



Town of James Island, Regular Town Council Meeting  
May 21, 2026; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

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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 the 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](mailto: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: Councilman Michael O. Williams
- 2) Public Hearing: Ordinance #2026-05: Town of James Island FY 2026-2027 Annual Operating Budget  
  
Public Hearing: Ordinance # 2026-07: Request to Rezone Property located at 1114 Jeffrey Dr. from Low-Density Single Family Residential (RSL) Zoning District to Moderate-Density Suburban Residential (RSM) Zoning (TMS #428-03-00-006)
- 3) Public Comment:
- 4) Consent Agenda:
  - a) Minutes: Town Council Special Meeting, April 30, 2026
  - b) Minutes: Town of James Island Regular Meeting, April 16, 2026
- 5) Information Reports:
  - a) Mayor's Report
  - b) Finance Report
  - c) Island Sheriff's Patrol Report
  - d) Public Works Report
  - e) Code Enforcement Report
- 6) Requests for Consideration by Staff: None
- 7) Requests for Consideration by Council:
  - Meeting Space Request: Charleston Audubon

8) Committee Reports

- a) James Island Pride/Making our Island Beautiful
- b) Children's Committee
- c) Neighborhood Council
- d) History Committee
- e) Rethink Folly Road
- f) Drainage Committee
- g) Business Development Committee
- h) Trees Advisory Committee
  - SC Forestry Grant
- i) James Island Intergovernmental Council
- j) Accommodations Tax Committee
- k) James Island Arts Council
- l) Parks and Gardens Council

9) Proclamations and Resolutions:

National Safe Boating Week Proclamation

Proclamation in Honor of Forrest Neely, 3<sup>rd</sup> Class Petty Officer, 102<sup>nd</sup> Birthday

Resolution #2026-05: Municipal Agreement Folly Road (SC 171) Safety Improvements

10) Ordinances up for First Reading:

- First Reading: Ordinance #2026-05: FY 2026-2027 Annual Operating Budget
- First Reading: Ordinance #2026-06: Amend Ordinance #2025-09: FY 2025-2026 Annual Budget
- First Reading: Ordinance # 2026-07: Request to Rezone Property located at 1114 Jeffrey Dr. from Low-Density Single Family (RSL) Zoning District to Moderate Density Suburban Residential (RSM) Zoning District (TMS # 428-03-00-006)
- First Reading: Ordinance #2026:08: Request to Rezone Real Property located at 1123 Fort Johnson Road (TMS# 428-06-00-069) from Low-Density Suburban Residential (RSL) Zoning District to Agricultural Preservation (AG-5) Zoning District.
- First Reading: Ordinance #2026-09: Amend Ordinance #2013-07, Exhibit A) Definitions, Section 153.013 Animal Services, Section 153.152 and Use Table 153.110
- First Reading: Ordinance #2026-10: Amendments to Ordinance #2023-10, Chapter 150, Town Building Regulations Ordinance of the Town of James Island Code of Ordinances

11) Ordinances up for Second/Final Reading:

12) Old Business:

- 13) New Business:
- 14) Executive Session: The Town Council may enter an Executive Session in accordance with Code of Laws of South Carolina Section 30-4-70 (A) (2): for the receipt of legal advice regarding litigation matters regarding KT Properties, LLC vs. Town of James Island and contractual matters . Upon returning to open session the Council may act on matters discussed in the Executive Session.
- 15) Return to Regular Session:
- 16) Announcements/Closing Comments:
- 17) Adjournment:

AN ORDINANCE AMENDING THE FISCAL YEAR 2025-2026 BUDGET FOR THE TOWN OF JAMES ISLAND, SOUTH CAROLINA

WHEREAS, the Town Adopted its Annual Operating Budget for Fiscal Year 2025-2026 with second and final reading of Ordinance #2025-04 on June 19, 2025; and

WHEREAS, the Town Amended its Annual Operating Budget for Fiscal Year 2025-2026 with second and final reading of Ordinance #2025-09 on November 20, 2025; and

WHEREAS, the Town may find it necessary to amend its operating budget on occasion to account for unforeseen revenues and expenditures throughout the budget year.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF JAMES ISLAND, SOUTH CAROLINA:

Section 1: Purpose

This Ordinance is adopted to amend the Town of James Island’s Operating Budget for Fiscal Year 2025-2026 attached as “Exhibit A”, previously amended by “Exhibit B”.

Section 2: Amendment of the Fiscal Year 2025-2026 Budget for the Town of James Island, South Carolina

By passage of this Ordinance, the Town of James Island amends as its Budget for Fiscal Year 2025-2026 incorporated fully herein by reference: “EXHIBIT B-1”

Section 3: Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed valid as if such part had not been included. If said Ordinance, or any provision thereof, is held to be inapplicable to any person, group of persons, property, and kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Section 4: Effective Date and Duration

This Ordinance shall be effective upon adoption.

First Reading	May	
Second/Final Reading	June	(Anticipated)

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Brook Lyon, Mayor

ATTEST

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Frances Simmons, Town Clerk

**Town of James Island**

**REVISION 4.0 - 5/5/2025**

General Fund SUMMARY FY 2025-2026

REVENUES	Proposed Budget for 2025-2026
Operating Revenues	\$4,063,000
Transfer in from HTAX	\$150,000
Transfer in from Co. ATAX	\$10,430
Transfer in from State ATAX	111,500
Transfer in from Stormwater	\$400,000
Transfer in from Tree Fund	\$86,000
Transfer in from Reserves	\$0
<b>Total Revenue:</b>	<b>\$4,820,930</b>

EXPENDITURES	Proposed Budget for 2025-2026
Administration	\$1,943,476
Elected Officials	\$200,000
Public Works	\$126,600
Code Enforcement	\$9,200
Planning and Zoning	\$38,700
Emergency Response / CERT	\$57,320
Facilities, Parks, & Equipment	\$362,000
Community Services	\$122,000
Island Sheriff's Patrol	\$600,672
Committed Capital Project Transfer	\$753,230
Additional Capital Projects Transfer	\$606,500
<b>Total Expenses:</b>	<b>\$4,819,698</b>

REVENUES LESS EXPENSES: \$1,232

	Audit EOY 2022-2023	Audit EOY 2023-2024	Estimated 2024-2025 EOY	notes	EOY Budgeted for 2025-2026
<b>GENERAL FUND BALANCES:</b>					
Cash and Cash Equivalents:	\$6,797,860	\$4,542,348	\$4,146,451		\$4,576,594
CD's:	\$0	\$500,000	\$500,000		\$500,000
<b>TOTAL:</b>	<b>\$6,797,860</b>	<b>\$5,042,348</b>	<b>\$4,646,451</b>		<b>\$5,076,594</b>

Self-restricted Tree Fund:	\$71,089
Capital Projects COMMITTED:	\$753,230
Future Capital Projects COMMITTED:	\$1,958,000
	\$2,782,319

<b>TOTAL RESERVES:</b>	<b>\$2,294,275</b>
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	Audit EOY 2022-2023	Audit EOY 2023-2024	Estimated 2024-2025 EOY	notes	EOY Budgeted for 2025-2026
<b>RESTRICTED FUND BALANCES:</b>					
ATAX	\$41,482	\$24,895	\$69,477		\$15,394
HTAX	\$2,279,174	\$2,741,945	\$3,054,749		\$454,234
Stormwater Fund	\$624,573	\$771,965	\$665,747		\$596,835
				HTAX Projects COMMITTED:	\$1,061,176
				Future HTAX Commitments:	\$1,995,528
					\$3,056,704

EXHIBIT A

**Town of James Island**  
Revenue Budget FY 2025-2026

Line Item	Actual	Actual	Actual	Budgeted	Through February	EOY 2024-2025	Proposed
	2021-2022	2022-2023	2023-2024	2024-2025	67% 2024-2025	Estimate	Budget for 2025-2026
Accommodation Tax Share to GF (TRANSFER IN)	\$77,485	\$51,495	\$25,914	\$27,500	\$0	\$27,500	27,500
Brokers and Insurance Tax	\$801,598	\$775,187	\$1,005,001	\$765,000	\$160,660	\$765,000	\$750,000
Building Permit Fees	\$15,529	\$27,279	\$16,733	\$26,000	\$8,589	\$11,423	\$15,000
Business License Fees	\$384,411	\$499,280	\$552,409	\$480,000	\$53,349	\$480,000	\$480,000
Contributions/Donations/Com Programs	\$120	\$0	\$25	\$0	\$315	\$315	\$0
Grants	\$69,718	\$1,854,631	\$1,019,893	\$17,192	\$9,600	\$17,192	\$0
Filing Fees	\$0	\$0	\$1,780	\$500	\$0	\$0	\$500
Franchise Fees	\$320,182	\$303,094	\$413,176	\$320,000	\$97,402	\$320,000	\$320,000
Interest	\$437	\$2,939	\$78,888	\$187,000	\$148,013	\$196,857	\$145,000
Alcohol Licenses	\$12,000	\$6,000	\$6,250	\$6,000	\$3,000	\$6,000	\$6,000
Local Assessment Fee	\$3,571	\$5,656	\$4,150	\$2,700	\$2,879	\$2,700	\$2,900
LOST Property Credit Fund	\$1,225,380	\$1,286,714	\$1,071,937	\$1,360,000	\$911,343	\$1,212,086	\$1,330,000
LOST Revenue Fund	\$524,734	\$550,542	\$479,012	\$580,000	\$421,753	\$560,931	\$605,000
Miscellaneous Income	\$26,741	\$371	\$54	\$100	\$1,250	\$100	\$100
Planning & Zoning Fees	\$16,162	\$15,275	\$17,071	\$24,200	\$17,289	\$22,994	\$26,000
State Aid to Subdivisions (LGF)	\$263,279	\$275,661	\$214,413	\$300,266	\$225,133	\$300,266	\$315,000
Telecomm Tax	\$12,901	\$11,857	\$11,056	\$16,000	\$112	\$16,000	\$14,000
Homestead Exemption Receipts	\$69,718	\$46,792	\$0	\$48,000	\$46,147	\$48,000	\$46,000
Facility Rentals	\$6,824	\$6,361	\$6,214	\$7,500	\$4,999	\$6,649	\$7,500
Transfer In from HTAX for Public Safety of Tourism Areas							\$150,000
Transfer in from State ATAX for New JIACC							\$84,000
Transfer in from County ATAX for New JIACC							\$10,430
Transfer in from Tree Fund							\$86,000
Transfer from Stormwater							\$400,000
Other Transfers							\$0
	\$3,830,790	\$5,719,134	\$4,923,976	\$4,167,958	\$2,111,833	\$3,994,014	\$4,820,930

EXHIBIT A

**Town of James Island**

Administration Budget FY 2025-2026

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
Salaries	\$597,621	\$679,163	\$846,966	\$831,000	\$554,918	\$738,041	\$947,124
Benefits, Taxes & Fees	\$236,904	\$273,638	\$335,976	\$346,500	\$224,734	\$298,896	\$561,192
Advertising	\$1,816	\$3,051	\$5,054	\$3,500	\$1,115	\$1,483	\$3,000
Audit	\$12,500	\$12,500	\$12,500	\$13,500	\$13,500	\$13,500	\$13,500
Bank charges	\$1,533	\$1,679	\$115	\$300	\$492	\$654	\$300
Bank charges - CC			\$1,822	\$1,500	\$294	\$294	\$500
Bank charges - Payroll Exp	\$6,060	\$5,067	\$5,843	\$6,000	\$3,536	\$4,703	\$6,000
Copier	\$5,562	\$4,225	\$3,556	\$4,500	\$2,911	\$4,500	\$4,500
Dues and Subscriptions	\$417	\$658	\$1,189	\$1,850	\$1,041	\$2,440	\$3,000
Election Expenses	\$0		\$10,676	\$0	\$0	\$0	\$10,000
Employee Appreciation	\$1,220	\$465	\$1,349	\$2,800	\$1,644	\$2,187	\$2,800
Employee Screening		\$971	\$355	\$149	\$684	\$760	\$380
Employee Training & Wellness	\$3,510	\$5,608	\$5,165	\$5,600	\$2,443	\$3,600	\$4,000
Equipment, Software, Maintenance		\$23,568	\$0	\$400	\$897	\$897	\$1,500
Grant Writing Services	\$8,560	\$2,310	\$0	\$4,000	\$0	\$0	\$1,000
Information Services	\$95,896	\$80,510	\$114,330	\$131,680	\$99,157	\$131,680	\$131,680
Insurance	\$48,162	\$67,518	\$73,424	\$70,000	\$76,528	\$101,782	\$95,000
Legal Services	\$41,490	\$86,998	\$125,008	\$75,000	\$277,322	\$300,000	\$120,000
Legal Settlement			\$75,745	\$0	\$50,000	\$50,000	\$0
MASC Membership	\$5,347	\$5,347	\$5,347	\$5,400	\$5,347	\$5,347	\$5,400
Mileage Reimbursement	\$339	\$364	\$195	\$1,100	\$1,488	\$2,100	\$600
Postage	\$6,060	\$2,334	\$2,797	\$7,000	\$6,329	\$8,418	\$7,500
Professional Services							\$9,000
Supplies	\$4,512	\$5,490	\$6,092	\$5,500	\$6,303	\$7,000	\$6,000
Town Codification	\$4,168	\$1,371	\$1,503	\$1,000	\$1,154	\$1,500	\$1,000
Training & Travel for Training	\$2,132	\$1,263	\$2,978	\$5,700	\$1,149	\$4,279	\$5,500
Uniforms	\$339	\$902	\$1,630	\$1,950	\$1,448	\$1,846	\$3,000
	\$1,084,148	\$1,265,000	\$1,639,615	\$1,525,929	\$1,334,434	\$1,685,907	\$1,943,476

Elected Officials Budget FY 2025-2026

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
Salaries	\$50,884	\$49,982	\$61,923	\$70,000	\$45,770	\$70,000	\$78,500
Benefits, Taxes & Fees	\$58,850	\$61,180	\$70,442	\$80,092	\$48,900	\$80,092	\$117,000
Mayor Expense	\$690	\$841	\$901	\$1,000	\$318	\$423	\$2,000
Council Expenses	\$71	\$2,000	\$1,078	\$2,000	\$444	\$591	\$2,000
Training							\$500
	\$110,495	\$114,003	\$134,344	\$153,092	\$95,432	\$151,105	\$200,000

EXHIBIT A

**Town of James Island**

**Public Works Budget FY 2025-2026**

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
Equipment / Software (PW)	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Groundskeeping	\$66,810	\$63,147	\$64,221	\$45,000	\$35,059	\$46,628	\$65,000
Memberships							\$800
Projects	\$80,023	\$50,961	\$31,927	\$38,000	\$36,703	\$36,703	\$35,000
Public Outreach	\$20	\$0	\$0	\$300	\$96	\$300	\$300
Signage	\$2,070	\$2,467	\$5,769	\$4,000	\$7,240	\$7,240	\$7,000
Public Works Professional Fees			\$1,650	\$5,000	\$624	\$5,000	\$10,000
Supplies (PW)	\$2,771	\$7,383	\$11,283	\$6,000	\$3,940	\$5,240	\$4,500
Tree Maintenance and Care	\$1,355	\$8,110	\$2,180	\$10,000	\$6,856	\$9,118	- <small>moved to tree fund</small>
	\$153,049	\$132,068	\$117,030	\$108,300	\$90,518	\$110,230	\$126,600

**Code Enforcement Budget FY 2025-2026**

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
Animal Issues	\$3,000	\$0	\$0	\$2,500	\$0	\$1,700	\$4,500
Equipment / Software (CE)	\$0	\$960	\$960	\$1,000	\$0	\$0	\$500
Inoperable Vehicle Towing	\$0	\$0	\$0	\$200	\$0	\$0	\$1,500
Memberships	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Overgrown Lot Clearing	\$0	\$0	\$725	\$750	\$0	\$500	\$1,500
Supplies (CE)	\$940	\$37	\$795	\$250	\$243	\$250	\$500
Training			\$0	\$800	\$178	\$500	\$500
Unsafe Buildings Demolition	\$11,450		\$0	\$8,000	\$0	\$0	\$0
	\$15,390	\$997	\$2,480	\$13,500	\$421	\$2,950	\$9,200

EXHIBIT A

**Town of James Island**

Planning and Zoning Budget FY 2025-2026

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
Advertising	\$809	\$838	\$448	\$1,500	\$200	\$1,500	\$1,000
Arborist Reports							\$10,000
Postage							\$400
Equipment / Software	\$2,412	\$4,558	\$2,214	\$4,800	\$1,196	\$1,500	\$1,000
Memberships							\$400
Professional Services (P&Z)							\$15,000
Public Outreach							\$2,500
Supplies (P&Z)	\$190	\$332	\$147	\$700	\$324	\$700	\$400
Planning Commission	\$750	\$450	\$1,012	\$3,800	\$550	\$732	\$5,000
Board of Zoning Appeals	\$1,655	\$2,276	\$563	\$3,800	\$5,046	\$6,711	\$3,000
	\$5,816	\$8,454	\$4,384	\$14,600	\$7,316	\$11,143	\$38,700

Emergency Response / CERT Budget FY 2025-2026

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
Emergency Activations	\$9,287	\$49,329	\$18,766	\$20,000	\$13,750	\$18,000	\$30,000
Equipment / Software							\$1,000
Generator Maintenance	\$3,384	\$1,846	\$1,911	\$2,000	\$0	\$2,000	\$2,500
Mobile Devices	\$3,570	\$1,480	\$1,412	\$1,500	\$901	\$1,198	\$1,500
Public Outreach	\$273	\$0	\$0	\$200	\$0	\$200	\$500
Radio Contract	\$1,368	\$3,192	\$3,990	\$3,200	\$1,596	\$3,200	\$3,200
Response Supply Kits							\$1,620
Supplies							\$10,000
PPE for Town							\$4,500
Training							\$2,500
	\$17,882	\$55,847	\$26,079	\$26,900	\$16,247	\$24,598	\$57,320

EXHIBIT A

**Town of James Island**

**Facilities, Parks, & Equipment Budget FY 2025-2026**

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
Equipment / Non-Capital Fixtures	\$137	\$1,399	\$1,673	\$4,000	\$9,035	\$9,035	\$3,000
Facilities Maintenance	\$6,444	\$17,286	\$21,393	\$31,000	\$29,412	\$31,000	\$25,000
Non-Capital Facility Upgrades / Projects							\$2,000
Janitorial	\$9,359	\$14,850	\$14,927	\$15,000	\$14,349	\$19,084	\$20,000
Rent				\$0	\$270	\$540	\$1,100
Rental Deposit Returns							\$0
Security Monitoring	\$4,160	\$1,151	\$1,186	\$1,500	\$2,552	\$3,394	\$3,400
Street Lights	\$152,868	\$148,403	\$139,753	\$145,000	\$98,817	\$131,427	\$135,000
Utilities	\$34,555	\$28,366	\$23,301	\$27,000	\$20,049	\$26,665	\$28,000
Vehicle Maintenance	\$7,422	\$6,308	\$5,908	\$12,000	\$11,251	\$12,000	\$18,000
Vehicle Fuel							\$6,500
Dog Station Maintenance							\$18,000
Brantley Park Maint (non HTAX)	\$800	\$1,700	\$3,566	\$2,400	\$121	\$121	\$2,000
Dock Street Maint (non HTAX)							\$10,000
Pinckney Park Maint (non HTAX)	\$19,809	\$9,113	\$16,849	\$20,000	\$16,816	\$20,000	\$30,000
Hillman Maint (non HTAX)							\$10,000
Mill Point Maint (non HTAX)							\$50,000
	\$235,554	\$228,576	\$228,556	\$257,900	\$202,672	\$253,266	\$362,000

**Tree Fund Budget (Non-General Fund) FY 2025-2026**

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
<b>Initial Balance</b>	\$1,392	\$9,488	\$90,376	\$163,614	\$163,614	\$163,614	\$165,789
Tree Mitigation Revenue	\$8,096	\$85,600	\$96,488	\$500	\$2,175	\$2,175	\$2,500
Transfer out to GF							\$86,000
Tree Maintenance							\$10,000
Tree Planting	\$0	\$4,712	\$23,250	\$1,200	\$0	\$0	\$1,200
<b>Ending Balance</b>	\$9,488	\$90,376	\$163,614	\$162,914	\$165,789	\$165,789	\$71,089

EXHIBIT A

**Town of James Island**

Community Services Budget FY 2025-2026

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
Repair Care Program	\$13,300	\$25,137	\$33,471	\$40,000	\$1,650	\$15,000	\$40,000
Drainage Council			\$0	\$500	\$0	\$500	\$500
History Commission	\$1,884	\$1,565	\$433	\$17,000	\$12,765	\$16,000	\$6,000
Neighborhood Council	\$45	\$2,775	\$1,573	\$2,800	\$182	\$2,800	\$2,800
Business Development Council			\$0	\$500	\$0	\$500	\$500
James Island Pride	\$1,902	\$2,688	\$327	\$5,000	\$566	\$5,000	\$6,000
Helping Hands	\$518	\$247	\$722	\$1,500	\$631	\$1,500	\$2,000
Tree Council	\$2,067		\$2,859	\$5,000	\$1,049	\$5,000	\$5,000
Community Tutoring Programs		\$9,850	\$1,570	\$12,000	\$1,814	\$12,000	\$5,000
Community Service Contributions	\$31,000	\$31,905	\$31,100	\$50,000	\$38,949	\$38,949	\$40,000
Special Events	\$939	\$1,994	\$1,677	\$2,000	\$52	\$2,000	\$2,000
Youth Sports Program	\$12,325	\$7,915	\$12,291	\$12,000	\$0	\$12,000	\$12,200
	\$63,980	\$84,076	\$86,023	\$148,300	\$57,658	\$111,249	\$122,000

Island Sheriff's Patrol Budget (Split GF & HTAX) FY 2025-2026

25% transfer from HTAX \$150,000

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
ISP Salaries	\$183,349	\$225,982	\$231,530	\$270,967	\$213,121	\$283,451	\$361,290
ISP Benefits, Taxes & Fees	\$50,752	\$64,326	\$66,673	\$78,282	\$61,282	\$81,505	\$104,377
ISP Programs & Supplies	\$15,597	\$14,129	\$12,512	\$46,575	\$9,141	\$12,158	\$20,000
ISP - Dedicated Officer	\$70,587	\$65,317	\$65,407	\$86,254	\$19,291	\$25,657	\$115,005
	\$320,285	\$369,754	\$376,122	\$482,078	\$302,835	\$402,771	\$600,672

