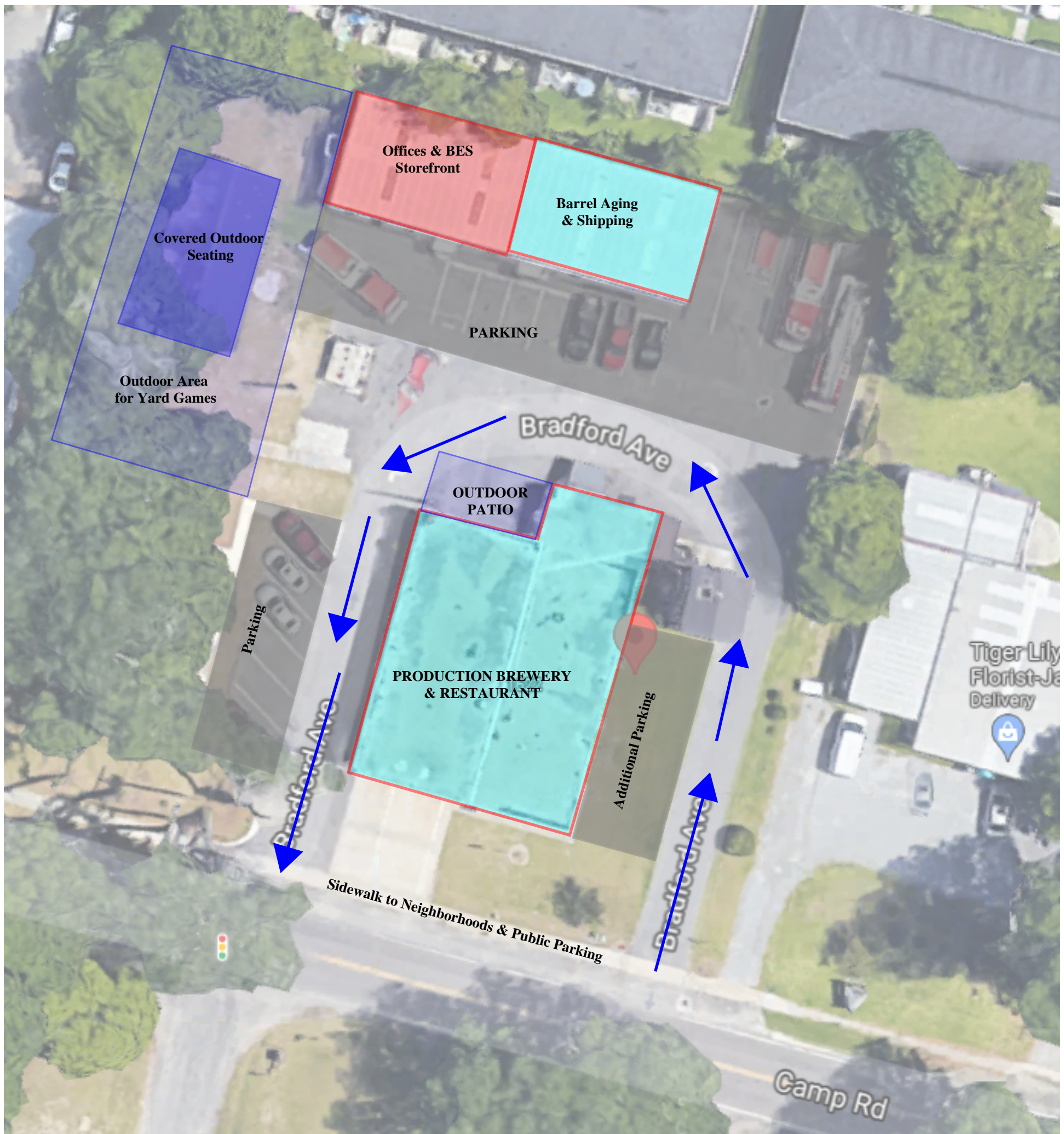
High Level Site Plan 1622 Camp Rd for Beer Engineer's Use

- Access:**
- *~20 on-site parking spots. Additional public parking nearby.
 - *One way traffic.
 - *Pedestrian and thus neighborhood access.

- Use:**
- *New & primary location for Beer Engineer Supply -Charleston's only homebrew shop.
 - *New Production Brewery- James Island's first.
 - *Full fledged restaurant.
 - *Live music, games, and of course college football.

