



Town of James Island, Regular Town Council Meeting  
January 19, 2017; 7:00 PM; 1238-B Camp Road, James Island, SC 29412

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.

Members of the public addressing Council during the Public Comment period must sign in. Comments should be directed to Council and not the audience. Please limit comments to three (3) minutes.

1. Opening Exercises
2. Public Hearing:
  - Ordinance# 2017-01: Proposed Changes to Town of James Island Zoning and Land Development Regulations Ordinance as it relates to signage regarding murals, inflatables and monument signs
  - Ordinance #2017-02: Amending Town of James Island Zoning and Land Development Regulations Ordinance #2013-07: Use Table 153.110 (Exhibit A); and addition of Special Exception requirement for Fast Food Restaurants, Convenience Stores, and Service Stations in Community Commercial (CC) and Neighborhood Commercial (CN) Zoning Districts
  - Ordinance# 2017-03: Proposed Zoning Map Amendments (rezoning); specifically, on property located at 1122 Dills Bluff Road, TMS# 428-03-00-055; 1126 Dills Bluff Road, TMS# 428-03-00-054; and 1109b Camp Road, Lot 4, TMS# 428-03-00-117 from Low-Density Suburban Residential District (RSL) to Residential Office District (OR) for the Town of James Island Town Hall (Government Office)
3. Public Comment
4. Presentations:
  - Eagle Scout Project – Tree Adoption Program Developments – Sam English
  - Charleston County New Stormwater Manual Presentation – Chris Wannamaker
5. Special Order of Business
  - Election of Mayor Pro-Tempore
  - Commission of Code Enforcement Officer
6. Consent Agenda
  - a. Minutes: December 15, 2016 Regular Town Council Meeting
7. Information Reports
  - a. Finance Report
  - b. Administrator's Report
  - c. Public Works Report

- d. Island Sheriffs' Patrol Report
8. Requests for Approval
- a. Award Contract: On-Call ROW Services to Michael Baker Intl. and PrimacQ Group
  - b. Extend Contract with Anne Peterson, Esq. for Lobbying Services for \$2,000 per month ending June 12, 2017
9. Committee Reports
- Land Use Committee
  - Environment and Beautification Committee
  - Children's Commission
  - Public Safety Committee
  - History Commission
10. Resolutions
- a. Resolution 2017-01: Island Sheriffs' Patrol Officer of 4<sup>th</sup> Quarter
11. Ordinances up for Second Reading:
- a. Ordinance#2016-11: Amending the Town of James Island Zoning and Land Development Regulations Ordinance #2016-10, to Allow Special Chicken Housing Permit
  - b. Ordinance #2016-12: Adjusting the Boundary Between the City of Charleston and the Town of James Island
  - c. Ordinance #2016-13: Property Swap – First Baptist Church and Town of James Island
  - d. Ordinance #2016-14: An Ordinance to Amend Town of James Island Ordinance #2012-08 and Adopt by Reference Charleston County's Flood Ordinances, #1838, #1839, and #1840
12. Ordinances up for First Reading:
- a. Ordinance# 2017-01: Proposed Changes to Town of James Island Zoning and Land Development Regulations Ordinance, as it relates to signage regarding murals, inflatables and monument signs
  - b. Ordinance#2017-02: Amending Town of James Island Zoning and Land Development Regulations Ordinance # 2013-07: Use Table 153.110 (Exhibit A); and addition of a Special Exception requirement for Fast Food Restaurants, Convenience Stores, and Service Stations in Community Commercial (CC) and Neighborhood Commercial (CN) Zoning Districts
  - c. Ordinance#2017-03: Proposed Zoning Map Amendments (rezoning); specifically, on property located at 1122 Dills Bluff Road, TMS# 428-03-00-055; 1126 Dills Bluff Road, TMS# 428-03-00-054; and 1109b Camp Road, Lot 4, TMS# 428-03-00-117 from Low-Density Suburban Residential District (RSL) to Residential Office District (OR) for the Town of James Island Town Hall (Government Office)
13. New Business:

14. Executive Session: The Town Council may/will enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina.
15. Return to Regular Session
16. Adjournment:

Code Enforcement Oath of Office

I, James O. Hackett, do solemnly swear, on my honor,  
that I will never betray my badge or office,  
my integrity, my character or the public trust.

I will always have the courage to hold myself  
and others accountable for our actions.

I will always uphold the Constitution of the United States,  
the State of South Carolina,  
the Ordinances of the Town of James Island  
and the agency I serve,  
so help me God.

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC, on Thursday, December 15, 2016. The following members of Council were present: Mayor Pro-Tem Leonard Blank, Garrett Milliken, Darren “Troy Mullinax, Joshua P. Stokes, and Mayor Bill Woolsey, who presided. A quorum was present to conduct business. Also present: Ashley Kellahan, Town Administrator, Bonum S. Wilson, Town Attorney, Merrell Roe, Senior Finance Clerk, Mark Johnson, Public Works Director, Sergeant Shawn James, Island Sheriff’s Patrol, and Robin Flood Administrative Assistant, substituting for Frances Simmons, Town Clerk.

Opening Exercises: Mayor Woolsey called the meeting to order, and led 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: No one spoke.

Presentation: Key to the Town Presented to Commissioner Carter McMillan: Mayor Woolsey presented Commissioner McMillan the key to the Town of James Island and thanked him for the many things he has for the Town.

Commissioner McMillan thanked the Mayor, Council and everyone for supporting him for so many years. He also thanked his son Charlie who was present at the meeting.

Presentation of State Funds to Town Representative Peter McCoy: Mayor Woolsey introduced Representative Peter McCoy who presented a check from the State Funds to the Town. Mayor Woolsey thanked Rep. McCoy for his service to the Town. Rep. McCoy thanked Mayor Woolsey, Councilmembers, Commissioner McMillan and everyone and stated that he will continue to fight for the Town of James Island.

Public Comment: None

Consent Agenda:

- a. Minutes: November 17, 2016 Regular Meeting Town Meeting

Motion to approve the consent agenda was made by Councilman Stokes, seconded by Councilman Mullinax and passed unanimously.

- b. 2017 Town Council Meeting Schedule: Approved
- c. 2017 Town Holiday Schedule: Ashley Kellahan spoke about switching Good Friday holiday for President’s Day.

Motion to approve the switching of holidays was made by Councilman Blank, seconded by Councilman Stokes and passed unanimously.