EXHIBIT A

**Town of James Island**  
Capital Projects Budget FY 2025-2026

Line Item	Actual	Actual	Actual	Budgeted	Through Feb	EOY 2024-2025	Proposed	Future					Total
	2021-2022	2022-2023	2023-2024	2024-2025	67% 2024-2025	Estimate	Budget for 2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	5-Year CIP
<b>INFRASTRUCTURE</b>													
1129 Hillman		\$268,182											\$0
Hillman Street Property		\$226,998											\$0
Dills Bluff Sidewalk, Phase III - Seaside to Condon/Winborn	\$27,056	\$30,906	\$180,622				\$0		\$223,000	\$275,000			\$498,000
Dills Bluff Sidewalk, Phase IV - Winborn to HBVR			\$953										\$0
Lighthouse Point Sidewalk and Drainage, Phase I	\$55,000												\$0
Regatta Road Sidewalk	\$2,393	\$2,501		\$125,000	\$105,288	\$105,288							\$0
Seaside Lane Sidewalk			\$566										\$0
Town Hall Sidewalk Completion to Camp	\$32,885												\$0
Traffic Calming Projects	\$142	\$16,788	\$82,601	\$30,000	\$22,204	\$22,204	\$0		\$10,000	\$15,000	\$15,000	\$15,000	\$55,000
Camp Road Sidewalk Completion at Oyster Point	\$27,000												\$0
Nabors Phase I	\$18,100	\$7,400		\$235,000		\$0	\$0						\$235,000
Honey Hill Road Paving				\$58,800	\$7,088	\$7,088	\$58,800						\$0
Town Hall Solar Panels	\$31,785	\$52,975											\$0
Other Capital Improvement Projects													\$0
RIA Sewer Project (Connections)				\$1,000,000		\$0	\$0						\$1,000,000
Additional Sewer Connections				\$500,000		\$0	\$0						\$0
Septic Tank Testing	\$2,400	\$36,350	\$15,050	\$10,000		\$0	\$0						\$0
James Island Creek Sewer Infrastructure Match	\$50,000			\$444,000	\$213,957	\$444,000							\$0
<i>TOTAL Infrastructure:</i>	\$246,761	\$642,100	\$279,792	\$2,402,800	\$348,537	\$578,580	\$58,800	\$1,978,000	\$305,000	\$65,000	\$65,000	\$65,000	\$1,978,000
<b>DRAINAGE PROJECTS</b>													
Lighthouse Point Sidewalk and Drainage, Phase I	\$55,000	\$55,000											\$0
Greenhill / Honey Hill Drainage Phase I-II	\$63,083	\$7,044	\$242,645										\$0
Oceanview-Stonepost Drainage Basin, Phases I-II	\$25,966	\$120,016	\$643,978		\$208,505	\$348,287							\$0
Woodhaven Drainage Improvements	\$26,200		\$229,565		\$258,526	\$273,551							\$0
Quail Run Drainage Improvements	\$22,275		\$1,062,451	\$5,000	\$23,560	\$279,000							\$0
Hazard Mitigation Project	\$339												\$0
Cecil Circle drainage							\$50,000						\$0
James Island Creek Basin Drainage Improvements	\$109			\$15,000	\$0	\$0	\$0		\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Drainage Outflow Valve Devices							\$0		\$20,000	\$10,000			\$30,000
Highland Ave Drainage Improvements	\$159,750												\$0
Drainage Improvement Projects		\$44,253	\$24,297	\$25,000	\$11,930	\$11,930	\$15,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
<i>TOTAL Drainage:</i>	\$352,722	\$226,313	\$2,202,936	\$45,000	\$502,521	\$912,768	\$65,000	\$25,000	\$70,000	\$60,000	\$50,000	\$50,000	\$255,000
<b>OTHER CAPITAL PROJECTS</b>													
Audio Visual Upgrades		\$13,015	\$67,195	\$1,000	\$0	\$1,000	\$15,000	\$10,000					\$10,000
Public Works Capital Equipment	\$15,328	\$50,259	\$8,915	\$1,000	\$8,526	\$8,526	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
Public Works Equipment Purchase							\$1,500						\$0
Vehicle Purchase				\$50,000	\$47,399	\$47,399	\$240,000		\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Town Hall - Second Floor							\$0						\$50,000
Town Hall - Shutters and Deck							\$30,000	\$50,000					\$0
Computer upgrade/new desktop							\$23,000						\$0
Phone system upgrade							\$11,000						\$0
Park Capital Improvements (not paid by HTAX)							\$0						\$0
Dock Street Park Improvements (not paid by HTAX)	\$7,500	\$533	\$24,525	\$130,000	\$15,352	\$15,352	\$100,000		\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Pinckney Park Improvements (not paid by HTAX)	\$14,339		\$0	\$10,000	\$3,543	\$10,000	\$0		\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
New JIACC Construction (not paid by HTAX)							\$294,430			\$10,000	\$10,000	\$10,000	\$30,000
New JIACC (Town Match for ATAX Funding)							\$21,000						\$0
Mill Point Park Improvements (not paid by HTAX)							\$100,000		\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Land Acquisition (non-park not paid by HTAX)			\$615,000	\$370,000	\$63,067	\$63,067	\$400,000		\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
License Plate Recognition Camera - HBVR	\$27,186												\$0
<i>TOTAL Other Capital Projects:</i>	\$64,353	\$63,807	\$715,635	\$562,000	\$137,887	\$145,344	\$1,235,930	\$115,000	\$65,000	\$75,000	\$75,000	\$75,000	\$355,000
<b>TOTAL CAPITAL PROJECTS:</b>	<b>\$663,836</b>	<b>\$932,220</b>	<b>\$3,198,363</b>	<b>\$3,009,800</b>	<b>\$988,945</b>	<b>\$1,636,692</b>	<b>\$1,359,730</b>	<b>\$2,118,000</b>	<b>\$440,000</b>	<b>\$200,000</b>	<b>\$190,000</b>	<b>\$190,000</b>	<b>\$2,588,000</b>
							<b>\$753,230</b>	<b>\$1,958,000</b>					

CTC commitment stalled at survey stage, but committed

Project complete June 2026  
Project complete June 2026

assuming this is paid - 2025

added

this is the paving project above

storage and usable space conversion?

Committed:

EXHIBIT A

Town of James Island

Hospitality Tax Operating (Non-Capital) Budget FY 2024-2025

Line Item	Actual	Actual	Actual	Budgeted	Through Feb	EOY 2024-2025	Proposed
	2021-2022	2022-2023	2023-2024	2024-2025	67% 2024-2025	Estimate	Budget for 2025-2026
<b>Initial Fund Balance</b>	<b>\$1,463,027</b>	<b>\$1,936,147</b>	<b>\$2,279,174</b>	<b>\$2,741,945</b>	<b>\$2,741,945</b>	<b>\$2,741,945</b>	<b>\$3,136,980</b>
<b>Hospitality Tax Revenue</b>	<b>\$700,953</b>	<b>\$673,442</b>	<b>\$789,613</b>	<b>\$680,000</b>	<b>\$459,237</b>	<b>\$719,490</b>	<b>\$715,000</b>
Hospitality Expenses							
The Town Market	\$169	\$1,669	\$3,574	\$6,000	\$6,775	\$9,011	\$10,000
Guide to Historic James Island		\$4,523	\$0	\$1,000	\$0	\$0	\$1,000
ReThink Folly Rd - Staff Cost-Sharing	\$31,149	\$18,009	\$71	\$18,000	\$12	\$12	\$1,000
Santee St. Public Parking Lot	\$29,400	\$30,600	\$34,400	\$34,000	\$21,500	\$31,500	\$32,000
Holiday Decorations	\$1,042	\$13,699		\$2,000	\$2,848	\$2,848	\$3,000
James Island Arts & Cultural Center Operations	\$106,038	\$140,600	\$151,771	\$170,000	\$36,933	\$36,933	-
James Island Arts & Cultural Center Programs & Events			\$3,820	\$15,000	\$9,240	\$9,240	-
Promotional Grants	\$7,000	\$9,000	\$10,250	\$10,000	\$650	\$10,000	\$5,000
Dues and Subscriptions							\$5,000
Camp and Folly Landscaping Maintenance	\$5,790	\$8,775	\$3,325	\$5,000	\$2,650	\$2,650	\$3,000
Community Events	\$4,091	\$3,111	\$5,939	\$6,000	\$3,279	\$5,939	\$6,000
Entrepreneur and Small Business Support		\$25,500	\$0	\$0	\$0	\$0	\$0
<b>TOTAL Operating Expenses:</b>	<b>\$184,679</b>	<b>\$255,486</b>	<b>\$213,150</b>	<b>\$267,000</b>	<b>\$83,887</b>	<b>\$108,133</b>	<b>\$66,000</b>
Public Safety of Tourism Areas (TRANSFER TO GF)	\$85,545	\$123,437	\$110,217	\$166,243	\$27,937	\$166,243	\$150,000
Other Transfer	(\$90,979)			\$0	\$0	\$0	\$0
Transfer Out to HTAX Capital	\$339,993	(\$206,987)	(\$21,175)	\$0	\$50,079	\$50,079	\$3,181,746
<b>TOTAL Transfers:</b>	<b>\$334,559</b>	<b>(\$83,550)</b>	<b>\$89,042</b>	<b>\$166,243</b>	<b>\$78,016</b>	<b>\$216,322</b>	<b>\$3,331,746</b>
<b>Ending Restricted Balance</b>	<b>\$1,690,431</b>	<b>\$2,279,174</b>	<b>\$2,741,945</b>	<b>\$2,988,702</b>	<b>\$3,039,279</b>	<b>\$3,136,980</b>	<b>\$454,234</b>

Hospitality Tax Capital Projects FY 2024-2025

Line Item	Actual	Actual	Actual	Budgeted	Through Feb	EOY 2024-2025	Proposed
	2021-2022	2022-2023	2023-2024	2024-2025	67% 2024-2025	Estimate	Budget for 2025-2026
Bus Shelters/Bench on Folly Road				\$25,000	\$0	\$0	\$0
Wayfinding Signage		\$3,800			\$0	\$0	\$0
Camp and Folly -- Signage/Flags				\$35,000	\$0	\$35,000	\$0
Camp / Folly Landscaping	\$30,000				\$0	\$0	\$0
Rethink Folly Road - Phase I	\$28			\$400,000	\$0	\$0	\$400,000
Rethink Folly Road - Phase II-III					\$0	\$0	\$0
Folly Road Beautification	\$1,657		\$3,670	\$5,000	\$0	\$0	\$10,000
Folly Road Multi-Use Path, Wilton to Ft. Johnson				\$42,000	\$0	\$0	\$0
James Island Arts and Cultural Center	\$122,789	\$13,839	\$3,598	\$150,000	\$20,966	\$20,966	-
James Island Arts and Cultural Center Solar Panels	\$24,446	\$54,629			\$0	\$0	-
Land Acquisition (for uses allowed by HTAX)							\$661,176
James Island Arts and Community Center (NEW)							\$1,705,570
Other Tourism-Related Projects			\$2,000	\$50,000	\$3,350	\$3,350	\$5,000
Dock Street Park Improvements (HTAX share)							\$150,000
Pinckney Park Improvements (HTAX share)	\$418			\$12,500	\$8,185	\$8,185	
Hillman Improvements (HTAX share)							
Mill Point Park Improvements (HTAX share)							\$250,000
Other Park Projects (HTAX share)	\$113,027	\$13,033	\$16,675	\$20,000	\$14,730	\$14,730	\$0
			\$25,943	\$739,500	\$47,231	\$82,231	\$3,181,746

Future					Total 5-Year CIP
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	
\$25,000					\$25,000
					\$0
					\$0
					\$0
\$0					\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$42,000					\$42,000
\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
					\$0
\$661,176	\$667,176	\$667,176			\$1,000,000
\$1,000,000					\$0
					\$0
\$0					\$0
					\$0
\$1,878,176	\$817,176	\$817,176	\$150,000	\$150,000	\$1,817,000

Ending Budgeted Balance: \$454,234

EXHIBIT A

**Town of James Island**

Stormwater Fund (Managed by County on behalf of Town) Budget FY 2025-2026

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
<b>Initial Balance</b>	\$118,910	\$301,190	\$597,991	\$697,792	\$480,826	\$480,826	\$665,747
Stormwater Revenue	\$182,280	\$298,976	\$323,883	\$305,088	\$294,647	\$294,647	\$305,088
Interest			\$42,987	\$26,000	\$0	\$26,000	\$26,000
Stormwater Expense		\$2,175	\$194,734	\$771,965	\$135,726	\$135,726	\$596,835
Transfer Out to Capital Projects						Co assumes we'll use it all vac-truck share	\$400,000
<b>Ending Balance</b>	\$301,190	\$597,991	\$770,126	\$256,915	\$639,747	\$665,747	\$0

6610.29 march bills

ATAX Budget FY 2025-2026

Line Item	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budgeted 2024-2025	Through Feb 67% 2024-2025	EOY 2024-2025 Estimate	Proposed Budget for 2025-2026
<b>Initial Balance</b>	\$0	\$12,809	\$41,482	\$24,895	\$24,895	\$24,895	\$34,824
ATAX Revenues	\$71,598	\$73,765	\$67,823	\$75,000	\$54,197	\$72,082	\$75,000
Operating Expense	\$59,367	\$45,092	\$84,410	\$42,350	\$0	\$27,500	\$94,430
Change in Fund Balance:	\$12,231	\$28,673	(\$16,587)	\$32,650	\$54,197	\$44,582	(\$19,430)
<b>Ending RESTRICTED Balance</b>	\$12,809	\$41,482	\$24,895	\$57,545	\$79,092	\$69,477	\$15,394

**Town of James Island**

**EXHIBIT "B"**

**OCTOBER 2025 AMENDMENT**

**General Fund SUMMARY FY 2025-2026**

REVENUES	APPROVED 2025-2026	Proposed DIFFERENCE from APPROVED	Proposed AMENDMENT 2025-2026
Operating Revenues	\$4,490,500	\$120,477	\$4,610,977
Transfer in from HTAX	\$150,000	\$0	\$150,000
Transfer in from Co. ATAX	\$10,430	\$0	\$10,430
Transfer in from State ATAX	\$84,000	\$0	84,000
Transfer in from Tree Fund	\$86,000	(\$86,000)	\$0
Transfer in from Reserves	\$0	\$0	\$0
<b>Total Revenue:</b>	<b>\$4,820,930</b>	<b>\$34,477</b>	<b>\$4,855,407</b>

EXPENDITURES	APPROVED 2025-2026	Proposed DIFFERENCE from APPROVED	Proposed Budget for 2025-2026
Administration	\$1,948,876	(\$130,217)	\$1,818,659
Elected Officials	\$200,000	\$0	\$200,000
Public Works	\$126,600	\$120,000	\$246,600
Code Enforcement	\$9,200	\$0	\$9,200
Planning, Zoning, and Permitting	\$38,700	\$20,000	\$58,700
Emergency Response / CERT	\$57,320	\$1,199	\$58,519
Facilities, Parks, & Equipment	\$362,000	\$60,580	\$422,580
Tree Mitigation Fund	\$97,200	(\$86,000)	\$11,200
Community Services	\$122,000	\$8,655	\$130,655
Island Sheriff's Patrol	\$600,672	\$50,333	\$651,005
General Fund Capital Projects	\$1,359,730	(\$310,952)	\$1,048,778
<b>Total Expenses:</b>	<b>\$4,922,298</b>	<b>(\$266,402)</b>	<b>\$4,655,896</b>

GENERAL FUND REVENUES LESS EXPENSES: \$199,511

HOSPITALITY TAX	APPROVED 2025-2026	Proposed DIFFERENCE from APPROVED	Proposed Budget for 2025-2026
Revenue	\$715,000	\$0	\$715,000
Operating Expenses	\$66,000	(\$4,855)	\$61,145
Public Safety of Tourism Areas	\$150,000	\$0	\$150,000
HTAX Capital Projects	\$3,181,746	\$519,430	\$3,701,176
<b>TOTAL EXPENSES:</b>	<b>\$3,397,746</b>	<b>\$514,575</b>	<b>\$3,912,321</b>
<b>Ending BALANCE of HTAX Fund</b>	<b>\$454,234</b>		<b>\$49,504</b>

ACCOMODATIONS TAX	APPROVED 2025-2026	Proposed DIFFERENCE from APPROVED	Proposed Budget for 2025-2026
Revenue	\$75,000	\$0	\$75,000
Operating Expenses	\$94,430	\$0	\$94,430
<b>Ending BALANCE of ATAX Fund</b>	<b>\$15,394</b>		<b>\$4,194</b>

**Town of James Island**  
Revenue Budget FY 2025-2026

OCTOBER 2025 AMENDMENT

Exhibit "B"

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
	Brokers and Insurance Tax	\$775,187	\$1,005,001	\$1,109,992	\$750,000	<u>\$168,519</u>	\$750,000		\$750,000	
40011	<i>Brokers Tax Program (BTP)</i>					\$163,587				
40012	<i>Insurance Tax Program (ITP)</i>					\$4,932				
40015	Building Permit Fees	\$27,279	\$16,733	\$15,637	\$15,000	\$6,447	\$15,000		\$15,000	
40020	Business License Fees	\$499,280	\$552,409	\$385,909	\$480,000	\$159,267	\$480,000		\$480,000	
40025	Contributions/Donations/Com Programs	\$0	\$25	\$150	\$0	\$0	\$0		\$0	
40050	Facility Rentals	\$6,361	\$6,214	\$6,031	\$7,500	\$2,825	\$7,500		\$7,500	
40060	Filing Fees	\$0	\$1,780	\$0	\$500	\$400	\$400	4 candidates	\$400	(\$100)
40070	Franchise Fees	\$303,094	\$413,176	\$285,183	\$320,000	\$30,052	\$320,000		\$320,000	
40080	Interest	\$2,939	\$78,888	\$238,516	\$145,000	\$80,586	\$250,000	add 20k/mo	\$250,000	\$105,000
40090	Alcohol Licenses	\$6,000	\$6,250	\$6,150	\$6,000	\$0	\$6,000		\$6,000	
40100	Local Assessment Fee	\$5,656	\$4,150	\$6,015	\$2,900	\$6,051	\$6,100	likely complete	\$6,100	\$3,200
40112	LOST Property Credit Fund	\$1,286,714	\$1,071,937	\$1,345,339	\$1,330,000	\$367,820	\$1,330,000		\$1,330,000	
40114	LOST Revenue Fund	\$550,542	\$479,012	\$792,116	\$605,000	\$168,873	\$605,000		\$605,000	
40120	Miscellaneous Income	\$371	\$54	\$20,776	\$100	\$911	\$1,500	allow for additional	\$1,500	\$1,400
	Planning & Zoning Fees	\$15,275	\$17,071	\$31,957	\$26,000	<u>\$8,561</u>	\$26,000		\$26,000	
40202	<i>Accessory Structure</i>					\$0				
40204	<i>BNB</i>					\$188				
40206	<i>BZA</i>					\$0				
40208	<i>Clearing &amp; Grubbing</i>					\$25				
40209	<i>Commercial Zoning Permit</i>					\$600				
40210	<i>Demolition</i>					\$0				
40212	<i>Exempt Plat</i>					\$0				
40214	<i>Home Occupation</i>					\$375				
40216	<i>Residential Zoning Permit</i>					\$5,710				
40218	<i>Rezoning Application</i>					\$0				
40220	<i>Sign Permits</i>					\$100				
40222	<i>Site Plan Reviews</i>					\$0				
40224	<i>Special Events</i>					\$25				
40226	<i>Temporary Zoning/Firework/Tree Stand</i>					\$283				
40228	<i>Tree Permits</i>					\$1,075				
40230	<i>Subdivision Application</i>					\$180				
40250	<b>Stormwater Fee Reimbursements from County SW Fund</b>	\$51,495	\$25,914	\$132,219	\$400,000	\$97,468	\$400,000		\$400,000	
40300	State Aid to Subdivisions (LGF)	\$275,661	\$214,413	\$300,135	\$315,000	\$78,819	\$315,000		\$315,000	
40310	Telecomm Tax	\$11,857	\$11,056	\$10,310	\$14,000	\$23	\$14,000		\$14,000	
40315	Town Market Vendor Payments			\$6,013	\$0	\$1,735	\$5,500	not budgeted	\$5,500	\$5,500
40320	Homestead Exemption Receipts	\$46,792	\$0	\$46,147	\$46,000	\$46,285	\$46,285	likely complete	\$46,285	\$285
40500	Grants	\$1,854,631	\$1,019,893	\$12,000	\$0	\$5,192	\$5,192	not budgeted	\$5,192	\$5,192
41010	State ATAX transfer - 25k			\$25,000	\$25,000	\$0	\$25,000		\$25,000	
41015	State ATAX - additional %			\$2,500	\$2,500	\$0	\$2,500		\$2,500	
41020	Transfer In from HTAX for Public Safety of Tourism Areas				\$150,000	\$0	\$150,000		\$150,000	
41025	Transfer in from State ATAX for New JIACC				\$84,000	\$0	\$84,000		\$84,000	
41030	Transfer in from County ATAX for New JIACC				\$10,430	\$0	\$10,430		\$10,430	
41035	Transfer in from Tree Fund				\$86,000	\$0	\$0	already completed	\$0	(\$86,000)
	<b>Transfer from Stormwater</b>							move line item		
		\$5,719,134	\$4,923,976	\$4,778,094	\$4,820,930	\$1,229,834	\$4,855,407		\$4,855,407	\$34,477

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

**Administration Budget FY 2025-2026**

Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
Salaries	\$679,163	\$846,966	\$814,949	\$947,124	\$162,514	\$850,000	reduced staff	\$850,000	(\$97,124)
Benefits, Taxes & Fees	\$273,638	\$335,976	\$336,077	\$561,192	\$66,428	\$450,000	reduced staff	\$450,000	(\$111,192)
Advertising	\$3,051	\$5,054	\$2,390	\$3,000	\$249	\$3,000		\$3,000	
Audit	\$12,500	\$12,500	\$13,500	\$13,500	\$0	\$13,500		\$13,500	
Bank charges	\$1,679	\$115	\$868	\$300	\$241	\$700	minor	\$700	\$400
Bank charges - CC		\$1,822	\$231	\$500	\$0	\$300	minor	\$300	(\$200)
Codification	\$1,371	\$1,503	\$1,932	\$1,000	\$351	\$1,000		\$1,000	
Copier	\$4,225	\$3,556	\$4,861	\$4,500	\$737	\$4,500		\$4,500	
Dues, Memberships, and Subscriptions	\$658	\$1,189	\$1,528	\$8,400	<b>\$1,446</b>	<b>\$8,400</b>		<b>\$8,400</b>	
<i>MASC Membership</i>	\$5,347	\$5,347	\$5,347	\$5,400	\$0	\$5,400			
<i>Business License Contract Fees</i>	\$0	\$0	\$18,868	\$0	\$934	\$934			
Election Expenses		\$10,676	\$0	\$10,000	\$0	\$10,000		\$10,000	
Employee Appreciation	\$465	\$1,349	\$3,242	\$2,800	\$257	\$2,800		\$2,800	
Employee Screening	\$971	\$355	\$755	\$380	\$0	\$380		\$380	
Employee Training & Travel	\$6,871	\$8,143	\$1,745	\$5,500	\$446	\$5,500		\$5,500	
<b>Employee Wellness</b>			\$4,198	\$4,000	\$1,080		move to comm services	\$0	(\$4,000)
Employee Uniforms	\$902	\$1,630	\$2,381	\$3,000	\$204	\$3,000		\$3,000	
Equipment, Software, Maintenance	\$23,568	\$0	\$897	\$1,500	\$0	\$1,500		\$1,500	
Grant Writing Services	\$2,310	\$0	\$0	\$1,000	\$1,299	\$1,299	minor, SAM renewal	\$1,299	\$299
Information Services	\$80,510	\$114,330	\$115,044	\$131,680	\$22,244	\$131,680		\$131,680	
Insurance	\$67,518	\$73,424	\$101,700	\$95,000	\$0	\$95,000		\$95,000	
Legal Services	\$86,998	\$125,008	\$381,148	\$120,000	\$34,367	\$180,000		\$180,000	\$60,000
<i>Legal Settlement</i>		\$75,745	\$50,000	\$0	\$0				
Mileage Reimbursement	\$364	\$195	\$1,522	\$600	\$0	\$600		\$600	
Payroll Expenses	\$5,067	\$5,843	\$2,037	\$6,000	\$0	\$6,000		\$6,000	
Postage	\$2,334	\$2,797	\$7,638	\$7,500	\$5,530	\$19,500	for newsletter	\$19,500	\$12,000
Professional Services			\$0	\$9,000	\$11,632	\$20,000	not legal, MRB, Laura	\$20,000	\$11,000
Supplies	\$5,490	\$6,092	\$9,693	\$6,000	\$2,785	\$10,000	additional	\$10,000	\$4,000
	\$1,265,000	\$1,639,615	\$1,882,550	\$1,948,876	\$311,810	\$1,818,659		\$1,818,659	(\$130,217)

**Elected Officials Budget FY 2025-2026**

Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
Salaries	\$49,982	\$61,923	\$70,000	\$78,500	\$16,154	\$78,500		\$78,500	
Benefits, Taxes & Fees	\$61,180	\$70,442	\$76,735	\$117,000	\$18,556	\$117,000		\$117,000	
Council Expenses	\$2,000	\$1,078	\$952	\$2,000	\$133	\$2,000		\$2,000	
Mayor Expense	\$841	\$901	\$318	\$2,000	\$495	\$2,000		\$2,000	
Training				\$500	\$0	\$500		\$500	
	\$114,003	\$134,344	\$148,005	\$200,000	\$35,339	\$200,000		\$200,000	\$0