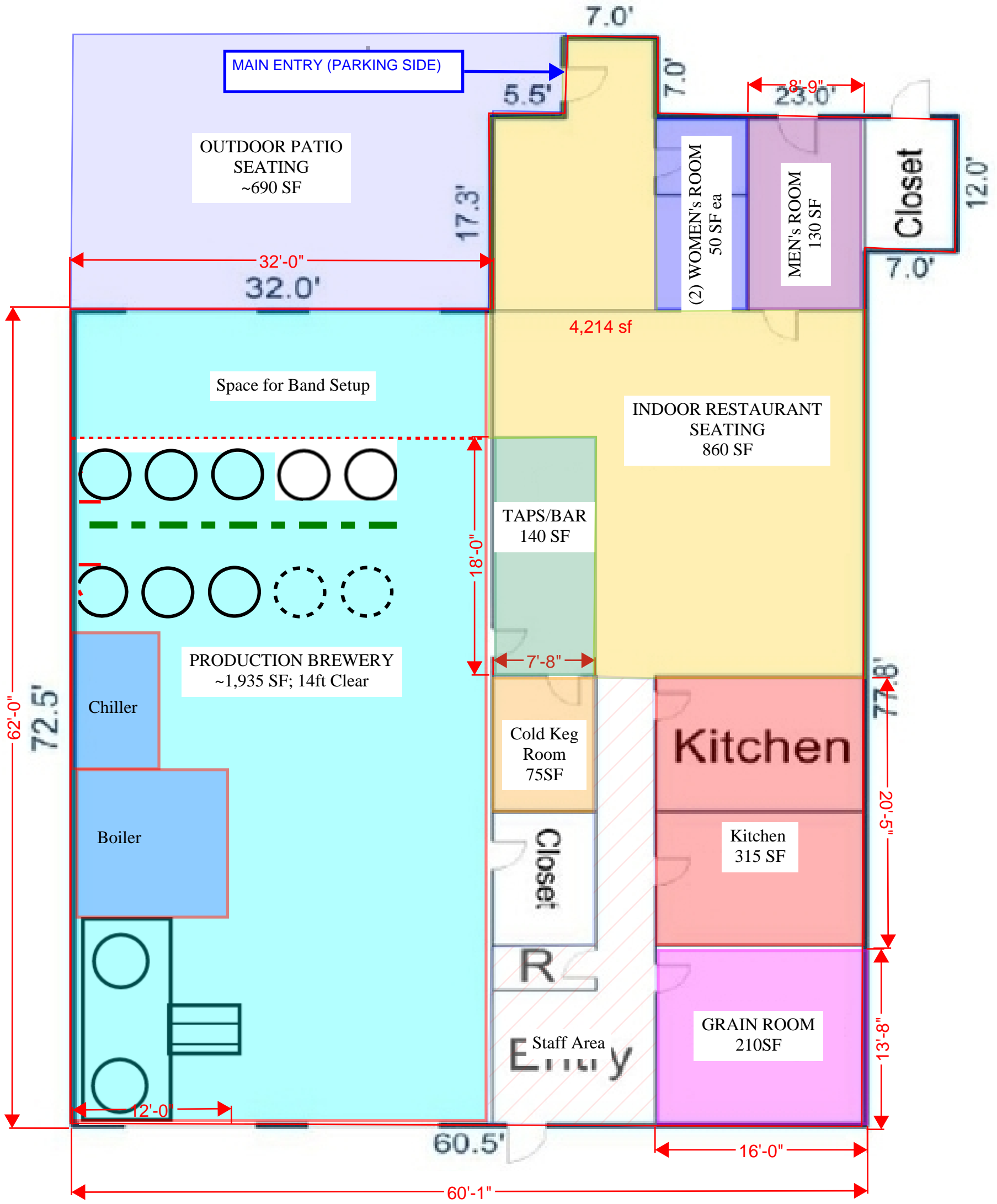
- Brewery Taproom and Restaurant Closing Hours:**
- *Sunday through Thursday ~10pm
 - *Friday and Saturday ~12am

- Homebrew Shop Hours:**
- *Wednesday through Sunday 10am - 6pm



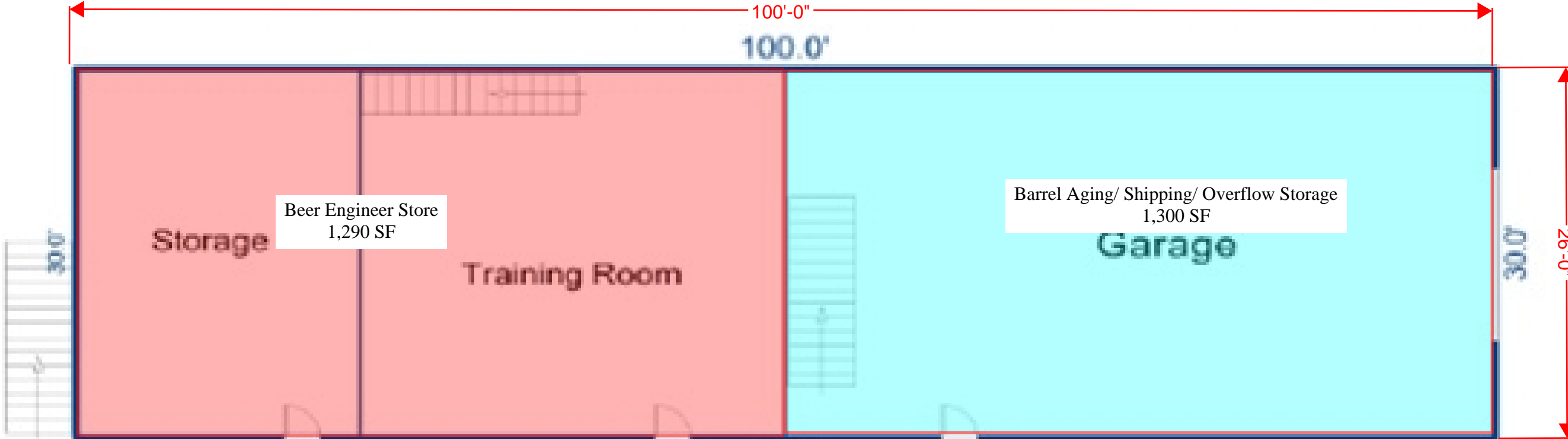
Potential Massing Floor Plan- Main Fire House ~4,215 SF

Scale: 1/8" : 1'0" on 11x17



Potential Massing Floor Plan- Rear Building- 3,870 SF

Scale: 1/8" : 1'0" on 11x17



First Floor; 2,590 SF



Second Floor; 1,280 SF

OFFICE-WAREHOUSE BUILDING FOR LEASE

1622 CAMP ROAD - JAMES ISLAND, SC



CONTACT INFO

CHIP SHEALY, SIOR
First Vice President
+1 843 577 0702
chip.shealy@cbre.com

CBRE

Neighborhood Support Map

Addresses that provided written support for BES here =



BES location at 1622 Camp Rd=

