



Town of James Island, Regular Town Council Meeting  
July 13, 2017; 7:00 PM; 1238-B Camp Road, James Island, SC 29412

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

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

1. Opening Exercises
2. Public Comment
3. Consent Agenda
  - a. Minutes: June 15, 2017 Regular Town Council Meeting
4. Information Reports
  - a. Finance Report
  - b. Administrator's Report
  - c. Public Works Report
  - d. Island Sheriffs' Patrol Report
5. Requests for Approval:
  - Additions/Changes to Freedom of Information Act Request Policy
  - Social Media Policy
    - Dills Bluff Sidewalk, Phase I, Award to First Construction Management, LLC
  - Sponsoring of "The Town Market"
6. Committee Reports
  - Land Use Committee
  - Environment and Beautification Committee
  - Children's Commission
  - Public Safety Committee
  - History Commission
7. Ordinances up for Second Reading:
  - a. Ordinance #2017-09: Proposed Change to Town of James Island Zoning and Land Development Regulations, including a Change Adding Setbacks for Accessory Structures in Commercially Zoned Districts
8. Executive Session: The Town Council may/will enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina.
9. Return to Regular Session
10. Adjournment:

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC on Thursday, June 15, 2017. The following members of Council were present: Mayor Pro-Tem Leonard Blank, Garrett Milliken, Darren “Troy” Mullinax, Joshua P. Stokes, and Mayor Bill Woolsey, who presided. Also, Ashley Kellahan, Town Administrator, Bonum S. Wilson, Town Attorney, Merrell Roe, Finance Officer, Mark Johnson, Public Works Director, Kristen Crane, Planning Director, Sergeant Shawn James, Island Sheriff’s Patrol, and Frances Simmons, Town Clerk.

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

Public Hearings:

Ordinance #2017-08: An Ordinance Amending the Town of James Island Zoning and Land Development Regulations by adding a new section on a Temporary Moratorium:

Lauren Gellatly, 1351 Briarfield Avenue: Mrs. Gellatly said she supports the moratorium only if it leads to thoughtful planning across jurisdictions- - she think it does, and is encouraged by it. She urged Council to be careful not to become a gated community. If traffic is the primary concern for the people behind this, that needs to be addressed, not to become multi-family housing only because the issue is a lot more complicated and solutions are a lot more nuanced.

Ordinance #2017-09: Proposed Change to Town of James Island Zoning and Land Development Regulations, including a Change Adding Setbacks for Accessory Structures in Commercially Zoned Districts: No one spoke.

Public Comments:

Eddy Moore, 150 Bee Street: Mr. Moore is the Energy Program Director for the SC Coastal Conservation League. He spoke in favor of Councilman Milliken’s Resolution (#2017-09) stating that it is a wise energy policy resolution. Mr. Moore said he has been active in energy regulations for more than 20 years and there have been enormous positive changes in this field. Entities of government that follow and understand this are able to create opportunity for their constituents. He complimented Councilman Milliken for taking a step in that direction.

Lauren Gellatly, 1351 Briarfield Avenue: Mrs. Gellatly supports Resolution (#2017-09) and applauded Council Milliken for taking it up. She urged Council to support it. She said the environment and the local economy suffers from the impact of climate change. She thanked Council for taking this direction.

Consent Agenda:

- a. Minutes of May 18, 2017 Regular Town Council Meeting
- b. Minutes of May 25, 2017 Special Town Council Meeting

Councilman Stokes moved to approve the consent agenda; Councilman Milliken seconded. Passed unanimously.

Information Reports:

- a. Finance Report: Finance Officer, Merrell Roe, gave an overview of the Finance Report and highlighted income & expenditures for March and April.
- b. Administrator Report: Town Administrator, Ashley Kellahan reported that the bid opening for the Dills Bluff Sidewalk is scheduled June 29. No bids were received for the On-Call Storm Water services and it will be re-bided. Mrs. Kellahan and Mrs. Simmons has been on conference calls with MASC to receive information on the revised FOIA laws. These updates include social media and may require us to make some policy changes. Mrs. Kellahan thanked everyone for a successful

Pinckney Park dedication. Phase I final walk-thru was conducted today. \$4,000 was authorized in a change-order with the contractor for minor items at Pinckney Park. Mrs. Kellahan is working with Nano Farms and JI Youth Soccer Club for a Farmers' Market on Saturday mornings.

- c. Public Works Report: Public Works Director, Mark Johnson, gave an overview of May's projects. He attended an Emergency Management meeting on hurricane awareness this month. Adult CERT is scheduled June 21. Councilman Stokes asked if the Camp/Folly intersection project is on schedule. Mrs. Kellahan answered the completion is scheduled December 2017.
- d. Island Sheriff's Patrol Report: Sergeant James reviewed crime statistics and May Island Sheriffs' Patrol Report. He announced that plans are underway for the Annual National Night Out event.