**Town of James Island**  
Public Works Budget FY 2025-2026

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
53030	Dues, Memberships, and Subscriptions (PW)	\$0	\$0	\$0	\$800	\$0	\$800		\$800	
53060	Equipment / Software (PW)	\$0	\$0	\$0	\$4,000	\$87	\$4,000		\$4,000	
53070	Groundskeeping	\$63,147	\$64,221	\$44,276	\$65,000	\$16,911	\$80,000	additional	\$80,000	\$15,000
53130	Mileage Reimbursement (PW)				\$0	\$0	\$0		\$0	
53160	Professional Services (PW)		\$1,650	\$23,325	\$10,000	\$0	\$10,000		\$10,000	
53162	Engineering Services			\$6,270	\$0	\$8,752	\$20,000	Laura	\$20,000	\$20,000
53170	Projects PW (non-capital)	\$50,961	\$31,927	\$118,454	\$35,000	\$6,250	\$35,000		\$35,000	
53175	Stormwater Projects					\$72,290	\$85,000	reimbursable	\$85,000	\$85,000
53180	Public Outreach	\$0	\$0	\$750	\$300	\$0	\$300		\$300	
53190	Signage	\$2,467	\$5,769	\$12,604	\$7,000	(\$341)	\$7,000	due to an error prior year	\$7,000	
53200	Supplies (PW)	\$7,383	\$11,283	\$5,247	\$4,500	\$174	\$4,500		\$4,500	
		\$148,958	\$139,850	\$225,925	\$126,600	\$104,123	\$246,600		\$246,600	\$120,000

**Code Enforcement (Zoning/Livability) Budget FY 2025-2026**

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
54010	Animal Issues	\$0	\$0	\$700	\$4,500	\$0	\$2,000	reduced	\$2,000	(\$2,500)
54030	Dues, Memberships, and Subscriptions (CE)	\$0	\$0	\$0	\$200	\$0	\$200		\$200	
54053	Employee Training (CE)	\$0	\$0	\$178	\$500	\$0	\$500		\$500	
54060	Equipment / Software (CE)	\$960	\$960	\$0	\$500	\$0	\$500		\$500	
54065	Inoperable Vehicle Towing	\$0	\$0	\$0	\$1,500	\$0	\$1,500		\$1,500	
54070	Overgrown Lot Clearing	\$0	\$725	\$0	\$1,500	\$0	\$4,000	add contractor	\$4,000	\$2,500
54200	Supplies (CE)	\$37	\$795	\$338	\$500	\$164	\$500		\$500	
54300	Unsafe Buildings Demolition									
		\$997	\$2,480	\$1,216	\$9,200	\$164	\$9,200		\$9,200	\$0

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

**Planning, Zoning, and Permitting Budget FY 2025-2026**

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
55010	Advertising	\$838	\$448	\$493	\$1,000	\$272	\$1,000		\$1,000	
55020	Arborist Reports			\$2,800	\$10,000	\$2,150	\$10,000		\$10,000	
55030	Dues, Memberships, and Subscriptions (PZP)				\$400	\$0	\$400		\$400	
55060	Equipment / Software (PZP)	\$4,558	\$2,214	\$3,707	\$1,000	\$377	\$1,000		\$1,000	
55150	Postage (PZP)				\$400	\$0	\$400		\$400	
55160	Professional Services (PZP)				\$15,000	\$5,899	\$35,000	Laura	\$35,000	\$20,000
55180	Public Outreach (PZP)				\$2,500	\$0	\$2,500		\$2,500	
55200	Supplies (PZP)	\$332	\$147	\$41	\$400	\$0	\$400		\$400	
55400	Planning Commission	\$450	\$1,012	\$750	\$5,000	\$450	\$5,000		\$5,000	
55500	Board of Zoning Appeals	\$2,276	\$563	\$4,502	\$3,000	\$0	\$3,000		\$3,000	
		\$8,454	\$4,384	\$12,293	\$38,700	\$9,148	\$58,700		\$58,700	\$20,000

**Emergency Response / CERT Budget FY 2025-2026**

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
56053	Employee Training and Travel (ESC)			\$18,766	\$2,500	\$0	\$2,500		\$2,500	
56060	Equipment / Software (ESC)				\$1,000	\$0	\$1,000		\$1,000	
56062	Radio Contract	\$3,192	\$3,990		\$3,200	\$861	\$3,400	minor adjust	\$3,400	\$200
56065	Mobile Devices	\$1,480	\$1,412		\$1,500	\$762	\$1,500		\$1,500	
56070	Generator Maintenance	\$1,846	\$1,911	\$1,911	\$2,500	\$429	\$2,500		\$2,500	
56180	Public Outreach			\$0	\$500	\$0	\$500		\$500	
56200	Supplies (ESC)				\$10,000	\$457	\$10,000		\$10,000	
56220	PPE for Town				\$4,500	\$16	\$4,500		\$4,500	
56240	Response Supply Kits				\$1,620	\$0	\$1,620		\$1,620	
56300	MISC - Emergency Management					\$843	\$843	zoom canceled	\$843	\$843
56310	Meals					\$156	\$156	sandbag days	\$156	\$156
56320	Accomodations									
56330	Fuel/Mileage									
56350	Other									
56500	Emergency Activations	\$49,329	\$18,766	\$18,766	\$30,000	\$0	\$30,000		\$30,000	
		\$55,847	\$26,079	\$39,443	\$57,320	\$3,524	\$58,519		\$58,519	\$1,199

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

**Facilities, Parks, & Equipment Budget FY 2025-2026**

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
57060	Equipment / Non-Capital Fixtures	\$137	\$1,399	\$12,024	\$3,000	\$259	\$3,000		\$3,000	
57070	Facility Rental Deposit Returns				\$0	\$100	\$1,000	not budgeted	\$1,000	\$1,000
57080	Facilities Maintenance	\$6,444	\$17,286	\$108,350	\$25,000	\$3,140	\$25,000		\$25,000	
57100	Facility Upgrades / Const (non-cap)				\$2,000	\$2,325	\$4,000		\$4,000	\$2,000
57120	Fire Safety / First Aid / AED				\$0	\$1,330	\$1,330	not budgeted	\$1,330	\$1,330
57150	Janitorial	\$9,359	\$14,850	\$22,621	\$20,000	\$4,950	\$21,500	a little high	\$21,500	\$1,500
57160	Rent - Storage Unit				\$1,100	\$290	\$1,750		\$1,750	\$650
57170	Security Monitoring	\$4,160	\$1,151	\$8,002	\$3,400	\$684	\$4,000		\$4,000	\$600
57180	Street Lights	\$152,868	\$148,403	\$214,119	\$135,000	\$32,106	\$180,000	increased elec costs	\$180,000	\$45,000
57190	Utilities	\$34,555	\$28,366	\$28,786	\$28,000	\$6,253	\$35,000	increased elec costs	\$35,000	\$7,000
57200	Supplies - (FPE)				\$0	\$0	\$1,500	not budgeted	\$1,500	\$1,500
57250	Vehicle and Equipment Fuel				\$6,500	\$874	\$6,500		\$6,500	
57260	Vehicle and Equipment Maintenance	\$7,422	\$6,308	\$13,908	\$18,000	\$629	\$18,000		\$18,000	
57300	Non-HTAX Maintenance									
57310	<i>Dog Station Maintenance</i>			\$94	\$18,000	\$183	\$18,000		\$18,000	
57320	<i>Brantley Park Maint (non HTAX)</i>	\$800	\$1,700		\$2,000	\$0	\$2,000		\$2,000	
57330	<i>Dock Street Maint (non HTAX)</i>				\$10,000	\$85	\$10,000		\$10,000	
57340	<i>Hillman Maint (non HTAX)</i>				\$10,000	\$0	\$10,000		\$10,000	
57350	<i>Mill Point Maint (non HTAX)</i>				\$50,000	\$0	\$50,000		\$50,000	
57360	<i>Pinckney Park Maint (non HTAX)</i>	\$19,809	\$9,113		\$30,000	\$410	\$30,000		\$30,000	
		\$235,554	\$228,576	\$407,904	\$362,000	\$53,619	\$422,580		\$422,580	\$60,580

**Tree Fund Budget (Non-General Fund) FY 2025-2026**

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
	<b>Initial Balance</b>	\$1,392	\$9,488	\$90,376	\$1,270	(\$305)	(\$305)	incorrect starting bal	(\$9,005)	
44000	Tree Mitigation Revenue	\$8,096	\$85,600	\$2,175	\$2,500	\$625	\$2,500		\$2,500	
	Transfer out to GF			\$86,000	\$86,000	\$0	\$0	done by journal entry	\$0	(\$86,000)
60010	Tree Maintenance and care			\$6,856	\$10,000	\$2,500	\$10,000		\$10,000	
60020	Tree Planting	\$0	\$4,712		\$1,200	\$300	\$1,200		\$1,200	
<b>Ending Balance</b>		\$9,488	\$90,376	(\$305)	(\$7,430)	(\$2,480)	(\$9,005)		(\$17,705)	(\$86,000)

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

**Community Services Budget FY 2025-2026**

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
58010	Business Development Council				\$500	\$0	\$500		\$500	
58020	Children's Council					\$0	\$1,500		\$1,500	\$1,500
58030	Community Service Contributions	\$31,905	\$31,100	\$40,899	\$40,000	\$2,631	\$40,000		\$40,000	
58040	Community Tutoring Programs	\$9,850	\$1,570	\$17,580	\$5,000	\$8,155	\$8,155		\$8,155	\$3,155
58050	Crime Watch Materials					\$0			\$0	
58060	Drainage Council				\$500	\$0	\$500		\$500	
58070	History Commission	\$1,565	\$433	\$22,718	\$6,000	\$675	\$6,000		\$6,000	
58080	James Island Pride	\$2,688	\$327	\$2,535	\$6,000	\$257	\$6,000		\$6,000	
58085	Helping Hands	\$247	\$722	\$2,332	\$2,000	\$199	\$2,000		\$2,000	
58090	Neighborhood Council	\$2,775	\$1,573	\$181	\$2,800	\$0	\$2,800		\$2,800	
58100	Repair Care Program	\$25,137	\$33,471	\$22,738	\$40,000	\$8,829	\$40,000		\$40,000	
58200	Special / Community Events	\$1,994	\$1,677	\$79	\$2,000	\$1,170	\$6,000		\$6,000	\$4,000
58210	Tree Council		\$2,859	\$3,757	\$5,000	\$44	\$5,000		\$5,000	
58220	Youth Sports Programs with CHS	\$7,915	\$12,291	\$12,100	\$12,200	\$0	\$12,200		\$12,200	
		\$84,076	\$86,023	\$124,918	\$122,000	\$21,959	\$130,655		\$130,655	\$8,655

**Island Sheriff's Patrol Budget (Split GF & HTAX) FY 2025-2026**

25% transfer from HTAX

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
59001	ISP Salaries	\$225,982	\$231,530	\$365,090	\$361,290	\$102,188	\$400,000		\$400,000	\$38,710
59005	ISP Benefits, Taxes & Fees	\$64,326	\$66,673	\$105,302	\$104,377	\$29,693	\$116,000		\$116,000	\$11,623
59020	ISP Operating Costs	\$14,129	\$12,512	\$26,688	\$20,000	\$10,070	\$20,000		\$20,000	
59100	ISP - Dedicated Officer	\$65,317	\$65,407	\$81,735	\$115,005	\$21,856	\$115,005		\$115,005	
		\$369,754	\$376,122	\$578,814	\$600,672	\$163,806	\$651,005		\$651,005	\$50,333

**Town of James Island**  
**Capital Projects Budget FY 2025-2026**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

Account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
<b>ROAD / SIDEWALK INFRASTRUCTURE</b>										
62002	1129 Hillman	\$268,182								
62004	Hillman Street Property	\$226,998		\$6,420						
62014	Dills Bluff Sidewalk, Phase III & IV	\$30,906	\$181,575	\$9,568		\$1,080	\$15,000	\$15,000	\$15,000	
62022	Regatta Road Sidewalk	\$2,501		\$105,288						
62024	Seaside Lane Sidewalk		\$566							
62030	Nabors Phase I	\$7,400					\$235,000	\$235,000	\$235,000	CTC commitment committed...completed?
62034	Greenhill / Honey Hill Drainage /Paving Phase I-II			\$7,088	\$58,800		\$58,800	\$58,800		
62040	Traffic Calming Projects	\$16,788	\$82,601	\$25,967		\$6,711	\$35,000	\$35,000	\$35,000	
62050	Other Road / Sidewalk Capital Improvement Projects									
	<i>TOTAL Infrastructure:</i>	\$605,750	\$264,742	\$154,330	\$58,800	\$7,791	\$343,800	\$343,800	\$285,000	
<b>DRAINAGE / SEWER PROJECTS</b>										
62060	RIA Sewer Project (Connections)			\$0	\$0		\$0	\$0	\$0	Project complete June 2026?
62062	Additional Sewer Connections			\$0	\$0		\$0	\$0	\$0	Project complete June 2026?
62065	James Island Creek Sewer Infrastructure Expansion Match			\$213,957	\$0		\$230,043	\$230,043	\$230,043	assuming this is complete - 2025
62080	Septic Tank Testing	\$36,350	\$15,050	\$0	\$0		\$0	\$0	\$0	
62100	Oceanview-Stonepost Drainage Basin, Phases I-II	\$120,016	\$643,978	\$348,887						
62105	Quail Run Drainage Improvements		\$1,062,451	\$279,000		\$23,018	\$23,018	\$23,018	\$23,018	\$23,018
62110	Woodhaven Drainage Improvements		\$229,565	\$273,551		\$23,018	\$23,018	\$23,018	\$23,018	\$23,018
62130	James Island Creek Basin Drainage Improvements									
62140	Drainage Outflow Valve Devices									
62200	Other Drainage Improvement Projects	\$44,253	\$24,297	\$21,030	\$15,000		\$15,000	\$15,000	\$15,000	
62210	<i>Cecil Circle drainage</i>				\$50,000		\$35,000	\$35,000	(\$15,000)	
	<i>TOTAL Drainage:</i>	\$262,663	\$2,217,986	\$1,136,426	\$65,000	\$46,035	\$326,079	\$326,079	\$261,079	
<b>OTHER CAPITAL PROJECTS</b>										
62520	New JIACC Construction (not paid by HTAX)				\$294,430		\$0	\$0	\$0	(\$294,430)
62522	New JIACC (Town Match for ATAX Funding)				\$21,000	\$7,184	\$21,000	\$21,000	\$21,000	
62600	Audio Visual Upgrades	\$13,015	\$67,195		\$15,000		\$15,000	\$15,000	\$15,000	
62608	Property Appraisals			\$2,475						
62610	Public Works Capital Equipment	\$50,259	\$8,915	\$13,838	\$1,500		\$1,500	\$1,500	\$1,500	
62620	Vehicle Purchase			\$47,665	\$240,000	\$26,131	\$47,399	\$47,399	\$47,399	(\$192,601)
62655	Town Hall - Shutters and Deck				\$30,000		\$30,000	\$30,000	\$30,000	
62660	Town Hall - Computer upgrade				\$23,000		\$23,000	\$23,000	\$23,000	
62670	Town Hall - Phone system upgrade				\$11,000		\$11,000	\$11,000	\$11,000	
Park Capital Improvements (not paid by HTAX)										
62710	<i>Brantley (non HTAX eligible)</i>									
62720	<i>Dock Street (non HTAX eligible)</i>	\$533	\$24,525	\$19,594	\$100,000		\$100,000	\$100,000	\$100,000	
62730	<i>Mill Point Park Improvements (non HTAX eligible)</i>				\$100,000		\$100,000	\$100,000	\$100,000	
62740	<i>Pinckney Park Improvements (non HTAX eligible)</i>			\$9,556						
62750	<i>Grace Triangle Park Improvements (non HTAX eligible)</i>						\$30,000	\$30,000	\$30,000	\$30,000
62800	Land Acquisition (not paid by HTAX)		\$615,000		\$400,000			\$0	\$0	(\$400,000)
62810	<i>Grace Triangle Park</i>							\$0	\$0	
	<i>TOTAL Other Capital Projects:</i>	\$63,807	\$715,635	\$93,128	\$1,235,930	\$33,314	\$378,899	\$378,899	(\$857,031)	
	<b>TOTAL CAPITAL PROJECTS:</b>	<b>\$932,220</b>	<b>\$3,198,363</b>	<b>\$1,383,883</b>	<b>\$1,359,730</b>	<b>\$87,141</b>	<b>\$1,048,778</b>	<b>\$1,048,778</b>	<b>(\$310,952)</b>	

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

**Hospitality Tax Operating (Non-Capital) Budget FY 2025-2026**

account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
	<b>Initial Fund Balance</b>	\$1,936,147	\$2,279,174	\$2,741,945	\$3,136,980	\$3,246,825	\$3,246,825		\$3,246,825	
43000	<b>Hospitality Tax Revenue</b>	\$673,442	\$789,613	\$699,290	\$715,000	\$255,683	\$715,000		\$715,000	
	Hospitality Expenses									
65001	Beautification Folly Road									
65002	Brantley Park Ops			\$184						
65003	Camp and Folly Roads Landscaping Maintenance	\$8,775	\$3,325	\$2,650	\$3,000		\$3,000		\$3,000	
65005	Community Events	\$3,111	\$5,939	\$4,318	\$6,000	\$2,000	\$6,000		\$6,000	
65006	Entrepreneur and Small Business Support	\$25,500	\$0		\$0		\$0		\$0	
65007	Guide to Historic James Island	\$4,523	\$0		\$1,000		\$1,000		\$1,000	
65012	Holiday Decorations	\$13,699		\$3,648	\$3,000		\$3,000		\$3,000	
65015	Promotional Grants	\$9,000	\$10,250		\$5,000		\$5,000		\$5,000	
65016	ReThink Folly Rd - Staff Cost-Sharing	\$18,009	\$71	\$12	\$1,000		\$1,000		\$1,000	
65018	Santee St. Public Parking Lot	\$30,600	\$34,400	\$35,450	\$32,000	\$7,300	\$32,000		\$32,000	
65020	Town Market (HTAX)	\$1,669	\$3,574	\$10,885	\$10,000	\$3,453	\$10,000		\$10,000	
65030	James Island Arts & Cultural Center Operations	\$140,600	\$151,771	\$49,595		\$145	\$145		\$145	\$145
65032	James Island Arts & Cultural Center Programs & Events		\$3,820	\$9,652			\$0		\$0	
	<b>Dues and Subscriptions</b>				\$5,000	\$0	\$0	move to ATAX	\$0	(\$5,000)
	<b>TOTAL Operating Expenses:</b>	\$255,486	\$213,150	\$116,395	\$66,000	\$12,898	\$61,145		\$61,145	(\$4,855)
65300	Public Safety of Tourism Areas (TRANSFER TO GF)	\$123,437	\$110,217	\$27,937	\$150,000	\$0	\$150,000	transfer item	\$150,000	
	Committed to HTAX Capital Projects	(\$206,987)	(\$21,175)	\$50,079	\$3,181,746	\$0	\$3,701,176	see below for projects	\$3,701,176	
	<b>TOTAL Transfers:</b>	(\$83,550)	\$89,042	\$78,016	\$3,331,746	\$0	\$3,851,176		\$3,851,176	
	<b>Ending Restricted Balance</b>	\$2,279,174	\$2,741,945	\$3,246,825	\$454,234	\$3,489,610	\$49,504		\$49,504	

**Hospitality Tax Capital Projects FY 2025-2026**

account	Line Item	History			Budget APPROVED 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
65501	Bus Shelters/Bench on Folly Road									
65504	Wayfinding Signage	\$3,800								
65510	Folly Road Beautification (such as flagpoles)		\$3,670	\$21,000	\$10,000		\$10,000		\$10,000	
65515	Rethink Folly Road - Phase I				\$400,000		\$400,000		\$400,000	
65516	Rethink Folly Road - Phase II-III									
65520	Jl Arts & Community Center Construction			\$24,189	\$1,705,570		\$2,000,000	moved all from GF capital	\$2,000,000	\$294,430
65529	Brantley Park (HTAX eligible)									
65530	Dock Street Park Improvements (HTAX eligible)				\$150,000		\$125,000	reduction	\$100,000	(\$50,000)
65540	Hillman Improvements (HTAX eligible)									
65550	Mill Point Park Improvements (HTAX eligible)			\$22,734	\$250,000		\$125,000	reduction	\$125,000	(\$125,000)
65560	Pinckney Park Improvements (HTAX eligible)			\$2,250						
65700	Land Acquisition (for uses allowed by HTAX)				\$661,176			move to items below		(\$661,176)
65705	Mill Point Park Acquisition			\$63,067			\$661,176	pay in january	\$661,176	\$661,176
65710	Grace Triangle Park Acquisition						\$400,000	moved from GF capital	\$400,000	\$400,000
65850	Other Park Projects (HTAX share)	\$13,033	\$16,675	\$47,402						
65860	Other Tourism-Related Projects		\$2,000	\$3,350	\$5,000		\$5,000		\$5,000	
		\$85,301	\$25,943	\$183,992	\$3,181,746	\$0	\$3,726,176		\$3,701,176	\$519,430
					\$454,234			<b>Ending Budgeted Balance:</b>	\$49,504	\$514,575

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

**Stormwater Fund (Managed by County on behalf of Town) Budget FY 2025-2026**

account	Line Item	History			Budgeted 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
	<b>Initial Balance</b>	\$301,190	\$597,991	\$770,127	\$665,747			\$665,747		
	Stormwater Revenue	\$298,976	\$323,883		\$305,088			\$305,088		
	Interest		\$42,987		\$26,000			\$26,000		
	Stormwater Expense	\$2,175	\$194,734		\$596,835	\$97,468		\$596,835	Co assumes we'll use it all	
	Transfer Out to Capital Projects				\$400,000			\$400,000	vac-truck share	
	<b>Ending Balance</b>	\$597,991	\$770,127	\$770,127	\$0	(\$97,468)		\$400,000		

**ATAX Budget FY 2025-2026**

account	Line Item	History			Budgeted 2025-2026	Through Sept 25% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
	<b>Initial Balance</b>	\$12,809	\$41,482	\$24,895	\$34,824	\$23,624		\$23,624	(\$11,200)	
	<u>ATAX Revenues</u>	\$73,765	\$41,652							
42010	State			\$66,061		\$24,214		\$67,500		
42020	County			\$3,535		\$580		\$7,500		
				\$69,596	\$75,000	\$24,795		\$75,000		
	<u>Operating Expense</u>	\$45,092	\$84,410							
68010	Tourism Related Expenses			\$43,367	\$94,430	\$0		\$61,930	(\$32,500)	
68050	Advertising and Promotion					\$0		\$5,000	\$5,000	
								\$5,000	sea island chamber here	
	<u>Transfer to General Fund</u>			\$27,500	\$0	\$0		\$27,500	\$27,500	
	Change in Fund Balance:	\$28,673	(\$42,758)	(\$1,271)	(\$19,430)	\$24,795		\$0	(\$19,430)	
	<b>Ending RESTRICTED Balance</b>	\$41,482	(\$1,276)	\$23,624	\$15,394	\$48,419		\$23,624	\$4,194	

0

**Town of James Island**

EXHIBIT "B-1"

5/5/2026

**MAY 2026 AMENDMENT**

General Fund SUMMARY FY 2025-2026

REVENUES	AMENDED 10/25 2025-2026	Proposed DIFFERENCE from AMENDED 10/25		Proposed AMENDMENT 5/26 2025-2026
Operating Revenues	\$4,610,977	\$106,777		\$4,717,754
Transfer in from HTAX	\$150,000	\$0		\$150,000
Transfer in from Co. ATAX	\$10,430	\$0		\$10,430
Transfer in from State ATAX	\$84,000	\$0		\$84,000
<b>Total Revenue:</b>	<b>\$4,855,407</b>	<b>\$106,777</b>	increase in revenue	<b>\$4,962,184</b>

EXPENDITURES	AMENDED 10/25 2025-2026	Proposed DIFFERENCE from AMENDED 10/25		Proposed AMENDMENT 5/26 2025-2026
Administration	\$1,818,659	(\$58,753)	decrease in exp	\$1,759,906
Elected Officials	\$200,000	(\$28,500)	decrease in exp	\$171,500
Public Works	\$246,600	\$60,916	increase - SW reimburse	\$307,516
Code Enforcement	\$9,200	\$0		\$9,200
Planning, Zoning, and Permitting	\$58,700	(\$1,000)	decrease in exp	\$57,700
Emergency Response / CERT	\$58,519	(\$2,970)	decrease in exp	\$55,549
Facilities, Parks, & Equipment	\$422,580	(\$35,334)	decrease in exp	\$387,246
Tree Mitigation Fund	\$11,200	(\$11,200)	decrease in exp	\$0
Community Services	\$130,655	\$114,446	increase - WakeUp grant	\$245,101
Island Sheriff's Patrol	\$651,005	\$78,995	increased exp	\$730,000
General Fund Capital Projects	\$1,048,778	(\$331,703)	decrease in exp	\$717,075
<b>Total Expenses:</b>	<b>\$4,655,896</b>	<b>(\$215,103)</b>	decrease in expenses	<b>\$4,440,793</b>

