



Town of James Island, Regular Town Council Meeting
February 16, 2023; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

IN-PERSON MEETING

AMENDED AGENDA 2/15/23

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

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

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

- 1) Opening Exercises:
- 2) Public Comment:
- 3) Presentation: Charleston County Transportation Committee: Fort Johnson Rd./Camp Rd. Intersection Improvements Project
- 4) Consent Agenda:

Minutes: January 19, 2023, Regular Town Council Meeting

- 5) Information Reports:
 - a) Finance Report
 - b) Town Administrator's Report
 - c) Public Works Report
 - d) Island Sheriff's Patrol Report
- 6) Requests for Approval by Staff:
 - a) Pinckney Park Fence Repair
 - b) Recommendation of Bid Award for Oceanview/Stone Post Drainage Project
 - c) Town Hall Heat and A/C Unit Repair
- 7) Committee Reports:
 - a) Land Use Committee

- b) Environment and Beautification Committee
- c) Children's Committee
- d) Public Safety Committee
- e) History Committee
- f) Rethink Folly Road
- g) Drainage Committee
- h) Business Development Committee
- i) Trees Advisory Committee
- j) James Island Intergovernmental Council

8) Proclamations and Resolutions:

- a) Resolution #2023-02: TST FY 2024 Application for Dills Bluff Sidewalk, Phase IV
- b) Resolution #2023-03: TST FY 2024 Application for Rethink Folly Road Corridor, Phase II

9) Ordinances up for First Reading:

10) Ordinances up for Second/Final Reading:

- a) Ordinance #2023-01: Proposed Zoning Map Amendment on property located at 1439 Jeffords Street from Low-density Residential (RSL) to Residential Office (OR) Zoning District for pervious parking lot and stormwater facilities to support an adjacent lot/use (TMS #427-01-00-062)

11) Old Business:

12) New Business:

- a) Town of James Island vs. Dominion Energy Legal Case

13) Executive Session: The Town Council may enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina for receipt of legal advice regarding the Town of James Island vs. Dominion Energy. Upon returning to Open Session Council may act on matters discussed in Executive Session.

14) Return to Regular Session:

15) Announcements/Closing Comments:

16) Adjournment:

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

The Town of James Island held its regularly scheduled meeting on Thursday, January 19, 2023 at 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Rd., James Island, SC. This meeting was also live streamed on the Town's YouTube Channel.

The following members of Council were present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey, presided. Also, Niki Grimball, Town Administrator, Merrell Roe, Finance Director, Mark Johnson, Public Works Director, Kristen Crane, Planning Director, Flannery Wood, Planner II, Town Attorney Bonum S. Wilson, Lt. Shawn James, Island Sheriffs Patrol, and Frances Simmons, Town Clerk. A quorum was present to conduct business. This meeting was held in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island. Notification provided to the public.

Opening Exercises: Mayor Woolsey called the meeting to order at 7:00 p.m. and asked Town Council to join in the prayer and followed by the Pledge of Allegiance.

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

Mayor Woolsey introduced the Public Hearing and opened for comments at 7:02 p.m.

Christopher Emode, 4738 Fetteressa Avenue: is the applicant making the request for the rezoning at 1439 Jeffords and here to answer Council's questions.

Hal Ricker, 1429 Jeffords Street: here to learn more about the rezoning request.

Trey Williams, 1426 Jeffords Street: here to learn more about the rezoning request.

David Vernon, 2108 St. James Drive: is here for the presentation on the rezoning and to answer questions from Council.

Mayor Woolsey closed the Public Hearing at 7:04 p.m.

Public Comment:

Amy Emode, 4738 Fetteressa Avenue: is looking to purchase the property at 1439 Jeffords Street and rezone it for parking spaces for a future swim school. She said their lot is too small and she believes this would be a good addition to Jeffords Street; to keep it quiet; and not allow more business, just a quiet staff parking lot. She is available to answer questions from Council. Mayor Woolsey apologized for not recognizing her during the Public Hearing.

Consent Agenda:

Minutes of December 15, 2022, Regular Town Council Meeting: Councilman Milliken moved to approve the December 15, 2022, meeting minutes; Councilman Mullinax seconded. Passed unanimously.

Information Reports:

Finance Report: Finance Director, Merrell Roe, gave an overview of November and December Finance Reports and covered revenue and expenses, including: franchise fees, LOST revenues, three (3) payrolls in December, update on projects, asset management, community service (Seaside Lane), and the Oceanview-Stone Post drainage.

Town Administrator's Report: Town Administrator, Niki Grimball reported a full month in December with a great amount of projects being wrapped up. She said staff is excited to begin a new year with ongoing and

new projects. The Oceanview/Stone Post Drainage Improvement project is out for bid. We will review the bids in February with a recommendation to Council in February to select a contractor. Staff plans to rebid the Woodhaven Drainage Improvement Project. The new website is now online. She said some reorganizing was done making it more user-friendly and informative. Staff has been working to implement the new GoGov software. The Citizen Request Module is near completion and we hope to go live at the end of January. The Citizen Request Module is the app portion that citizens can download to access various pages on the website, submit requests for code enforcement, drainage, or to use a town-facility. Ms. Grimball said she submitted the Letter of Intent today for the 22-23 PARD Grant. The grant amount is \$5,600. The full application is due the end of March.

Public Works Report: Public Works Director Mark Johnson provided an overview of the PW report that included activities performed during the month: staff met with the City of Charleston Office of Resiliency to establish relations and plan for coordinated efforts to meet rising sea levels; attendance at the annual SCASM Board of Directors meeting; monitored solar panel installation at Town Hall and the James Island Arts & Cultural Center; two septic tank inspections were done in December. This is 54% of the responding residents, 12% of the total needed. Staff continues traffic studies on Yorktown and the gathering data on Julian Clark and Dills Bluff. Mr. Johnson answered Councilman Milliken's question about raw data on septic tank inspections. Letters will be resent to the residents.

Island Sheriff Patrol (ISP): Lt. James reported a busy month and gave an update on recent crimes that included dirt bike incidences and auto break-ins. Traffic is still being monitored on Clearview Drive and Pauline Avenue. Seltz stats have been prepared and given to PW Director, Mark Johnson. ISP continues to monitor problematic areas to determine if traffic calming measures are needed to bring to Council's attention.

Requests for Approval by Staff: None.

Committee Reports:

Land Use Committee: Councilwoman Mignano reported that the Planning Commission and the BZA met this month. The Planning Commission approved a request to rezone property for a parking lot for an indoor pool. The BZA approved with conditions the removal of two trees for the roundabout project at Camp and Fort Johnson and approved a variance for a fence on Harborview Road.

Environment and Beautification Committee: Councilman Milliken reported that James Island Pride hosted a successful litter pickup this past weekend. 16 volunteers collected and removed 30 bags of litter. The volunteers were from JI Charter High School and the Exchange Club. He said it was a great, cold morning but 30 bags of litter were collected that weighed a minimum of 15 pounds per bag and it resulted in over 450 pounds of trash collected from our roadways in two hours. He said sadly there is more to do and made a call for volunteers.

Community Hero Nomination: Councilman Milliken asked Merrell Roe to come forward to participate in presenting the JI Pride Community Hero Award to Zennie Quinn. Councilman Milliken said what is wonderful about this award is that he was not recognized by Pride, but by Town staff. Ms. Roe recognized Zennie Quinn for always being available to help out at the Town Hall when called upon and for his active role on the Neighborhood Council. He is responsible and lends a hand quickly to help whenever he is needed. Zennie received a certificate of appreciation.

Children's Committee: No Report.

Public Safety Committee: Councilman Mullinax announced the next meeting of Neighborhood Council on Thursday, January 26 @ 7:00 p.m. at the Town Hall. There will be a presentation by Charleston Water System on Wastewater and Plum Island Construction. Everyone is invited to attend.

History Committee: Mayor Woolsey reported that the History Committee met and is working on the Civil War event, First Shot in April, and the Juneteenth Commemoration on June 19. More information available as plans move forward.

ReThink Folly Road Committee: Mayor Woolsey announced the next meeting of ReThink Folly on Wednesday, February 22. Ms. Grimbball added that Flannery Wood will be taking a lead in managing this initiative and would be sending an email to determine what time people would like to meet as this will be an in-person meeting.

Drainage Committee: No Report.

Business Development Committee: No Report.

Trees Advisory Committee: Councilman Milliken announced that the Trees Advisory Committee would like to make appointments to the Tree Advisory Council because current members' terms have expired.

Appointments to Tree Advisory Council:

- Councilman Milliken moved for the reappointment of Paul Cantrell, seconded by Councilman Boles. Passed unanimously.
- Councilman Milliken moved for the reappointment of Robin Hardin, seconded by Councilman Mullinax. Passed unanimously.
- Councilman Milliken moved for the appointment of Julie Hallman, seconded by Councilman Boles, Passed unanimously.
- Councilman Boles moved for the reappointment of David Tomblin, seconded by Councilman Milliken. Passed unanimously.
- Councilwoman Mignano moved for the reappointment of Jenny Welch, seconded by Councilman Milliken. Passed unanimously.
- Mayor Woolsey moved for the reappointment of Kathy Woolsey, seconded by Councilman Boles. Passed unanimously.
- Councilman Mullinax moved for the reappointment of Amy Fabri, seconded by Councilman Boles. Passed unanimously.

The next meeting of the Tree Advisory Council will be Tuesday, February 14 @4:30 p.m.

James Island Intergovernmental Council: Mayor Woolsey announced the next meeting on Wednesday, January 25 @ 7:00 p.m. at the Town Hall.

Proclamations and Resolutions

Resolution #2023-01: Island Sheriffs Patrol (ISP) Deputy of the Year, 2022: Mayor Woolsey read into the record Resolution # 2023-01 recognizing Lieutenant Herman Martin, the Island Sheriff's Patrol Deputy of the Year. Mayor Woolsey moved for approval of Resolution #2023-01, seconded by Councilman

Mullinax and passed unanimously.