#### Requests for Approval:

Quote for automatic gate operator and removal bollards at Pinckney Park: Mrs. Kellahan requested approval for an automatic gate operator and removal bollards for Pinckney Park. The gate will open from sunrise to sunset and staff will have access after-hours by remote. Emergency vehicles will have access via a punch keypad. Three quotes were received and Maner Builders offered the best price based on the engineer's specifications. Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax. No discussion. Passed unanimously.

Award of New Town Hall Project to Blanchard Construction: Elissa Bostain with Liollo Architecture presented the notice of intent to award the Town Hall project to Blanchard Construction. She stated the last time Liollo appeared before Council, they were looking at a 95% cost estimate that came in above \$2.3. Bids were received on May 4 and Blanchard Construction was the low bid at \$2.7. Ms. Bostain said there was a \$400,000 discrepancy in the high numbers, (electrical, mechanical, and site work). By working with the contractors, over \$200,000 was identified in valued-engineered items so the quality of the project is maintained and the price is down. The contractor also identified \$20,000 in double coverage quoted for curb and gutter in the parking lot. Ms. Bostain said with the valued-engineering, and accepting Alternate # 1 (screened porch); the base contract is just over \$2.5. Motion in favor was made by Councilman Blank, seconded by Councilman Mullinax. Councilman Blank asked when construction would begin. Ms. Bostain said a pre-construction meeting is scheduled next week and construction could begin after that. Passed unanimously.

Radar Sign: Public Works Director, Mark Johnson, requested approval for a Titan TC-400 Radar Speed Sign. This is a portable radar sign that detects the speed in which a vehicle travels. The device is battery-operated and comes in a durable case to prevent damage. The cost is \$3,000. Mrs. Kellahan added that the device could be used to determine if traffic calming is needed in neighborhoods. Motion in favor was made by Councilman Stokes, seconded by Councilman Milliken. Councilman Blank asked the size of the read-out, which is 24x21. Councilman Milliken said this is a great idea for data collection about the speed it registers. Mr. Johnson answered Councilman Stokes' question that the device will perform traffic counts. Passed unanimously.

#### Committee Reports:

Land Use Committee: No report

Environment and Beautification Committee: Councilman Milliken reported that the James Island Arts Committee continued the McLeod Plantation poetry series with Dr. Kendra Hamilton. Dr. Hamilton is a professor at Presbyterian College and is a native Charlestonian. Dr. Hamilton will conduct a Poetry Workshop on Saturday, June 17 at Town Hall, 2-4 p.m. This event is free to the public. On Sunday, June 18, 2-4 p.m., Dr. Hamilton will read original poems at McLeod Plantation. Admission is free to the first 50 persons. A reception and book signing will be held afterwards.

Councilman Milliken acknowledged the James Island Arts Committee for organizing the event. Katherine Williams, (Arts Committee Chair) was congratulated for receiving an \$800 National Endowment of the Arts (NEA) Award to fund future poetry events.

Councilman Milliken called forward, Mary Beth Berry, Chair of Helping Hands Committee. Mrs. Berry presented Will Lacy with the Helping Hands Spirit Award. Will was recognized for his service as a volunteer, his dependability, and leadership role in arranging other young adults to volunteer their services in helping others. Will is preparing for College this fall and aspires to become an Officer in the Air Force.

Children's Commission: No report

Public Safety Committee: Councilman Mullinax announced the next meeting of the Neighborhood Council on Thursday, June 22 at 7:00 p.m. Plans are underway for National Night Out August 1.

History Commission: Mayor Woolsey requested approval of the historical marker for Simeon Pinckney, \$2,120. The marker will be installed at Pinckney Park. Mayor Woolsey recognized History Commissioner, Inez Brown-Crouch, for the research and her work with the SC Department of Archives and History. Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax. No discussion. Motion passed unanimously.

#### Resolutions

- a. Resolution #2017-09: Sustainable Practices and Goals re: Climate Change: Councilman Milliken presented Resolution #2017-09 stating that the Town continues to set a real and proper example for sustainable infrastructure. He said the Town of James Island is a leader in doing many of the practices that other municipalities should be doing regarding sustainability. He said the Town's efforts could be seen in the construction of sidewalks, enhancement of bike lanes, and planting of trees in parks. All of these are sustainable practices that contributes in a positive way; not only to the health of James Islanders; but also to the health of the environment. He said the reason for bringing the Resolution forward is to set an example that other municipalities in the region can follow; with an eye in reducing the carbon footprint that will perhaps preserve some of nature that we still have. Motion in favor was made by Councilman Milliken, seconded by Councilman Mullinax.