GENERAL FUND REVENUES LESS EXPENSES: \$521,391

**\$321,880 Budget Improvement**

HOSPITALITY TAX	AMENDED 10/25 2025-2026	Proposed DIFFERENCE from AMENDED 10/25		Proposed AMENDMENT 5/26 2025-2026
Revenue	\$715,000	\$35,000		\$750,000
Operating Expenses	\$61,145	(\$47,184)		\$13,961
Public Safety of Tourism Areas	\$150,000	(\$150,000)		\$0
HTAX Capital Projects	\$3,701,176	(\$6,706,176)		(\$3,005,000)
<b>TOTAL EXPENSES:</b>	<b>\$3,912,321</b>	<b>(\$6,903,360)</b>		<b>(\$2,991,039)</b>
<b>Ending BALANCE of HTAX Fund</b>	<b>(\$60,341)</b>			<b>\$3,075,543</b>

ACCOMODATIONS TAX	APPROVED 2025-2026	Proposed DIFFERENCE from APPROVED		Proposed Budget for 2025-2026
Revenue	\$75,000	\$0		\$75,000
Operating Expenses	\$61,930	\$36,694		\$98,624
<b>Ending BALANCE of ATAX Fund</b>	<b>\$15,394</b>			<b>\$0</b>

**Town of James Island**  
Revenue Budget FY 2025-2026

MAY 2026 AMENDMENT

Exhibit "B-1"

Account	Line Item	History			Budget	Through April	EOY 2025-2026	notes	Proposed	Difference from AMENDED 10/25 Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	AMENDED 10/25 2025-2026	83% 2025-2026	Estimate		AMENDMENT 4/26 2025-2026	
	Brokers and Insurance Tax	\$775,187	\$1,005,001	\$1,109,992	\$750,000	<b>\$174,354</b>	<b>\$920,000</b>		\$920,000	\$170,000
40011	<i>Brokers Tax Program (BTP)</i>					\$163,718	\$170,000			\$0
40012	<i>Insurance Tax Program (ITP)</i>					\$10,636	\$750,000	in june		\$0
40015	Building Permit Fees	\$27,279	\$16,733	\$15,637	\$15,000	\$37,894	\$40,000		\$40,000	\$25,000
40020	Business Licenses	\$499,280	\$552,409	\$385,909	\$480,000	\$379,596	\$480,000		\$480,000	\$0
40025	Donations/Contributions	\$0	\$25	\$150	\$0	\$3,605	\$8,000		\$8,000	\$8,000
40050	Facility Rental Fees	\$6,361	\$6,214	\$6,031	\$7,500	\$13,475	\$16,000		\$16,000	\$8,500
40060	Filing Fees	\$0	\$1,780	\$0	\$400	\$400	\$400		\$400	\$0
40070	Franchise Fees	\$303,094	\$413,176	\$285,183	\$320,000	\$90,171	\$320,000		\$320,000	\$0
40080	Interest Income	\$2,939	\$78,888	\$238,516	\$250,000	\$236,370	\$280,000		\$280,000	\$30,000
40090	LOP - Alcohol Licenses	\$6,000	\$6,250	\$6,150	\$6,000	\$3,960	\$6,000		\$6,000	\$0
40100	Local Assessment Fee	\$5,656	\$4,150	\$6,015	\$6,100	\$8,279	\$8,279	likely complete	\$8,279	\$2,179
40112	LOST Property Credit Fund	\$1,286,714	\$1,071,937	\$1,345,339	\$1,330,000	\$1,168,063	\$1,330,000		\$1,330,000	\$0
40114	LOST Revenue Fund	\$550,542	\$479,012	\$792,116	\$605,000	\$542,463	\$605,000		\$605,000	\$0
40120	Miscellaneous Income	\$371	\$54	\$20,776	\$1,500	\$20,146	\$22,000		\$22,000	\$20,500
	Planning & Zoning Fees	\$15,275	\$17,071	\$31,957	\$26,000	<b>\$28,867</b>	<b>\$32,000</b>		\$32,000	\$6,000
40202	<i>Accessory Structure</i>					\$0				\$0
40204	<i>BNB</i>					\$234				\$0
40206	<i>BZA</i>					\$1,250				\$0
40208	<i>Clearing &amp; Grubbing</i>					\$50				\$0
40209	<i>Commercial Zoning Permit</i>					\$2,095				\$0
40210	<i>Demolition</i>					\$0				\$0
40212	<i>Exempt Plat</i>					\$0				\$0
40214	<i>Home Occupation</i>					\$1,095				\$0
40216	<i>Residential Zoning Permit</i>					\$19,285				\$0
40218	<i>Rezoning Application</i>					\$340				\$0
40220	<i>Sign Permits</i>					\$200				\$0
40222	<i>Site Plan Reviews</i>					\$0				\$0
40224	<i>Special Events</i>					\$25				\$0
40226	<i>Temporary Zoning/Firework/Tree Stand</i>					\$758				\$0
40228	<i>Tree Permits</i>					\$3,125				\$0
40230	<i>Subdivision Application</i>					\$410				\$0
40250	Stormwater Fee Reimbursements from County SW Fund	\$51,495	\$25,914	\$132,219	\$400,000	\$129,093	\$155,000		\$155,000	(\$245,000)
40300	State Aid to Subdivisions (LGF)	\$275,661	\$214,413	\$300,135	\$315,000	\$315,142	\$315,142		\$315,142	\$142
40310	Telecomm Tax Program (TTP)	\$11,857	\$11,056	\$10,310	\$14,000	\$9,171	\$12,000		\$12,000	(\$2,000)
40315	Town Market Vendor Payments			\$6,013	\$5,500	\$8,081	\$9,800		\$9,800	\$4,300
40320	Homestead Exemption	\$46,792	\$0	\$46,147	\$46,285	\$46,285	\$46,285		\$46,285	\$0
40500	Grants	\$1,854,631	\$1,019,893	\$12,000	\$5,192	\$84,348	\$84,348		\$84,348	\$79,156
41010	State ATAX allowance - 25k			\$25,000	\$25,000	\$0	\$25,000		\$25,000	\$0
41015	State ATAX - additional %			\$2,500	\$2,500	\$0	\$2,500		\$2,500	\$0
41020	Transfer In from HTAX for Public Safety of Tourism Areas				\$150,000	\$0	\$150,000		\$150,000	\$0
41025	Transfer in from State ATAX for New JIACC				\$84,000	\$0	\$84,000		\$84,000	\$0
41030	Transfer in from County ATAX for New JIACC				\$10,430	\$0	\$10,430		\$10,430	\$0
		\$5,719,134	\$4,923,976	\$4,778,094	\$4,855,407	\$3,299,763	\$4,962,184		\$4,962,184	\$106,777

**Town of James Island**  
Administration Budget FY 2025-2026

MAY 2026 AMENDMENT

Exhibit "B-1"

Account	Line Item	History			Budget	Through April	EOY 2025-2026 Estimate	notes	Proposed	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	AMENDED 10/25 2025-2026	83% 2025-2026			AMENDMENT 4/26 2025-2026	
51001	Salaries	\$679,163	\$846,966	\$814,949	\$850,000	\$595,711	\$850,000		\$850,000	\$0
51005	Benefits, Taxes & Fees	\$273,638	\$335,976	\$336,077	\$450,000	\$242,998	\$350,000		\$350,000	(\$100,000)
51010	Advertising	\$3,051	\$5,054	\$2,390	\$3,000	\$964	\$3,000		\$3,000	\$0
51012	Audit	\$12,500	\$12,500	\$13,500	\$13,500	\$14,500	\$14,500		\$14,500	\$1,000
51016	Bank charges	\$1,679	\$115	\$868	\$700	\$746	\$1,100		\$1,100	\$400
51017	Bank charges - CC		\$1,822	\$231	\$300	\$0	\$0		\$0	(\$300)
51020	Codification	\$1,371	\$1,503	\$1,932	\$1,000	\$2,106	\$4,000		\$4,000	\$3,000
51025	Copier	\$4,225	\$3,556	\$4,861	\$4,500	\$3,366	\$4,500		\$4,500	\$0
51030	Dues, Memberships, and Subscriptions	\$658	\$1,189	\$1,528	\$8,400	\$1,379	\$2,000		\$2,000	(\$6,400)
51035	MASC Membership	\$5,347	\$5,347	\$5,347	\$5,400	\$5,347	\$5,400		\$5,400	\$0
51037	Business License Contract Fees	\$0	\$0	\$18,868	\$0	\$934	\$934		\$934	\$934
51040	Election Expenses		\$10,676	\$0	\$10,000	\$18,185	\$18,185		\$18,185	\$8,185
51051	Employee Appreciation	\$465	\$1,349	\$3,242	\$2,800	\$3,771	\$5,000		\$5,000	\$2,200
51052	Employee Screening	\$971	\$355	\$755	\$380	\$388	\$388		\$388	\$8
51053	Employee Training & Travel	\$6,871	\$8,143	\$1,745	\$5,500	\$662	\$2,500		\$2,500	(\$3,000)
51055	Employee Uniforms	\$902	\$1,630	\$2,381	\$3,000	\$2,378	\$2,500		\$2,500	(\$500)
51060	Equipment, Software, Maintenance	\$23,568	\$0	\$897	\$1,500	\$392	\$1,500		\$1,500	\$0
51070	Grant Writing Services	\$2,310	\$0	\$0	\$1,299	\$1,299	\$1,299		\$1,299	\$0
51080	Information Services	\$80,510	\$114,330	\$115,044	\$131,680	\$103,475	\$140,000		\$140,000	\$8,320
51090	Insurance	\$67,518	\$73,424	\$101,700	\$95,000	\$48,934	\$90,000		\$90,000	(\$5,000)
51110	Legal Services	\$86,998	\$125,008	\$381,148	\$180,000	\$159,853	\$215,000		\$215,000	\$35,000
51115	Legal Settlement		\$75,745	\$50,000	\$0	\$0	\$0		\$0	\$0
51120	Miscellaneous				\$0	\$440	\$500	new line item	\$500	\$500
51130	Mileage Reimbursement	\$364	\$195	\$1,522	\$600	\$0	\$600		\$600	\$0
51150	Postage	\$2,334	\$2,797	\$7,638	\$19,500	\$6,873	\$15,000		\$15,000	(\$4,500)
51160	Professional Services			\$0	\$20,000	\$15,632	\$20,000	not legal, MRB, Laura	\$20,000	\$0
51200	Supplies	\$5,490	\$6,092	\$9,693	\$10,000	\$10,814	\$12,000		\$12,000	\$2,000
		\$1,265,000	\$1,639,615	\$1,882,550	\$1,818,659	\$1,241,147	\$1,759,906		\$1,759,906	(\$58,753)

**Elected Officials Budget FY 2025-2026**

Account	Line Item	History			Budget	Through April	EOY 2025-2026 Estimate	notes	Proposed	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	AMENDED 10/25 2025-2026	83% 2025-2026			AMENDMENT 4/26 2025-2026	
52001	Salaries	\$49,982	\$61,923	\$70,000	\$78,500	\$64,461	\$78,500		\$78,500	\$0
52005	Benefits, Taxes & Fees	\$61,180	\$70,442	\$76,735	\$117,000	\$70,409	\$84,000		\$84,000	(\$33,000)
52030	Council Expenses	\$2,000	\$1,078	\$952	\$2,000	\$3,551	\$5,000		\$5,000	\$3,000
52040	Mayor Expense	\$841	\$901	\$318	\$2,000	\$897	\$2,000		\$2,000	\$0
52053	Training				\$500	\$1,639	\$2,000		\$2,000	\$1,500
		\$114,003	\$134,344	\$148,005	\$200,000	\$140,957	\$171,500		\$171,500	(\$28,500)

**Town of James Island**  
Public Works Budget FY 2025-2026

MAY 2026 AMENDMENT

Exhibit "B-1"

Account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 4/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
53030	Dues, Memberships, and Subscriptions (PW)	\$0	\$0	\$0	\$800	\$435	\$800		\$800	\$0
53060	Equipment / Software (PW)	\$0	\$0	\$0	\$4,000	\$87	\$4,000		\$4,000	\$0
53070	Groundskeeping	\$63,147	\$64,221	\$44,276	\$80,000	\$52,430	\$80,000		\$80,000	\$0
53130	Mileage Reimbursement (PW)				\$0	\$182	\$500		\$500	\$500
53160	Professional Services (PW)		\$1,650	\$23,325	\$10,000	\$3,383	\$8,000		\$8,000	(\$2,000)
53162	Engineering Services			\$6,270	\$20,000	\$17,504	\$22,000	Laura C.	\$22,000	\$2,000
53170	Projects PW (non-capital)	\$50,961	\$31,927	\$118,454	\$35,000	\$11,150	\$30,000		\$30,000	(\$5,000)
53175	Stormwater Projects				\$85,000	\$121,690	\$146,690	reimbursable	\$146,690	\$61,690
53176	County SW Fee Payments				\$0	\$726	\$726	new line item	\$726	\$726
53180	Public Outreach	\$0	\$0	\$750	\$300	\$0	\$300		\$300	\$0
53190	Signage	\$2,467	\$5,769	\$12,604	\$7,000	\$8,587	\$10,000		\$10,000	\$3,000
53200	Supplies (PW)	\$7,383	\$11,283	\$5,247	\$4,500	\$3,126	\$4,500		\$4,500	\$0
		\$148,958	\$139,850	\$225,925	\$246,600	\$219,300	\$307,516		\$307,516	\$60,916

**Code Enforcement (Zoning/Livability) Budget FY 2025-2026**

Account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 4/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
54010	Animal Issues	\$0	\$0	\$700	\$2,000	\$0	\$2,000		\$2,000	\$0
54015	Crime Watch Materials					\$0	\$0	moved from Comm Svcs	\$0	\$0
54030	Dues, Memberships, and Subscriptions (CE)	\$0	\$0	\$0	\$200	\$30	\$200		\$200	\$0
54053	Employee Training (CE)	\$0	\$0	\$178	\$500	\$45	\$500		\$500	\$0
54060	Equipment / Software (CE)	\$960	\$960	\$0	\$500	\$0	\$500		\$500	\$0
54065	Inoperable Vehicle Towing	\$0	\$0	\$0	\$1,500	\$0	\$1,500		\$1,500	\$0
54070	Overgrown Lot Clearing / Debris	\$0	\$725	\$0	\$4,000	\$0	\$4,000		\$4,000	\$0
54075	Debris Removal Leins					\$0	\$0		\$0	\$0
57160	Professional Services (CE)					\$0	\$0		\$0	\$0
57190	Signage - Wayfinding					\$0	\$0		\$0	\$0
54200	Supplies (CE)	\$37	\$795	\$338	\$500	\$190	\$500		\$500	\$0
54300	Unsafe Buildings Demolition					\$0	\$0		\$0	\$0
		\$997	\$2,480	\$1,216	\$9,200	\$265	\$9,200		\$9,200	\$0

**Town of James Island**

MAY 2026 AMENDMENT

Exhibit "B-1"

**Planning, Zoning, and Permitting Budget FY 2025-2026**

Account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 4/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
55010	Advertising	\$838	\$448	\$493	\$1,000	\$926	\$2,000		\$2,000	\$1,000
55020	Arborist Reports			\$2,800	\$10,000	\$9,100	\$11,000		\$11,000	\$1,000
55030	Dues, Memberships, and Subscriptions (PZP)				\$400	\$0	\$400		\$400	\$0
55060	Equipment / Software (PZP)	\$4,558	\$2,214	\$3,707	\$1,000	\$1,794	\$2,000		\$2,000	\$1,000
55150	Postage (PZP)				\$400	\$0	\$400		\$400	\$0
55160	Professional Services (PZP)				\$35,000	\$23,464	\$35,000	Laura C & COG	\$35,000	\$0
55180	Public Outreach (PZP)				\$2,500	\$1,298	\$2,000		\$2,000	(\$500)
55200	Supplies (PZP)	\$332	\$147	\$41	\$400	\$0	\$400		\$400	\$0
55400	Planning Commission	\$450	\$1,012	\$750	\$5,000	\$980	\$2,500		\$2,500	(\$2,500)
55500	Board of Zoning Appeals	\$2,276	\$563	\$4,502	\$3,000	\$400	\$2,000		\$2,000	(\$1,000)
		\$8,454	\$4,384	\$12,293	\$58,700	\$37,962	\$57,700		\$57,700	(\$1,000)

**Emergency Response / CERT Budget FY 2025-2026**

Account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 4/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
56053	Employee Training and Travel (ESC)			\$18,766	\$2,500	\$0	\$500		\$500	(\$2,000)
56060	Equipment / Software (ESC)				\$1,000	\$0	\$500		\$500	(\$500)
56062	Radio Contract	\$3,192	\$3,990		\$3,400	\$3,507	\$4,500		\$4,500	\$1,100
56065	Mobile Devices	\$1,480	\$1,412		\$1,500	\$2,218	\$2,700		\$2,700	\$1,200
56070	Generator Maintenance	\$1,846	\$1,911	\$1,911	\$2,500	\$429	\$2,500		\$2,500	\$0
56180	Public Outreach			\$0	\$500	\$0	\$500		\$500	\$0
56200	Supplies (ESC)				\$10,000	\$580	\$10,000		\$10,000	\$0
56220	PPE for Town				\$4,500	\$182	\$2,500		\$2,500	(\$2,000)
56240	Response Supply Kits				\$1,620	\$0	\$850		\$850	(\$770)
56300	MISC - Emergency Management				\$843	\$843	\$843		\$843	\$0
56310	Meals				\$156	\$156	\$156		\$156	\$0
56320	Accomodations					\$0	\$0		\$0	\$0
56330	Fuel/Mileage					\$0	\$0		\$0	\$0
56350	Other					\$0	\$0		\$0	\$0
56500	Emergency Activations	\$49,329	\$18,766	\$18,766	\$30,000	\$11,315	\$30,000		\$30,000	\$0
		\$55,847	\$26,079	\$39,443	\$58,519	\$19,230	\$55,549		\$55,549	(\$2,970)

**Town of James Island**

MAY 2026 AMENDMENT

Exhibit "B-1"

**Facilities, Parks, & Equipment Budget FY 2025-2026**

Account	Line Item	History			Budget	Through April	EOY 2025-2026 Estimate	notes	Proposed	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	AMENDED 10/25 2025-2026	83% 2025-2026			AMENDMENT 4/26 2025-2026	
57060	Equipment / Non-Capital Fixtures	\$137	\$1,399	\$12,024	\$3,000	\$3,570	\$4,000		\$4,000	\$1,000
57070	Facility Rental Deposit Returns				\$1,000	\$5,400	\$6,000		\$6,000	\$5,000
57080	Facilities Maintenance	\$6,444	\$17,286	\$108,350	\$25,000	\$25,050	\$36,000		\$36,000	\$11,000
57100	Facility Upgrades / Const (non-cap)				\$4,000	\$3,558	\$4,000		\$4,000	\$0
57120	Fire Safety / First Aid / AED				\$1,330	\$2,029	\$2,029		\$2,029	\$699
57150	Janitorial	\$9,359	\$14,850	\$22,621	\$21,500	\$16,500	\$19,800		\$19,800	(\$1,700)
57160	Rent - Storage Unit				\$1,750	\$1,535	\$1,917		\$1,917	\$167
57170	Security Monitoring	\$4,160	\$1,151	\$8,002	\$4,000	\$1,577	\$2,500		\$2,500	(\$1,500)
57180	Street Lights	\$152,868	\$148,403	\$214,119	\$180,000	\$159,013	\$191,000	increased elec costs	\$191,000	\$11,000
57190	Utilities	\$34,555	\$28,366	\$28,786	\$35,000	\$23,856	\$35,000	increased elec costs	\$35,000	\$0
57200	Supplies - (FPE)				\$1,500	\$6,533	\$8,000		\$8,000	\$6,500
57250	Vehicle and Equipment Fuel				\$6,500	\$2,884	\$4,000		\$4,000	(\$2,500)
57260	Vehicle and Equipment Maintenance	\$7,422	\$6,308	\$13,908	\$18,000	\$17,286	\$18,000		\$18,000	\$0
57300	Non-HTAX Maintenance									\$0
57310	<i>Dog Station Maintenance</i>			\$94	\$18,000	\$571	\$10,000		\$10,000	(\$8,000)
57320	<i>Brantley Park Maint (non HTAX)</i>	\$800	\$1,700		\$2,000	\$0	\$0		\$0	(\$2,000)
57330	<i>Dock Street Maint (non HTAX)</i>				\$10,000	\$11,170	\$15,000		\$15,000	\$5,000
57340	<i>Hillman Maint (non HTAX)</i>				\$10,000	\$0	\$0	has become a cap proj	\$0	(\$10,000)
57350	<i>Mill Point Maint (non HTAX)</i>				\$50,000	\$6,047	\$15,000		\$15,000	(\$35,000)
57360	<i>Pinckney Park Maint (non HTAX)</i>	\$19,809	\$9,113		\$30,000	\$5,565	\$15,000		\$15,000	(\$15,000)
		\$235,554	\$228,576	\$407,904	\$422,580	\$292,144	\$387,246		\$387,246	(\$35,334)

**Tree Fund Budget (Non-General Fund) FY 2025-2026**

Account	Line Item	History			Budget	Through April	EOY 2025-2026 Estimate	notes	Proposed	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	AMENDED 10/25 2025-2026	83% 2025-2026			AMENDMENT 4/26 2025-2026	
	<b>Initial Balance</b>	\$1,392	\$9,488	\$90,376	\$1,270	(\$305)	(\$305)	incorrect starting bal	(\$305)	
44000	Tree Mitigation Revenue	\$8,096	\$85,600	\$2,175	\$2,500	\$511	\$511		\$2,500	\$0
	Transfer out to GF			\$86,000	\$0	\$0	\$0		\$0	\$0
60010	Tree Maintenance and care			\$6,856	\$10,000	\$0	\$0		\$0	(\$10,000)
60020	Tree Planting	\$0	\$4,712		\$1,200	\$0	\$0		\$0	(\$1,200)
<b>Ending Balance</b>		\$9,488	\$90,376	(\$305)	(\$7,430)	\$206	\$206		\$2,195	\$9,625

**Town of James Island**

MAY 2026 AMENDMENT

Exhibit "B-1"

**Community Services Budget FY 2025-2026**

Account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 4/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
58010	Business Development Council				\$500	\$0	\$500		\$500	\$0
58020	Children's Council				\$1,500	\$959	\$1,500		\$1,500	\$0
58030	Community Service Contributions	\$31,905	\$31,100	\$40,899	\$40,000	\$58,140	\$58,140		\$58,140	\$18,140
58040	Community Tutoring Programs	\$9,850	\$1,570	\$17,580	\$8,155	\$9,925	\$9,925		\$9,925	\$1,770
58050	Crime Watch Materials				\$0	\$0	\$0	moving to CE		
58060	Drainage Council				\$500	\$0	\$500		\$500	\$0
58070	History Commission	\$1,565	\$433	\$22,718	\$6,000	\$12,505	\$15,800		\$15,800	\$9,800
58075	James Island Arts Council					\$0	\$500		\$500	\$500
58080	James Island Pride	\$2,688	\$327	\$2,535	\$6,000	\$1,120	\$6,000		\$6,000	\$0
58085	Helping Hands	\$247	\$722	\$2,332	\$2,000	\$349	\$2,000		\$2,000	\$0
58090	Neighborhood Council	\$2,775	\$1,573	\$181	\$2,800	\$1,620	\$2,800		\$2,800	\$0
58095	Parks and Gardens					\$0	\$500		\$500	\$500
58100	Repair Care Program	\$25,137	\$33,471	\$22,738	\$40,000	\$25,119	\$40,000		\$40,000	\$0
58120	Miscellaneous Community Services				\$0	\$79,236	\$79,236		\$79,236	\$79,236
58200	Special / Community Events	\$1,994	\$1,677	\$79	\$6,000	\$8,109	\$10,000		\$10,000	\$4,000
58210	Tree Council		\$2,859	\$3,757	\$5,000	\$1,939	\$5,000		\$5,000	\$0
58215	Veterans Affairs Council					\$0	\$500		\$500	\$500
58220	Youth Sports Programs with CHS	\$7,915	\$12,291	\$12,100	\$12,200	\$0	\$12,200		\$12,200	\$0
		\$84,076	\$86,023	\$124,918	\$130,655	\$199,021	\$245,101		\$245,101	\$114,446