Lt. James said he has known Lt. Martin for more than 25 years. He credited Lt. Martin as “a deputy like no other.” He works all day long 9-5; goes home to take a nap and comes back at least three days a week. He is always on-call for every traffic incident where there is an injury or death, whether it is EMS or fire, so his phone never stops. He has put in 22 extra weeks here on the island. When it comes to dedication he takes his “hat off to Lt. Martin”. Everybody knows him and loves him and is a great advocate for the Town of James Island. Lt. Martin received a standing ovation, plaque, and a check in honor of this achievement.

Ordinances up for First Reading:

Ordinance #2023-01: Proposed Zoning Map Amendment on property located at 1439 Jeffords Street from Low-Density Residential (RSL) to Residential Office (OR) Zoning District for pervious parking lot and stormwater facilities to support an adjacent lot/use (TMS# 427-01-00-062): Ms. Grimbball said this is the request of Ms. Emode who spoke during the Public Hearing. The request is to convert a portion of a lot to support additional parking areas. The lot will remain pervious and provide stormwater facilities for a swim school. Councilwoman Mignano moved for approval, seconded by Councilman Mullinax.

Councilman Boles asked if anyone submitting comments spoke in opposition to the request. Mayor Woolsey said no, there were no comments against it. Mayor Woolsey announced that Kristen Crane (Planning Director) is present to answer questions as well as the applicants. Councilman Boles said he looked on Google Maps and 1439 Jeffords appears to be at the end of the street. Ms. Crane confirmed that it is at the end of Jeffords and there is a flag lot that goes to the subject parcel, and a flag lot in the back, (adjacent lot subdivided in the 80's) which she showed on the conceptual drawing. She said there would be no access from Jeffords onto the lot. Councilman Boles asked and Ms. Crane confirmed that the lot would be accessed from Folly Road. The swim school will be located on 1444 Folly and she believes most of the parking for the people going to the swim school would remain on this lot. Councilman Boles asked if between now and the second reading of the ordinance if comments could be made and Ms. Crane said yes.

Ms. Crane reviewed with Councilman Milliken on the map where the pool and parking area would be. Mayor Woolsey said it would be on the vacant lot next to the Emanuel Baptist Church. After discussion, the First Reading passed unanimously.

Ordinances up for Second Reading: None.

Old Business: None.

New Business: None.

Executive Session: Not Required.

Announcements/Closing Remarks:

All members of Council congratulated Lt. Martin on his selection as Island Sheriffs Patrol Deputy of the Year.

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:33 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

Town of James Island

% FY Complete 58%

Monthly Budget Report

Fiscal Year 2022-23

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter		
	July	August	September	October	November	December	January	June	TOTAL	BUDGET
GENERAL FUND REVENUE										
Accommodations Tax				15102.66			10,748		25,850	50,000
Brokers & Insurance Tax						3,607			3,607	870,000
Building Permit Fees				4,133	5,508		4,273		13,914	15,000
Business Licenses	2,095	49,260	(793)	58,123	6,302	42,965	8,144		166,096	380,000
Contributions/Donations-Park									-	
Grant Reimbursement									-	25,000
Franchise Fees	137,406			2,431	40,408		7,478		187,723	332,500
Interest Income	127	157	155	179	242				859	500
Alcohol Licenses -LOP									-	10,000
Local Assessment Fees			1,032		1,014				2,046	2,500
Local Option Sales Tax (PTCF)			225,751	106,907	100,740	106,984	101,458		641,839	1,270,000
Local Option Sales Tax (rev)			95,157	45,718	43,533	45,511	43,645		273,564	530,000
Miscellaneous							371		371	500
Planning & Zoning Fees	1,000	1,241	1,506	1,005	1,631	890	1,442		8,715	15,000
State Aid to Subdivisions					68,087		68,087		136,173	272,350
Telecommunications						19			19	17,000
Homestead Exemption Tax Receipts									-	50,000
Facility Rentals	456	1,060	152	452	299		1,062		3,481	5,400
Stormwater Fees	400	600	1,000	700	900	800	400			
ARP Allocation				1,854,631					1,854,631	1,864,631
	141,484	51,718	322,959	2,089,382	268,663	199,977	247,107	Total	3,318,891	5,710,381
								% of Budget		58%

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter		
	July	August	September	October	November	December	January	June	TOTAL	BUDGET
ADMINISTRATION										
Salaries	23,277	23,162	23,200	23,193	23,177	40,139	23,315		179,463	320,000
Benefits, Taxes & Fees	9,424	9,508	9,615	9,605	9,601	15,281	10,500		73,536	130,000
Copier	12	337	745	454	239	379	282		2,448	5,500
Supplies	151	272	639	617	848	319	134		2,980	5,000
Postage		214	200	214	14	100	978		1,720	6,000
Information Services	472	3,635	4,365	4,858	4,902	471	5,803		24,506	72,000
Equipment/Software/Maintenance							23,568		23,568	
MASC Membership									-	5,500
Insurance	17,801		1,805		13,329				32,935	50,569
Lobbying Services	2,000	2,000	2,000		4,000	2,000	2,000		14,000	
Legal & Professional Services									-	80,000
Town Codification					220				220	1,400
Advertising				524			285		809	3,500
Audit						12,500			12,500	12,500
Mileage Reimbursement		26	28	31	31	31	32		180	800
Employee Screening	175				41	153			369	
Employee Training & Wellness	270	99	540	2,269	405	270	270		4,123	3,800
Dues and Subscriptions		85		60		40	60		245	1,500
Training & Travel							5		5	2,000
Grant Writing Services				2,310					2,310	16,000
Employee Appreciation	47		8	180			60		295	800
Mobile Devices	34	114	85	76	76	114	114		613	2,100
Credit card (Square)	137	149	129	115	137	90	113		870	
Bank Charges (Payroll Expenses)	301	415	420	420	426	437	445		2,864	2,000
	54,100	40,016	43,780	44,926	57,446	72,324	67,965	Total	380,558	720,969
								% of Budget		53%

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter		
	July	August	September	October	November	December	January	June	TOTAL	BUDGET
ELECTED OFFICIALS										
Salaries	3,769	3,769	3,769	3,769	3,769	5,654	3,769		28,269	50,000
Benefit, Taxes & Fees	4,384	4,403	4,422	4,422	4,422	6,632	5,002		33,686	60,000
Mayor Expense				60	70		60		190	1,000
Council Expense									-	2,000
Mobile Devices	38	38		38	38				152	500
	8,191	8,210	8,191	8,289	8,299	12,286	8,831	Total	62,297	113,500
								% of Budget		55%

GENERAL OPERATIONS										
Salaries	23,152	23,062	23,062	23,062	22,731	44,283	27,215		186,566	366,766
Benefits, Taxes & Fees	8,688	8,810	8,925	8,913	8,844	16,135	11,335		71,650	134,593
									258,216	501,359
								% of Budget		52%

PLANNING										
Supplies						76			76	600
Advertising	38		95		136	129			398	1,500
Mileage Reimbursement									-	200
Dues and Subscriptions									-	715
Training & Travel				300	440				740	1,000
Mobile Devices									-	660
Equipment/Software	324	199	199		199	408	408		1,739	2,160
Uniform / PPE									-	500
Planning Commission		150					200		350	4,000
Board of Zoning Appeals		1,560		200	100		200		2,060	4,000
	362	1,909	294	500	875	614	808	Total	5,363	15,335
								% of Budget		35%

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

BUILDING SERVICES

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

PUBLIC WORKS

Mileage Reimbursement								-	300
Training & Travel		280						280	1,925
Public Outreach								-	500
Projects	183	773	4,200	2,218		1,575	5,726	14,675	180,000
Signage			1,281					1,281	8,000
Mobile Devices		39						39	1,080
Uniform / PPE					307		157	464	700
Supplies	106	467	1,308	609	362	358	1,089	4,300	8,000
Emergency Management	892	892	4,447	6,391	24,972	12,391	(12,809)	37,176	20,000
Dues and Subscriptions		232					121	353	425
Asset Management	37		39	39	39	25,039	39	25,231	45,000
Tree Maintenance and Care			350	350				700	20,000
Groundskeeping	4,292	305	4,272	5,396	12,523		5,555	32,342	70,000
	5,510	2,987	15,898	15,003	38,203	39,363	(121)	116,842	355,930
							Total		
							% of Budget		33%

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

CODES & SAFETY

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

ISLAND SHERIFF'S PATROL

ISP Dedicated Officer Annual Expense									-	\$	129,660
ISP Programs & Supplies	59	750	158	845	718	1,296	1,440		5,266	\$	15,000
ISP Salaries	19,788	18,630	18,251	15,270	25,695	20,800	18,131		136,565	\$	173,852
Benefits, Taxes & Fees-ISP	5,543	5,298	5,294	4,366	7,336	5,931	5,274		39,042	\$	42,758
			23,703	20,481	33,749	28,027	24,845	Total	180,873	\$	361,270
								% of Budget			50%

PARKS & RECREATION

JIRC Contribution									-	4,750
Park Maintenance	525	398	627	998	525	125	829		4,027	12,000
Special Events						933			933	5,000
Youth Sports Program						1,090			1,090	14,725
		398	627	998	525	2,148	829	Total	6,051	36,475
								% of Budget		17%

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter		
	July	August	September	October	November	December	January	June	TOTAL	BUDGET
FACILITIES & EQUIPMENT										
Utilities		2,775	3,149	2,324	3,695	721	2,200		14,864	44,100
Santee Str. Public Parking Lot										
Security Monitoring		76		76	301	91	152		696	1,000
Janitorial	1,350		1,350	1,350	1,350		1,350		6,750	7,920
Equipment / Furniture			480			919			1,399	5,700
Facilities Maintenance	345	1,750	295	75	3,160	75	2,443		8,144	6,500
Vehicle Maintenance Expense		348	919	316	556	101	486		2,727	10,000
Fees and Taxes									-	
Generator Maintenance						398			398	2,410
Street Lights		12,214	12,214	12,214	24,428		12,214		73,285	161,700
	1,695	17,163	18,407	16,355	33,491	2,305	18,845	Total	108,263	239,330
								% of Budget		45%