Councilman Blank asked why a resolution is needed when the Town is already doing these things. Councilman Milliken answered to continue to do it and to reinforce our commitment. Mayor Woolsey asked if the timing of the resolution had to do with President Trump's Administration's withdrawal from the Paris Accord. Councilman Milliken said 'no'; it is on time with our knowledge of rising sea levels and other things that affects coastal communities. Councilman Mullinax shared a Town in Cottageville's interest in solar panels on their Town Hall. He thought this could be something our Town explore in the future. Councilman Stokes expressed concern that the "whereas" clauses says these are all things that we have done. He noted that action speaks louder than words, and we have not slacked off. We continue to do all of these things and there are a number of other things in the pipeline. He personally does not see the need to reaffirm something that is practiced on a daily basis. Councilman Milliken said we have the potential in looking towards the future for ways to extend sustainability practices and that is a positive thing to do as a Town (i.e., future vehicle purchases that is not gasoline-powered; solar panels, and fueling devices in our parks). Mayor Woolsey referred to the coalition mentioned in the resolution and Councilman Milliken addressed it. Councilman Stokes said issues such as green vs. non-green could be addressed as they arise and see no need to put a resolution into practice at this time. Councilman Blank expressed concern that other

municipalities would not see the resolution and that it should mean something, not put into a file. Councilman Milliken added that the resolution is a nice gesture moving forward that may instigate other municipalities to adopt these practices or do something. No further discussion. Mayor Woolsey called for the vote.

In favor: Councilman Milliken, Councilman Mullinax

In Opposition: Councilman Blank, Councilman Stokes.

\*Mayor Woolsey did not vote. Motion failed.

Ordinances up for Second Reading:

- a. Ordinance #2017-08: An Ordinance Amending the Town of James Island Zoning and Land Development Regulations by Adding a New Section on a Temporary Moratorium. Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax. No discussion. Passed unanimously.

Ordinances up for First Reading:

- a. Ordinance #2017-09: Proposed Change to Town of James Island Zoning and Land Development Regulations, including a Change Adding Setbacks for Accessory Structures in Commercially Zoned Districts: Motion in favor was made by Councilman Stokes, seconded by Councilman Blank. No discussion. Passed unanimously.

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:40 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk

# ADMINISTRATOR'S REPORT

Jun-17

## ADMIN NOTES

- a. On-Call SW infrastructure work RFP has been readvertised and are due in 7/27
- b. Grounds Keeping RFP is advertised and due 7/13
- c. Pinckney Park - a few small punch list items on Phase I remaining before close-out. Met with Architect on-site to discuss scale and location of Picnic shelter.
- d. Town Hall NTP was issued on 6/28. Ground-breaking ceremony scheduled for 7/18 @ 10
- e. Shantel Wilder, new Permit Technician, was hired and has begun employment working closely with both Planning and Building Services.
- f. Attended with Mayor Long-Range Transportation Planning Mtg hosted by BCDCOG
- e. MASC Annual mtg July 20-23
- f. Landscaping at HBVR traffic circle and at North Shore scheduled to be installed within 2 weeks

**TOTAL Business Licenses 77**

\*32 of those processed at Town hall

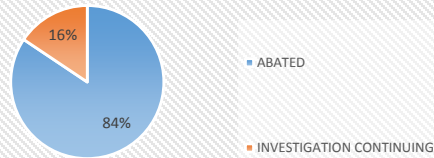
## Code Enforcement Cases

<b>TOTAL CASES</b>	<b>301</b>
<b>ABATED</b>	<b>254</b>
<b>INVESTIGATION CONTINUING</b>	<b>47</b>
RANK VEGETATION / SOLID WASTE	75
NUISANCE PROPERTY	47
TREE CASES	28
INOPERABLE VEHICLE	26

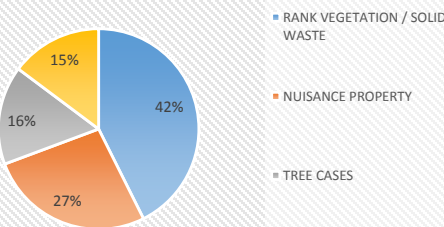
## Building Permits

<b>BUILDING PERMITS ISSUED</b>	<b>117</b>
Building	48
Electrical	18
Plumbing	20
Mechanical	13
Gas	18
Pool	-
Roofing	-
Fire System	-
Sign	-
Trades	-
Previous Month	98

Code Enforcement - Case Status



Code Enforcement - Case Type



PERMIT TYPE	Jun-17
ACCESSORY STRUCTURE	
CLEARING & GRUBBING	
DEMOLITION PERMIT	1
EXEMPT PLATS	
FIREWORK STAND	
HOME OCCUPATION	7
LSPR	
NON-EXEMPT PLAT	
PD AMENDMENT (REZONING)	
RESIDENTIAL ZONING	17
REZONING	
SPR	
SIGN PERMIT	3
SITE PLAN REVIEW	1
SPECIAL EVENT	
SPECIAL EXCEPTION	
TEMPORARY ZONING	4
TREE REMOVAL	8
TREE TRIMMING	
VARIANCE	
ZONING PERMIT	4
<b>TOTAL</b>	<b>45</b>