**Island Sheriff's Patrol Budget (Split GF & HTAX) FY 2025-2026**

Account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 4/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
59001	ISP Salaries	\$225,982	\$231,530	\$365,090	\$400,000	\$405,221	\$465,000		\$465,000	\$65,000
59005	ISP Benefits, Taxes & Fees	\$64,326	\$66,673	\$105,302	\$116,000	\$117,239	\$135,000		\$135,000	\$19,000
59020	ISP Operating Costs	\$14,129	\$12,512	\$26,688	\$20,000	\$32,581	\$40,000		\$40,000	\$20,000
59100	ISP - Dedicated Officer	\$65,317	\$65,407	\$81,735	\$115,005	\$63,785	\$90,000		\$90,000	(\$25,005)
		\$369,754	\$376,122	\$578,814	\$651,005	\$618,826	\$730,000		\$730,000	\$78,995

25% transfer from HTAX

**Town of James Island**  
**Capital Projects Budget FY 2025-2026**

MAY 2026 AMENDMENT

Exhibit "B-1"

Account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	xxx	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025					Proposed AMENDMENT 4/26 2025-2026	
<b>ROAD / SIDEWALK INFRASTRUCTURE</b>										
62014	Dills Bluff Sidewalk, Phase III & IV	\$30,906	\$181,575	\$9,568	\$15,000	\$1,478	\$15,000		\$15,000	\$0
	Dills Bluff Sidewalk, Phase IV - Winborn to HBVR					\$0	\$0		\$0	\$0
62030	Nabors Phase I	\$7,400			\$235,000	\$14,550	\$50,000	county bill soon	\$50,000	(\$185,000)
62034	Greenhill / Honey Hill Drainage /Paving Phase I-II			\$7,088	\$58,800	\$0	\$0	county bill soon	\$0	(\$58,800)
62040	Traffic Calming Projects	\$16,788	\$82,601	\$25,967	\$35,000	\$23,062	\$50,000		\$50,000	\$15,000
62050	Other Road / Sidewalk Capital Improvement Projects				\$0	\$0	\$0		\$0	\$0
	<i>TOTAL Infrastructure:</i>	\$605,750	\$264,742	\$154,330	\$343,800	\$39,090	\$115,000		\$115,000	(\$228,800)
<b>DRAINAGE / SEWER PROJECTS</b>										
62060	RIA Sewer Project (Connections)			\$0	\$0	\$0	\$0		\$0	\$0
62062	Additional Sewer Connections			\$0	\$0	\$0	\$0		\$0	\$0
62065	James Island Creek Sewer Infrastructure Expansion Match			\$213,957	\$230,043	\$0	\$0		\$0	(\$230,043)
62100	Oceanview-Stonepost Drainage Basin, Phases I-II	\$120,016	\$643,978	\$348,887	\$0	\$0	\$0		\$0	\$0
62105	Quail Run Drainage Improvements		\$1,062,451	\$279,000	\$23,018	\$23,018	\$23,018	final	\$23,018	\$0
62110	Woodhaven Drainage Improvements		\$229,565	\$273,551	\$23,018	\$23,018	\$23,018	final	\$23,018	\$0
62130	James Island Creek Basin Drainage Improvements				\$0	\$0	\$0		\$0	\$0
62140	Drainage Outflow Valve Devices				\$0	\$0	\$0		\$0	\$0
62200	Other Drainage Improvement Projects	\$44,253	\$24,297	\$21,030	\$15,000	\$0	\$10,000		\$10,000	(\$5,000)
62210	Cecil Circle drainage				\$35,000	\$31,584	\$31,584		\$31,584	(\$3,416)
62220	Bay Front Drainage Improvements					\$0	\$0		\$0	\$0
	<i>TOTAL Drainage:</i>	\$262,663	\$2,217,986	\$1,136,426	\$326,079	\$77,619	\$87,620		\$87,620	(\$238,459)
<b>OTHER CAPITAL PROJECTS</b>										
62522	New JIACC (Town Match for ATAX Funding)				\$21,000	\$21,000	\$21,000		\$21,000	\$0
62600	Audio Visual Upgrades	\$13,015	\$67,195		\$15,000	\$10,950	\$21,900		\$21,900	\$6,900
62610	Public Works Capital Equipment	\$50,259	\$8,915	\$13,838	\$1,500	\$0	\$1,500		\$1,500	\$0
62620	Vehicle Purchase			\$47,665	\$47,399	\$76,843	\$106,131		\$106,131	\$58,732
62650	Town Hall - General				\$0	\$54,954	\$72,624		\$72,624	\$72,624
62655	Town Hall - Shutters and Deck				\$30,000	\$85,300	\$85,300		\$85,300	\$55,300
62660	Town Hall - Computer upgrade				\$23,000	\$0	\$0		\$0	(\$23,000)
62670	Town Hall - Phone system upgrade				\$11,000	\$0	\$0		\$0	(\$11,000)
	Park Capital Improvements (not paid by HTAX)				\$0					
62710	Brantley (non HTAX eligible)				\$0	\$0	\$0		\$0	\$0
62720	Dock Street (non HTAX eligible)	\$533	\$24,525	\$19,594	\$100,000	\$3,498	\$75,000		\$75,000	(\$25,000)
62730	Mill Point Park Improvements (non HTAX eligible)				\$100,000	\$6,008	\$75,000		\$75,000	(\$25,000)
62740	Pinckney Park Improvements (non HTAX eligible)			\$9,556	\$0	\$5,950	\$6,000		\$6,000	\$6,000
62750	Grace Triangle Park Improvements (non HTAX eligible)				\$30,000	\$14,520	\$50,000	surveys, plans, etc.	\$50,000	\$20,000
62800	Land Acquisition (not paid by HTAX)		\$615,000		\$0	\$0	\$0		\$0	\$0
	<i>TOTAL Other Capital Projects:</i>	\$63,807	\$715,635	\$93,128	\$378,899	\$279,023	\$514,455		\$514,455	\$135,556
	<b>TOTAL CAPITAL PROJECTS:</b>	<b>\$932,220</b>	<b>\$3,198,363</b>	<b>\$1,383,883</b>	<b>\$1,048,778</b>	<b>\$395,732</b>	<b>\$717,075</b>		<b>\$717,075</b>	<b>(\$331,703)</b>

**Town of James Island**

MAY 2026 AMENDMENT

**Exhibit "B-1"**

**Hospitality Tax Operating (Non-Capital) Budget FY 2025-2026**

account	Line Item	History			Budget	Through April	EOY 2025-2026	Proposed AMENDMENT 5/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	AMENDED 10/25 2025-2026	83% 2025-2026	Estimate notes		
	<b>Initial Fund Balance</b>	\$1,936,147	\$2,279,174	\$2,741,945	\$3,136,980	\$3,246,825	\$3,246,825	\$3,246,825	
43000	<b>Hospitality Tax Revenue</b>	\$673,442	\$789,613	\$699,290	\$715,000	\$713,794	\$750,000	\$750,000	\$35,000
	Hospitality Expenses								
65003	Camp and Folly Roads Landscaping Maintenance	\$8,775	\$3,325	\$2,650	\$3,000	\$0	\$3,000	\$3,000	\$0
65005	Community Events	\$3,111	\$5,939	\$4,318	\$6,000	\$3,403	\$7,500	\$7,500	\$1,500
65006	Entrepreneur and Small Business Support	\$25,500	\$0		\$0	\$0	\$0	\$0	\$0
65007	Guide to Historic James Island	\$4,523	\$0		\$1,000	\$0	\$0	\$0	(\$1,000)
65012	Holiday Decorations	\$13,699		\$3,648	\$3,000	\$1,062	\$500	\$500	(\$2,500)
65015	Promotional Grants	\$9,000	\$10,250		\$5,000	\$0	\$0	\$0	(\$5,000)
65016	ReThink Folly Rd - Staff Cost-Sharing	\$18,009	\$71	\$12	\$1,000	\$164	\$500	\$500	(\$500)
65018	Santee St. Public Parking Lot	\$30,600	\$34,400	\$35,450	\$32,000	\$44,461	\$44,461	\$44,461	\$12,461
65020	Town Market (HTAX)	\$1,669	\$3,574	\$10,885	\$10,000	\$15,160	\$19,000	\$19,000	\$9,000
65030	James Island Arts & Cultural Center Operations	\$140,600	\$151,771	\$49,595	\$145	\$145	\$145	\$145	\$0
65032	James Island Arts & Cultural Center Programs & Events		\$3,820	\$9,652	\$0	\$0	\$0	\$0	\$0
	<b>TOTAL Operating Expenses:</b>	\$255,486	\$213,150	\$116,395	\$61,145	\$64,395	\$75,106	\$75,106	\$13,961
65300	Public Safety of Tourism Areas (TRANSFER TO GF)	\$123,437	\$110,217	\$27,937	\$150,000	\$0	\$150,000	\$150,000	\$0
	Committed to HTAX Capital Projects	(\$206,987)	(\$21,175)	\$50,079	\$3,701,176	\$222,577	\$696,176	\$696,176	
	<b>TOTAL Transfers:</b>	(\$83,550)	\$89,042	\$78,016	\$3,851,176	\$222,577	\$846,176	\$846,176	
	<b>Ending Restricted Balance</b>	\$2,279,174	\$2,741,945	\$3,246,825	(\$60,341)	\$3,673,647	\$3,075,543	\$3,075,543	

**Hospitality Tax Capital Projects FY 2025-2026**

account	Line Item	History			Budget	Through April	EOY 2025-2026	Proposed AMENDMENT 5/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	AMENDED 10/25 2025-2026	83% 2025-2026	Estimate notes		
65501	Bus Shelters/Bench on Folly Road				\$0	\$0	\$0	\$0	\$0
65504	Wayfinding Signage	\$3,800			\$0	\$0	\$0	\$0	\$0
65510	Folly Road Beautification (such as flagpoles)		\$3,670	\$21,000	\$10,000	\$0	\$10,000	\$10,000	\$0
65515	Rethink Folly Road - Phase I				\$400,000	\$0	\$0	\$0	(\$400,000)
65516	Rethink Folly Road - Phase II-III				\$0	\$0	\$0	\$0	\$0
65520	JI Arts & Community Center Construction			\$24,189	\$2,000,000	\$156,357	\$200,000	\$200,000	(\$1,800,000)
65530	Dock Street Park Improvements (HTAX eligible)				\$100,000	\$0	\$5,000	\$5,000	(\$95,000)
65540	Hillman Lots Improvements (HTAX eligible)				\$0	\$0	\$50,000	\$50,000	\$50,000
65550	Mill Point Park Improvements (HTAX eligible)			\$22,734	\$125,000	\$44	\$25,000	\$25,000	(\$100,000)
65560	Pinckney Park Improvements (HTAX eligible)			\$2,250	\$0	\$0	\$0	\$0	\$0
65570	Grace Triangle Park Improvements (HTAX eligible)					\$0	\$0	\$0	\$0
65700	Land Acquisition (for uses allowed by HTAX)								
65705	Mill Point Park Acquisition			\$63,067	\$661,176	\$61,176	\$61,176	\$61,176	(\$600,000)
65710	Grace Triangle Park Acquisition				\$400,000	\$0	\$0	\$0	(\$400,000)
65715	Other HTAX Land Acquisition				\$0	\$5,000	\$340,000	\$340,000	\$340,000
65850	Other Park Projects (HTAX share)	\$13,033	\$16,675	\$47,402	\$0	\$0	\$0	\$0	\$0
65860	Other Tourism-Related Projects		\$2,000	\$3,350	\$5,000	\$0	\$5,000	\$5,000	\$0
		\$85,301	\$25,943	\$183,992	\$3,701,176	\$222,577	\$696,176	\$696,176	(\$3,005,000)

(\$60,341)

Ending Budgeted Balance:

\$3,075,543

**Town of James Island**

MAY 2026 AMENDMENT

Exhibit "B-1"

**Stormwater Fund (Managed by County on behalf of Town) Budget FY 2025-2026**

account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
	<b>Initial Balance</b>	\$301,190	\$624,573	\$771,965	\$665,747	\$747,549	\$747,549		\$747,549	
	Stormwater Revenue	\$298,976	\$367,445	\$350,321	\$305,088		\$305,088		\$305,088	\$0
	Interest	\$0	\$0	\$0	\$26,000		\$26,000		\$26,000	\$0
	Stormwater Expense	\$2,175	\$220,053	\$374,737	\$596,835	\$129,093	\$1,078,637	Co assumes we'll use it all	\$1,078,637	\$481,802
	Transfer Out to Capital Projects				\$400,000				\$0	(\$400,000)
	<b>Ending Balance</b>	\$597,991	\$771,965	\$747,549	\$0	\$618,456	\$0		\$0	

**ATAX Budget FY 2025-2026**

account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
	<b>Initial Balance</b>	\$12,809	\$41,482	\$24,895	\$34,824	\$24,215	\$23,624		\$23,624	
	<u>ATAX Revenues</u>	\$73,765	\$67,823	\$79,639						
42010	State				\$67,500	\$50,958	\$67,500		\$67,500	
42020	County				\$7,500	\$976	\$7,500		\$7,500	
					\$75,000	\$51,934	\$75,000		\$75,000	
	<u>Operating Expense</u>	\$45,092	\$84,410	\$80,320						
68010	Tourism Related Expenses				\$61,930	\$0	\$66,124		\$66,124	
68050	Advertising and Promotion				\$5,000	\$1,137	\$5,000	sea island chamber here	\$5,000	
	<u>Transfer to General Fund</u>				\$27,500	\$27,500	\$27,500		\$27,500	
	Change in Fund Balance:	\$28,673	(\$16,587)	(\$681)	(\$19,430)	\$23,297	(\$23,624)		(\$23,624)	
	<b>Ending RESTRICTED Balance</b>	\$41,482	\$24,895	\$24,214	\$15,394	\$47,512	\$0		\$0	0

→ OVERALL, this amendment represents a revenue increase of \$106,777 and an expense decrease of \$215,103. This is a \$321,880 **improvement** in our budget.

#### REVENUE:

- Broker's and Insurance program increased to \$920,000 (+\$170,000)
- Building Permit Fees increased to \$40,000 (+\$25,000)
- Interest Income increased to \$280,000 (+\$30,000)
- Miscellaneous Income increased to \$22,000 (+\$20,500)
- Stormwater Fund Reimbursements decreased to \$155,000 (-\$245,000)
- Grants increased to \$79,156 (+\$79,156)

There are some other adjustments, but overall, the revenue is increased by \$106,777 to \$4,962,184.

#### EXPENSES:

##### Administration

- Benefits are decreased to \$350,000 (-\$100,000)
- Legal Services increased to \$215,000 (+\$35,000)

There are other adjustments, but overall, the expense for administration decreased by \$58,753 to \$1,759,906.

##### Elected Officials

- Benefits are decreased to \$84,000 (-\$33,000)

With the other small adjustments, the Elected Official expense decreased by \$28,500 to \$171,500.

### Public Works

- Stormwater Projects increased by \$61,690 to \$146,690. This is a line item that is difficult to forecast and, while an expense, it also is a revenue item when we are reimbursed. An increase means we were able to undertake projects.

### Code Enforcement

No expense amount changes, the line items of Crime Watch Materials, Debris Removal Leins, Professional Services (CE), and Signage-Wayfinding are added to this department.

### Planning Zoning and Permitting

There are no major changes in this department. All the minor adjustments decrease the PZP expenses by \$1,000 to \$57,700.

### Emergency Services

There are no major changes in this department. The minor adjustments decreased the department expenses by \$2,970 to \$55,549. Additionally, this is funding that will likely not be needed.

### Facilities, Parks, and Equipment

- Facilities Maintenance increased by \$11,000 to \$36,000. This increase is due to repairs to Town Hall (HVAC, Doors, Carpeting, etc. due to years of poor maintenance but not the Capital Projects of the deck, gutters, trim, or AV system).
- Street lights increased by \$11,000 to \$191,000. Higher electric costs.
- Mill Point Maintenance decreased by \$35,000 to \$15,000.

There are other adjustments, but the overall department expense decreased by \$35,334 to \$387,246.

## Community Services

- Crime Watch Materials is removed.
- James Island Arts Council, Parks and Gardens, and Veterans Affairs Council are added with minor amounts in case the Council Committees require funding.
- Community Service Contributions increased by \$18,140 to \$58,140. There are organizations that were funded after the main group was approved.
- History Commission increased by \$9,800 to \$15,800. Additional historic markers and a plaque for Mayor Sooy were not considered when the budget was initially developed.
- Miscellaneous Community Services was added to capture the WakeUp Carolina grant as a pass-through expense item. This increased \$79,236 to \$79,236.

Overall, the department expenses increased by \$114,446 to \$245,101. It is important to note that the WakeUp Carolina grant is \$79,236 of this overage.

## ISP

- Salaries are increased by \$65,000 to \$465,000. This has been an increase that was discussed earlier in the year and is primarily due to Captain James being able to fully staff the off-duty deputy hours.
- Benefits increase by \$19,000 to \$135,000. Benefits rise with salaries.
- Operating costs are billed to the Town by the County and are increased by \$20,000 to \$40,000. This amount included some of the prior fiscal year expenses.
- Dedicated Officer costs are also billed to the Town on a quarterly basis. This expense is estimated to decrease about \$25,005 to \$90,000.

Overall, the Island Sheriff's Patrol expense increased by \$78,995 to \$730,000.

## Capital Projects (General Fund)

- Nabors Phase I is a decrease by \$185,000 to \$50,000. Our commitment to this project is \$235,000 and we are spending engineering funds, but it is not likely that construction will start soon. The County will invoice the Town at the end of

construction, and this is looking like an expense that will hit near the end of the 2026-2027 fiscal year if not later.

- Greenhill/Honey Hill paving work is a decrease of \$58,800 to \$0 for this fiscal year. With the issues around the project, the Town will likely not be invoiced for this until the 2026-2027 fiscal year.
- Traffic Calming Projects increased by \$15,000 to \$50,000. There have been additional radar signs and speed humps installed this year.
- James Island Creek Sewer Expansion Match decreased by \$230,043 to \$0 as it does not appear that the Public Safety District will invoice the Town in this fiscal year for the rest of this commitment.
- Vehicle purchase increased by \$58,732 to \$106,131 due to the purchase and outfitting of the new Island Safety Patrol vehicle.
- General Town Hall projects increased by \$72,624 to \$72,624. This line had not been included and the projects of the trim painting, electricity in the parking lots, front lobby hardening, gutters, and interior improvements. These projects were required due to years of poor maintenance.
- Shutters and Deck increased by \$55,300 to \$85,300. The project was unknown in scope when the budget and previous amendments were developed.
- Computer upgrades decreased by \$23,000 to \$0 as this was captured under Information Services.
- Phone System decreased by \$11,000 to \$0 as this project will be delayed until the opening of the Arts and Community Center and then all phones will be upgraded in both buildings.
- Dock Street Non-HTAX Improvements decreased by \$25,000 to \$75,000 as it appears we will not get as much work completed in this fiscal year.
- Similarly, Mill Point Non-HTAX Improvements decreased by \$25,000 to \$75,000.
- Grace Triangle Park Non-HTAX Improvements increased by \$20,000 to \$50,000 to allow for additional planning and design.

Overall, Road / Sidewalk Infrastructure projects decreased by \$228,800, Drainage / Sewer Projects decreased by \$238,459, and Other Projects increased by \$135,556 for a total decrease in Capital Project expenses of \$331,703.

This completes the General Fund Amendment. However, the HTAX Capital Projects are also impactful.

### HTAX Operating

- HTAX Revenue is increased by \$35,000 to \$750,000.
- The Santee Lot rent item increased by \$12,461 to \$44,461 due to the agreement that removed the Town from this situation early and saved us future rent payments.
- The Town Market line item increased by \$9,000 to \$19,000 and is offset with the Town Market Vendor Payments revenue item of \$9,800.
  
- ReThink Folly Road Phase 1 decreased by \$400,000 to \$0. This is a commitment for the phase that we budget for in HTAX. However, the County has had issues finding a contractor and the funding invoice will not be due until the project is complete. We are rolling this commitment into the 2026-2027 and 2027-2028 fiscal years.
- Art and Community Center decreased by \$1,800,000 to \$200,000. This project will span into the 2026-2027 fiscal year.
- Dock Street HTAX Improvements decreased by \$95,000 to \$5,000. This is the pavilion project and will not have significant construction until 2026-2027.
- Hillman Lots Improvements increased by \$50,000 to \$50,000. This is for work that will be needed to secure and remove the structure on the existing lot.
- Mill Point HTAX Improvements decreased by \$100,000 to \$25,000. Again, this is the pavilion project that will not begin in earnest until the 2026-2027 fiscal year.
- Mill Point Park acquisition decreased by \$600,000 to \$61,176. This is due to the first “payment” of funds from the Greenbelt program, not the Town. Future payments will be the full \$661,176.
- Grace Triangle Park Acquisition decreased by \$400,000 to \$0 as the Town’s offer to acquire was refused. This funding was used below.
- Other HTAX Eligible Land Acquisition increased by \$340,000 to \$340,000. The Town’s ongoing efforts to obtain property to be used or support our parks and activities continues.

Overall, HTAX projects are decreased by about \$3,005,000 which will roll to future years.

**ORDINANCE 2026-07**

**AN ORDINANCE REZONING REAL PROPERTY LOCATED AT 1114 JEFFERY ROAD (TMS# 428-03-00-006) FROM THE LOW-DENSITY SUBURBAN RESIDENTIAL (RSL) ZONING DISTRICT TO THE MODERATE-DENSITY SUBURBAN RESIDENTIAL (RSM) ZONING DISTRICT (EXHIBIT A).**

WHEREAS, property located at 1114 Jeffery Road, identified as Tax Map Number 428-03-00-006, 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 Moderate-Density Suburban Residential (RSM) Zoning District; 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 1114 Jeffery Rd., identified as Tax Map Number 428-03-00-006, and referenced on the attached “Exhibit A”, from the Low-Density Suburban Residential (RSL) Zoning District to the Moderate-Density Suburban Residential (RSM) 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 428-03-00-006 referenced on the attached “Exhibit A”, are amended to Moderate-Density Suburban Residential (RSM) 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 18<sup>th</sup> day of June 2026.

TOWN OF JAMES ISLAND COUNCIL

By: \_\_\_\_\_  
Brook Lyon  
Mayor of the Town of James Island

ATTEST:

By: \_\_\_\_\_  
Frances Simmons  
Town Clerk of the Town of James Island

First Reading: May 21, 2026  
Public Hearing: May 21, 2026  
Second Reading: June 18, 2026



**ZONING/PLANNING  
DEPARTMENT**

**Zoning Map Amendment**

**PC: April 9, 2026**

**Case Summary: ZRSM-2-26-016**

***Request to rezone from the Low-Density Suburban Residential (RSL) Zoning District to the Moderate-Density Suburban Residential (RSM) Zoning District***

**FIRST READING: MAY 21, 2026  
SECOND READING: JUNE 18, 2026**

**History and Overview:**

1114 Jeffery Drive is located near the corner of Lemontree Lane and Jeffery Drive and is one block from Camp Rd. The parcel currently has one home located on it and the rest of the property is wooded. The parcel included in the Zoning Map Amendment Request is 0.93 acres in size and is in the RSL Zoning District. The parcel is considered a legal conforming lot.

The applicant and owner (Jonathan Schumacher) is seeking to rezone the parcel from the RSL Zoning District to the RSM Zoning District to allow for a density that may permit three dwelling units, due to the lot size being slightly less than one acre. Maximum density in the RSL Zoning District is 3 dwelling units per acre, while the maximum density in the RSM Zoning District is 4 units per acre. The applicant "*believes that RSM more accurately reflects the historical character of this neighborhood.*"

**Adjacent Zoning:**

Surrounding properties to the south and west are in the RSL Zoning District in the Town of James Island and are residentially utilized. Property to the north is also in the RSL Zoning District, is owned by First Baptist Church and is used as an overflow parking lot. Property to the east is owned by Storer Cable of Carolina, is zoned SR-1 in the City of Charleston and has a cell tower located on it. Other uses within 300' are mostly residential but also include a church and parks/recreation.

**Approval Criteria:**

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

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

Staff's response: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, specifically the Land Use Element Goal which states the Town 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.*". Additionally, the Purpose and Intent of the Zoning Ordinance states the chapters are intended to assure, in general "*the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the Comprehensive Plan*", amongst other purposes and intents.