COMMUNITY SERVICES										
Repair Care Program						2,793			2,793	35,000
Drainage Council									-	500
History Council				176	963				1,140	3,780
Neighborhood Council				250					250	3,750
James Island Arts Council									-	3,500
Business Development Council									-	3,500
James Island Pride			102	1,913			101		2,116	3,500
Helping Hands			80	60					140	500
Tree Council									-	3,500
Community Tutoring Programs										12,500
Community Service Contributions					31,100				31,100	50,000
		-	182	2,399	32,063	2,793	101	Total	37,539	120,030
								% of Budget		31%

1st Quarter

2nd Quarter

3rd Quarter

4th Quarter

July

August

September

October

November

December

January

June

TOTAL

BUDGET

CAPITAL PROJECTS

INFRASTRUCTURE

Dills Bluff Sidewalk Phase III

Dills Bluff Sidewalk, Phase IV

Regatta Road Sidewalk

Camp and Riverland Sidewalk (match)

Town Hall Solar Panels

Hillman Street Property

Capital Improvement Projects

Secessionville to Ft. Johnson Sidewalk Connector

Honey Hill Road Paving

Nabors Phase I

Underground Power Lines

Traffic Calming Projects

Septic Tank Testing

James Island Creek Septic and Sewer Projects

Total

% of Budget

Capital Equipment

Audio Visual Upgrades

ISP Dedicated Officer Initial Expenses

Public Works Equipment

PARK IMPROVEMENTS

Dock Street Park

Pinckney Park

Park Projects

DRAINAGE PROJECTS

Greenhill/Honey Hill Drainage Phase I-II

Oceanview Stonepost Drainage Basin -I-II

Drainage Outflow Valve Devices

Drainage Improvement Projects

James Island Creek Basin Drainage Improvements

Highwood Circle Drainage Improvements

Quail Run Drainage Improvements

Total

% of Budget

-

-

9,000

-

-

-

226,998

-

-

-

3,900

-

9,417

9,450

-

249,315

9%

382

-

-

500

-

-

1,112

30,787

-

-

-

-

-

540,859

52%

147,514

45,000

116,000

100,000

68,200

13,000

58,800

52,400

220,000

50,000

100,000

1,854,630

2,825,544

70,000

67,500

50,000

50,000

50,000

50,000

261,000

417,000

48,000

100,000

145,300

17,900

57,675

1,046,875

	1st Quarter			2nd Quarter			3rd Quarter	4th Quarter		
	July	August	September	October	November	December	January	June	TOTAL	BUDGET
HOSPITALITY TAX										
Hospitality Tax Revenue		57,100		113,133		95,552	75,648		341,432	655,000
Hospitality Tax Transfer In									-	
TOTAL									341,432	655,000
										52%
GENERAL										
The Town Market			191		300	763			1,253	2,000
Rethink Folly Phase I-III, Staff Cost-Sharing					12,109		(1,571)		10,538	20,000
Santee Street Public Parking Lot	15,000						15,600		30,600	33,100
James Island Arts & Cultural Center Ops	7,024	9,903	12,632	11,424	11,048	16,022	10,105		78,158	145,000
Promotional Grants					9,000				9,000	15,000
Public Safety of Tourism Areas	8,463	8,243	8,034	6,828	11,249	9,342	8,282		60,441	129,757
Camp and Folly Landscaping Maintenance	350		350	350	700		350		2,100	10,000
Entrepreneur and Small Business Support	4,500					21,000			25,500	72,300
Guide to Historic James Island										5,000
Brantley Park OPS	275		75						350	2,050
Community Events		2,000			419	692			3,111	5,000
Total Non-Capital Expense	35,612							Total	221,052	439,207
								% of Budget		50%
PROJECTS										
Camp/Folly Bus Shelter									-	25,000
Rethink Folly Road Phase 1									-	400,000
Wayfinding Signage									-	35,000
Folly Road Beautification									-	10,000
Brantley Park			105				9,021		9,126	171,800
James Island Arts & Cultural Center	1,950	2,650	4,211	1,884					10,694	175,000
James Island Arts and Cultural Center Solar Panels									-	75,550
Historic Ft. Johnson									-	100,000
Decorative Banners				13,699					13,699	15,000
Park Projects									-	20,000
ISP Dedicated Officer Initial Expense										22,500
Intersection Improvement at Camp/Dills Bluff									-	
1248 Camp Center-Civil & Landscape									-	
Folly Road Multi Use Path Wilton-Ft. Johnson									-	
Other Tourism-Related Projects									-	50,000
								Total		1,099,850
	73,174	22,796	25,597	34,185	44,825	47,819	41,787	% of Budget	254,571	23%

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

TREE MITIGATION FUND

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

JIPSD FIRE & SOLID WASTE SERVICES

JIPSD Tax Relief	105,833	105,833	105,833	105,833	105,833	105,833	105,833	740,831	1,270,000
Auditor Expense								-	1,000
Total								740,831	1,271,000
% of Budget									58%

American Rescue Plan

	21/22 Actual								
Beginning Balance		1672408	1671508	1669094	1434033	3272488	3269261	3247078	
Revenue	1,854,631				1854631				
Expense	182,223.	900	2414	235061	16176	3227	22183	11203	
	1,672,408	1671508	1669094	1434033	3272488	3269261	3247078	3235875	

ADMINISTRATOR'S REPORT

Jan-23

ADMIN NOTES

- 1) Staff is working diligently to finish set up for GoGov. We hope to get this out late February. The team has provided great marketing material for staff to use. We hope to do a presentation at the March Council meeting showing off all the program has to offer for our residents and visitors on the Island!
- 2) We hope to complete four drainage projects in 2023 - after meeting with Stantec Consulting, we intend to put three projects out to bid together with a closing date mid-April.
- 3) Sidewalk project updates: Dills Bluff 3 and Regatta Road have both been turned over to the County for construction. Dills Bluff IV plans are still being worked on by the engineer. This project will hopefully receive match funding from TST as other sidewalk projects have.
- 4) Pauline Traffic Calming: The engineer is working through the data and preparing recommendations.
- 5) Small Cell Wireless Facilities Ordinance: Staff has been working through comments with the engineer with hopes of presenting to Town Council in the coming months.
- 6) We are working on a Public Assistance Request with FEMA to reimburse for expenses incurred during Hurricane Ian.

Code Enforcement Cases

TOTAL CASES	891
ABATED	827
INVESTIGATION CONTINUING	64
RANK VEGETATION / SOLID WASTE	239
INOPERABLE VEHICLE	147
TREE CASES	55
NUISANCE PROPERTY	73

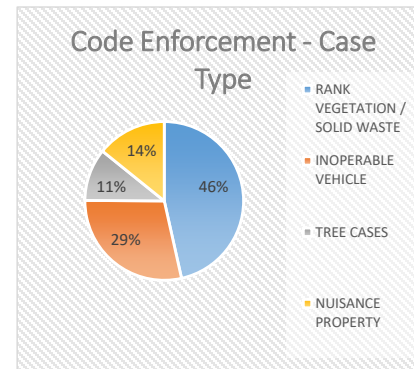
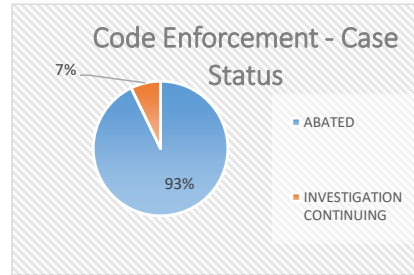
*8 new cases in January

James Island Arts and Cultural Center

Continuing Classes : knitting group, watercolor group, area artist exhibits, children's art lessons, private art tutoring, princess parties, History Council meetings, Historic Pathway meetings, Palmetto Youth Choir practices.

January Events: "Letters to My Mother" exhibit and reception, Annex Dance workshop, Camilla Society Show and sale, Chloe Thomas Pencil Path tutoring.

Upcoming Events : 2nd Annual Juried Art Exhibit; art drop off 3/10 & 3/11; Reception on April 6 from 6:00-8:00pm.

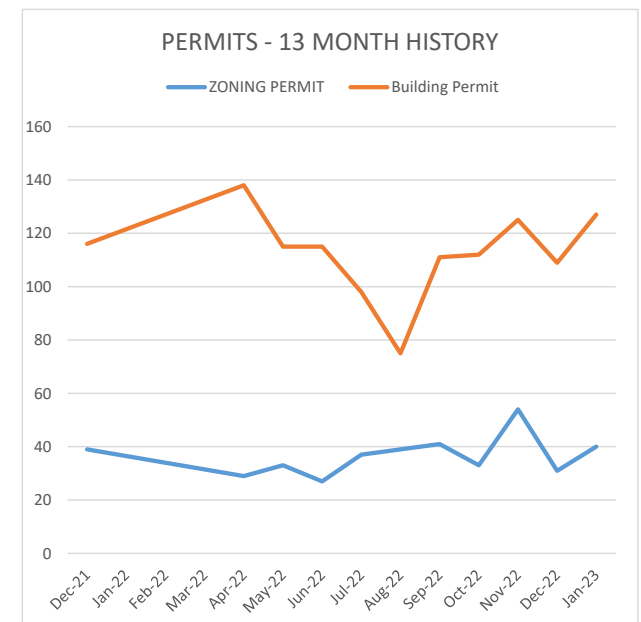


PERMIT TYPE	Jan-23
ACCESSORY STRUCTURE	1
CLEARING & GRUBBING	-
DEMOLITION PERMIT	-
EXEMPT PLATS	-
FIREWORK STAND	-
HOME OCCUPATION	13
LIMITED SITE PLAN REVIEW	1
NON-EXEMPT PLAT	-
PD AMENDMENT (REZONING)	-
RESIDENTIAL ZONING	13
REZONING	-
SPR	-
SIGN PERMIT	1
SITE PLAN REVIEW	-
SPECIAL EVENT	-
SPECIAL EXCEPTION	1
TEMPORARY ZONING	-
TREE REMOVAL	8
TREE TRIMMING	-
VARIANCE	1
ZONING PERMIT	8
TOTAL	21

PUBLIC WORKS NOTES

- 1) There were two new requests for service in January. One was drainage related. Staff has addressed both issues.
- 2) Pet Helpers held a quarterly rabies clinic at Town Hall; 67 animals were vaccinated.
- 3) Staff participated in the kick-off meeting for the Camp Road Drainage Basin Study.
- 4) Staff met with representatives from Lowe's James Island to plan for the 2023 Hurricane Expo.
- 5) Five additional septic tank inspections were accomplished in January. This is 65% of the responding residents, 14.5% of total needed.
- 6) Staff attended the Intergovernmental Council Meeting.
- 7) Staff did some vegetative maintenance, filled one pothole and repaired three signs in January.