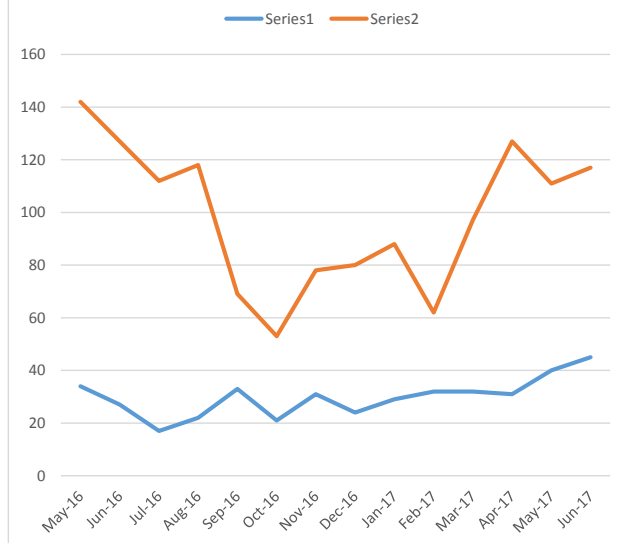
## PUBLIC WORKS NOTES

- 1) Attended quarterly SCASM (South Carolina Association of Stormwater Managers) meeting in Columbia.
  - 2) Dedication of Pinckney Park.
  - 3) With CC Public Works and SCDOT worked to open drainage in Eastwood on Sweetbay and Dobester.
  - 4) Held Pre-Construction meeting for Town Hall.
  - 5) Camp-Folly Intersection project continued to prep for intersection widening at Camp and Eugene Gibbs.
  - 6) City of Charleston changing signal lights at Fort Johnson and Folly Road.
  - 7) SCDOT cleaned catch basins at Folly and Fort Johnson to reducing flooding.
  - 8) Received new Radar Speed Sign and deployed to Yorktown Road.
  - 9) Held quarterly James Island Stormwater Managers Meeting.
  - 10) Continued to perform Stormwater Plan Reviews.
  - 11) Answered various requests for service.
- Emergency Management Update:  
Worked on Hazard Mitigation Plan with Building Official John Porcelli.  
Held annual MEOC Drill: Discussed Hurricane evacuation plans.

## Island Sheriff's Patrol

Forthcoming

PERMITS - 13 MONTH HISTORY



**\*Additions / Changes highlighted in Yellow**

FREEDOM OF INFORMATION ACT REQUEST POLICY

The Freedom of Information Act (FOIA) is a law that gives you the right to access information from the government. It is often described as the law that keeps citizens in the know about their community's government.

Town of James Island Freedom of Information Act Policy  
Processing FOIA Requests and Standard Fees for Compliance with FOIA Requests

Policy Statement: The Town of James Island recognizes the South Carolina General Assembly enacted the South Carolina Freedom of Information Act (South Carolina Code 30-4-10) designed to give every citizen the right to attend government meetings and the right to obtain official documents and records. The Town wishes to standardize the procedures of processing FOIA requests and to establish reasonable fees and rates for such requests. By standardizing the FOIA request process and formulating fees, the Town will ensure compliance with the FOIA.

FOIA Requests:

**South Carolina law provides that it is a crime to knowingly obtain or use personal information from a public body for commercial solicitation. Therefore, the Town may not release certain information based on its content and the nature of the request.**

All requests for information pursuant to the FOIA must be made in writing and may be submitted in person or by mail, email, or fax. In order to ensure a more accurate response, all requests should be as specific and descriptive as possible. Bill H3352, enacted on May 19, 2017 have made changes to the process for requesting documents under the Freedom of Information Act. This law reduces the timeline from 15 days to 10 business days that a public body has to respond to a written request for records less than 24 months old. If a requested record is older than 24 months, the deadline is 20 days (excluding Saturdays, Sundays, and legal public holidays). However, it is important to note that the Town is not legally required to answer the FOIA request in full at this time, only respond to the request and inform the citizen about the length of time the request is expected to take to assemble, as well as inform the citizen on any fees that may be incurred. If the request is granted, the record will be furnished or made available for inspection or copying no later than thirty calendar days from the date on which the final determination was provided. If the records are more than twenty-four months old, the Town will make that information available no later than thirty-five calendar days from the date on which the final determination was provided.

The Town Clerk is responsible for maintaining all files and records pertaining to FOIA requests as well as ensuring compliance. Therefore, all written FOIA requests submitted to other Town departments should immediately be stamped with a date of receipt and then forwarded to the Town Clerk's office.

It should be noted that not all requests for public documents should be construed as a FOIA request. A written request is not needed nor should it be requested for the following: (10-day rule does not apply).

1. Minutes of the meeting of a public body (such as the Planning Commission, Town Council division committees, etc.) for the preceding six (6) months.
2. Law enforcement records for the last fourteen (14) days (except juvenile records, which are exempt).
3. Documents identifying people in prison for the past three (3) months (except juvenile records, which are exempt).
4. Any data subject to FOIA that is readily available and easily dispersed in situations where a delay would be less efficient, i.e., copy of ordinances, resolutions, established policies, procedures, etc.