Information Reports:

- a. Finance Report: Presented by Senior Finance Clerk, Merrell Roe and accepted as information.
- b. Administrator’s Report: Presented by Town Administrator Ashley Kellahan and accepted as information. Mrs. Kellahan spoke about Liollo Architecture and First Baptist Church, bids are out now, there is a document attached to Town Council packet.

- Mrs. Kellahan also spoke briefly the meeting at Charleston County regarding the landscaping, met with CCPRC regarding Camp Road to Riverland Drive sidewalk. Mrs. Kellahan spoke about the Repair Care Program one of the last resident's homes that was repaired was Ms. Essie Smalls. There was one home that we could not repair. Mrs. Kellahan gave a report of the number of business licenses and permits processed by the Town of James Island. The Budget Schedule was attached to the Town Council packet.
- c. Public Works Report: Presented by Mark Johnson, Public Works Director and accepted as information. Mr. Johnson spoke briefly about traffic lights, inspection of tree limbs and if any tree limbs are hanging to inform him here at the Town of James Island. Mr. Johnson spoke about the crossline pipe at Shortwood Drive. Having a sinkhole at Highwood repaired, and in process of having a drainage culvert behind Highwood replaced and York Town Drive repaired. Mr. Johnson mentioned setting up the Christmas tree and the wonderful Tree Lighting Program. Mr. Johnson has scheduled a CPR training at the Town of James Island for January 28, 2017. The Toy Collection that the Town of James Island collected to be given to Rev. George Kugblenu, of Emmanuel Baptist Church for the James Island Outreach. Mr. Johnson asked anyone that would like to donate toys, still have the opportunity to donate by Friday, December 16<sup>th</sup>.
  - d. Island Sheriff's Patrol Report: Presented by Sergeant James and accepted as information. Sergeant James answered questions from the Council.
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Requests for Approval:

- a. Award Pinckney Park, Phase I to low bidder, IPW Company - \$408,015:  
.Mayor Woolsey spoke about the December 6<sup>th</sup> bids for Pinckney Park. Four bids came back. Ashley recommended that Council award the low bid to IPW Construction.  
Motion: Councilman Stokes moved and, Councilman Mullinax seconded  
Mrs. Kellahan recommended the bid alternates not be approved at this time.  
Councilman Milliken spoke about the Vegetation Order, Steel Borders. Problems if someone falls. Plans are on the way to talk to contractor. Mayor Woolsey is to negotiate and keep everyone informed.  
Councilman Blank asked what is the figure? Ashley Kellahan responded \$383,117.50  
Councilman Stokes asked what was the amount allocated?  
Mrs. Kellahan responded \$185,000, but that was budgeted before the final master plan was complete. Mayor Woolsey said the Town could allocate more on the budget this fiscal year.  
Councilman Stokes asked if the inclusion of playground was approved?  
Mrs. Kellahan responded yes. All approved and motion was passed.

## Committee Reports:

- a. Land Use Committee: No Report
- b. Environment and Beautification Committee: Councilman Milliken reported that James Island Pride is presently soliciting nominations for the 2016 Community Hero Award. This award is given to individuals who have made a difference in their community through leadership, community service, and mobilizing the generations by working together with youth and adults in partnership within the community. Nominations are due by December 31<sup>st</sup> and awarded at the February Town Council Meeting. Nomination forms are available on the Town's website and at Town Hall.

James Island Pride celebrated Arbor Day on Friday, December 2<sup>nd</sup> at 1 South Anderson, (next door to James Island Middle School). James Island Charter High School Art Students was recognized for the fabulous mural they painted on an otherwise non-descript gray wall. The art students and members of the community planted a Live Oak Tree. Special thanks and appreciation to Ms. Annie Purvis and her art students for painting a wonderful mural at this location. Thanks also to Lowe's, Sherwin Williams, and Auckland Nursery in Walterboro for making this community beautification project possible. Councilman Milliken also recognized the support of the Town's staff Ashley Kellahan, Mark Johnson and Zan White in helping with refreshments, setting up and breaking down the equipment for this great event.

Appreciation was given to Mr. Danny Burbage, City of Charleston Parks Dept. and Ms. Amanda Barton, Landscape Architect for their help and guidance with this project. As well as Island Sheriffs Patrol for assisting with safe access to the site.

An Adopt A Highway litter pickup will be held on February 4<sup>th</sup> or January 28<sup>th</sup>. Please join us in the picking up litter along our roadways so we can keep James Island beautiful. Meet at 9 a.m. at the Town Hall, for supplies. Lunch will be provided after the event.

James Island Arts is planning the Third Annual Art Auction that will be held here at the Town Hall on February 25, 2017. As most of you are award a good portion of the proceeds from the auction goes to fund art teachers at our James Island elementary, middle and high schools.

- c. Children's Commission: Councilman Stokes reported that the Children's Commission did not meet in December. The next meeting will be held on January 12, 2017. Councilman Stokes thanked the Town's staff for their support at the Tree Light Ceremony. Everyone enjoyed the tree lighting ceremony.
- d. Public Safety Committee: No Report
- e. Neighborhood Council: Councilman Mullinax announced Zennie Quinn is the new Neighborhood Council Chair. He noted that Mr. Quinn will do a great job. Councilman Mullinax thanked Alan Laughlin, the former chairman 4 years of service as chair, and he stated that Alan has done a great job.

f. History Commission: No Report

Resolutions

- a. Resolution #2016-18: TST Project List – FY 2018 – Drainage Project, Sidewalk Project. Motions – Councilman Stokes moved, Councilman Mullinax seconded the motion, and it passed unanimously.
- b. Resolution #2016-19: Resolution of Intent – National Flood Insurance Program. Motions – Councilman Stokes moved, Councilmen seconded the motion and it passed unanimously.

Ordinances up for Second Reading: None.

Ordinances up for First Reading:

- a. Ordinance #2016-11: Amending the Town of James Island Zoning and Land Development Regulations Ordinance #2016-10, to Allow Special Chicken Housing Permit - No Discussion, All Approved, Passed
- b. Ordinance #2015-12: Adjusting the Boundary Between the City of Charleston and the Town of James Island – No Discussion, All Approved, Passed
- c. Ordinance #2016-13: Property Swap – First Baptist Church and Town of James Island - No Discussion, All Approved, Passed
- d. Ordinance #2016-14: An Ordinance to Amend Town of James Island Ordinance #2012-08 and Adopt by Reference Charleston County’s Flood Ordinances, #1838, #1839, and #1840 – No Discussion, All Approved, Passed

New Business: None

Executive Session: Not needed

Adjournment: There being no further business to come before the body, the meeting adjournment at 7:35 p.m.