BUILDING PERMITS ISSUED JANUARY 2023: 123





Town of James Island

Memo

To: Mayor and Town Council
From: Niki Grimball, TA
Date: February 10, 2023
Re: Fence Repairs

During Hurricane Ian, we had two fences damaged by fallen trees at Pinckney Park and Dock Street Park. We have obtained two quotes to repair the fence at Pinckney Park. Staff have been working with the insurance provider (SMIRF) and we expect reimbursement for the full cost to repair both fences, however, we are still awaiting a second quote for Dock Street Park before moving forward with that fence repair.

Two quotes were obtained for Pinckney Park:

- Lockridge Builders \$4621
- Palmetto Windows & Exterior: \$5468

Staff requests approval to accept the quote from Lockridge Builders to repair the fence at Pinckney Park.



Proposal

Columbia District

To:

Date:

Site Name:

Description:

Attn:

Phone:

Email:

Model:

Proposal #:

Daikin Applied respectfully submits the following solution for your review and approval:

We will provide labor and materials to perform the following:

➤

Feel free to contact me if you have any questions or concerns regarding the information contained in this proposal. If you would like us to proceed with the solution presented above, sign the acceptance line below (including PO# if applicable) and return a copy by fax or mail so that we can begin to mobilize our efforts to complete the project as quickly as possible. We appreciate the opportunity to provide you with this solution and look forward to working with you on this and other projects in the future.

Proposal Expiration:

This quotation is valid for 30 days

Proposal is subject to all current Service Terms & Conditions as included on the daikin.com website

Exceptions/Exclusions:

1. Customer to have chiller secured and capable of being shut down for repair.
2. All work to be performed during "Normal Working Hours", unless otherwise noted.
3. Any and all repairs recommended/required to be quoted separately.
4. Asbestos abatement or pipe insulation is not included.

Proposal Pricing

Sincerely,
Daikin Applied

Customer Acceptance: _____
PO #: _____

Technician

DAIKIN APPLIED
Columbia District
1838 Habersham
Square STE E.
Florence SC 29501

DAIKIN APPLIED AMERICAS INC.
TERMS & CONDITIONS

1. This Standard Service Proposal or Maintenance Agreement (hereinafter sometimes referenced as "Agreement"), upon acceptance by the Customer, is made solely on the terms and conditions hereof, notwithstanding any additional or conflicting conditions that may be contained in any purchase order or other form of Customer, all of which additional or conflicting terms and conditions are hereby rejected by Daikin Applied. Further, you acknowledge and agree that any purchase order issued by you in accordance with this Agreement will only establish payment authority for your internal accounting purposes. Any such purchase order will not be considered by us to be a counteroffer, amendment, modification, or other revision to the terms of this agreement. No waiver, alteration or modification of the terms and conditions herein shall be valid unless made in writing and signed by an authorized representative of Daikin Applied.
2. This Maintenance Agreement or Standard Service Proposal is subject to acceptance by the Customer within 30 days from date shown on the quote, unless specified otherwise. Prices quoted are for services, labor, and material as specified in this Proposal. If acceptance of this Maintenance Agreement or Standard Service Proposal is delayed or modified, prices are subject to adjustment.
3. Terms of payment are subject at all times to prior approval of Daikin Applied's credit department. Terms of payment are net due upon receipt of invoice unless previously otherwise agreed in writing. Should payment become more than 30 days delinquent, Daikin Applied may stop all work under this Agreement or terminate this Agreement with five (5) days written notice to Customer. Daikin Applied reserves the right to add to any account outstanding more than 30 days interest at 1 1/2% per month or the highest rate allowed by law. In the event of default in payment, Customer agrees to pay all costs of collection incurred by Daikin Applied including, but not limited to, collection agency fees, attorney fees and court costs. Additional services may be performed upon request at a price to be determined, subject to these Terms and Conditions.
4. In the event that Daikin Applied determines, during the first thirty (30) days of any Maintenance Agreement or upon seasonal start-up (discovery period) that any equipment covered under this Agreement in need of repair and/or replacement, Daikin Applied shall inform Customer of the equipment condition and remedy. Daikin Applied shall not be responsible for the present or future repair and/or replacement or operability of any specific equipment; until such time as the equipment is brought up to an acceptable condition or the Customer removes the unacceptable system(s), component(s), or part(s) from this contract.
5. Any Maintenance Agreement price is subject to adjustment once each calendar year, effective on the anniversary date, for changes in labor, subcontractor and material costs. If such adjustment is not expressly set forth in the Maintenance Agreement, the customer shall receive forty-five (45) days prior written notice of such adjustment. Customer's payment of an invoice with an adjusted price shall be Customer's acceptance of the price adjustment so long as such invoice reflects the price adjustment expressly set forth in the Maintenance Agreement or set forth in the notice of adjustment.
6. A Maintenance Agreement may be terminated: (i) by either party upon the anniversary date hereof; provided however, that written notice of such termination must be given to the non-terminating party at least thirty (30) days prior to the anniversary date; (ii) by Daikin Applied upon five (5) days prior written notice to Customer, in the event that any sums or monies due or payable pursuant to this Agreement are not paid when due or in the event that additions, alterations, repairs or adjustments are made to the system or equipment without Daikin Applied's prior approval; (iii) by either party, in the event that the other party commits any other material breach of this Agreement and such breach remains uncured for ten (10) business days, after written notice thereof. If a Maintenance Agreement is terminated for any reason, other than a material breach by Daikin Applied, Customer shall pay, in addition to all sums currently due and owing, the entire remaining balance due for the term of the Maintenance Agreement, or an amount equal to time and materials expended for the year, whichever is less. Notices required hereunder shall be sent via Certified U.S. Mail, Return Receipt Requested and provided that such notice is postmarked by the required date, such notice shall be deemed properly given.
7. Unless Customer provides appropriate documentation of tax exemption, Customer shall pay Daikin Applied, in addition to the contract price, the amount of all excise, sales, use, privilege, occupation or other similar taxes imposed by the United States Government or any other National, State or Local Government, which Daikin Applied is required to pay in connection with the services or materials furnished hereunder. Customer shall promptly pay invoices within 30 days of receipt. Should payment become more than 30 days delinquent, Daikin Applied may stop all work under this Agreement or terminate this Agreement as provided in the next paragraph.
8. Any and all costs, fees and expenses arising from or incurred in anticipation of any federal, state, county, local or administrative statute, law, rule, regulation or ordinance (collectively "Governmental Regulations") directly or indirectly requiring that refrigerant other than the type of refrigerant currently being utilized in connection with the equipment subject to this Agreement be used, shall be borne solely by Customer. In this regard, Daikin Applied shall not be required to bear any expense in connection with the modification, removal, replacement or disposal of any refrigerant in response to any Governmental Regulation designed to reduce or eliminate the alleged environmental hazards associated with the refrigerant.
9. The contract price stated herein is predicated on the fact that all work will be done during regular working hours of regular working days unless otherwise specified. If for any reason Customer requests that work be performed other than during regular working hours or outside the scope of services specified hereunder, Customer agrees to pay Daikin Applied any additional charges arising from such additional services, including but not limited to premium pay, special freight or other fees or costs associated therewith.
10. Customer shall be responsible for all costs, expenses, damages, fines, penalties, claims and liabilities associated with or incurred in connection with any hazardous materials or substances, including but not limited to asbestos, upon, beneath, about or inside Customer's equipment or property. Title to, ownership of, and legal responsibility and liability for any and all such hazardous materials or substances, shall at all times remain with Customer. Customer shall be responsible for the removal, handling and disposal of all hazardous materials and substances in accordance with all applicable Governmental Regulations. Customer shall defend, indemnify, reimburse and hold harmless Daikin Applied and its officers, directors, agents, and employees from and against any and all claims, damages, costs, expenses, liabilities, actions, suits, fines and penalties (including without limitation, attorneys' fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or disposal of any hazardous materials or substances, including but not limited to asbestos, in connection with the services performed hereunder. Daikin Applied shall have the right to suspend its work at no penalty to Daikin Applied until such products or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted. Daikin Applied reserves the right to engage others in a subcontractor status to perform the work hereunder.
11. Customer agrees to provide Daikin Applied personnel with the usual required utilities (water, electricity, compressed air, etc.) and special tools and equipment normally used for such services unless restricted specifically in the quote. Customer agrees to ensure that sufficient service access space is provided. Daikin Applied shall not be held liable for failure or damage to any equipment caused by power interruptions, single phasing, phase reversal, low voltage, or other deficiencies beyond the control of Daikin Applied.
12. This agreement does not include responsibility for design of the system (unless specifically included), obsolescence, electrical power failures, low voltage, burned-out main or branch fuses, low water pressure, vandalism, misuse or abuse of the system(s) by others

(including the Customer), negligence of the system by others (including the Customer), failure of the Customer to properly operate the system(s), or other causes beyond the control of Daikin Applied.