CERTAIN INFORMATION ON THESE (AND OTHER) DOCUMENTS MAY BE EXEMPT FROM DISCLOSURE. THAT INFORMATION MAY BE REDACTED FROM THE REPORT BEFORE BEING RELEASED. QUESTIONS ON WHAT INFORMATION IS EXEMPT SHOULD BE DIRECTED TO THE TOWN ADMINISTRATOR.

Fees: Town Council, as the governing body of the Town of James Island, is authorized by the South Carolina Freedom of Information Act (South Carolina Code 30-4-30) to establish and collect reasonable fees and rates not to exceed the actual cost of searching for or making copies of records. The Town may charge a minimum fee of three (\$3.00) for compliance with any FOIA request. Additionally, the Town may charge twenty-five (\$0.25) cents per copied page for FOIA requests, if copies exceed fifteen (15) pages and/or if the information is not readily accessible. In addition, the Town may charge ~~twenty (\$20)~~ thirteen (\$13.00) dollars per hour for staff time in cases where more than one hour is required to research, copy, and/or assemble requested documents. Fees cannot be charged to examine records in order to determine if the records can be provided. If it becomes apparent that a request will require more than five (5) hours of staff time to effect compliance with the request, the Town shall require a 25% deposit of the estimated costs to effect compliance before any search and compilation of documents will be performed. The Administrator may provide the documents free of charge if it is determined that the information is “primarily benefiting the public”.



## Town of James Island

### Social Media Policy

We welcome your comments on the Town of James Island's (Town) social media pages, including Facebook and Twitter (collectively "Social Media Sites").

The purpose of the Social Media Sites is to present matters of public interest within the Town, including its many residents, businesses, and visitors. The Town intends to promote effective communication on the Town's Social Media Sites.

Social Media Sites are created for the sole purpose of serving public interests within the Town's community and does not reflect the official positions and/or policies of the Town. Anyone using or posting to a Social Media Site, will, by doing so, accept, agree and understand that there is no legal liability to the Town as a result of any posting or comment on a Social Media Site and all persons using the Social media Sites agree to fully hold the Town harmless for any content, postings, comments or interpretations conveyed about any content, postings or comments which occur on Social Media Sites administered by the Town.

The Town reserves the right to delete submissions that violate this policy. All posted information and comments on the Town's Social Media Sites must comply with the following rules and regulations:

- Comments and posted content must be civil and may not contain slanderous, libelous, malicious, offensive, threatening, profane, or insulting language.
- Comments or posted content that promotes, fosters, or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, national origin, physical or mental disability or sexual orientation are not permitted.
- Comments or posted content that references the personality of individuals, personal attacks, or potentially libelous statements are not permitted.
- Advertising or promotional announcements are not permitted.
- Comments or posted content must be within the scope of the topic under discussion.
- Comments and posted content cannot include personally identifiable information, such as an address, phone number, social security number or other sensitive information.
- Comments or posted content of a sexual nature or links to sexual content are not permitted.
- Comments and posted content cannot represent a person other than the one posting the comment.
- Comments or posted content containing links to other web sites or pages must be relevant to the topic.
- Comments or posted content encouraging illegal activities are not permitted.
- Solicitation of commerce are not permitted.
- Participants are responsible for what they post. Comments and posted content must not breach any law, confidentiality, trademark or copyright.
- The administrator/moderator may remove any and all postings and comments at the administrator/moderator's sole discretion.

Any opinions, views, or content that is posted to the Social Media Sites by a third or external party do not represent or demonstrate the position of, policies of or the opinions of the Town; the Town does not support, have responsibility for or possess any ownership in any content generated externally but posted to the Town's Social Media Sites.

The Town will delete any comment or posting that violates the guidelines outlined above, and users may be blocked and/or reported to the applicable owner of the Social Media Site. In addition, users that violate Social Media terms and conditions may be reported to the applicable Social Media Site and blocked from the Town's Social Media Sites.

The Town respects the intellectual property of others and ask users of our Social Media Sites to do the same. In accordance with the Digital Millennium Copyright Act ("DMCA") and other applicable law, the Town has adopted a policy of terminating, in appropriate circumstances and in the Town's sole discretion, users who are deemed to be repeat infringers. The Town may also, in its sole discretion, limit access to the Town's Social Media Sites and/or block users who infringe upon the intellectual property rights of others. If you believe that any material on a Social Media Site infringes upon any copyright which you own or control, or that any link on a Social Media Site directs users to another website that contains material that infringes upon any copyright which you own or control, you may file a notification of such infringement with our designated agent as set forth below. Notifications of claimed copyright infringement must be sent to the Town's designated agent for notice of claims of copyright infringement. The Town's designated agent may be reached as follows:

Town of James Island, SC  
Attention: Town Clerk  
P.O. Box 12240  
James Island, SC 29422

If you have any questions concerning the operation of the Town's Social Media Sites, please contact the Town Clerk at [fsimmons@jamesislandsc.us](mailto:fsimmons@jamesislandsc.us).