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

Staff's response: The applicant's letter of intent states that "*the surrounding neighborhood already functions at densities that exceed both the RSL and RSM maximums. The current RSL zoning is a poor match for the reality of this area. RSM is a most appropriate and accurate zoning classification.*" Additionally, the applicant maintains that "*both districts allow identical uses and maintain the same front setback (25 feet), side setback (10 feet), and maximum height (35 feet).*" The proposed amendment will allow the property to retain its residential character and the residential use capability will also be retained.

**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 has previously been serviced by public facilities and the Town and other service providers will be able to continue these public 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: The proposed amendment should not result in significant adverse impacts on other property in the vicinity or on the environment as the applicant explains, "*RSM does not introduce densities that are foreign to this area; it adopts a classification that is closer to what already exists on the ground.*".

**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 property also meets the minimum standards for a Moderate-Density Suburban Residential (RSM) zoning designation including parcel size and parcel configuration. There is direct access from

Jeffery Drive and it is suitable for the proposed zoning classification because it will retain its residential compatibility with neighboring properties.

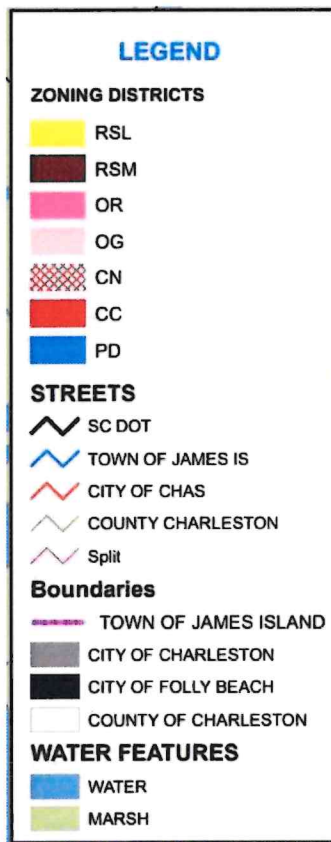
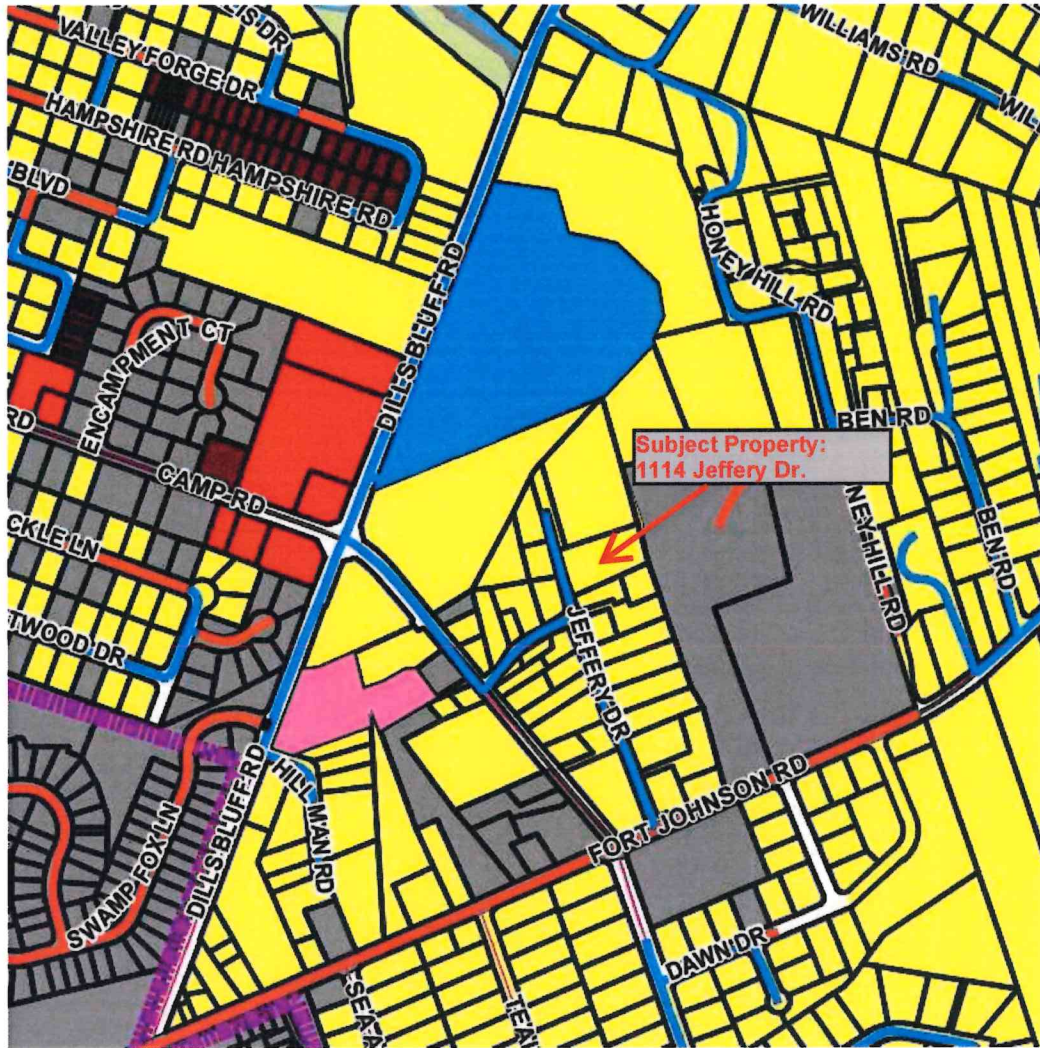
**Planning Commission Meeting: April 9, 2026**

**Planning Commission Recommendation: Approval**

*Speakers in Support: none*  
*Speakers in Opposition: none*

**Notifications:**

*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 May 6, 2026. Additionally, this request was noticed in the Post & Courier, and the property was posted on May 6, 2026. The meeting notice for Council meetings and Planning Commission meetings are sent to the Town News email recipients and are posted on the Town's Facebook page and website.*



**ORDINANCE 2026-08**

**AN ORDINANCE REZONING REAL PROPERTY LOCATED AT 1123 FORT JOHNSON ROAD (TMS# 428-06-00-069) FROM THE LOW-DENSITY SUBURBAN RESIDENTIAL (RSL) ZONING DISTRICT TO THE AGRICULTURAL PRESERVATION (AG-5) ZONING DISTRICT (EXHIBIT A).**

WHEREAS, property located at 1123 Fort Johnson Road, identified as Tax Map Number 428-06-00-069, 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 Agricultural Preservation (AG-5) Zoning District; 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 1123 Fort Johnson Road, identified as Tax Map Number 428-06-00-069, and referenced on the attached "Exhibit A", from the Low-Density Suburban Residential (RSL) Zoning District to the Agricultural Preservation (AG-5) 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 428-06-00-069 referenced on the attached "Exhibit A", are amended to Agricultural Preservation (AG-5) 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 18<sup>th</sup> day of June 2026.

TOWN OF JAMES ISLAND COUNCIL

By: \_\_\_\_\_  
Brook Lyon  
Mayor of the Town of James Island



**ZONING/PLANNING  
DEPARTMENT**

**Zoning Map Amendment**

**PC: May 14, 2026**

**Case Summary: ZAGR-3-26-017**

***Request to rezone from the Low-Density Suburban Residential (RSL) Zoning District to the  
Agricultural Preservation (AG-5)  
Zoning District***

**FIRST READING: MAY 21, 2026**

**SECOND READING: JUNE 18, 2026**

**History and Overview:**

1123 Fort Johnson Road is located near the intersection of Honey Hill Rd. and Ft. Johnson Rd. and is currently vacant. The parcel included in the Zoning Map Amendment Request is 2.23 acres in size, is in the RSL Zoning District, and is considered a legal conforming lot. The applicant and owner (Blake Smith) is seeking to rezone the parcel from the RSL Zoning District to the AG-5 Zoning District to keep the low-density residential capability, and to allow for service/agricultural uses not allowed in the RSL Zoning District.

**Adjacent Zoning:**

Surrounding properties to the north, south, east and west are in the RSL Zoning District in the Town of James Island. Most adjacent properties are of a larger lot size than the minimum size required in RSL. Several adjacent properties are vacant, residentially utilized, or used agriculturally. Other uses within 300' are mostly residential but also include parks/recreation in the City of Charleston.

**Approval Criteria:**

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

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

Staff's response: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, specifically the Land Use Element Goal which states the Town 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,*" and a strategy to "*implement sustainable and flexible development guidelines and integrate development with growth to maintain the suburban*

*character of the Town*", amongst other purposes and intents in the Ordinance.

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

Staff's response: Existing uses and zoning may be compatible with the proposed amendment; the amendment will allow the property to retain its residential character with a lower density allowed (1 unit per 5 acres in AG-5), and greater setback standards than in the RSL Zoning District for residential uses and for agricultural/service uses.

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

Staff's response: The Town and other service providers will be able to continue and provide public 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: The proposed amendment should not result in significant adverse impacts on other property in the vicinity or on the environment.

**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 property also meets the minimum standards for an Agricultural Preservation (AG-5) zoning designation including parcel size and parcel configuration. There is potential for direct access from Fort Johnson Road and it is suitable for the proposed zoning classification.

**Planning Commission Meeting: May 14, 2026**

**Recommendation: TBD**

**Notifications:**

*Notification letters and emails will be 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 June 3, 2026. Additionally, this request will be noticed in the Post & Courier, and the property will be posted on June 3, 2026. The meeting notice for Council meetings and Planning Commission meetings are sent to the Town News email recipients and are posted on the Town's Facebook page and website.*



**AN ORDINANCE**

**AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07: (EXHIBIT A): DEFINITIONS: SECTION 153.013; ANIMAL SERVICES: SECTION 153.152; AND USE TABLE: TABLE 153.110.**

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 recommended that the Town of James Island Council adopt the proposed text amendments of the ZLDR as set forth in Section 153.013, 153.152, and Table 153.110 herein; and

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

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

- (1). The proposed amendments correct an error or inconsistency or meets the challenge of a changing condition; and
- (B). The proposed amendments are consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and
- (C). 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 AMENDMENT OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE**

The Town of James Island Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Section 153.013, 153.152, and 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 18<sup>th</sup> day of June 2026.

TOWN OF JAMES ISLAND COUNCIL

By: \_\_\_\_\_  
Frances H. Lyon  
Mayor of the Town of James Island

ATTEST:

By: \_\_\_\_\_  
Frances Simmons  
Town Clerk of the Town of James Island

First Reading: May 21, 2026  
Public Hearing June 18, 2026  
Second Reading: June 18, 2026

## § 153.013 DEFINITIONS

**PET GROOMING SALONS/PET WASHING STATIONS.** An establishment primarily engaged in the grooming **and/or washing** of household pets.

**PET, HOUSEHOLD.** Domestic animals typically kept for company or enjoyment within the home. **HOUSEHOLD PETS** shall include, but not be limited to, domestic cats, domestic dogs, domestic ferrets, gerbils, guinea pigs, hamsters, domestic laboratory mice, domestic rabbits, goldfish, canaries, and parrots.

**PET STORE.** An establishment primarily engaged in the retail sale of household pets **supplies and food. May also include the retail sales of household pets and various animal services as an accessory use.**

**PET SHELTERS.** **An establishment primarily engaged in providing temporary housing, care, and medical attention for lost, abandoned, surrendered, or abused animals.**

§ 153.152 **RESERVED. ANIMAL SERVICES.**

**(A) In zoning districts subject to conditions (C), animal services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this chapter.**

**(B) In zoning districts subject to conditions (C), all activities and storage areas associated with animal services must be conducted in completely enclosed structures; otherwise this use shall fall under the special exception procedures of this chapter.**

**(C) All animal service uses shall comply with the site plan review requirements of this chapter.**

EXHIBIT A

Table 153.110	Zoning Districts											Condition		
	NRM-25	AG-5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I			
Septic tank installation, cleaning, or related services											S	S		
Solid waste combustors or incinerators, including cogeneration plants												S		
Solid waste disposal facility												S	§ 153.171	
Waste collection services												S		
Waste transfer facilities												S		
<b>COMMERCIAL USES</b>														
<b>ACCOMMODATIONS</b>														
Bed and breakfast inns	C	C	C	C	S	S	C	C	C	C	C	C	C	§ 153.124
Hotels or motels								S	A	A	A	A		
Rooming or boarding houses								S	A	A	A			
RV (recreational vehicle) parks or campgrounds	S	S	S											§ 153.132
<b>ANIMAL SERVICES</b>														
Kennel	A	A	C											§ 153.174
Pet stores, grooming salons, or pet washing stations												SC	A	§ 153.152
Small animal boarding (enclosed building)	A	A	S								S	A	A	§ 153.152
Veterinary services	A	A	S				SC	C	C	A	A	A	A	§ 153.152
Pet shelters	A	A	A				C	C	C	A	A	A	A	§ 153.152

**ORDINANCE #2026-10**

**AMENDMENTS TO CHAPTER 150: TOWN BUILDING REGULATIONS ORDINANCE  
OF THE TOWN OF JAMES ISLAND CODE OF ORDINANCES**

**WHEREAS**, it is in the best interest of the citizens of the Town of James Island to have an updated ordinance for administering the State of South Carolina adopted building codes in the Town; and

**WHEREAS**, the Town of James Island seeks to comply with the Accessibility Act, S.C. Code Ann § 10-5-210, et seq., and enforce the latest edition of ICC/ANSI A117.1 Accessibility and Useable Buildings and Facilities; and

**WHEREAS**, the Town of James Island also seeks to enforce the permissive codes approved by the South Carolina Building Codes Council pursuant to S.C. Code Ann § 6-9-50, including the International Property Maintenance Code to include Chapter 1, Existing Building Code, including Chapter 1, and International Performance Code for Buildings and Facilities, including Chapter 1; and

**WHEREAS**, the James Island Town Council finds it in the best interest and benefit to the general health, safety, and welfare of the residents of the Town of James Island to adopt the amendments to the Town Building Regulations Ordinance attached herein as “EXHIBIT A”.

**NOW, THEREFORE, BE IT ORDAINED**, by majority vote of Town Council, in meeting duly assembled \_\_\_\_\_, 2026, that Chapter 150 of the Code of Ordinances of the Town of James Island, South Carolina is hereby amended.

First Reading: May 21, 2026

Second/Final Reading June 18, 2026

Effective this \_\_\_\_ Day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Brook Lyon  
Mayor

ATTEST

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

CHAPTER 150: TOWN BUILDING REGULATIONS

Section

- 150.01 General provisions
- 150.02 Applicability
- 150.03 Department of Building Inspection Services
- 150.04 Duties and powers of Building Official
- 150.05 Permits
- 150.06 Construction documents
- 150.07 Temporary structures and uses
- 150.08 Fees
- 150.09 Inspections
- 150.10 Certificate of occupancy
- 150.11 Service utilities
- 150.12 Licensing and registration
- 150.13 Unsafe dwellings and equipment
- 150.14 Construction Board of Adjustment and Appeals
- 150.15 Violations
  
- 150.99 Penalty

Editor's note:

The regulations set forth in this chapter are those of ~~Charleston County Ordinance 1839, adopted by the county on January 20, 2015, which was~~ adopted by the Town's Ordinance 2016-14 on January 19, 2017, as amended.

§ 150.01 GENERAL PROVISIONS.

(A) Title. These regulations shall be known as the Building Code of the Town of James Island, hereinafter referred to as "this chapter."

(B) Scope. The provisions of this chapter shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location,

Ordinance #2023-10 EXHIBIT A

maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

(C) Appendices. Provisions in the appendices shall not apply unless specifically adopted.

(D) Intent. The purpose of this chapter is to regulate the provisions found in S.C. Code §§ 6-9-5 et seq. and S.C. Code of Regulations 8-100 et seq. that establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

(E) Referenced codes. The provisions in divisions (E)(1) through (E)(8) below and referenced elsewhere in this chapter shall be considered part of the requirements of this chapter to the prescribed extent of each such reference.

(1) Building.

(a) The provisions of the International Building Code as adopted by the S. C. Building Codes Council shall apply to the construction of buildings and structures.

(b) Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code as adopted by the S.C. Building Code Council.

(2) Electrical. The provisions of the National Electrical Code as adopted by the S.C. Building Codes Council shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(3) Gas. The provisions of the International Fuel Gas Code as adopted by the S.C. Building Codes Council shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this chapter. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

(4) Mechanical. The provisions of the International Mechanical Code as adopted by the S.C. Building Codes Council shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilation, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

(5) Plumbing. The provisions of the International Plumbing Code as adopted by the S.C. Building Codes Council shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

Ordinance #2023-10 EXHIBIT A

(6) Fire prevention. The provisions of the International Fire Code as adopted by the S.C. Building Codes Council shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices, from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

(7) Energy. The provisions of the International Energy Conservation Code as adopted by the State of South Carolina shall apply to all matters governing the design and construction of buildings for energy efficiency.

(8) Unsafe buildings and equipment. (See § 150.13).

(F) Also, mandatory and shall be enforced are the following:

(1) The latest edition of ICC/ANSI A117.1, Accessibility and Useable Buildings Facilities, which is adopted by the Accessibility Act. All plan reviews and inspections conducted by the Building Official shall be based on ICC/ANSI A117.1; however, there are other accessibility documents which are law and must be considered.

(G) Permissive Codes The latest edition of the following permissive codes as approved by the SC Building Codes Council may be used as needed by the Town pursuant to S.C. § 6-9-50. The permissive codes are as follows:

(1) International Property Maintenance Code to include Chapter 1;

(2) Existing Building Code, including Chapter 1;

(3) International Performance Code for Buildings and Facilities, including Chapter 1.

(H) Definitions. References throughout this chapter are defined as follows:

CODE OFFICIAL. Shall mean "Building Official."

(Ord. 2016-14, passed 1-19-2017)

§ 150.02 APPLICABILITY.

(A) Area of applicability. This chapter shall affect all ~~unincorporated areas of the Town, unless this chapter is adopted by an incorporated area,~~ excluding any parcels of land owned by the state or the federal government, and any buildings and installations thereon unless duly requested or required by law.

(B) General. Where, in any specific case, different sections of this chapter specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Ordinance #2023-10 EXHIBIT A

(C) Other laws. The provisions of this chapter shall not be deemed to nullify any provisions of local, state, or federal law.

(D) Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of this chapter.

(E) Referenced codes and standards.

(1) The codes and standards referenced in this chapter shall be considered part of the requirements of this chapter to the prescribed extent of each such reference. Where differences occur between provisions of this chapter and referenced codes and standards, the provisions of this chapter shall apply.

(2) Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

Ordinance #2023-10 EXHIBIT A

(F) Partial invalidity. In the event that any part or provision of this chapter is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

(G) Existing structures.

(1) The legal occupancy of any structure existing on the date of adoption of this chapter shall be permitted to continue without change, except as is specifically covered in this chapter or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

(2) Existing installations. Building systems lawfully in existence at the time of the adoption of this chapter shall be permitted to have their use and maintenance continued if the use, maintenance or repair is in accordance with the original design and no hazard to life, health or property is created by such system.

(H) Maintenance. All building systems, materials, and appurtenances, both existing and new, and all parts thereof, shall be maintained in proper operating condition in accordance with the original design in a safe and sanitary condition. All devices or safeguards required by this chapter shall be maintained in compliance with the code edition under which they were installed.

(1) Maintenance of safeguards. Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this chapter or otherwise installed, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with the chapter and applicable referenced standards, in effect on the date permitted or if done without permits at the time of installation.

(2) Testing and operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this chapter.

(a) Test and inspection records. Required test and inspection records shall be available to the Building Official at all times.

(b) Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this chapter.

(3) Supervision. Maintenance and testing shall be under the supervision of a responsible person who shall ensure that such maintenance and testing are conducted at specified intervals in accordance with this chapter.

(4) Rendering equipment inoperable. Portable or fixed fire-extinguishing systems or devices and fire-warning systems shall not be rendered inoperative or inaccessible except as necessary during emergencies, maintenance, repairs, alterations, drills or prescribed testing.

Ordinance #2023-10 EXHIBIT A

(5) Owner/occupant responsibility. Correction and abatement of violations of this chapter shall be the responsibility of the owner. If an occupant creates, or allows to be created, hazardous conditions in violation of this chapter, the occupant shall be held responsible for the abatement of such hazardous conditions.

(6) Overcrowding. Overcrowding or admittance of any person beyond the approved capacity of a building or a portion thereof shall not be allowed. The Building Official, upon finding any overcrowding conditions or obstructions in aisles, passageways, or other means of egress, or upon finding any condition which constitutes a life safety hazard, shall be authorized to cause the event to be stopped until such condition or obstruction is corrected.

(I) Additions, alterations, or repairs. Additions, alterations, or repairs to any structure or building systems shall conform to that required for a new structure without requiring the existing structure to comply with all of the requirements of this chapter, unless otherwise stated. Additions, alterations, or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building. See division (L) of this section concerning substantial improvements.

(J) Historic buildings.

(1) The provisions of this chapter relating to the construction, alteration, repair, enlargement restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and/or classified by the federal, state or town as historic buildings when such buildings or structures are judged by the Building Official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation, change of occupancy, or moving of buildings.

(2) HISTORIC BUILDINGS are defined as:

(a) Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;

(b) Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district, or a district preliminarily determined to qualify as an historic district;

(c) Designated as historic under a state or local historic preservation program that is approved by the Department of Interior; or

(d) Individually listed on a local inventory of historical places that has been certified by the South Carolina Department of Archives and History.

(K) Moved buildings. Buildings and/or structures and their components moved into or within the Town shall comply with the provisions of this chapter for new installations.

(L) Substantially improved or substantially damaged existing buildings and structures. The Building Official shall examine or cause to be examined the construction documents for reconstruction, rehabilitation, addition, or other improvement of existing buildings or

Ordinance #2023-10 EXHIBIT A

structures, and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin and/or improvement to a building or structure, the value of the proposed work shall include the cost to repair the building or structure to its pre-damaged condition and/or cost of any improvements. If the Building Official finds that the value of proposed work equals or exceeds 50% of the fair market value of the building or structure, the entire building or structure shall be brought into compliance with all applicable codes.

(M) Change in occupancy (including use as Short Term Rental). It shall be unlawful to make a change in the occupancy of any structure which will subject the structure to any special provision of this chapter applicable to the new occupancy without approval. The Building Official shall certify that such structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety, or welfare.

(N) Requirements not covered by this chapter. Requirements necessary for the strength, stability, or proper operation of an existing or proposed building or structure and its components, or for the public safety, health and general welfare, not specifically covered by this chapter, shall be determined by the Building Official.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.03 DEPARTMENT OF BUILDING ~~INSPECTION~~ SERVICES.

(A) Creation of enforcement agency. The Department of Building ~~Inspection~~ Services is hereby created and the official in charge thereof shall be known as the Building Official.

(B) Appointment. The Building Official shall be appointed by the appointing authority Mayor, or his/her designee, of the Town of James Island.

(C) Deputies. In accordance with the prescribed procedures of this Town and with the concurrence of the appointing authority, the Mayor Building Official shall have the authority to appoint assign a Deputy Building Official, the related technical officers, inspectors, plan examiners, code enforcement officers, and other employees. Such employees shall have powers as delegated by the Building Official upon approval of the Mayor.

(Ord. 2016-14, passed 1-19-2017)

§ 150.04 DUTIES AND POWERS OF BUILDING OFFICIAL.

(A) General. The Building Official is hereby authorized and directed to enforce the provisions of this chapter. The Building Official shall have the authority to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in

Ordinance #2023-10 EXHIBIT A

compliance with the intent and purpose of this chapter. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this chapter.

(B) Applications and permits. The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this chapter.

(C) Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with this chapter.

(D) Inspections. The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual.

(E) Identification. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this chapter.

(F) Right of entry. Where it is necessary to make an inspection to enforce the provisions of this chapter, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this chapter which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this chapter, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

(G) Department records. The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

(H) Liability. The Building Official, member of the board designated to review appeals, Construction Board of Adjustment and Appeals or employee charged with the enforcement of this chapter, while acting for the Town in good faith and without malice in the discharge of the duties required by this chapter or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this chapter shall be defended by legal representative of the Town until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this chapter.

Ordinance #2023-10 EXHIBIT A

(I) Approved materials and equipment.

(1) Materials, equipment, and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

(2) Used materials and equipment. The use of used materials which meet the requirements of this chapter for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

(J) Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this chapter, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this chapter impractical and the modification is in compliance with the intent and purpose of this chapter and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of the action granting modifications shall be recorded and entered in the files of the Department of Building Services.