13. In the event that Daikin Applied is required to make any repairs and/or replacements or emergency calls occasioned by the improper operation of the equipment covered hereby, or any cause beyond Daikin Applied's control, Customer shall pay Daikin Applied for the charges incurred in making such repairs and/or replacements or emergency calls in accordance with the current established Daikin Applied rates for performing such services.
14. Daikin Applied shall not in any event be liable for failure to perform or for delay in performance due to fire, flood, strike or other labor difficulty, act of God, act of any Governmental Authority or of Customer, riot, war, embargo, fuel or energy shortage, wrecks or delay in transportation, inability to obtain necessary labor, materials, or equipment from usual sources, or due to any cause beyond its reasonable control. In the event of delay in performance due to any such cause, the date of delivery or time of completion will be extended by a period of time reasonably necessary to overcome the effect of such delay. If the materials or equipment included in this Proposal become temporarily or permanently unavailable for reasons beyond the control of Daikin Applied, Daikin Applied shall be excused from furnishing said materials or equipment and be reimbursed for the difference between cost of materials or equipment unavailable and the cost of an available reasonable substitute.
15. Daikin Applied shall not in any event be liable to the Customer or to third parties for any incidental, consequential, indirect or special damages, including but not limited to, loss of production, loss of use or loss of profits or revenue arising from any cause whatsoever including, but not limited to any delay, act, error or omission of Daikin Applied. In no event will Daikin Applied's liability for direct or compensatory damages exceed the payment received by Daikin Applied from customer under the instant agreement.
16. Daikin Applied extends the manufacturer's warranties on all parts and materials and warrants labor to meet industry standards for a period of thirty (30) days from the date performed, unless a longer duration is expressly stated elsewhere in this Agreement. Daikin Applied expressly limits its warranty on Customer's Equipment to cover only that portion of Equipment which had specific Services done by Daikin Applied. These warranties do not extend to any Equipment or service which has been repaired by others, abused, altered, or misused, or which has not been properly maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR SPECIFIC PURPOSE, WHICH ARE HEREBY SPECIFICALLY DISCLAIMED.
17. Each of us agrees that we are responsible for any injury, loss, or damage caused by any negligence or deliberate misconduct of our employees or employees of our subcontractors. If any of our employees or those of our subcontractors, cause any injury, loss or damage in connection with performing their duties under this agreement, the responsible party will pay for all costs, damages, and expenses, which arise. Each of us agrees to defend and hold harmless the other party, its officers, directors and employees, from and against all claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from the performance of work hereunder, to the extent that such claim, damage, loss, or expense is caused by an active or passive act or omission of the indemnifying party or anyone directly or indirectly employed by that party, or anyone for whose acts that party may be liable.
18. This Agreement shall be binding upon and inure to the benefit of each party's respective successors, assigns and affiliates. This Agreement is governed by and construed in accordance with the laws of the State of Minnesota.

RESOLUTION #2023-02

A RESOLUTION IN SUPPORT OF FY 2024 CHARLESTON COUNTY TRANSPORTATION
SALES TAX FUNDS (TST) FOR THE DILLS BLUFF ROAD PHASE 4 SIDEWALK
PROJECT

WHEREAS, Dills Bluff Road is a heavily traveled road with a high volume of vehicular and pedestrian activity as it serves as a connector between Fort Johnson Rd and Harbor View Road; and

WHEREAS, there is a great deal of pedestrian activity along Dills Bluff Road because of its proximity and central location to many neighborhoods, businesses, restaurants, churches, the James Island Town Hall and nearby schools; and

WHEREAS, constructing this section of sidewalk will complete connectivity along Dills Bluff Road, extending from Fort Johnson Road to Harbor View Road, greatly enhancing the safety and accessibility of pedestrian activity of this community; and

WHEREAS, the estimated cost for the project is \$446,000 and the Town's match of 50% (\$223,000) is available in the Town's Capital Improvements Budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE JAMES ISLAND TOWN COUNCIL
THAT:

1. The Town of James Island respectfully requests \$223,000 in funding through the TST Allocation Program for the Dills Bluff Road Phase 4 Sidewalk Project.
2. The Town of James Island commits to funding a 50% match in the amount of \$223,000 which has been allocated in the Town's Capital Projects Budget.
3. This Resolution shall become effective upon its adoption and approval.

Adopted this 16th Day of February, 2023

Bill Woolsey
Mayor

ATTEST

Frances Simmons
Town Clerk

PROJECT CHECKLIST
CHARLESTON COUNTY TRANSPORTATION SALES TAX PROGRAM
FY 2024 ANNUAL ALLOCATIONS PROJECTS

Providing as much of the following information as is known, or is applicable, will assist the Transportation Sales Tax Staff in completing the Objective Evaluation and Prioritization Process for each project requested. The Transportation Sales Tax staff acknowledges that not all requesting entities will have access to every item listed below, but accurate and complete information for as many of the items listed as possible will ensure that the benefits of each project are computed properly when all other projects within each category are evaluated.

GENERAL

Requesting Agency: _____

Project Name: _____

Allocation Category Requested:

___ Local Paving

___ Pedestrian/Bike Enhancement

Description of Project:

Brief explanation of the need for the project:

Project Location (attach map showing location)

Name of Municipality (if applicable): _____

County Council District: _____

Road Name: _____

Second Road Name: _____
(if Intersection Improvement Project)

Specific Beginning point: _____
(Intersecting street name, specific landmark, distance to closest road, etc.)

Specific Ending point: _____
(Intersecting street name, specific landmark, distance to closest road, etc.)

TECHNICAL PROJECT INFORMATION

For Local Paving Projects-

Number of homes or businesses being served by the project: _____

Average Daily Traffic (VPD) using the road: _____

Does the road serve a school bus route? _____

Does project provide relief to a congested road? _____

Does the project tie to an artery? _____

Does the project tie to a local paved road? _____

Does the project impact significant right of way, known wetlands, grand trees,
or other resources? _____

For Pedestrian/Bike Enhancements-

Will the project tie to another similar facility? _____

Total number of accidents at this intersection in the last five (5) years: _____

What type of road will the project serve? _____ Artery
_____ Collector
_____ Neighborhood Street

How many schools are there within the project limits? _____

How many parks are there within the project limits? _____

Is transit present within the project limits? _____

Will the project connect to a Greenbelt? _____

ADDITIONAL PROJECT INFORMATION

If requesting more than one project, the total number of projects being requested: _____

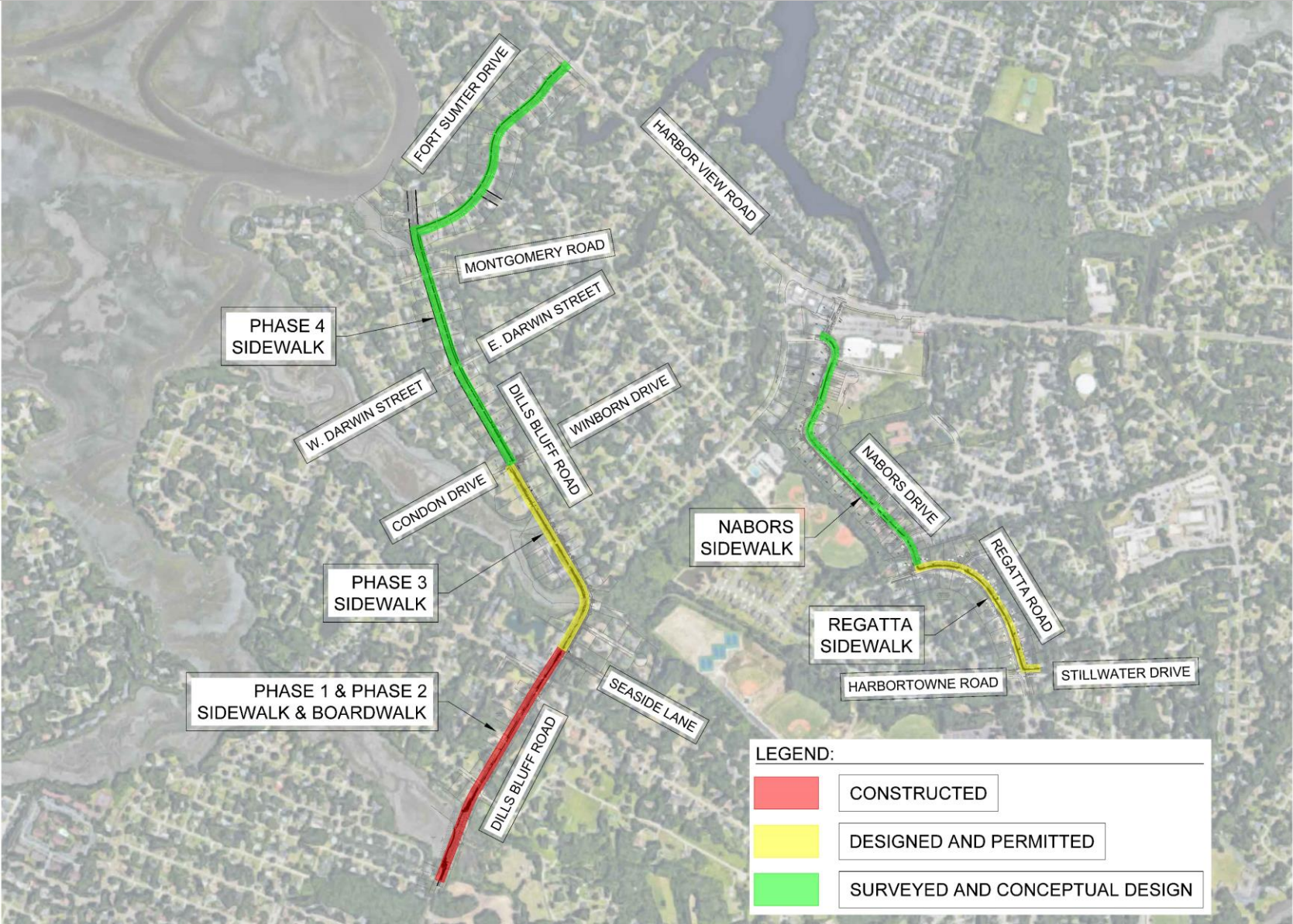
Of the projects being requested, this project ranks as the number _____ priority.
(1 being the highest, 2 being the second highest, etc.)

If available, please provide any cost estimates that you may have prepared for the project for:

_____	Design Services
_____	Right of Way Acquisition
_____	Construction
_____	TOTAL

Please attach any documentation of public support for the project you may have.
Also, please provide the dates of such documentation of support.
(Letters of support, petition(s), resolution(s) by city or town council, etc.)