## Request for Approval – Sponsoring of “The Town Market”

### Staff Recommendation

- Alexandra Purro with Nano Farms will organize and manage vendors
- The James Island Youth Soccer Club (JIYSC) will host The Town Market at its fields located at 871 Ft. Johnson Rd. A portion of the vendor fees will go to Nano Farms and a portion will go to the JIYSC
- The Town will help support this weekly Community Event (every Sat. 9 am to 1 pm) with modest contributions from the Hospitality Tax funds. The Town will receive hospitality tax funds from the food truck vendors, as well as business license fees from all vendors
- Reoccurring costs include rental of a hand-washing station (\$165 monthly) and advertising (estimated \$150 monthly)
- Funds already expended to include flyers, banner, facebook ads, tables/chairs total \$1,282

**Budget Estimate:** \$315 monthly, approximately \$3,780 yearly costs

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**Sponsored by the Town Of James Island**

**Every Saturday Beginning July 8, 2017  
Gate Opens at 9am**

**Located at the James Island Youth Soccer Club:  
871 Fort Johnson Rd. James Island**



**Please call for additional information:  
843-471-7845**



**Vendors, please call to inquire!**

**Follow us on Facebook @thetownmarketonji**



**ORDINANCE 2017-09**

**AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07: SECTION 153.208 ACCESSORY STRUCTURES IN GENERAL OFFICE/COMMERCIAL DISTRICTS (EXHIBIT A)**

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

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed text amendments of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has forwarded their recommendations to the Town of James Island Council regarding the proposed text amendments of the ZLDR as set forth in Section 153.208, as set forth herein; and

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

WHEREAS, the Town Council has determined the proposed text amendment meets the following criteria:

- (1). The proposed amendments correct an error or inconsistency or meet the challenge of a changing condition;
- (2). The proposed amendments are consistent with the adopted Town of James Island

Comprehensive Plan and goals as stated in Section 153.005; and

- (3). The proposed amendments are to further the public welfare in any other regard specified by Town Council.

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

**SECTION I. FINDINGS INCORPORATED**

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

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

The Town of James Island Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Section 153.208, are 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 13<sup>th</sup> day of July, 2017.

TOWN OF JAMES ISLAND COUNCIL

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

ATTEST:

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

Public Hearing: June 15, 2017  
First Reading: June 15, 2017  
Second Reading: July 13, 2017

Exhibit "A"

**§ 153.208 ~~RESERVED.~~ ACCESSORY STRUCTURES IN GENERAL OFFICE/COMMERCIAL DISTRICTS**

Unless otherwise expressly stated and in addition to any other applicable provisions of this chapter, accessory structures in General Office (OG) and Commercial (CN, CC) Zoning Districts shall be subject to the following standards.

(A) An accessory structure erected as an integral part of the principal structure shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of these and other regulations applicable to principal structures.

(B) A detached accessory structure shall be located:

(1) On the rear of the lot, behind the principal structure. This limitation shall not apply to carports or garages;

(2) At least six feet from any existing structure or structure under construction;

(3) If in a Zoning District that abuts a residential district, the accessory structure shall be located at least ten feet from the abutting interior lot line of the residential district; when in a Zoning District that abuts another OG, CN, CC or I district, setbacks for accessory structures are not required; and

(4) If on a corner lot, the accessory structure shall not project in front of the front building line required or existing on the adjacent lot.

(C) A detached accessory structure may be constructed on an adjacent vacant lot if both lots are in the same ownership.

(D) Accessory structures shall be included in building coverage.

(E) Accessory buildings shall not exceed 25 feet in height as measured from ground level.