Respectfully submitted:

Robin Flood  
Administrative Assistant



# Town of James Island

% FY Complete 50%

## Monthly Budget Report

Fiscal Year 2016/2017

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET	
	July	August	September	October	November	December	January	February	March	April	May	June			
<b>GENERAL FUND REVENUE</b>															
Accommodations Tax					2,073								2,073		
Brokers & Insurance Tax		33				445							478	430,500	
Building Permit Fees		9,017	947	98	1,133								11,195	10,000	
Business Licenses	1,688	10,063	8,266	4,092	8,661	28,434							61,204	230,000	
Contributions/Donations-Park				507									1,007		
Franchise Fees	163,859			7,027	50,929								221,816	465,500	
Grants					205,000								205,000		
Interest Income													-		
Alcohol Licenses -LOP					4,950								4,950	10,000	
Local Assessment Fees		421			506								927		
Local Option Sales Tax (rev)			33,399	26,700	33,665	60,250							154,013	353,000	
Miscellaneous	200	200	200	200	200	200							1,200	1,000	
Planning & Zoning Fees	526	553	927	592	1,249	703							4,549	12,000	
State Aid to Subdivisions		26			74,544								74,571	260,000	
Telecommunications													-	45,000	
Transfer In from Funds Balance													-	477,632	
		20,313	43,738	39,216	382,911	90,031	-	-	-	-	-	-	Total	742,982	2,294,632
													% of Budget		32%
<b>ADMINISTRATION</b>															
Salaries	16,827	16,875	25,301	16,762	16,853	19,456							112,073	221,300	
Fringe Benefits	5,653	5,664	8,522	5,646	5,657	5,875							37,016	73,405	
Copier	345	75	634	78	73	831							2,036	5,300	
Supplies	1,155	1,175	283	856	220	430							4,120	13,000	
Postage	595			545									1,139	6,700	
Information Services	2,313	2,404	5,064	3,043	289	6,089							19,201	40,000	
MASC Membership													-	5,500	
Insurance		11,922			7,659								19,581	22,000	
Legal Services		2,625	223	7,072	650	20,174							30,744	60,000	
Town Codification		203	1,088	68		135							1,493	2,500	
Advertising	60	297	187		200	25							769	5,000	
Audit					12,900								12,900	12,500	
Elections													-		
Mileage Reimbursement	29	54	28	27		71							210	800	
Bonding			350										350	1,870	
Employee Training / Screening			40										40	850	
Dues and Subscriptions	75			75		25							175	1,060	
Training & Travel													-	2,500	
Mobile Devices	338	108	111	(37)	219	71							809	1,350	
Children's Commission	146	56		330		9							542	1,000	
Business Development Council													-	500	
History Commission			2,120										2,120	2,500	
Employee Appreciation			21	60	60								141	500	
Bank Charges	49	79	74	56	56	75							389	1,000	
	27,586	41,535	44,047	34,579	44,835	53,265	-	-	-	-	-	-	Total	245,847	481,135
													% of Budget		51%

**ELECTED OFFICIALS**

Salaries	3,769	3,769	5,654	3,769	3,769	3,769								24,500	50,000
Fringe Benefits	2,196	2,196	3,294	2,196	2,196	2,152								14,229	30,000
Mayor Expense	28					50								78	2,000
Council Expense						375								375	4,000
Mobile Devices	166		273			104								543	1,600
	<b>6,159</b>	<b>5,965</b>	<b>9,220</b>	<b>5,965</b>	<b>6,494</b>	<b>5,921</b>	-	-	-	-	-	-	-	<b>39,724</b>	<b>87,600</b>
														<b>% of Budget</b>	<b>45%</b>

**GENERAL OPERATIONS**

Salaries	14,133	15,057	27,372	18,331	18,409	20,647								113,949	241,500
Fringe Benefits	4,603	5,140	9,077	6,111	6,037	6,229								37,197	93,182
	<b>18,736</b>	<b>20,197</b>	<b>36,449</b>	<b>24,442</b>	<b>24,446</b>	<b>26,876</b>	-	-	-	-	-	-	-	<b>151,146</b>	<b>334,682</b>
														<b>% of Budget</b>	<b>45%</b>

**PLANNING**

Supplies		53	100		138									290	600
Advertising		127												127	2,000
Mileage Reimbursement			167											167	100
Dues and Subscriptions			280											280	325
Training & Travel			569		23									592	1,000
Mobile Devices	(18)	35	26	(18)	89	35								149	660
Uniform / PPE														-	250
Planning Commission		500	200	150		250								1,100	4,000
Board of Zoning Appeals	250	250		150										650	4,000
	<b>232</b>	<b>965</b>	<b>1,343</b>	<b>282</b>	<b>250</b>	<b>285</b>	-	-	-	-	-	-	-	<b>3,356</b>	<b>12,935</b>
														<b>% of Budget</b>	<b>26%</b>

**BUILDING INSPECTION**

Mileage Reimbursement						30								30	200
Mobile Devices		54	54		108	54								269	660
Supplies		914	249		170									1,333	1,000
Equipment / Software				1,422										1,422	1,500
Uniform / PPE														-	250
Dues & Subscriptions				250										250	800
Travel & Training				595										595	1,000
	-	<b>968</b>	<b>303</b>	<b>2,267</b>	<b>277</b>	<b>84</b>	-	-	-	-	-	-	-	<b>3,899</b>	<b>5,410</b>
														<b>% of Budget</b>	<b>72%</b>

**PUBLIC WORKS**

Mileage Reimbursement														-	150
Training & Travel	295	717												1,012	1,000
Projects		86,680	2,442	29,580	1,440	33,255								153,397	325,000
Mobile Devices		54	54		108	54								269	660
Traffic Control Devices				2,400										2,400	15,000
Uniform / PPE														-	500
Supplies		227	45	19	115	75								481	2,000
Emergency Management			6,531	9,198	3,000									18,729	7,000
Groundskeeping	375	7,724	264	1,005	968									10,336	30,000
	<b>670</b>	<b>95,401</b>	<b>9,335</b>	<b>42,202</b>	<b>5,631</b>	<b>33,384</b>	-	-	-	-	-	-	-	<b>186,623</b>	<b>381,310</b>
														<b>% of Budget</b>	<b>49%</b>