Sidewalk Inventory



Dills Bluff Phase 4

Jurisdictional Limits



- City of Charleston
- Town of James Island
- Unincorporated
- New Sidewalk



Phase 4 Preliminary Design



Dills Bluff Phase 4 Opinion of Probable Cost



SUMMARY	QUANTITY		UNIT PRICE		MATERIAL		TOTAL COST
	No. Units	Unit Meas.	Per Unit	Total	Per Unit	Total	
Mobilization	1	LS	50,000.00	\$ 50,000.00		\$ -	\$ 50,000.00
Traffic Control	1	LS	30,000.00	\$ 30,000.00		\$ -	\$ 30,000.00
Fill of Low Areas	600	CY	30.00	\$ 18,000.00		\$ -	\$ 18,000.00
Drainage Pipe Parallel to Road	400	LF	100.00	\$ 40,000.00		\$ -	\$ 40,000.00
RIP-RAP	50	TONS	100.00	\$ 5,000.00		\$ -	\$ 5,000.00
Sidewalk	1,800	SY	60.00	\$ 108,000.00		\$ -	\$ 108,000.00
Storm Structures	5	EA	5,500.00	\$ 27,500.00		\$ -	\$ 27,500.00
Site Restoration	1	LS	30,000.00	\$ 30,000.00		\$ -	\$ 30,000.00
Crosswalks	5	EA	1,500.00	\$ 7,500.00		\$ -	\$ 7,500.00
Boardwalk	30	LF	1,000.00	\$ 30,000.00		\$ -	\$ 30,000.00
Detectable Warnings	130	SF	50.00	\$ 6,500.00		\$ -	\$ 6,500.00
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -

SUBTOTAL \$ 352,500.00

15% Contingency \$ 52,875.00

10% Engr & Admin \$ 40,537.50

TOTAL COMBINED COST \$ 445,912.50



ORDINANCE 2023-01

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

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

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

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

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

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

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

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

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

SECTION 1. FINDINGS INCORPORATED

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

SECTION II. REZONING OF PROPERTY

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

SECTION III. SEVERABILITY

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

SECTION IV. EFFECTIVE DATE

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

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

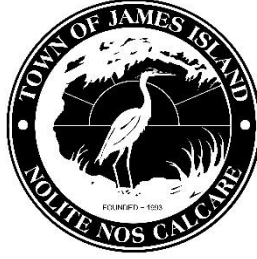
TOWN OF JAMES ISLAND COUNCIL

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

ATTEST:

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

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



**ZONING/PLANNING
DEPARTMENT**

Zoning Map Amendment

January 12, 2023

Case History: ZOR-10-22-013

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

FIRST READING: JANUARY 19, 2023

SECOND READING: FEBRUARY 16, 2023

History and Overview:

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

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

Adjacent Zoning:

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

Approval Criteria:

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

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

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

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

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

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

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

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

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

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

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

Planning Commission Meeting: January 12, 2023

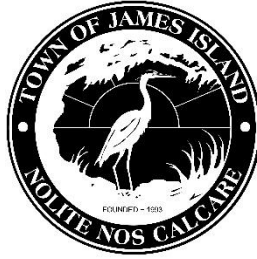
Recommendation: Approval (4-0 vote)

Speakers in support: 2

Speakers in opposition: 0

Notifications:

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



**ZONING/PLANNING
DEPARTMENT**

Zoning Map Amendment

January 12, 2023

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Planning Commission Meeting: January 12, 2023

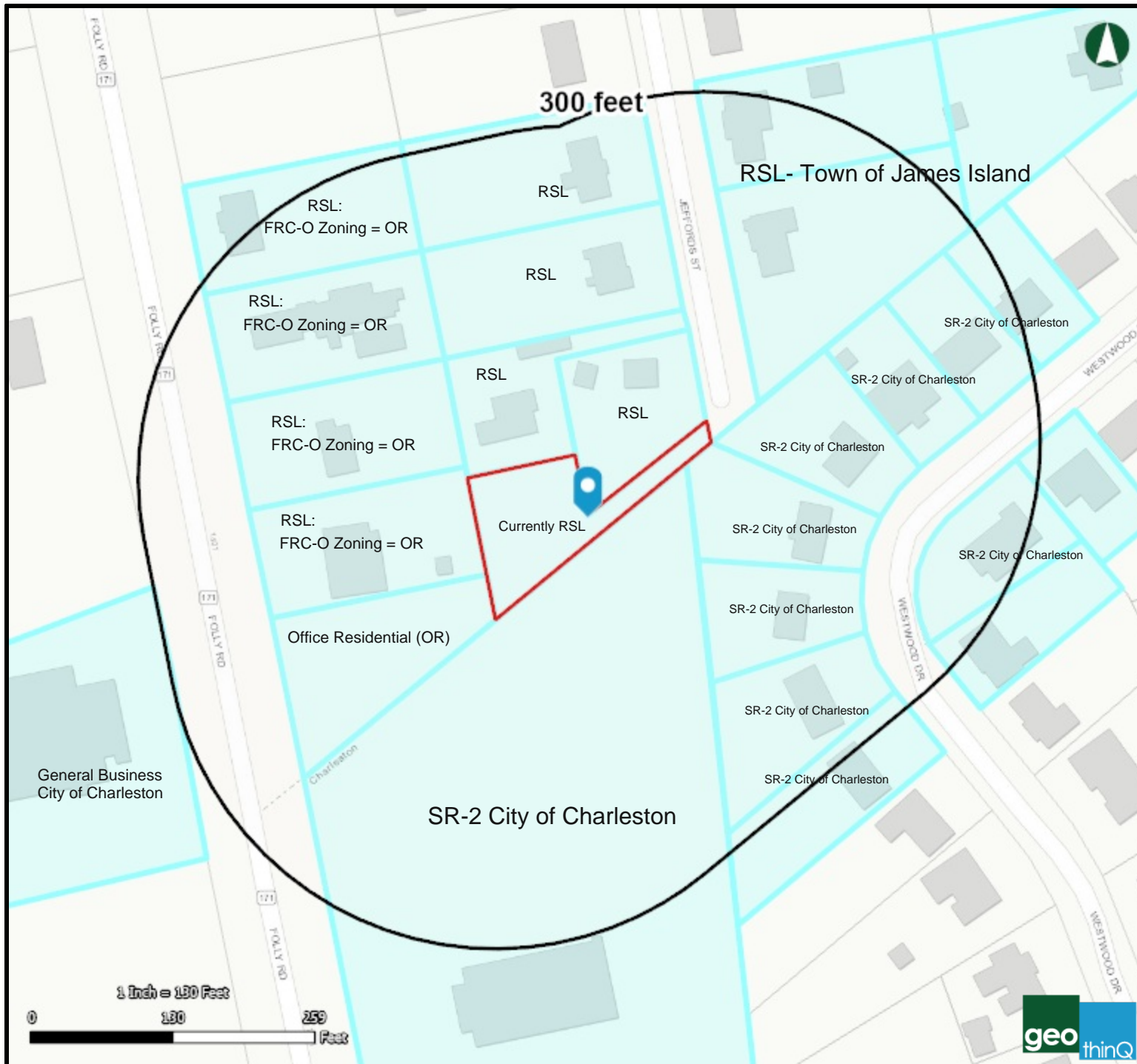
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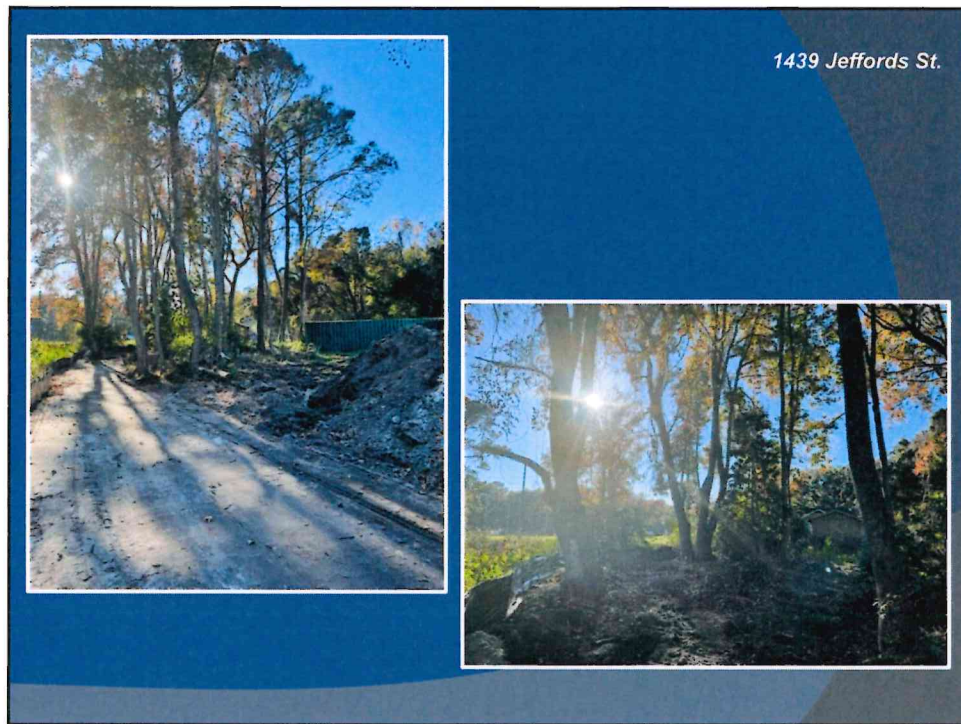