(K) Alternative materials, design and methods of construction and equipment. The provisions of this chapter are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this chapter, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this chapter, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this chapter in quality, strength, effectiveness, fire resistance, durability, and safety.

(1) Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this chapter, shall consist of valid research reports from approved sources.

(2) Tests. Whenever there is insufficient evidence of compliance with the provisions of this chapter, or evidence that a material or method does not conform to the requirements of this chapter, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the Town. Test methods shall be as specified in this chapter or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

(L) Evacuation. The Building Official and/or the Fire Department Official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe when such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or

Ordinance #2023-10 EXHIBIT A

premises and shall not enter or re-enter until authorized to do so by the Building Official and/or the Fire Department Official in charge of the incident.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.05 PERMITS.

(A) Required permits.

(1) Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this chapter, or to cause any such work to be done, shall first make application; to the Building Official and obtain the required permit.

(2) Additional required permits. The Building Official is authorized to issue permits for work as set forth in divisions (A)(2)(a) through (A)(2)(c) of this section.

(a) Automatic fire-extinguishing systems. A permit is required for installation of or modification to an automatic fire-extinguishing system. Maintenance performed in accordance with this chapter is not considered a modification and does not require a permit.

(b) Fire alarm and detection systems and related equipment.

1. A permit is required for installation of or modification to fire alarm and detection systems and related equipment. Maintenance performed in accordance with this chapter is not considered a modification and does not require a permit.

2. Exception: Residential type smoke detectors installed individually or wired in series in single-family residences.

(c) Fire pumps and related equipment. A permit is required for installation of or modification to fire pumps and related fuel tanks, jockey pumps, controllers, and generators. Maintenance performed in accordance with this chapter is not considered a modification and does not require a permit.

(d) Hazardous materials. A permit is required to install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a storage facility or other area regulated by Chapter 27 of the International Fire Code.

(e) Private fire hydrants. A permit is required for the installation or modification of private fire hydrants and their systems.

(f) Standpipe systems. A permit is required for the installation, modification, or removal from service of a standpipe system. Maintenance performed in accordance with this chapter is not considered a modification and does not require a permit.

Ordinance #2023-10 EXHIBIT A

~~(g) Special permits. In addition to the required permits, the following permits are required for the following installation and/or repairs; vinyl siding, insulation, roofing, floor covering/carpet, masonry, drywall, carpentry, stucco, paint/wallpaper, low voltage electrical, and elevators, landscape/site development.~~

(B) Work exempt from permit.

(1) Exemptions from permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of this Town. Permits shall not be required for the following:

(a) Building.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m<sup>2</sup>).

2. Fences not over seven feet (2133.6 mm) high.

3. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

4. Retaining walls that are not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.

5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

6. Temporary motion picture, television and theater stage sets and scenery.

7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (19,000 L) and are installed entirely above ground.

8. Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.

9. Swings and other playground equipment.

10. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over five feet nine inches (1753 mm) in height.

11. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

(b) Electrical.

Ordinance #2023-10 EXHIBIT A

1. Repairs and maintenance. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

2. Radio and television transmitting stations. The provisions of this chapter shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installation of towers and antennas.

3. Temporary testing systems. A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

(c) Gas.

1. Portable gas equipment of all types that is not connected to a fixed fuel piping system.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(d) Mechanical.

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this chapter.

5. Replacement of any part that does not alter its approval or make it unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing ten pounds (five kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.

8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(e) Plumbing.

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this chapter.

Ordinance #2023-10 EXHIBIT A

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

(f) Energy. The following need not comply provided the energy use of the building is not increased:

1. Storm windows installed over existing fenestration.
2. Glass only replacements in an existing sash and frame.
3. Construction where the existing roof, wall or floor cavity is not exposed.

(2) Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

(3) Repairs. Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

(4) Public service agencies. A permit shall not be required for the installation, alteration, or repair of generation; transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

(C) Application for permit.

(1) Filing of application. To obtain a permit, the applicant shall first file an application ~~therefore in writing on a form~~ furnished by the Department of Building Services for that purpose. Such application shall:

(a) Identify and describe the work to be covered by the permit for which application is made;

(b) Describe the land on which the proposed work is to be done by address and tax map number (TMS) or property identification number (PID);

(c) Indicate the use and occupancy for which the proposed work is intended;

(d) Be accompanied by construction documents and other information as required in § 150.06.

(e) State the valuation of the proposed work.

Ordinance #2023-10 EXHIBIT A

(f) Be signed by the applicant, or the applicant's authorized agent.

(g) Submit such other data and information as required by the Building Official.

(2) Action on application. The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons, therefore. If the Building Official is satisfied that the proposed work conforms to the requirements of this chapter and laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable.

(3) Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

(D) Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter or of any other ordinance of the Town. Permits presuming to give authority to violate or cancel the provisions of this chapter or other ordinances of the Town shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of this chapter or of any other ordinances of this Town.

(E) Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated.

(F) Suspension or revocation. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this chapter wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this chapter.

(G) Placement of permit. The building permit or copy shall be kept on the site for the work until the completion of the project at an accessible and visible location.

(H) Responsibility. It shall be the duty of every person who performs work for the installation or repair of building systems, for which this chapter is applicable, to comply with this chapter.

Ordinance #2023-10 EXHIBIT A

(I) Manufactured housing permits. In order for a permit to be issued to install a manufactured home in the Town, a copy of the current license of the installer or contractor, issued by the South Carolina Manufactured Housing Board, must be submitted with the application for the permit. If a retail dealer is installing the home, a current copy of the retail dealer's license, issued by the South Carolina Manufactured Housing Board, must be submitted with the application for the permit. The installer, contractor, or dealer may submit an electronic copy of the license, in an acceptable format such as JPEG or PDF, by email, or through the online submittal system in place of a copy.

(J) Unauthorized tampering. Signs, tags, or seals posted or affixed by the Building Official shall not be mutilated, destroyed, or tampered with or removed without authorization from the Building Official.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.06 CONSTRUCTION DOCUMENTS.

(A) Submittal documents.

(1) Submission of documents.

(a) One ~~paper~~ electronic set of construction documents, statement of special inspections and other data, shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the Town in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

(b) Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this chapter.

(2) Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this chapter and relevant laws, ordinances, rules, and regulations, as determined by the Building Official.

(a) Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this chapter and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the IBC.

Ordinance #2023-10 EXHIBIT A

(b) Manufacturer's installation instructions. The manufacturer's installation instructions, as required by this chapter, shall be available on the job site at the time of inspection.

(3) Means of egress. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress in compliance with the provisions of this chapter. In other than occupancies in groups R-2, R-3, and 1-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

(4) Exterior wall envelope.

(a) Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this chapter. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, details around openings and wind-borne debris protection systems.

(b) The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system, which was tested, where applicable, as well as the test procedure used.

(5) Energy requirements. Details shall include, but are not limited to, insulation materials and their R-values; fenestration U-factors and SHGCs; system and equipment efficiencies, types, sizes, and controls; duct sealing, insulation and location; and air sealing details.

(B) Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing, to an engineer's scale, the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

(C) Examination of documents. The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this chapter and other pertinent laws or ordinances.

(1) Approval of construction documents. When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code

## Ordinance #2023-10 EXHIBIT A

Compliance.” One electronic set of construction documents so reviewed shall be retained by the Building Official. The Building Official may request that an approved paper set of construction documents be kept at the site of work until a Certificate of Occupancy has been issued.

(2) Previous approvals. This chapter shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this chapter and has not been abandoned. Approvals made by Charleston County, on behalf of the Town of James Island, shall be completed by Charleston County Building Inspection Services. After 180 days from issuance of approval by Charleston County, the Building Official may require a new application be made to the Town of James Island, and may waive any additional fees, in order to issue approval from the Town instead of Charleston County. This provision shall be in effect only during the initial 180-day period after the County is no longer issuing reviews and approvals on the Town’s behalf. After this period, all previous approvals shall be submitted as a new application.

(3) Phased approval. The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this chapter. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder’s own risk with the building operation and without assurance that a permit for the entire structure will be granted.

(4) Design professional in responsible charge.

(a) General.

1. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

2. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

3. Where structural observation is required by the IBC, the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

Ordinance #2023-10 EXHIBIT A

(b) Deferred submittals.

1. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period.

2. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official.

3. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.

(D) Amend construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

(E) Retention of construction documents. One set of approved construction documents shall be retained by the Building Official for a period of not less than 180 days from date of completion of the permitted work, as required by state, local laws or in accordance with the Town records retention schedule.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.07 TEMPORARY STRUCTURES AND USES.

(A) General. The Building Official is authorized to issue a permit for temporary structures and temporary occupancy/uses. Such permits shall be limited as to time of service but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

(B) Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation, and sanitary requirements of this code as necessary to ensure public health, safety, and general welfare.

(C) Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat, or power in the National Electrical Code.

Ordinance #2023-10 EXHIBIT A

(D) Termination of approval. The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.08 FEES.

(A) Payment of fees. A permit shall not be valid until the permit, contractor license license verification/registration (if applicable), and/or business license, and other fees as prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fees, if any, have been paid.

~~(B) Contractor LLR License Verification/Registration. Any permit application requiring a South Carolina contractor's license (as prescribed by the South Carolina Labor, Licensing, and Registration) shall pay a fee which covers the research required to review the licensee's current registration status prior to permit issuance.~~

~~[1] LLR License Verification/Registration Fee: \$10.00~~

~~[2] Non-LLR Licensed Contractors Verification/Registration Fee: \$50.00~~

(B) Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the governing authority.

(C) Building permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. The final building permit valuation shall be set by the Building Official.

(D) Work commencing before permit issuance. Any person who commences any work on a building or structure before obtaining the necessary permits shall be subject to a double fee.

(E) Related fees. The payment of the fee for the construction, alteration, removal, or demolition for work done in connection to or concurrently with the work authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

(F) Refunds.

(1) There shall be no refund unless it is due to a Town mistake. All refunds caused by a Town mistake are to be referred to the Building Official Finance Director for processing.

Ordinance #2023-10 EXHIBIT A

(2) Exceptions: Requests for refunds by the applicant's mistake may be made up to financial close of books (~~3:304:00~~ pm) on the day the funds are paid.

(G) Permit fees. Fees shall be as established by the Town of James Island, as set forth below in this section.

Total Valuation	Fee
\$0 -\$5,000.00	No fee, unless an inspection is required, in which case a permit is required and a <del>\$125</del> <del>\$50.00</del> fee shall be charged
\$5001.00 to \$10,000.00	<del>\$125</del> for the first \$5,000 plus \$8 for each additional thousand or fraction thereof <del>\$50.00</del>
\$10,001.00 to \$50,000.00	<del>\$165</del> <del>\$50.00</del> for the first \$10,000 plus \$7 for each additional thousand or fraction thereof
\$50,001.00 to \$100,000.00	<del>\$445</del> <del>\$242.00</del> for the first \$50,000.00 plus \$6 for each additional thousand or fraction thereof
\$100,001.00 to \$500,000.00	<del>\$745</del> <del>\$429.50</del> for the first \$100,000.00 plus \$5 for each additional thousand or fraction thereof
More than \$500,000.00	<del>\$2,745</del> for the first \$500,000 plus \$4 for each additional thousand or fraction thereof

(b) Working without permits: Double fee.

(3) Other permit fees.

No permit fee when the contractor is working as a subcontractor for the following activities: painting/wallpaper; floor covering, drywall (unless part of fire related assembly), trim, cabinets, shelving, countertops, closet systems, ~~and shower glass door, and vinyl siding.~~

Exceptions:

(a) When permits are issued for work being done as the prime contractor, the fees shall be based on construction value as in division (G)(2) above, valuation chart, for the appropriate type of work being performed.

Ordinance #2023-10 EXHIBIT A

(b) Prime contractors permitted and performing subcontractor work utilizing their full-time regular hourly employees will be required to notify the Building Official of what work they are self-performing. be issued trade permits with no fee.

(4) Manufactured housing permit fees.

For setup on a new or existing site

\$250.00~~\$100.00~~

Note: Fees for modular construction as defined by the South Carolina Modular Construction Act shall be based upon the fee schedule for permits based on construction valuations.

(5) Inspection fees.

(a) Reinspection	When a reinspection fee is required, an additional fee of <u>\$125.00</u> <del>\$50.00</del> will be charged for each inspection.
(b) Minimum permit or inspection fee	<u>\$125.00</u> <del>\$50.00</del>
(c) Floodplain management compliance inspection	<u>\$100.00</u> <del>\$75.00</del>
(d) Hazardous occupant permits	\$100.00
(e) Fireworks stand permits	<u>\$125.00</u> <del>\$50.00</del>
(f) Structural moving permit fee	\$100.00
(g) Demolition permit fee	<u>\$150.00</u> <del>\$50.00</del>

(6) Other fees.

(a)

Plan review fees:

One-half permit fee based on construction valuations.

(b)

Construction in flood zones/filing fee:

Ordinance #2023-10 EXHIBIT A

~~\$250.00~~ \$20.00

Note: If a prime contractor has paid a flood zone filing fee, the subcontractor working for the prime contractor will not be charged an additional filing fee.

~~(c)~~

~~Fees for replacement of placards shall be~~

~~\$25.00~~

(d)

Variance/appeal application fee

\$100.00

Note: Application fees for appeals successfully granted by the ~~Construction Board of Adjustment and Appeal~~ the designated board shall be applied to the required permit or plan review fees associated with the appealed project, or if all fees have been paid, the fees shall be refunded ~~reimbursed~~ to the applicant.

~~(e)~~

~~Vehicle decal fee~~

~~\$6.00/vehicle/set~~

~~(f)~~

~~Annual vehicle~~

~~\$3.00~~

(7) Penalties. Where work for which a permit is required by this chapter is started or proceeded prior to obtaining said permit, the fees herein specific shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this chapter in the execution of work, nor from any other penalties prescribed herein.

(Ord. 2016-14, passed 1-19-2017)

~~Editor's Note:~~

~~The specific fees set forth in this section are those of Charleston County Ordinance 1840, adopted by the county on January 20, 2015, which was adopted by the town's Ordinance 2016-14 on January 19, 2017~~

§ 150.09 INSPECTIONS.

(A) General. Construction or work for which a permit is required, including safety inspections, shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter or of other ordinances of the Town. Inspections presuming to give authority to violate or cancel the provisions of this chapter or of other ordinances of the Town shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the Town shall be liable for the expense entailed in the removal or replacement of any material required to allow inspection.

(B) Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined building, structures, and sites for which an application has been filed.

(C) Required inspections. The Building Official, upon notification, shall make the inspections set forth in divisions (C)(1) through (C)(12) below.

(1) Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

(2) Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub floor.

(3) Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor including the basement, and prior to further vertical construction, an elevation certificate as required in Chapter 151, Town Regulations Concerning Flood Damage Prevention, shall be submitted to the Building Official.

(4) Plumbing, mechanical, gas and electrical systems inspection.

(a) Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

(b) Exception: Back-filling of ground-source heat pump loop systems tested in accordance with the International Mechanical Code prior to inspection shall be permitted.

(5) Frame and masonry inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking, bracing and masonry are in place and pipes,

Ordinance #2023-10 EXHIBIT A

chimneys, and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

(6) Fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the Building Official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wall-board joints and fasteners are taped and finished.

(7) Reinforced masonry, insulating concrete form (ICF) and conventionally formed concrete wall inspection. Reinforced masonry walls, insulating concrete form (ICF) walls and conventionally formed concrete walls shall be inspected after plumbing, mechanical, and electrical systems are embedded within the walls, reinforcing steel is in place and prior to placement of grout or concrete. Inspection shall verify the correct size, location, spacing, and lapping of reinforcing. For masonry walls, inspection shall also verify that the location of grout cleanouts and size of grout spaces comply with the requirements of this chapter.

(8) Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

(9) Energy efficiency inspections. Inspections shall be made to determine compliance with the International Energy Conservation Code and shall include, but not be limited to inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

(10) Other inspections. In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this chapter and other laws that are enforced by the Building Official.

(11) Special inspections. Special inspections shall be in compliance with the applicable provisions of this chapter.

(12) Final inspection. The final inspection shall be made after all work required by the applicable permits are completed.

(D) Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

(E) Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work that are required by this chapter.

(F) Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the

Ordinance #2023-10 EXHIBIT A

permit holder or his or her agent wherein the same fails to comply with this chapter. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.10 CERTIFICATE OF OCCUPANCY.

(A) Use and occupancy.

(1) No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the Town. Certificates presuming to give authority to violate or cancel the provisions of this chapter or other ordinances of the Town shall not be valid.

(2) Exception: Certificates of occupancy are not required for work exempt from permits.

(B) Change in use. Changes in the character or use of an existing structure shall not be made except in compliance with this chapter.

(C) Certificate issued. After the Building Official Inspects the building or structure and finds no violations of the provisions of this chapter or other laws that are enforced by the Department of Building Services, the Building Official shall issue a certificate of occupancy or certificate of completion that contains the following:

- (1) The permit number.
- (2) Permit issue date.
- (3) The address and tax map (TMS) number or property identification description (PID) of the structure.
- (4) The name of the contractor or permit holder.
- (5) A statement that describes the structure or portion thereof has been inspected for compliance with the requirements of this chapter.
- (6) The name of the Building Official.
- (7) The type of construction if applicable.
- (8) The design occupant load if applicable.
- (9) Flood zone information.
- (10) Any special stipulations and conditions of the building permit.

Ordinance #2023-10 EXHIBIT A

(D) Temporary occupancy. The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

(E) Revocation. The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this chapter wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this chapter.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.11 SERVICE UTILITIES.

(A) Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this chapter for which a permit is required, until released by the Building Official.

(B) Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

(C) Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this chapter and the codes referenced herein in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

(Ord. 2016-14, passed 1-19-2017) Penalty, § 150.99

§ 150.12 LICENSING AND REGISTRATION.

(A) Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**BURGLAR ALARM SYSTEM.** The installation service, maintenance or alteration of a system that detects intrusion, burglary, and breaking or entering but does not include home health care signaling devices.

**EMPLOYEE.** A regularly employed, qualified tradespersons on the premises owned or operated by the applicant for a permit.

Ordinance #2023-10 EXHIBIT A

**FIRE ALARM SYSTEM.** A system or portion of a combination system consisting of components and circuits arranged to monitor and announce the status of fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

**FIRE SPRINKLER SYSTEM.** A system of overhead or underground piping, or both, to protect the interior or exterior of a building or structure from fire where the primary extinguishing agent is water and designed in accordance with fire protection engineering standards. Fire protection sprinkler systems include the following types: water based or wet-pipe systems, water foam systems, dry-pipe systems, preaction systems, residential systems, deluge systems, combined dry-pipe and preaction systems, non-freeze systems, and circulating closed loop systems.

**LOW VOLTAGE.** A system consisting of an isolating power supply, the low-voltage luminaries, and associated equipment that are all identified for the use. The output circuits of the power supply are rated for not more than 25 amperes and operate at 30 volts (42.4 volts peak) or less under all load conditions.

**OWNER.** The property owner, owner's parents, sisters and brothers, children of the owner and owner's sisters and brothers, and those married to these family members; however, when actual hardship is caused by these limitations, the Building Official may waive these requirements.

**SIGN OR OUTDOOR ADVERTISING SIGN.** Any outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing which is designed, intended or used to advertise or inform, any part of the advertising or informative contents of which is visible from any place on the main traveled way of any road, street or highway for the purpose of this chapter.

**SITE CONSTRUCTION WORK.** Work is considered the act or process of altering the natural cover or topography and alters the quality or quantity of stormwater runoff.

**SWIMMING POOLS.** Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

**TOWN CONTRACTOR'S LICENSE/LICENSE VERIFICATION.** Duty of permit issuer to verify aAuthorization for a holder of a South Carolina license or registration issued by the South Carolina Contractors' Licensing Board, the South Carolina Residential Builders Commission, or the South Carolina Manufactured Housing Board, or an individual or company that installs, alters or repairs signs, low-volt electrical systems, or elevators to contract and/or perform construction work in the Town within the limits prescribed by the South Carolina Code of Laws or as established by Town ordinance.

~~**TOWN CONTRACTOR'S REGISTRATION.** Authorization for a holder of a South Carolina registration issued by the South Carolina Residential Builders Commission or an individual or company that installs, alters or repairs swimming pools, signs, low-volt electrical systems, elevators or landscaping/site development, to contract and/or perform~~

Ordinance #2023-10 EXHIBIT A

~~construction work in the tTown within the limits prescribed by the South Carolina Code of Laws or as established by the town ordinance.~~

(B) ~~Town license or registration required~~License verification required. Before any person shall engage in the business of construction, alteration or repairs in any building or structure in the Town, he or she must obtain a license or registration from the ~~Ttown as required appropriate entity as required by law~~. It shall be the duty of every contractor or builder who shall make contracts for erection or construction or repair of a building for which a permit is required in the Town, and every contractor or builder making such contracts and subletting the same or any part thereof, to secure a license or registration as provided herein.

(1) Anyone required to be licensed or registered by the Town as ~~South Carolina LLR~~ shall present a copy of his or her state license or registration, if required by state statutes. ~~If the application is satisfactory, a Ttown license or registration shall be issued to the applicant within the limitations of the state license or registration is required by state statutes, or as established by the Construction Board of Adjustment and Appeal and upon payment of the required license and registration fee.~~

(2) Plumbing and electrical journeymen are limited to working only under a licensed plumber or licensed electrician and shall not be issued permits.

(C) Grounds for revocation; procedure for filing charges. ~~The Construction Board of Adjustment and Appeals~~Licensing Official for the Town may revoke ~~the license or registration permits~~ of any building contractor who is found guilty of fraud or deceit in obtaining a license or registration, or gross negligence, incompetence, or misconduct in conducting his business as a contractor. Any person, who prefers charges of gross negligence, incompetence, or misconduct against any contractor licensed or registered under the provisions of this division, shall submit such charges in affidavit form and file same with the Licensing Official~~Secretary of the Construction Board of Adjustment and Appeals~~.

~~(D) License identification. All holders of a license or registration in the town shall display a current license or registration identification decal issued by the Building Official. This decal shall be displayed on the left and right sides of work vehicle(s).~~

(E) Limitations of work by owner. The performance of any kind of construction, alteration, or repair upon any property by the owner thereof shall be contingent on verification by the owner of his or her working knowledge of the kind of construction to be done prior to issuing a permit, such verification to be accomplished by such means as deemed sufficient by the Building Official. In the event the owner does not qualify as to the knowledge required to perform the work, the owner must then have a licensed or registered contractor secure a permit and do the work.

(F) Residential work by owner. Pursuant to S.C. Code, § 40-59-260 as amended, the following provisions shall apply to homeowners obtaining permits to perform construction-related work on their own homes:

Ordinance #2023-10 EXHIBIT A

(1) The owner shall do the construction-related work himself, with his own employees, or with licensed or registered contractors or individuals;

(2) The structure, group of structures, or appurtenances, including the improvements, shall be intended for the owner's sole occupancy or occupancy by the owner's family, and shall not be intended for sale or rent for a minimum of two years after completion or issuance of a certificate of occupancy;

(3) The term "sale" or "rent" includes an arrangement by which an owner received compensation in money, provisions, chattel, or labor from the occupancy, or the transfer of the property or the structures on the property;

(4) The general public shall not have access to this structure;

(5) This section does not exempt a person who is employed by the owner and who acts in the capacity of a builder of any kind;

(6) The homeowner shall personally appear and sign the building permit application and shall provide the Town of James Island with a disclosure statement provided by the Building Official or his designee; and

(7) The owner shall promptly file as a matter of public record a notice with the Register of Deeds, indexed under the owner's name in the grantor's index, stating that the residential building or structure was constructed by the owner as an unlicensed builder.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.13 UNSAFE DWELLINGS AND EQUIPMENT.

(A) Authority. The provisions of this section are adopted pursuant to "Building Code" by S.C. Code § ~~31-15-310 for municipalities in counties~~ and S.C. Code § 6-9-10.

(B) General. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation or which constitute a fire hazard or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section.

(1) Investigation and filing of a complaint. Whenever it appears to the Building Official (on his own motion) that any dwelling is unfit for human habitation, the Building Official shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and all parties in interest in such dwelling a complaint stating the charges in that respect and containing a notice that a hearing will be held before the Building Official or his designated agent at a place therein fixed not less than ten days nor more than 30 days after the serving of such complaint; that the owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person

Ordinance #2023-10 EXHIBIT A

or otherwise and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the Building Official;

(2) Powers of the Building Official. The Building Official may exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this section, including the following powers in addition to others herein granted:

(a) To investigate the dwelling conditions in the Town in order to determine which dwellings therein are unfit for human habitation;

(b) To administer oaths and affirmations, examine witnesses and receive evidence;

(c) To enter upon premises for the purpose of making examinations, provided such entries be made in such manner as to cause the least possible inconvenience to the persons in possession;

(d) To appoint and fix the duties of such officers, agents and employees as deemed necessary to carry out the purposes of this chapter; and

(e) To delegate any of his functions and powers to such officers and agents as he may designate.