**LEASE PURCHASE REVENUE BOND - TOWN HALL**

Lease Purchase Principal Payments										-	796,570	
Lease Purchase Interest Payments										-	73,430	
Lease Purchase Expense Total										<b>Total</b>	<b>870,000</b>	
Lease Purchase Draws											372,000	
Town Hall Expenditures	6,854	15,281	37,092	18,369	16,980						<b>94,577</b>	<b>372,000</b>
											-	-

**HOSPITALITY TAX**

Hospitality Tax Revenue											148,866	435,000
Hospitality Tax Expense											(6,728)	(435,000)
										<b>Total</b>		

**TREE MITIGATION FUND**

Transfer In from Funds Balance												14,197
Tree Mitigation expense		7,400									7,400	
Net Balance												6,797

**ART AUCTION**

Art Auction donations												-
Art Auction revenue												-
Art Auction Grant					250							250
Transfer In from Funds Balance												1,061
Total										<b>Total</b>		1,061
Art Auction expense						500						500

**JAMES ISLAND PRIDE**

James Island Pride donations												-
Helping Hands donations												-
Grant-JIP												-
Transfer In from Funds Balance												1,275
										<b>Total</b>		1,275
James Island Pride expense			48	27	424	26						525
Helping Hands expense		45										45
Grant-JIP-Expense												-
										<b>Total</b>		570
												2,700

fvb t

# ADMINISTRATOR'S REPORT

Dec-16

## ADMIN NOTES

- a. Site Visit to furniture showroom for Town hall furniture package - reps will be visiting staff later this month to look at storage needs
- b. Met with Pinckney Park Contractor IPW and we were able to narrow scope of Phase I and cut about \$100k from cost mainly through landscaping and trails
- c. Submitted PARD grant and 3 TST grants before end of year; giving presentation to BCDCOG on TAP funding we requested for Dills Bluff Phase I
- d. Submitted to our Planning Dept Rezoning application and Demo permit for Town Hall site; also submitted for Site Plan Reivew for Pinckney Park
- e. Conf call with bond attorney and municipal advisor
- f. Met with Operation Home on possible new partnership and plan to submit for CDBG funds to supliment Repair Care Program

**TOTAL Business Licenses 29**

\*11 of those processed at Town hall

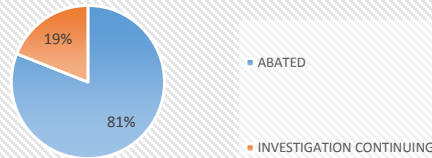
## Code Enforcement Cases

<b>TOTAL CASES</b>	<b>253</b>
<b>ABATED</b>	<b>205</b>
<b>INVESTIGATION CONTINUING</b>	<b>48</b>
RANK VEGETATION / SOLID WASTE	63
NUISANCE PROPERTY	43
TREE CASES	24
INOPERABLE VEHICLE	23

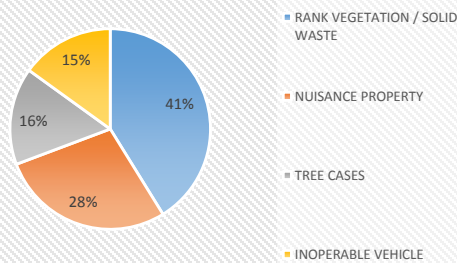
## Building Permits

<b>BUILDING PERMITS ISSUED</b>	<b>80</b>
Commercial	-
Residential	20
Eletrical	15
Plumbing	8
Mechanical	5
Gas	5
Pool	-
Roofing	11
Fire System	-
Sign	-
Trades	16
Previous Month	78

## Code Enforcement - Case Status



## Code Enforcement - Case Type



PERMIT TYPE	Dec-16
ACCESSORY STRUCTURE	
CLEARING & GRUBBING	
DEMOLITION PERMIT	2
EXEMPT PLATS	
FIREWORK STAND	
HOME OCCUPATION	3
LSPR	
NON-EXEMPT PLAT	
PD AMENDMENT (REZONING)	-
RESIDENTIAL ZONING	4
REZONING	3
SPR	
SIGN PERMIT	1
SITE PLAN REVIEW	
SPECIAL EVENT	
SPECIAL EXCEPTION	
TEMPORARY ZONING	1
TREE REMOVAL	5
TREE TRIMMING	
VARIANCE	
ZONING PERMIT	5
<b>TOTAL</b>	<b>24</b>

## PUBLIC WORKS NOTES

- 1) Installed several Neighborhood Crime Watch signs.
- 2) Attended Pre Construction meeting for the Dills Bluff – Camp Road sidewalk which is scheduled to start in January.
- 3) Met with the contractor that JIPSD is using to inspect their wastewater system. They will be keeping the Town informed as to their smoke testing of sewer lines in residential neighborhoods so we can alert residents.
- 4) Attended quarterly APWA meeting.
- 5) Attended Local Emergency Planning Committee meeting.
- 6) Attended preconstruction meeting for Sovereign Still subdivision stormwater plan.
- 7) Attended meeting for Engineering Firm Selection RFQ for Charleston County Transportation Development. This selected engineering firms for the County to hire for CTC and TST projects over the next two years.

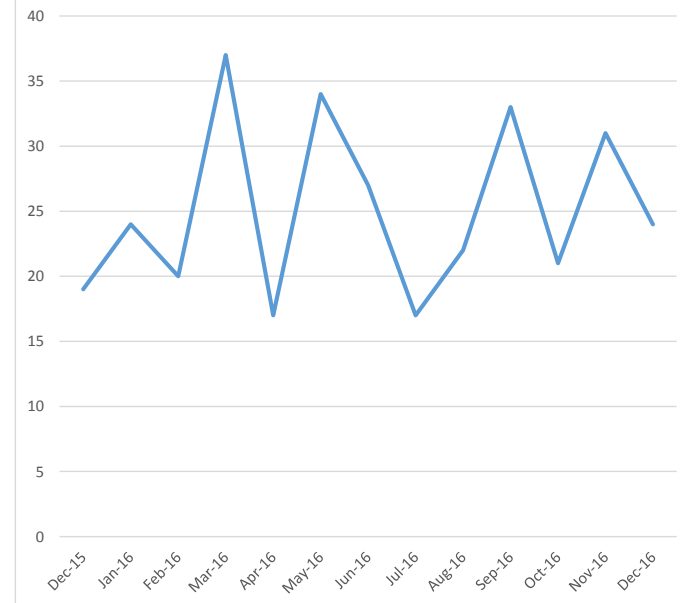
## Emergency Management Update:

The Town of James Island is hosting a CPR/AED class on Saturday, January 28, 2017 at Town Hall. There will be two classes offered; 9am-12 noon and 1pm – 4pm. Attended a local Earthquake Symposium conducted by the SC Earthquake Education and Preparedness program (SCEEP) and the SC Emergency Management Division

## Island Sheriff's Patrol

Total Stops:	432	Written Warnings :	394
Total hours:	406.5	Calls for Service:	65
Tickets:	67	Field Interviews:	17
		Arrests:	16

## ZONING PERMITS - 13 MONTH HISTORY



## **RFQ 3-2016**

### **On-Call Right of Way Services**

Two (2) proposals were received in response to RFQ 3-2016:

- Michael Baker International
- Primacq Group

The Evaluation Committee has met and each provided independent scores. Both firms were recommended for award and to enter into negotiations with.



RESOLUTION HONORING ISLAND SHERIFFS' PATROL (ISP) FOURTH QUARTER  
AWARD WINNER,

DEPUTY AUSTIN RISSANEN

WHEREAS, the Town of James Island promotes the protection, safety, and welfare of its citizens by utilizing the services of the Island Sheriffs' Patrol; and

WHEREAS, Deputy Rissanen is one of the most dependable deputies on the Island Sheriffs' Patrol with stats consistently higher than average: worked 84 hours, made 60 traffic stops, wrote 33 citations and issued 32 warnings, went on 14 calls and serviced 12 field interviews. In those 60 traffic stops, 19 arrests were made; and

WHEREAS, Deputy Rissanen continually provides outstanding law enforcement service and is extremely dependable;

NOW, THEREFORE, BE IT RESOLVED that the Town of James Island Council does hereby recognize Deputy Rissanen as the Island Sheriffs' Patrol Officer of the Fourth Quarter, for October 2016 through December 2016.

Enacted this 19<sup>th</sup> day of January, 2017

---

Bill Woolsey  
Mayor

ATTEST

---

Frances Simmons  
Town Clerk



ORDINANCE # 2016-11

AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2016-10, SECTION 153.211 ANIMALS, AND CORRESPONDING APPLICABLE ORDINANCES IN LIVABILITY REGULATIONS SECTION 90.17; TO ALLOW A SPECIAL CHICKEN HOUSING PERMIT

WHEREAS, the Town of James Island may protect the health, safety, and welfare of its residents, and

WHEREAS, the numbers of chickens kept on a parcel may negatively impact the livability of a neighborhood, and

WHEREAS, depending on certain considerations, it may be permissible to allow for the keeping of more chickens on a given parcel,

THEREFORE, the Council of the Town of James Island orders and ordains:

The Town of James Island may issue a Special Permit to allow for more chickens otherwise prohibited by this Ordinance with consideration given to the following:

1. The number of chickens allowed by Ordinance #2016-10 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 Ordinance #2016-10, 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 Ordinance #2016-10 and the requesting party's means of isolating all chickens on their property so as to not become a nuisance to surrounding homeowners.
2. Home owners within 150 feet of the property (closest property line to closest property line) of the requesting property 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.

EFFECTIVE DATE:

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

ADOPTED AND APPROVED in meeting duly assembled this 19<sup>th</sup> day of January, 2017.

TOWN OF JAMES ISLAND COUNCIL

By: \_\_\_\_\_  
Bill Woolsey, Mayor

ATTEST

By: \_\_\_\_\_  
Frances Simmons, Town Clerk

First Reading: December 15, 2016

Second Reading: January 19, 2017

AN ORDINANCE ADJUSTING THE BOUNDARY BETWEEN THE CITY OF CHARLESTON AND THE TOWN JAMES ISLAND

WHEREAS, Article 40 of Chapter 3 of Title 5 of the South Carolina Code of Laws Provides Neighboring Municipalities with the Authority to Adjust their Boundaries; and

WHEREAS, Section 5-3-40 reads as follows: “Whenever it is proposed to extend the corporate limits of any municipality by inclusion of territory of another adjacent municipality in whole or in part, the governing bodies of the municipalities may, after public hearings, stipulate and agree upon terms of consolidation or boundary adjustment by Ordinance adopted by each municipality, which shall be binding upon the enlarged municipality, and the consolidation or adjustment shall be effective on the date of adoption of the final Ordinance.”; and

WHEREAS, the site for the new James Island Town Hall Facility will be situated on three parcels, two parcels within the Town of James Island jurisdiction and one currently within the City of Charleston jurisdiction, referenced on Exhibit A, Plat No. 116-0154 dated 3/31/16 as TMS #428-03-00-027B to include existing Drainage Easements; and

WHEREAS, Parcel with TMS #428-03-00-027B is shown in the New James Island Town Hall Facility Project Plans as consisting of overflow parking for the Town Hall Facility as well as shared joint parking for First Baptist Church of James Island; and

WHEREAS, it is the desire of the Town of James Island and First Baptist Church to develop all three parcels together within the same jurisdiction for ease of permitting processes and consolidation of costs associated with development; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF JAMES ISLAND, IN COUNCIL ASSEMBLED, IN COUNCIL ASSEMBLED, HEREBY AGREE TO THE TERMS OF ADJUSTING THE BOUNDARY OF PARCEL WITH TMS #428-03-00-027B TO INCLUDE THE DRAINAGE EASEMENT THAT RUNS GENERALLY EAST/WEST ALONG THE SOUTHERN BOUNDARY OF PARCEL TMS #428-03-00-025, IN BETWEEN PARCEL TMS #428-03-00-055 AND PARCEL TMS #428-03-00-027B, INTO THE CORPORATE LIMITS OF THE TOWN OF JAMES ISLAND.

EXHIBIT A ATTACHED HEREIN: PLAT No. 116-0154 DATED 3/31/16

Public Hearing: \_\_\_\_\_

First Reading: \_\_\_\_\_

Second/Final Reading: \_\_\_\_\_

\_\_\_\_\_  
Bill Woolsey, Mayor

ATTEST

\_\_\_\_\_  
Frances Simmons, Town Clerk

Authorizing a Property Swap with the First Baptist Church of James Island

**WHEREAS**, the Town of James Island is the owner of real property identified by TMS #428-03-00-027B which is approximately 1.36 acres; and,

**WHEREAS**, the First Baptist Church is the owner of real property identified by TMS #428-03-00-055 which is approximately .76 acres; and

**WHEREAS**, both parties have mutually agreed to exchange properties for the benefit of both entities; and

**WHEREAS**, the Town of James Island will be utilizing the swapped property for its new Town Hall site; and

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Town of James Island will swap .76 acres of its parcel -027B with the entirety of parcel -055 owned by First Baptist Church.