Town of James Island
South Carolina

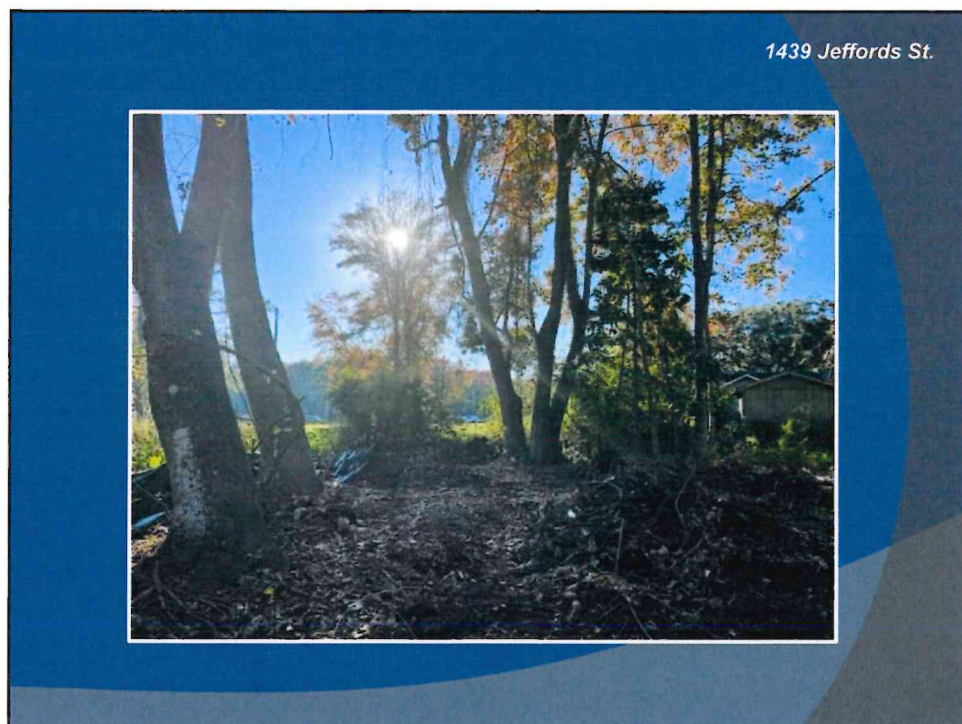


1439 Jeffords Street

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



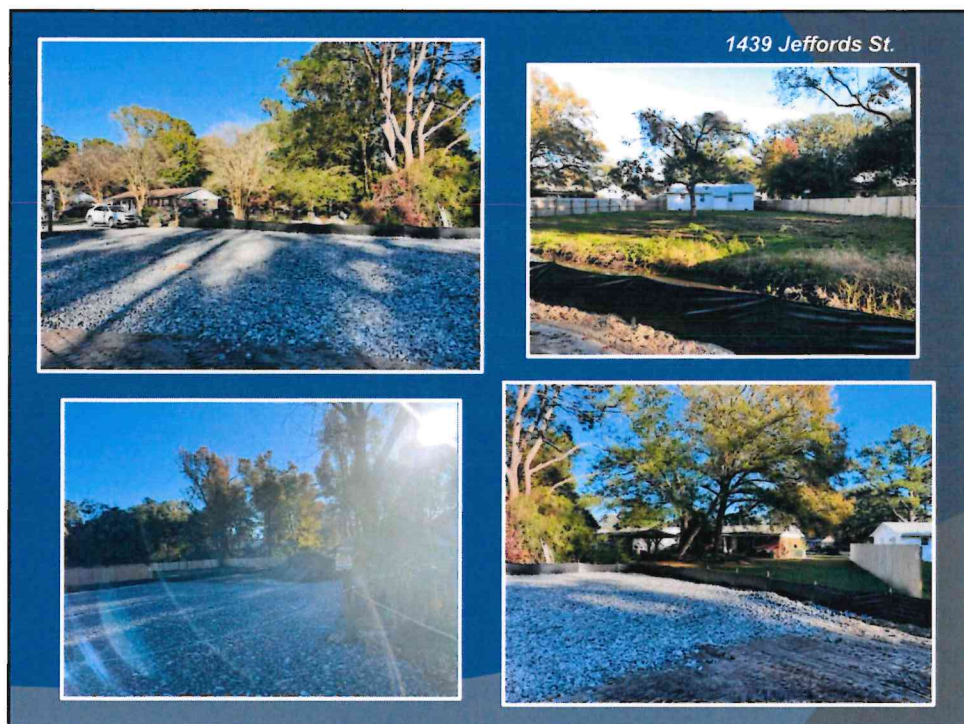
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Dear Planning Commissioners,

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

Current Zoning/Location and Neighboring Lots:

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

Proposed Use/Intent:

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

Wildlife and Flood Considerations

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

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

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



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

Approval criteria:

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

1. Economic Development

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



2. Existing Use and Nearby Property Compatibility

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

3. Town and Service Provider Access

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

4. Significant Adverse Impacts

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

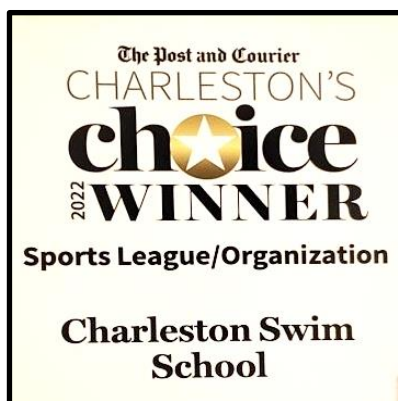
5. Suitability for Zoning Classification

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

Community Impact

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

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



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

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

December 12, 2022

Dear Town of James Island Planning Commission & Council,



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

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

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

Thank you for your consideration!

Sincerely,

DocuSigned by:
 

2B99FB0594D044A...
Katie Frederick

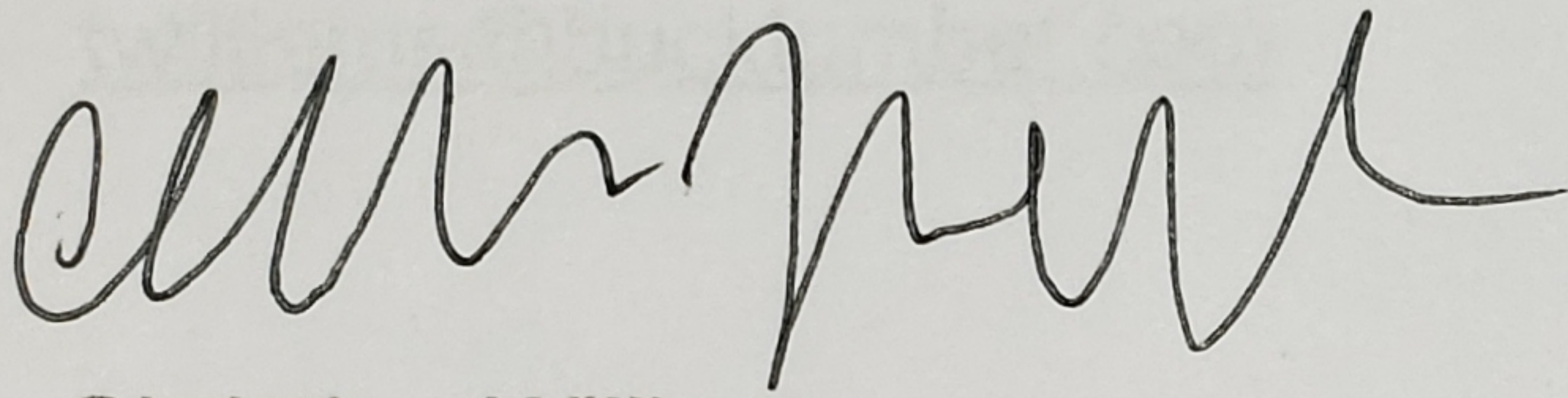
Katiefred843@gmail.com

843-628-8243

Broker Associate, Simply Commercial Team of Marshall Walker Real Estate

Dear Planning Commision & Council,

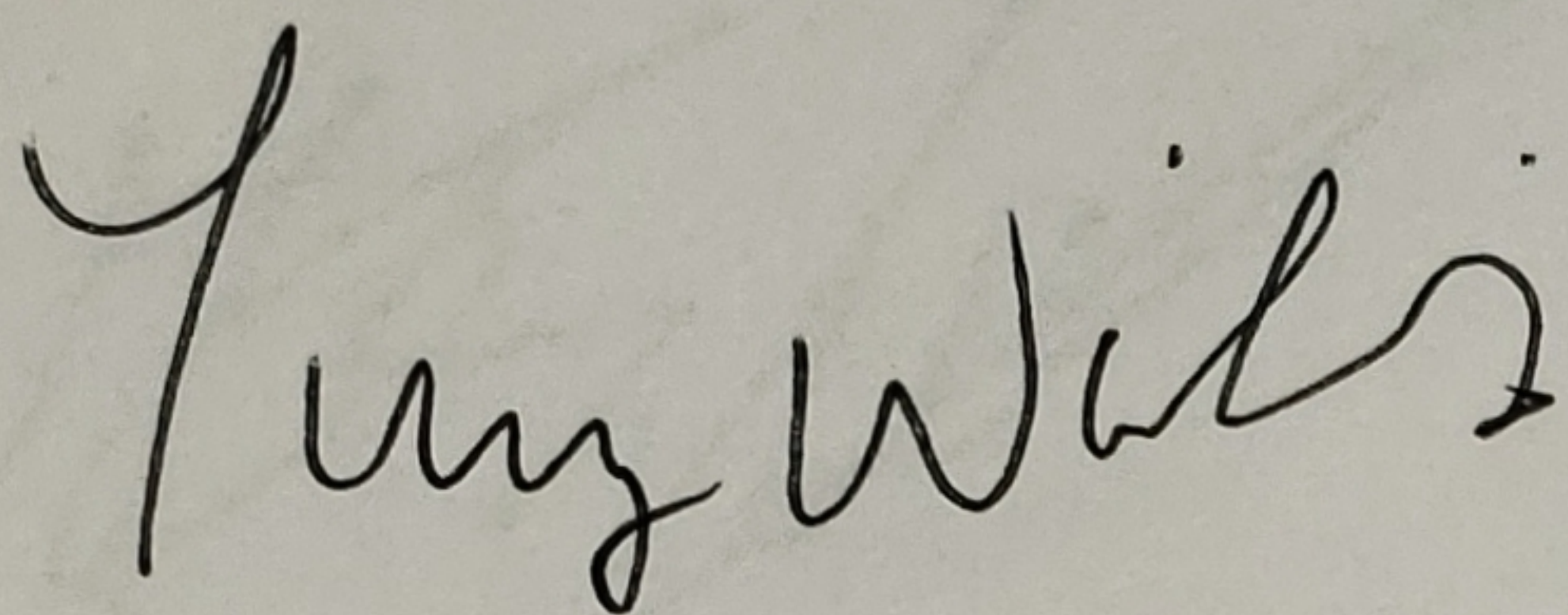
My name is Christina Williams and I live at 1426 Jeffords Avenue. I am very excited about the opening of Charleston Swim School and am in full support and favor of the rezoning of 1439 Jeffords Avenue from residential to office/residential. I believe the proposed use of this spot will not affect Jeffords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

A handwritten signature in black ink, appearing to read 'Christina Williams', with a stylized, cursive script.