(3) Service of complaints or orders; posting and filing copies. Complaints or orders issued by the Building Official pursuant to this chapter shall be served upon persons either personally or by registered mail, but if the whereabouts of such persons is unknown and cannot be ascertained by the Building Official in the exercise of reasonable diligence and the Building Official shall make to that effect, then the serving of such complaint or order upon such persons may be made by publishing it once each week for two consecutive weeks in a newspaper printed and published in the municipality or, in the absence of such newspaper, in one printed and published in Charleston County and circulating in the Town of James Island. A copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order. A copy of such complaint or order shall also be filed with the clerk of the Magistrate's Court in which the dwelling is located and such filing of the complaint or order shall have the same force and effect as other lis pendens notices provided by law.

(4) Determination of Building Official.

(a) That if, after such notice and hearing, the Building Official determines that the dwelling under consideration is unfit for human habitation he shall state in writing his findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order:

1. If the repair, alteration or improvement of the dwelling can be made at a reasonable cost in relation to the value of the dwelling (as determined by the Building Official), requiring the owner, within the time specified in the order, to repair, alter or improve such dwelling to render it fit for human habitation or to vacate and close the dwelling as a human habitation; or

Ordinance #2023-10 EXHIBIT A

2. If the repair, alteration, or improvement of the dwelling cannot be made at a reasonable cost in relation to the value of the dwelling (as determined by the Building Official), requiring the owner, within the time specified in the order, to remove or demolish such dwelling;

(b) That, if the owner fails to comply with an order to repair, alter or improve or to vacate and close the dwelling, the Building Official may cause such dwelling to be repaired, altered or improved or to be vacated and closed; that the Building Official may cause to be posted on the main entrance of any dwelling so closed, a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful";

(c) That, if the owner fails to comply with an order to remove or demolish the dwelling, the Building Official may cause such dwelling to be removed or demolished; and

(d) That the amount of the cost of such repairs, alterations, or improvements, vacating and closing, or removal or demolition by the Building Official shall be a lien against the real property upon which such cost was incurred and shall be collectible in the same manner as municipal taxes.

(C) Unsafe conditions.

(1) A vacant structure that is not secured against entry is considered an unsafe structure.

(2) The building, structure or portion thereof constitutes a fire hazard having received damage by fire, flood, earthquake, wind, or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by this chapter, for new buildings.

(3) Any accessory structure and exterior appendage or portion of the building or structure, shall be maintained and kept in good repair and sound structural condition and must be securely fastened, attached, or anchored such that it is capable of resisting wind, seismic or similar loads must meet the requirements of this chapter.

(4) If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.

(5) The building, structure, or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.

(6) The building, structure or portion thereof has been constructed or maintained in violation of specific requirements of this chapter.

(7) Any building, structure, or portion thereof that is in such a condition as to constitute a public nuisance.

(8) The stress in any material, member, or portion thereof, due to all imposed loads including dead load exceeds the stresses allowed in this chapter for new buildings.

Ordinance #2023-10 EXHIBIT A

(9) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or nonworking condition such that the means of egress could be rendered unsafe.

(10) Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the building.

(11) Every inside and outside stair, porch and any appurtenance thereof shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon, shall be kept in sound condition, and good repair.

(D) Minimum standards.

(1) Windows and doors. Every window and door shall be substantially weather-tight, watertight and rodent-proof, and shall be kept in sound working condition and good repair.

(2) Wood surfaces and masonry joints. All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All masonry joints shall be sufficiently tuck pointed to insure water and air tightness.

(3) Skirting. Existing skirting shall be maintained free from broken or missing sections, pieces or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure.

(4) Floors, walls, and ceilings. Every floor, interior wall and ceiling shall be substantially rodent proof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

(5) Bathroom. Every bathroom shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms equipped with an approved ventilation system.

(6) Bathroom doors. Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.

(7) Electric lights and outlets. Where there is electric service available to the building structure, every habitable room or space shall contain at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet, in kitchens, two separate circuits and controlled lighting outlets shall be provided (receptacles rendered inaccessible by appliances fastened in place or by appliances occupying dedicated space shall not be considered as these required outlets) and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one ceiling-mounted or wall-mounted lighting outlet in every bathroom and laundry room there shall be provided at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

Ordinance #2023-10 EXHIBIT A

(8) Light on public halls and stairways. Every electrical outlet and fixture, and all electrical wiring and equipment shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code of the Town of James Island.

(9) Garbage disposal. Every owner or tenant shall dispose of all his garbage and any other organic waste which might provide food for rodents and all rubbish in a clean and sanitary manner.

(E) Additional minimum residential standards.

(1) General. No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant dwelling building be permitted to exist which does not comply with the following requirements.

(a) Sanitary facilities. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions.

(b) Location of sanitary facilities. All required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants of same. The water closet, tub or shower and lavatory shall be located in a room affording privacy to the user and such room shall have a minimum floor space of 30 square feet (2.8 m) with no dimension less than four feet. (1219 mm). Bathrooms shall be accessible from habitable rooms, hallways, corridors or other protected or enclosed area.

(c) Hot and cold water supply. Every dwelling unit shall have an adequate supply of both cold and hot water connected to the kitchen sink, lavatory and tub or shower. All water shall be supplied through an approved distribution system connected to a potable water supply.

(d) Water heating facilities. Every dwelling unit shall have water heating facilities which are properly installed and maintained in a safe and good working condition and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 120°F (49°C). Such water heating facilities shall be capable of meeting the requirements when the dwelling or dwelling unit heating facilities required under the provisions of this chapter are not in operation. Apartment houses may use a centralized water heating facility capable of heating an adequate amount of water as required by the International Plumbing Code to not less than 120°F (49°C).

(e) Heating facilities. Every dwelling unit shall have permanent heating facilities which are properly installed, are maintained in safe and good working conditions, and are capable of safely and adequately heating all habitable rooms and bathrooms. Where a

Ordinance #2023-10 EXHIBIT A

central heating system is not provided, each dwelling unit shall be provided with facilities whereby heating appliances may be connected.

(f) Kitchen facilities. Every dwelling unit shall contain a kitchen equipped with the following minimum facilities:

1. Food preparation surfaces impervious to water and free of defects which could trap food or liquid.

2. Shelving, cabinets, or drawers for the storage of food and cooking and eating utensils, all of which shall be maintained in good repair.

3. Freestanding or permanently installed cook stove. Portable electric cooking equipment shall not fulfill this requirement. Portable cooking equipment employing flame shall be prohibited.

4. Mechanical refrigeration equipment for the storage of perishable foodstuffs. Exception: Nothing herein shall preclude a written agreement between the owner and tenant that the tenant will furnish mechanical refrigeration equipment and/or a cook stove as required in this section. It shall be an affirmative defense available to an owner charged with a violation of this section if such an agreement exists.

(g) Smoke detector and/or carbon monoxide systems. Every dwelling unit shall be provided with an approved listed detector, installed in accordance with the manufacturer's recommendations and listing. When activated, the detector shall provide an audible alarm. The detector shall be tested in accordance with and meet the requirements of UL 217, single and multiple station smoke detectors.

(2) Minimum requirements for light and ventilation.

(a) Windows.

1. Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room shall be 8% of the floor area of such room. Whenever wall or other portions of structures face a window of any such room and such light-obstruction structures are located less than three feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the required minimum total window area. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least 15% of the total floor area of such room.

2. Exception: Where adequate artificial light is provided and controlled by a wall switch.

(b) Ventilation. The total of openable window area in every habitable space shall equal to at least 45% of the minimum window area or shall have other approved, equivalent ventilation. Year round mechanically ventilating conditioned air systems may be substituted for windows, as required herein, in rooms other than rooms used for sleeping purposes. Window type air-conditioning units are not included in this exception. Where

Ordinance #2023-10 EXHIBIT A

mechanical year round ventilation is not provided screens over opening must be in good working condition. Every habitable room shall have at least one window or skylight which can be easily opened or such other device as will adequately ventilate the room.

(3) Minimum dwelling space requirements.

(a) Required space in dwelling unit. Every dwelling unit shall contain at least 150 square feet (13.9 m<sup>2</sup>) of floor space for the first occupant thereof and at least an additional 100 square feet (9.3 m<sup>2</sup>) of floor area per additional occupant. The floor area shall be calculated on the basis of the total area of all habitable rooms.

(b) Required space in sleeping rooms. In every dwelling unit, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet (4.6 m<sup>2</sup>) of floor space for each occupant thereof.

(c) Minimum ceiling height. Habitable (space) rooms other than kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than seven feet (2134 mm). Hallways, corridors, bathrooms, water closet rooms and kitchens shall have a ceiling height of not less than seven feet (2134 mm) measured to the lowest projection from the ceiling. If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the room area. No portion of the room measuring less than five feet (1524 mm) from the finished floor to the finished ceiling shall be included in any computation of the minimum room area.

(d) Occupancy of dwelling unit below grade. No basement or cellar space shall be used as a habitable room or dwelling unit unless:

1. The floor and walls are impervious to leakage of underground and surface runoff water and are insulated against dampness;

2. The total window area in each room is equal to at least the minimum window area size as required;

3. Such required minimum window area is located entirely above the grade of the ground adjoining such window area; and

4. The total of openable window area in each room is equal to at least the minimum as required, except where some other device affording adequate ventilation is supplied.

(4) Sanitation requirements.

(a) Sanitation. Every owner of a multiple dwelling shall be responsible for maintaining in a clean and sanitary condition the shared or common areas of the dwelling and premises thereof.

(b) Cleanliness. Every tenant of a dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit and premises thereof which he occupies, or which is provided for his particular use.

Ordinance #2023-10 EXHIBIT A

(c) Extermination. Every owner of a single dwelling building and every owner of a building containing two or more dwelling units shall be responsible for the extermination of any insects, rodents, wood-destroying organisms, or other pests within the building or premises.

(5) Rooming houses.

(a) Compliance exceptions. No person shall operate a rooming house or shall occupy or let to another for occupancy any rooming unit in any rooming house, except in compliance with the provisions of every section of this chapter.

(b) Water closet, lavatory and bath facilities. At least one flush water closet, lavatory basin, and bathtub or shower, properly connected to a water and sewer system and in good working condition, shall be supplied for each four rooms within a rooming house wherever such facilities are shared. All such facilities shall be located on the floor they serve within the dwelling so as to be reasonably accessible from a common hall or passageway to all persons sharing such facilities.

(c) Water heater required. Every lavatory basin and bathtub or shower shall be supplied with hot water at all times.

(d) Minimum floor area for sleeping purposes. Every room occupied for sleeping purposes by one person shall contain at least 70 square feet (6.5 m<sup>2</sup>) of floor space and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet (4.6 m<sup>2</sup>) of floor space for each occupant thereof.

(e) Exit requirements. Every rooming unit shall have safe, unobstructed means of egress leading to safe and open space at ground level, as required by the building code.

(f) Sanitary conditions. The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors, and ceilings, and for maintenance of a sanitary condition in every other part of the rooming house, and shall be further responsible for the sanitary maintenance of the entire premises where the entire structure or building is leased or occupied by the operator.

1. The building shall be ordered repaired in accordance with this chapter or demolished in accordance with procedures as established within this chapter.

2. If the building or structure poses an immediate hazard to life or to the safety of the public it shall be ordered vacated immediately.

(Ord. 2016-14, passed 1-19-2017) Penalty, see § 150.99

§ 150.14 BOARD DESIGNATED TO HEAR APPEALS OF DECISIONS MADE BY THE BUILDING OFFICIAL.CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS.

(A) General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the licensing and/or application and interpretation

Ordinance #2023-10 EXHIBIT A

of this chapter, the Board of Zoning Appeals (BZA) shall be the designated board of officials appointed by the governing body, as established in Section 153.047 of the Zoning and Land Development Ordinance. ~~re shall be and is hereby created a Construction Board of Adjustment and Appeals. The Construction Board of Adjustment and Appeals shall be appointed by the governing body and shall hold office at its pleasure. The Board shall adopt rules of procedure for conducting its business.~~

(1) Decision-making authority. ~~The Town of James Island The Charleston County Board of Zoning Appeals~~ Construction Board of Adjustment and Appeals shall have final decision-making authority on the following matters:

(a) Appeals of orders, decision or determination made by the Building Official.;

(b) Appeals of revocation of licensing or registration of building contractors;—

(c) Adjustments and appeals for stormwater management utility fees; and—

~~(d) Appeals and variances of flood plain management in reference to Chapter 151 of the Code of Ordinances of the Town of James Island entitled “Town Regulations Concerning Flood Damage Prevention”.~~

~~(ce) The Town of James Island Board of Zoning Appeals Charleston County Construction Board of Adjustment and Appeals (“Board”) does not act in a review or recommending capacity.~~

(2) Officers, rules, meetings and minutes. The composition of the Board, rules, meeting and minutes shall be those set forth in Section 153.27 of the Zoning and Land Development Regulations Ordinance. In cases of appeal, the Building Official shall serve as the Town’s designee who shall provide a case number, a staff report documenting the facts of the case and present that report and any other pertinent information to the Board. The Charleston County Town of James Island Construction Board of Adjustments and Appeals shall elect one of its members as Chairperson and another as Vice Chairperson, both who shall serve for one year or until re-election or a successor is elected and qualified. The Charleston County Town of James Island Construction Board of Adjustment and Appeals shall adopt rules and procedures in accordance with the provision of this chapter and shall keep a record of its resolutions, findings and determinations, all of which, upon approval, shall be filed immediately in the office of Building Official. Such records shall be available for public review and inspection during normal business hours. The Building Official shall be a non-voting member of the Board and shall serve as the Secretary. Meetings of the Board shall be at the call of the Chairperson or at such other times as a majority of the Board may determine. Public notice of all meetings of the Board shall be provided by at least electronic deliver to the major news television stations, the major newspaper of general circulation, the major radio communication companies, and several individual town/jurisdiction papers. A quorum for the transaction of official business by the Board shall consist of six members. The decision of the Board shall be final unless the petitioner appeals the decision

Ordinance #2023-10 EXHIBIT A

~~to the circuit court in Charleston County within 30 days after the date of the decision of the Board.~~

~~(B) Adjustments and appeals.~~

~~(1) The Board of Zoning Appeals Construction Board of Adjustment and Appeals shall hear and decide requests for adjustment and appeals meeting all of the following provisions:~~

~~(a) Decisions on which an adjustment or appeal is requested shall be those made by the Building Official or his designee.~~

~~(b) The Board of Zoning Appeals Construction Board of Adjustment and Appeals is authorized to hear requests for adjustment or appeal to this code and other codes, regulations, or ordinances as specifically authorized in the Code of Ordinances, Town of James Island, South Carolina, or determined by the Building Official to be within the scope of the Construction Board of Adjustment and Appeals.~~

~~(2) Right to appeal. Appeals of administrative orders, decisions or determinations causing the appeal or variance as required may be filed by the owner of the property affected by the decision or his or her duly authorized representative, or by any person with a substantial interest in a decision of the Building Official.~~

~~(3) Application filing; timing. Requests for a hearing for an adjustment or appeal of a decision shall be in writing, and shall be received in the office of the Building Official within 20 calendar days of notice of the decision causing the filing of the adjustment or appeal. The case will be added to the next regularly scheduled Board of Zoning Appeals meeting. Proper notification requirements and timelines shall be met; if they are not able to be met then the case will be scheduled for the next available scheduled meeting date.~~

~~(C) Decisions. The decisions of the Board of Zoning Appeals Construction Board of Adjustment and Appeals shall be final unless the applicant appeals the decision to the circuit court in Charleston County within 30 days after the date of the decision of the Board of Zoning Appeals Construction Board of Adjustment and Appeals.~~

~~(D) Limitations on authority. An application for appeal shall be based on a claim that the true intent of this chapter or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this chapter do not fully apply or an equally good or better form of construction is proposed. The Board shall have no authority to waive requirements of this chapter.~~

~~(E) Qualifications. The Construction Board of Adjustment and Appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction~~

~~(F) Composition. The Charleston County Construction Board of Adjustment and Appeals shall consist of eleven members appointed by Charleston County Council for a term of four~~

Ordinance #2023-10 EXHIBIT A

years each. The term of office shall be staggered so no more than one-third of the Board is appointed or replaced in any year. Members shall serve without compensation for the county. Any vacancy which may occur on the Board shall be filled by County Council appointing a successor to serve out the unexpired term of the vacancy. No member of the Board may hold an elected public office in Charleston County. The eleven member Board shall consist of the following:

- ~~(1) Two must be registered architects;~~
- ~~(2) One must be a registered structural engineer;~~
- ~~(3) One must be a registered mechanical engineer;~~
- ~~(4) Two must be registered civil engineers;~~
- ~~(5) One must be a licensed general contractor;~~
- ~~(6) One must be a mechanical contractor;~~
- ~~(7) One must be a licensed electrical contractor;~~
- ~~(8) One must be a licensed plumbing contractor; and~~
- ~~(9) One licensed residential home builder.~~

~~(G) Established; composition. The Construction Board of Adjustment and Appeals appointed by ~~County Council~~ Town Council shall consist of 11 appointed members and the Building Official shall be a non-voting member of the Board and shall serve as the Secretary. All appointments shall be for a term of four years. The terms of office shall be staggered so no more than one-third of the Board is appointed or replaced in any year. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Absence of a member in excess of three consecutive meetings may render any such member liable to immediate removal from office.~~

~~(H) Quorum. Six members of the Board shall constitute a quorum.~~

~~(I) Establish rules for the carrying out responsibilities. The Construction Board of Adjustment and Appeals shall establish rules, as appropriate, for carrying out these assigned responsibilities.~~

~~(J) The decisions of the Construction Board of Adjustment and Appeals shall be final unless the petitioner appeals the decision to the circuit court in Charleston County within 20 days after the date of the decision of the Construction Board of Adjustment and Appeals.~~

~~(K) Additional responsibilities.~~

~~(1) Licensing.~~

~~(a) Ground for revocation of town license. The Board may revoke the license or registration of any building contractor who is found guilty of fraud or deceit in obtaining a license, or gross negligence incompetence, or gross misconduct in conducting his business~~

Ordinance #2023-10 EXHIBIT A

as a contractor. Any person who alleges gross negligence, incompetence, or gross misconduct against any contractor licensed or registered hereunder shall submit such allegation in affidavit form and file the same with the Secretary of the Board.

~~—(ab) Reissuance of revoked license or registration. The Licensing Official or Building Official may revoke a Town Contractor license. The Board may consider a appeals request to reissue the Ttown licenses of any person whose license or registration has been revoked six months after the date of revocation, if a majority of the members of the Board vote in favor of such reissuance for reasons the Board deems sufficient. If the reissuance is denied, the reissuance can be reconsidered at six-month intervals thereafter.~~

~~—(c) Probation. The Board may place any building contractor on probation for a specified period of time in lieu of reissuing a revoked his or her Ttown license or registration when allegations presented do not warrant revocation by the majority of the Board for whatever reasons the Board deems sufficient.~~

~~—(d) Hearing and decision of charges. Grounds detailed in division (K)(1)(a) above, unless they are dismissed without hearing by the Board as unfounded or trivial, shall be heard based on testimony under oath and a determination shall be made by the Board within three months after the date of the hearing. The accused may cross examine witnesses against him and produce evidence or witnesses in his or her defense. A written record shall be made of the proceedings. If, after such hearing, the Board, by majority, votes in favor of finding the accused guilty of any fraud or deceit in obtaining his license or registration, or gross negligence, incompetence, or gross misconduct in conducting his business as a contractor, his or her town license or registration will be revoked.~~

~~(2) Stormwater management. The Construction Board of Adjustment and Appeals shall hear and decide requests for stormwater management utility adjustment and appeals as follows:~~

~~—(a) The Construction Board of Adjustment and Appeals shall hear the petition to determine if the annual stormwater management utility fee does not apportion the fee with approximate equality, based upon a reasonable basis of classification and with due regard to the benefits conferred by providing stormwater management services to the utility customer and the requirements of public health, safety or welfare. The determination of the annual fee by the Construction Board of Adjustment and Appeals is entitled to presumption of correctness and the applicant has the burden of rebutting the presumption of correctness.~~

~~—(b) The Construction Board of Adjustment and Appeals shall render a written decision on each application that is heard, and such written decision shall be issued within 20 calendar days from the day the Board heard the application. The decision of the Construction Board of Adjustment and Appeals shall contain findings of fact and conclusions of law and the decision shall be sent to the petitioner by first class mail.~~

~~—(c) Prior to bringing an action to contest an annual fee, the petitioner shall pay to the treasurer not less than the amount of the annual stormwater fee which he admits in good~~

Ordinance #2023-10 EXHIBIT A

~~faith owes. Payment of the fee shall not be deemed an admission that the annual fee was due and shall not prejudice the applicant in bringing an action as provided herein.~~

~~(3) Flood plain management. The Construction Board of Adjustment and Appeals shall hear and decide requests for appeals and variances as referenced in the current ordinance, entitled "The Flood Damage Prevention and Protection."~~

~~(Ord. 2016-14, passed 1-19-2017)~~

§ 150.15 VIOLATIONS.

(A) Violations.

(1) The violation of any of the codes or regulations adopted pursuant to the provisions of this chapter is hereby declared to be a misdemeanor, and any person violating such codes or regulations shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with this section. In case of any violation of or proposed violation of the codes or regulations adopted pursuant to this chapter, the Building Official or other appropriate authority of the Town, or any adjacent or neighboring property owner who would be damaged by such violation may, in addition to other remedies, apply for injunctive relief, mandamus or other appropriate proceedings to prevent, correct or abate such violation or threatened violation.

(2) Nothing in this chapter or in the codes adopted in this chapter shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired or liability incurred, or any cause of action accrued or existing under any act or ordinance repealed hereby, nor shall any right or remedy of any character be lost, impaired or affected by this chapter.

(3) Each day any violation of this chapter or any such ordinance, resolution, rule, regulation or order shall continue shall constitute, except where otherwise provided, a separate offense.

(B) Service of complaint. Complaints by letter or orders hereunder shall be delivered to and/or served upon such persons either personally or by registered mail (return receipt requested), but if the whereabouts of such persons are unknown and cannot be ascertained in the exercise of reasonable diligence, the Building Official or his designated representative(s) shall make an affidavit to that effect, then the serving of such complaint or order upon such persons may be made by publishing it once each week for two consecutive weeks in a newspaper ~~printed, and published, and in Charleston County and circulating~~ in the Town of James Island. A copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order.

(C) Rights of persons affected by orders. Any person affected by an order issued by the Building Official or his designated representative(s), may within 60 days after the posting and service of the order, petition the circuit court for an injunction restraining the Building

Ordinance #2023-10 EXHIBIT A

Official or his designated representative(s) from carrying out the provisions of the order, and the court may, upon such petition, issue a temporary injunction restraining the Building Official pending the final disposition of the cause. Hearings shall be had by the court on such petitions within 20 days or as soon thereafter as possible and shall be given preference over other matters on the court's calendar as authorized by S.C. Code, § 31-15-370, as amended. The court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require. In all such proceedings, the findings of the Building Official as to the facts, if supported by evidence, shall be conclusive. Costs shall be at the discretion of the court. The remedies herein provided shall be exclusive remedies, and no person affected by an order of the Building Official shall be entitled to recover any damages for action taken pursuant to any order of the Building Official or his designated representative(s) or because of compliance by such person with any order of the Building Official.

(Ord. 2016-14, passed 1-19-2017)

§ 150.99 PENALTY.

Wherever in this chapter or in any ordinance of the Town any act is prohibited or is declared to be unlawful or an offense or misdemeanor, or the doing of any act is required, or the failure to do any act is declared to be unlawful or an offense or a misdemeanor, and no specific penalty is provided for the violation thereof, the violation of any such provision of this chapter, or any such ordinance, shall be subject to the maximum penalties authorized for the Magistrates' Courts of the State of South Carolina, as from time to time provided in S.C. Code, § 22-3-55, as amended, or successor legislation.

(Ord. 2016-14, passed 1-19-2017)

Ordinance #2026-11 EXHIBIT A