**ATTACHMENTS:**

Exhibit 1: Current Property Arrangement

Exhibit 2: Proposed Property Arrangement

First Reading: December 15, 2016

Second Reading: January 19, 2017

This Ordinance shall take effect and be in force: \_\_\_\_\_

\_\_\_\_\_  
Bill Woolsey, Mayor

Attest:

\_\_\_\_\_  
Frances Simmons, Town Clerk

ORDINANCE #2016-14

AN ORDINANCE TO AMEND TOWN OF JAMES ISLAND ORDINANCE #2012-08 AND ADOPT BY REFERENCE CHARLESTON COUNTY'S FLOOD ORDINANCE #1838, #1839, AND #1840

WHEREAS, the laws of the State of South Carolina requiring the enforcement of construction codes as promulgated by the South Carolina Building Codes Council, and;

WHEREAS, it is in the best interest of the citizens of the Town of James Island to provide the management of the flood hazard areas in the Town in order for the citizens to be able to receive federally subsidized flood insurance through the National Flood Insurance Program and to be eligible for federal funding in the event of a disaster, and;

WHEREAS, the Town of James Island has a responsibility to provide continuity of services to the citizens of the Town; and

WHEREAS, in 2012, the Town adopted by reference the Charleston County Ordinances relating to Building Codes and Flood Plain Management, and since that time, Charleston County has amended these ordinances;

NOW, THEREFORE, BE IT RESOLVED that the Council of the Town of James Island adopts by reference the County of Charleston Ordinance #1838: entitled Flood Damage Prevention and Protection; Ordinance # 1839: entitled Buildings and Building Regulations, and Chapter 8 of the Code of Ordinances, Charleston County, entitled Fire Prevention and Protection, and Ordinance #1840, Building Inspection Fees.

Effective Date: This Ordinance shall become effective upon its enactment by the Town Council for the Town of James Island.

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

\_\_\_\_\_  
Bill Woolsey  
Mayor

ATTEST

\_\_\_\_\_  
Frances Simmons  
Town Clerk

**ORDINANCE 2017-01**

**AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07: SECTION 153.341 (A) (3) (A) PROHIBITED SIGNS #13. (EXHIBIT A) AND #14. (EXHIBIT B); SECTION 153.093 (F) (5) (A) FOLLY ROAD CORRIDOR OVERLAY DISTRICT SIGNS (EXHIBIT C); AND SECTION 153.341 (B) (1) STANDING SIGNS (EXHIBIT D)**

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 amendments 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 forwarded their recommendations to the Town of James Island Council regarding the proposed text amendments of the ZLDR as set forth in Sections 153.341 and 153.093, as set forth herein; and

WHEREAS, upon receipt of the recommendations of the Planning Commission, Town Council held at least 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 amendment meets the following criteria:

- (1). The proposed amendments correct an error or inconsistency or meet the challenge of a changing condition;

- (2). The proposed amendments are consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and
- (3). The proposed amendments are 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 AMENDMENTS 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 Sections 153.341 and 153.093, are attached hereto as Exhibit "A", Exhibit "B", Exhibit "C" and Exhibit "D" 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 16<sup>th</sup> day of February, 2017.

TOWN OF JAMES ISLAND COUNCIL

By: \_\_\_\_\_  
Bill Woolsey  
Mayor

ATTEST:

By: \_\_\_\_\_  
Frances Simmons  
Town Clerk

Public Hearing:        January 19, 2017  
First Reading:        January 19, 2017  
Second Reading:      February 16, 2017

§ 153.341 SIGNS.

(A) *General provisions*

(3) *Prohibited signs.*

(a) Except as otherwise permitted by this chapter, the following signs will be prohibited:

1. Flashing signs;
2. Pennants, streamers, and other animated signs;
3. Signs imitating traffic devices (signal);
4. Signs imitating traffic signs;
5. Signs in marshes;
6. Signs in rights-of-way;
7. Snipe signs;
8. Vehicle signs;
9. Roof signs;
10. Banners (except when permitted per division (E) below);
11. Flutter feather banner flags; ~~and~~
12. LED message boards.

***13. Murals or logos painted on or attached to buildings (except when included in signage square footage); and***

***14. Inflatables used for advertisement purposes***

(b) Note: Campaign signs are not considered snipe signs and are not regulated by this chapter provided they are located outside any right-of-way. However, all campaign signs must be removed within 15 days after the election.

\*Proposed additions are indicated by ***bold & italicized font***

\*\*To view all of §153.341, please visit [www.amlegal.com/codes/client/james-island\\_sc/](http://www.amlegal.com/codes/client/james-island_sc/)



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

(F) *Development standards and requirements (all areas).* The following development standards and requirements apply to all parcels within the Folly Road Corridor Overlay District in addition to the requirements described in each of the five areas. All non-single-family detached development applications shall, at the time application is made, provide proof that the following requirements will be met:

(5) *Signs.* In addition to the requirements in § [153.341](#), all free-standing signs shall meet the following requirements:

- ~~(a) All signs shall be monument style;~~
- (b) Maximum six-foot height and 40 square feet in the North/South Village, Neighborhood Preservation, and Conservation Areas;
- (c) Maximum eight-foot height and 50 square feet in the Commercial Core Area;
- (d) Shared shopping center signs shall be allowed with a maximum ten-foot height and 100 square feet;
- (e) Internal illumination shall be allowed for all areas except the Neighborhood Preservation and Conservation Areas which shall utilize external illumination;
- (f) Electronic message board signs shall be prohibited; and
- (g) All legal nonconforming signs located in the Folly Road Corridor Overlay Zoning District shall remain legal nonconforming until removed or replaced.

**§ 153.341 SIGNS.**

(B) *Standing signs.*

~~(1) All signs shall be monument style.~~

(2) A maximum of one reader board shall be allowed per zoning lot for single or multi-tenant structures containing office, commercial, or industrial uses if attached to permanent, free-standing signs. The area of the reader board shall be included in the site's total sign area allowance.