Christina Williams
703-470-3871

Dear Planning Commision & Council,

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

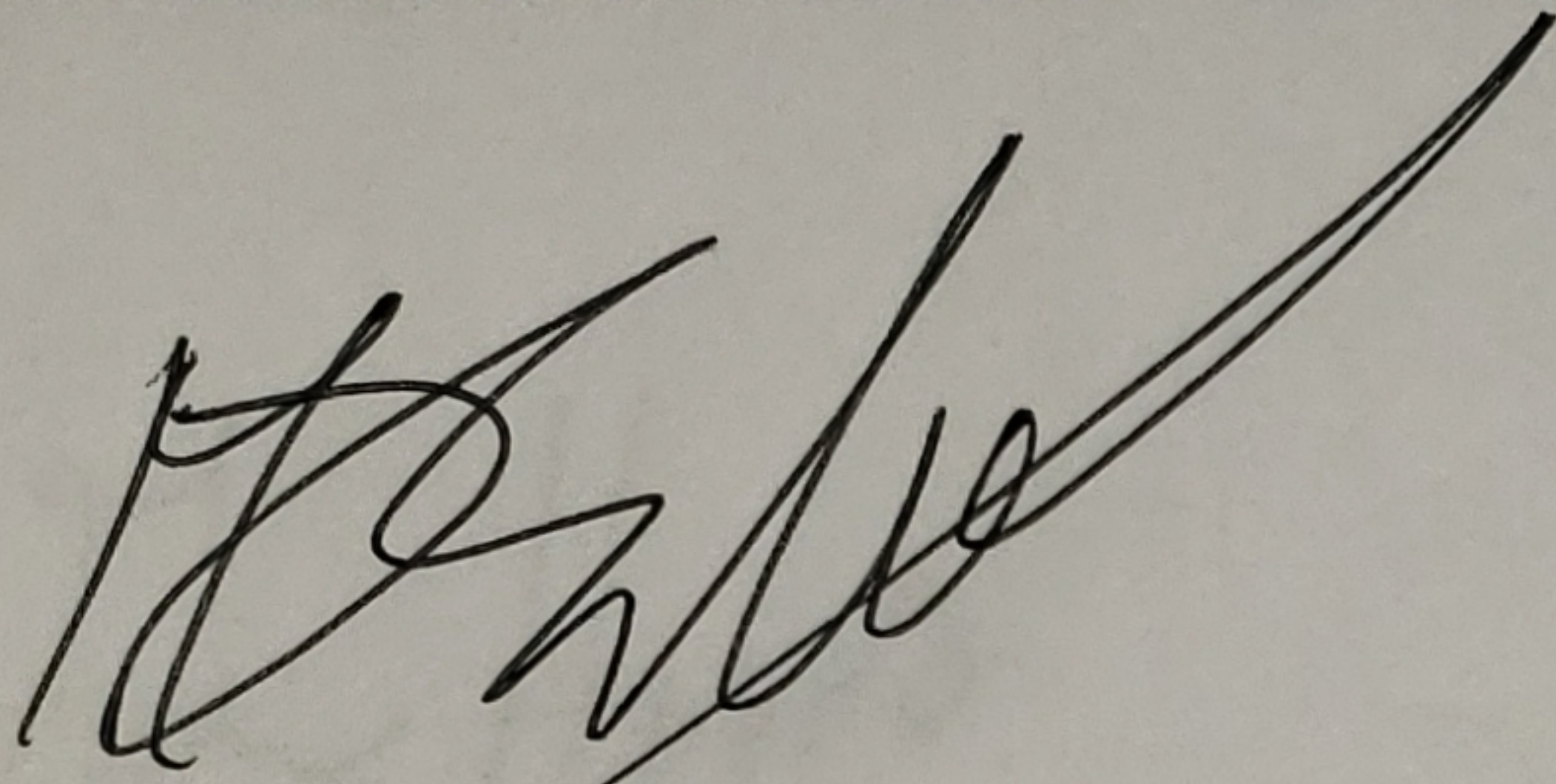
A handwritten signature in black ink that reads "Trey Williams". The signature is written in a cursive, flowing style.

Trey Williams

twilliams@bucklumber.com

Dear Planning Commision & Council,

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

A handwritten signature in black ink, appearing to read 'Mick Collins', with a long, sweeping flourish extending from the end of the name.

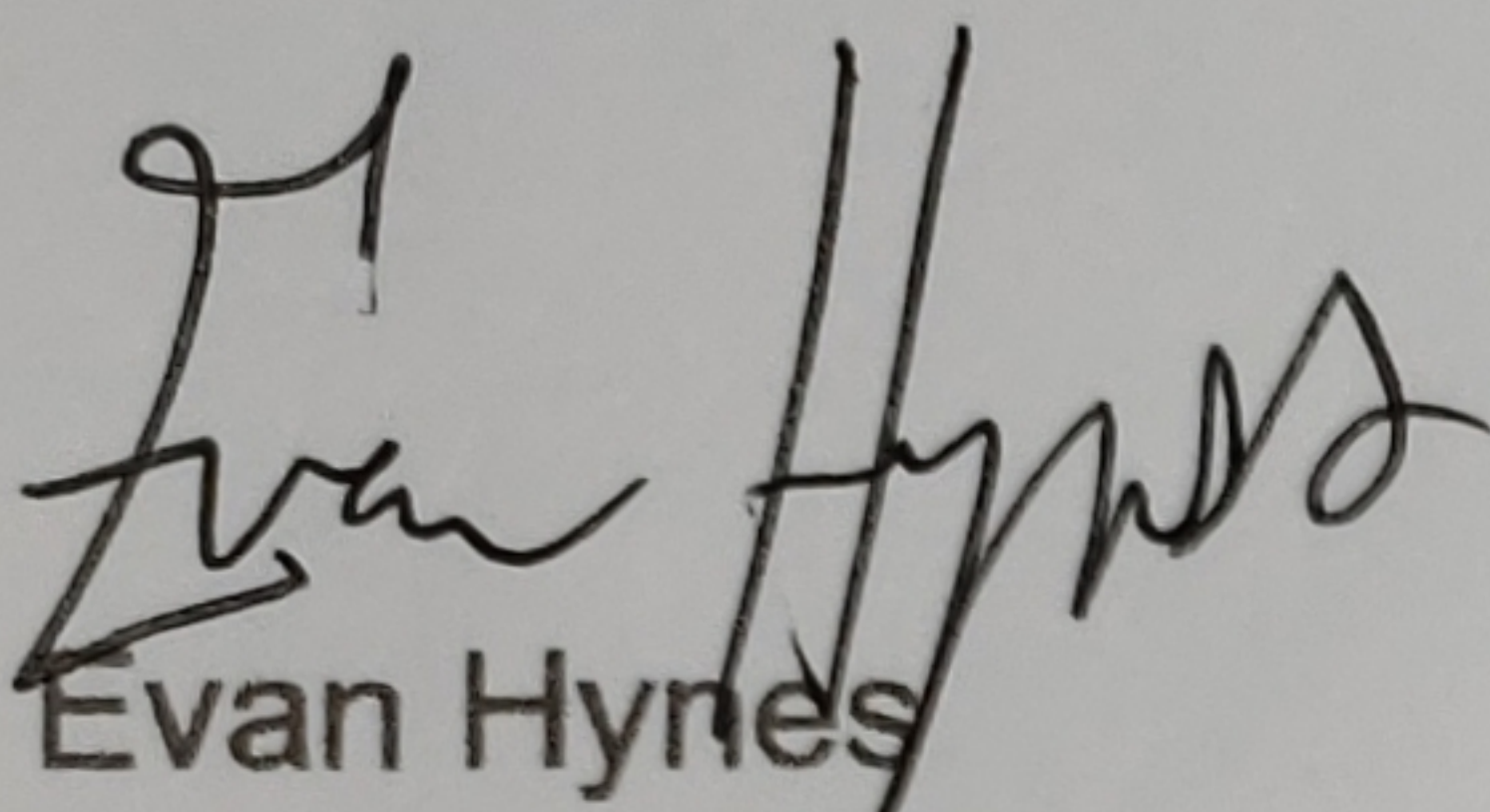
Mick Collins

843-860-3062

mickcoll70@gmail.com

Dear Planning Commision & Council,

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

A handwritten signature in black ink, appearing to read "Evan Hynes", with a stylized flourish at the end.

Evan Hynes

404-441-0726

evanmhynes@gmail.com

Dear James Island Planning Commission,

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

Best,

David Vernon

1/11/23

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

RESOLUTION #2023-03

A RESOLUTION IN SUPPORT OF FY 2024 CHARLESTON COUNTY TRANSPORTATION SALES TAX FUNDS (TST) FOR FOLLY ROAD CORRIDOR PHASE II MULTI-USE PATH

WHEREAS, Folly Road is a major thoroughfare providing access to businesses, neighborhoods, and areas of interest on James Island and Folly Beach; and

WHEREAS, in 2016, the Town of James Island participated in development of the *ReThink Folly Road Complete Streets Plan*, a multi-jurisdictional approach to address safety, sprawling development patterns, traffic congestion, and inconsistent infrastructure for walking and biking on Folly Road; and

WHEREAS, the Town of James Island is taking a lead in management for the ReThink Folly Road Steering Committee until the Committee identifies a new consulting group to perform these duties; and

WHEREAS, on behalf of the ReThink Folly Road Steering Committee, the Town of James Island will request funding for a multi-use path in the segment of road identified as Phase II by the ReThink Folly Road Steering Committee, comprised of the area along Folly Road between George Griffith Blvd. and S. Grimball Road.

NOW, THEREFORE, BE IT RESOLVED BY THE JAMES ISLAND TOWN COUNCIL THAT:

1. The Town of James Island respectfully requests \$482,500 in funding through the TST Allocation Program for the Folly Road Corridor Phase II Multi-Use Path, on behalf of the ReThink Folly Road Steering Committee.
3. This Resolution shall become effective upon its adoption and approval.

Adopted this 16th Day of February, 2023

Bill Woolsey
Mayor

ATTEST

Frances Simmons
Town Clerk