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

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

# Town of James Island

% FY Complete 100%

## Monthly Budget Report

Fiscal Year 2016/2017

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
<b>GENERAL FUND REVENUE</b>														
Accommodations Tax					2,073			2,069			2,717		6,859	
Brokers & Insurance Tax		33				445			3,972	14,924	428,734		448,109	430,500
Building Permit Fees		986	947	98	1,133		998	2,057	1,061	1,863	1,588		10,729	10,000
Business Licenses	1,688	18,094	8,266	4,092	8,661	28,434	8,020	117,054	93,648	1,746	43,062	19,051	351,816	230,000
Contributions/Donations-Park				507							821	324	2,152	
Franchise Fees	163,859			7,027	50,929		6,434	50,176		6,131	51,563		336,121	465,500
Grants					205,000								205,000	
Interest Income													-	
Alcohol Licenses -LOP					4,950			900				9,000	14,850	10,000
Local Assessment Fees		421			506				511			576	2,014	
Local Option Sales Tax (rev)			33,399	26,700	33,665	60,250	29,861	32,878	26,319	27,972	67,025		338,068	353,000
Miscellaneous	200	200	200	200	200	200			3,000		15,319		19,519	1,000
Planning & Zoning Fees	526	553	927	592	1,249	703	623	1,279	1,555	752	1,407	2,005	12,170	12,000
State Aid to Subdivisions		26			74,544			62,151			62,151		198,872	260,000
Telecommunications									23,653			3,767	27,420	45,000
Transfer In from Funds Balance													-	477,632
		20,313	43,738	39,216	382,911	90,031	16,075	265,545	152,245	42,982	206,479	Total	1,973,697	2,294,632
												% of Budget		86%
<b>ADMINISTRATION</b>														
Salaries	16,827	16,875	25,301	16,762	16,853	19,456	16,807	17,170	26,916	17,474	17,513	17,579	225,533	221,300
Fringe Benefits	5,653	5,664	8,522	5,646	5,657	5,875	5,656	5,722	8,731	5,784	5,804	5,774	74,488	73,405
Copier	345	75	634	78	73	831	73		757	340		351	3,557	5,300
Supplies	1,155	1,175	283	856	220	430	280	638	789	470	575	1,104	7,975	13,000
Postage	595			545			473	300	86	246	70		2,313	6,700
Information Services	2,313	2,404	5,064	3,043	289	6,089	2,808	3,212	2,988	158	5,832	2,980	37,179	40,000
MASC Membership							5,341						5,341	5,500
Insurance		11,922			7,659							145	19,726	22,000
Legal Services		2,625	223	7,072	650	20,174	2,204	2,000	4,425	1,532	2,225	115	43,245	60,000
Town Codification		203	1,088	68		135			158	1,351	450		3,452	2,500
Advertising	60	297	187		200	25	648	109	117	119	1,847	755	4,364	5,000
Audit					12,900								12,900	12,500
Elections													-	
Mileage Reimbursement	29	54	28	27		71		53		54	68	27	412	800
Bonding			350				700		350		750		2,150	1,870
Employee Training / Screening			40				92	240				70	441	850
Dues and Subscriptions	75			75		25	110	883	99	160			1,427	1,060
Training & Travel							92				35	570	697	2,500
Mobile Devices	338	108	111	(37)	219	71	110	111	95	109	112	188	1,534	1,350
Children's Commission	146	56		330		9			448	608	50		1,648	1,000
Business Development Council													-	500
History Commission			2,120									2,120	4,240	2,500
Employee Appreciation			21	60	60						62	11	214	500
Bank Charges	49	79	74	56	56	75	59	53	79	53		53	685	1,000
	27,586	41,535	44,047	34,579	44,835	53,265	35,454	30,492	46,036	28,458	Total		453,520	481,135
												% of Budget		94%

**ELECTED OFFICIALS**

Salaries	3,769	3,769	5,654	3,769	3,769	3,769	3,769	3,769	5,654	3,769	3,769	3,769	48,999	50,000
Fringe Benefits	2,196	2,196	3,294	2,196	2,196	2,152	2,060	2,060	3,090	2,060	2,060	2,060	27,619	30,000
Mayor Expense	28				50				200	64	4	570	916	2,000
Council Expense					375		135		35	60		659	1,264	4,000
Mobile Devices	166		273		104		104	104	209		104	209	1,274	1,600
	<b>6,159</b>	<b>5,965</b>	<b>9,220</b>	<b>5,965</b>	<b>6,494</b>	<b>5,921</b>	<b>6,068</b>	<b>5,934</b>	<b>9,188</b>	<b>5,953</b>	<b>5,938</b>	<b>Total</b>	<b>80,072</b>	<b>87,600</b>
	% of Budget												91%	

**GENERAL OPERATIONS**

Salaries	14,133	15,057	27,372	18,331	18,409	20,647	17,512	17,504	25,627	17,065	17,035	17,911	226,604	241,500
Fringe Benefits	4,603	5,140	9,077	6,111	6,037	6,229	5,859	5,820	8,603	5,739	5,720	5,822	74,760	93,182
	<b>18,736</b>	<b>20,197</b>	<b>36,449</b>	<b>24,442</b>	<b>24,446</b>	<b>26,876</b>	<b>23,371</b>	<b>23,325</b>	<b>34,230</b>	<b>22,804</b>	<b>22,755</b>	<b>Total</b>	<b>301,364</b>	<b>334,682</b>
	% of Budget												90%	