(3) Maximum six-foot height and 40 square feet in OR, CN, and CT Zoning Districts.

(4) Maximum eight-foot height and 50 square feet in the CC Zoning District.

\*The proposed redactions are indicated by ~~strikethrough~~

\*\*To view all of § 153.093 and/or § 153.341, please visit the James Island, SC Code of Ordinances at [www.amlegal.com/codes/client/james-island\\_sc/](http://www.amlegal.com/codes/client/james-island_sc/)

**ORDINANCE 2017-02**

**AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07: USE TABLE 153.110 (EXHIBIT A)**

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 amendments 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 forwarded their recommendations to the Town of James Island Council regarding the proposed text amendments of the ZLDR as set forth in Use Table 153.110, as set forth herein; and

WHEREAS, upon receipt of the recommendations of the Planning Commission, Town Council held at least 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 amendment meets the following criteria:

- (1). The proposed amendments correct an error or inconsistency or meet the challenge of a changing condition;
- (2). The proposed amendments are consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and

- (3). The proposed amendments are 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 AMENDMENTS 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 Use Table 153.110, and 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 16<sup>th</sup> day of February, 2017.

TOWN OF JAMES ISLAND COUNCIL

By: \_\_\_\_\_  
Bill Woolsey  
Mayor

ATTEST:

By: \_\_\_\_\_  
Frances Simmons  
Town Clerk

Public Hearing:      January 19, 2017  
First Reading:     January 19, 2017  
Second Reading:   February 16, 2017

**Planning Commission Recommendation on December 8, 2016: APPROVED (Vote: 5-0)**

\*Proposed changes are indicated by bold font

\*\*Categories in which changes are proposed are indicated by font

Table 153.110	Zoning Districts										Condition		
	NRM-25	AG-5	AGR	RSL	RSM	MHS	OR	OG	CN	CC		I	
<b>FINANCIAL SERVICES</b>													
Banks								C	C	C	A	A	\$ 153.153
Financial services, including loan or lending services, savings and loan institutions, or stock and bond brokers								C	C	C	A	A	\$ 153.153
<b>FOOD SERVICES AND DRINKING PLACES</b>													
Bar or lounge (alcoholic beverages), including taverns, cocktail lounges, or member exclusive bars or lounges										S	S	S	
Catering service	S	S	S	S	S	S	S	C	C	A	A	A	\$ 153.154
Restaurant, five-food, including, but not limited to alcoholic beverages, bars										<del>S</del>	<del>S</del>	<del>C</del>	\$ 153.135
Restaurant, general, including cafeterias, diners, delicatessens, or full-service restaurants								C	C	C	C	C	\$ 153.135
Sexually oriented business												C	\$ 153.138
<b>INFORMATION INDUSTRIES</b>													
Communication services, including radio or television broadcasting studios, news syndicates, film or sound recording studios, telecommunication service centers, or telegraph service offices										S	A	A	
Communications towers	C	C							C	C	C	C	\$ 153.125
Data processing services									A	A	A	A	
Publishing industries, including newspaper, periodical, book, database, or software publishers								S	A	A	A	A	

**Planning Commission Recommendation on December 8, 2016: APPROVED (Vote: 5-0)**

\*Proposed changes are indicated by **bold font**

\*\*Categories in which changes are proposed are indicated by **font**

Table 153.110	Zoning Districts										Condition	
	NRM-25	AG-5	AGR	RSL	RSM	MHS	OR	OG	CN	CC		I
Outdoor power equipment stores									C	A		§ 153.162
Paint, varnish, or wallpaper stores									C	A		§ 153.162
Food sales, including grocery stores, meat markets or butchers, retail bakeries, or candy shops									C	A		§ 153.163
Liquor, beer, or wine sales									S	S		
Nonstore retailers										A	A	
Direct selling establishments										A	A	
Electronic shopping or mail-order houses										A	A	
Fuel (except liquefied petroleum gas) dealers, including heating oil dealers											A	
Liquefied petroleum gas (bottled gas) dealers										A	A	§ 153.161
Vending machine operators										A	A	
Retail sales or services, general									C	A		§ 153.164
Art, hobby, musical instrument, toy, sporting goods, or related products store									C	A		§ 153.164
Clothing, piece goods, shoes, jewelry, luggage, leather goods, or related products store									C	A		§ 153.164
<b>COMMERCIAL OFFICE</b>									S	-A	<b>S</b>	
Drug stores or pharmacies									C	A		§ 153.164
Duplicating or quick printing services								C	C	A	A	§ 153.164
Electronics, appliance, or related products store									C	A		§ 153.164

**Planning Commission Recommendation on December 8, 2016: APPROVED (Vote: 5-0)**

\*Proposed changes are indicated by bold font

\*\*Categories in which changes are proposed are indicated by font

Table 153.110	Zoning Districts											Condition
	NRM-25	AG-5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I	
Florist									C	A		\$ 153.164
Furniture, cabinet, home furnishings, or related products store									C	A		\$ 153.164
Pawn shop										A	A	\$ 153.164
Private postal or mailing service								C	C	A	A	\$ 153.164
Tobacconist									C	A		\$ 153.164
Warehouse clubs or superstores										A	A	
Service stations, gasoline, utility, or outdoor equipment stores									<del>C</del> S	<del>A</del> S	A	\$ 153.165
Truck stop										S	A	
Vehicle parts, accessories, or tire stores										A	A	
Vehicle sales (new or used)										A	A	
Automobile, or light or medium duty truck dealers										A	A	
Heavy duty truck or commercial vehicle dealers										A	A	
Manufactured (mobile) home dealers										A	A	
Motorcycle, watercraft, or recreational vehicle dealers										A	A	
<b>RETAIL OR PERSONAL SERVICES</b>												
Consumer convenience service									A	A		\$ 153.166
Automated bank/teller machines								C	C	A		\$ 153.166
Drycleaners or coin-operated laundries									C	A		\$ 153.166

ORDINANCE 2017-03

AN ORDINANCE REZONING REAL PROPERTIES LOCATED AT 1122 DILLS BLUFF ROAD (TMS# 428-03-00-055); 1126 DILLS BLUFF ROAD (TMS# 428-03-00-054); AND 1109B CAMP ROAD, LOT 4 (428-03-00-117) FROM LOW-DENSITY SUBURBAN RESIDENTIAL (RSL) ZONING DISTRICT TO RESIDENTIAL OFFICE (OR) ZONING DISTRICT.

WHEREAS, properties located at 1122 Dills Bluff Road, identified as Tax Map Parcel Number 428-03-00-055; 1126 Dills Bluff Road, identified as Tax Map Parcel Number 428-03-00-054; and 1109B Camp Road, identified as Tax Map Parcel Number 428-03-00-117 and referenced as Lot 4 on the attached exhibit are currently zoned Low-Density Suburban Residential (RSL) Zoning District; and

WHEREAS, the applicant requests the parcel be zoned to Residential Office Zoning District (OR) to allow for the use of the property for a government office for the Town of James Island; and

WHEREAS, the applicant has submitted a complete application for Zoning Map Amendments (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 Section 153.043 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 PROPERTIES

- A. Town of James Island Council rezones the properties located at 1122 Dills Bluff Road, identified as Tax Map Parcel Number 428-03-00-055; 1126 Dills Bluff Road, identified as Tax Map Parcel Number 428-03-00-054; and 1109B Camp Road, identified as Tax Map Parcel Number 428-03-00-117, and referenced as Lot 4 on the attached Exhibit, from Low-Density Suburban Residential (RSL) Zoning District to the Residential Office (OR) Zoning District; and
- B. Any and all development of the subject parcels must comply with the ZLDR and any and all other applicable ordinances, rules, regulations, and laws; and
- C. The Zoning Map for Tax Map Parcel Numbers: 428-03-00-055; 428-03-00-054; and 428-03-00-117, referenced as Lot 4 on the attached Exhibit, are amended to Residential Office (OR) in accordance with Section 153.043 H of Section 153.043 of the ZLDR.
- D. See Attached Re-Zoning Exhibit by ADC Engineering Specialists.

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

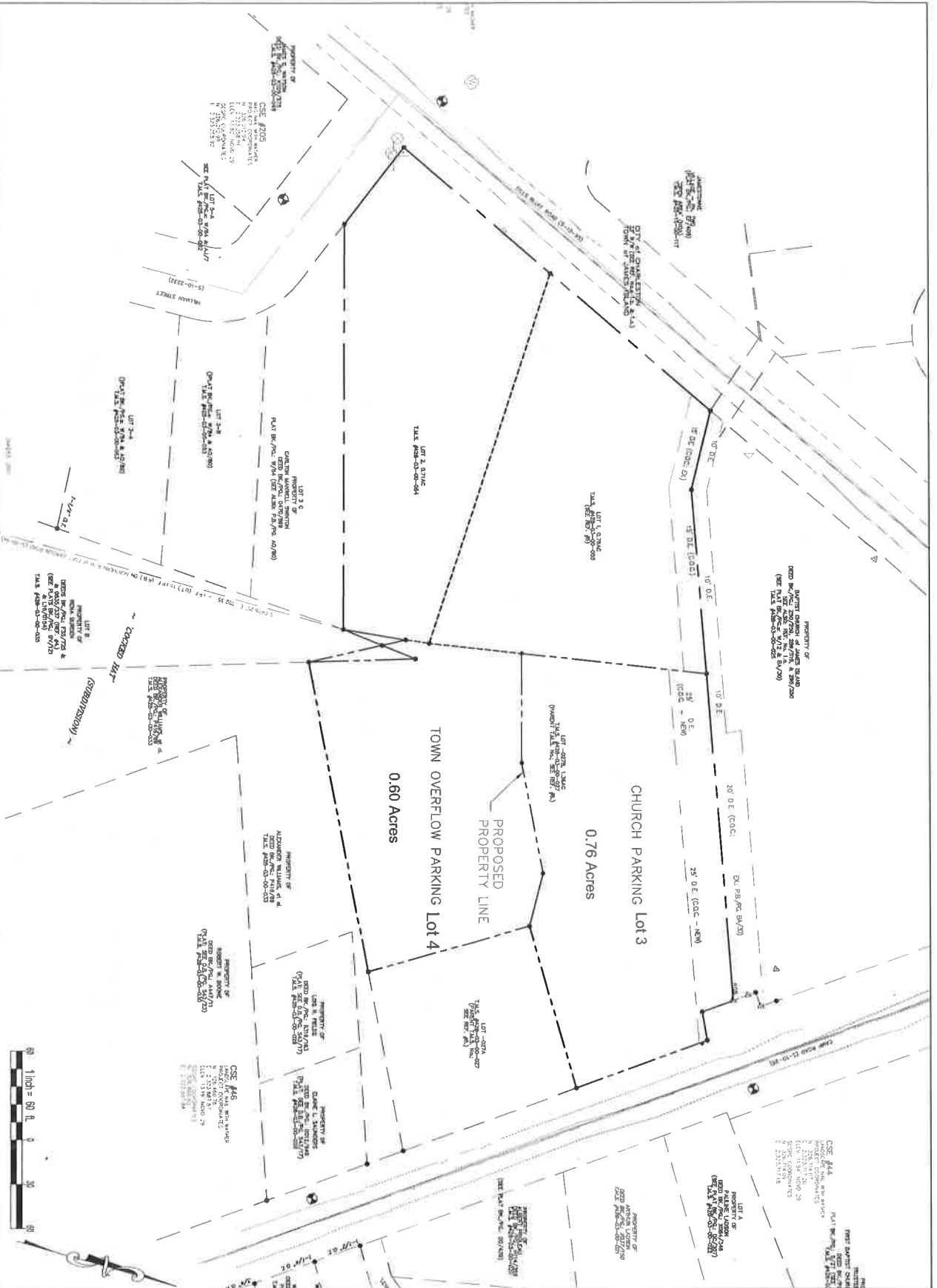
ADOPTED AND APPROVED in meeting duly assembled this 16<sup>th</sup> day of February, 2017.

ATTEST

By: \_\_\_\_\_  
Bill Woolsey  
Mayor

\_\_\_\_\_  
Frances Simmons, Town Clerk

Public Hearing: January 19, 2017  
First Reading: January 19, 2017  
Second Reading: February 16, 2017



Town of James Island  
 James Island, South Carolina

**NEW JAMES ISLAND TOWN HALL**

JAMES ISLAND  
 SOUTH CAROLINA

**ADC**  
**ENGINEERING SPECIALISTS**  
 1224 GARDNER HILL ROAD  
 SUITE 303  
 CHARLOTTE, NC 28211  
 BY: [Signature]

DATE: 02/20/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**RE-ZONING EXHIBIT**

**EX-03**