**PLANNING**

Supplies		53	100		138			11				242	543	600
Advertising		127						74		248			448	2,000
Mileage Reimbursement			167										167	100
Dues and Subscriptions			280									270	550	325
Training & Travel			569		23								592	1,000
Mobile Devices	(18)	35	26	(18)	89	35	35	54	8	54	18	55	374	660
Uniform / PPE													-	250
Planning Commission		500	200	150		250	25	200			250	250	1,825	4,000
Board of Zoning Appeals	250	250		150				150	250	250			1,550	4,000
	<b>232</b>	<b>965</b>	<b>1,343</b>	<b>282</b>	<b>250</b>	<b>285</b>	<b>60</b>	<b>489</b>	<b>258</b>	<b>552</b>	<b>518</b>	<b>Total</b>	<b>6,050</b>	<b>12,935</b>
	% of Budget												47%	

**BUILDING INSPECTION**

Mileage Reimbursement						30							30	200
Mobile Devices		54	54		108	54	54	54	54	54	55	55	595	660
Supplies		914	249		170		77						1,410	1,000
Equipment / Software				1,422									1,422	1,500
Uniform / PPE													-	250
Dues & Subscriptions				250				25		50	230		555	800
Travel & Training				595					750	(300)	242		1,287	1,000
	<b>-</b>	<b>968</b>	<b>303</b>	<b>2,267</b>	<b>277</b>	<b>84</b>	<b>131</b>	<b>79</b>	<b>804</b>	<b>(196)</b>	<b>527</b>	<b>Total</b>	<b>5,300</b>	<b>5,410</b>
	% of Budget												98%	

**PUBLIC WORKS**

Mileage Reimbursement													-	150
Training & Travel	295	717									275		1,287	1,000
Projects		86,680	13,120	29,580	1,440	33,255	27,444	480			47,517	1,262	240,778	325,000
Mobile Devices		54	54		108	54	54	54	54	54	55	55	596	660
Traffic Control Devices										91		3,265	3,356	15,000
Uniform / PPE							65						65	500
Supplies		227	45	29	115	75	391		91		146	68	1,187	2,000
Emergency Management			678	9,198	3,000		3,070						15,945	7,000
Groundskeeping	375	7,724	264	1,005	968		12,325	556	513	377	770	3,704	28,582	30,000
	<b>670</b>	<b>95,401</b>	<b>14,160</b>	<b>39,812</b>	<b>5,631</b>	<b>33,384</b>	<b>43,349</b>	<b>1,091</b>	<b>658</b>	<b>522</b>	<b>48,763</b>	<b>Total</b>	<b>291,794</b>	<b>381,310</b>
	% of Budget												77%	



**LOCAL OPTION SALES TAX ROLLBACK REVENUE**

LOST Rollback			85,092	68,736	90,852	152,742		78,570	86,986	68,878	73,815	175,709	881,379	870,000
LOST Rollback - Interest Income	248	216	241	277	234	246	242	219	242	235			2,399	1,000
<b>Total</b>												<b>883,778</b>	<b>871,000</b>	

**RESERVE FUND**

Transfer In from Rollbank Fund	4,946	85,690											90,636	
Transfer In from Property Tax Credit Fund Balance		109,364											109,364	291000
<b>Total</b>												<b>200000</b>	<b>291000</b>	

**LEASE PURCHASE REVENUE BOND - TOWN HALL**

Lease Purchase Principal Payments						397,421				234,432			631,853	796,570
Lease Purchase Interest Payments	28,814												28,814	73,430
Lease Purchase Expense Total												<b>Total</b>		870,000
Lease Purchase Draws													-	372,000
Town Hall Expenditures	6,854	15,281	37,092	18,369	16,980	27,996	37,781	35,873	23,915	31,588	16,749		268,478	372,000
<b>Total</b>												<b>660,667</b>	<b>-</b>	

**HOSPITALITY TAX**

Hospitality Tax Revenue		34,468	34,588	36,246	43,564	34,640	41,169	41,324		89,708	45,750		401,458	435,000
Hospitality Tax Expense		6,735						894			344		(7,337)	(435,000)
<b>Total</b>												<b>344</b>	<b>-</b>	

**TREE MITIGATION FUND**

Transfer In from Funds Balance													-	14,197
Tree Mitigation Income									2,116				2,116	
Tree Mitigation expense	7,400							2,006					9,406	
Net Balance													-	6,907

**ART AUCTION**

Art Auction donations						100	200						300	-
Art Auction revenue							1,636	2,006	455				4,096	800
Arts Committee Grant (Poetry Reading)			(500)	250	250			(117)		250	(750)		(617)	450
Transfer In from Funds Balance													-	1,061
<b>Total</b>													<b>-</b>	<b>2,311</b>
Art Auction expense	-	-	-	-	-	10	248	482	3,300	-			4,040	

**JAMES ISLAND PRIDE**

James Island Pride donations						530				260			790	-
Helping Hands donations													-	400
Grant-JIP													-	
Transfer In from Funds Balance														1,275
<b>Total</b>													<b>790</b>	<b>1,675</b>
James Island Pride expense			48	27	424	26	334	104		34	192		1,189	1,850
Helping Hands expense		45									50		95	-
Grant-JIP-Expense														
<b>Total</b>												<b>2,074</b>	<b>1,850</b>	