



Town of James Island, Regular Town Council Meeting
July 16, 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, 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: Mayor Lyon
- 2) Public Comment:
- 3) Consent Agenda:
 - a) Minutes: Town Council Meeting, June 18, 2026
- 4) Information Reports:
 - a) Mayor's Report
 - b) Finance Report
 - c) Island Sheriff's Patrol Report
 - d) Public Works Report
 - e) Code Enforcement Report
- 5) Requests for Consideration by Staff:
- 6) Requests for Consideration by Council:
 - Request to Use Council Chambers for Alcohol Anonymous (AA) Women's Meetings
- 7) Committee Reports
 - a) Land Use Committee:
 - b) James Island Pride/Making our Island Beautiful
 - c) Children's Committee
 - d) Neighborhood Council

- Appointment of Dorothy Washington, Grace Triangle
 - Appointment of Joe Cristaldi, Seaside Plantation
 - e) History Committee
 - f) Rethink Folly Road
 - g) Drainage Committee
 - h) Business Development Committee
 - i) Trees Advisory Committee
 - j) James Island Intergovernmental Council
 - k) Accommodations Tax Committee
 - l) James Island Arts Council
 - m) Parks and Gardens Council
- 8) Proclamations and Resolutions:
- Resolution #2026-08:** A Resolution to Amend the Date and Time of Town Council Meetings for 2027
- 9) Ordinances up for First Reading: None
- 10) Ordinances up for Second/Final Reading:
- Second/Final Reading: Ordinance #2026-11:** Amend Ordinance #2012-11; §50.01 Electric Meters Number Restricted
- 11) Old Business: None
- 12) New Business: None
- 13) 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.
- 14) Return to Regular Session:
- 15) Announcements/Closing Comments:
- 16) Adjournment:

The Town of James Island held its regularly scheduled meeting on Thursday, June 18, 2026, at 7:00 p.m. at the Town Hall, 1122 Dills Bluff Road, James Island, SC. This meeting was also live streamed on the Town's website at: www.jamesislandsc.us/livestream-townmeetings and was held in compliance with the S.C. Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present: Dan Boles, Lewis Dodson, Julia Drayton-Crumblin, Dr. Cynthia Mignano, Darren "Troy" Mullinax, and Mayor Brook Lyon, who presided. Absent: Michael O. Williams (gave notice). A quorum was present to conduct business. Also present: Town Attorney, Brian Quisenberry, Finance Director, Mike Hemmer, Permitting and Licensing Manager, Melissa Flick, Town Engineer, Laura Cabiness, Island Sheriffs Patrol, Captain Shawn James, and Town Clerk, Frances Simmons.

Mayor Lyon called the meeting to order at 7:00 p.m. and introduced herself as the Mayor and the members of Town Council.

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Opening Exercises: Councilwoman Dr. Mignano led Council in prayer and followed with the Pledge of Allegiance.

Public Hearing: 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.

Mayor Lyon read Ordinance #2026-08 by title and opened the Public Hearing for comments. No one signed in to speak.

Public Comments:

Casey Hoffman, 845 Mikell Dr: Stated that she emailed the Mayor and Council concerns in her community. While flooding on Mikell Drive remains a broader issue, she emphasized pedestrian safety, particularly due to the presence of a fire station and school on Mikell Drive. She noted that parents and children face unsafe conditions traveling to and from the school each day and said she would like to learn more about what can be done and what is already being done.

Julia Turner, 1849 S. Grimball Rd: Ms. Turner asked about the agenda item concerning the property at 1123 Fort Johnson Road. Mayor Lyon explained that this portion of the meeting was not for questions and answers and noted that her questions would be addressed when the item came up on the agenda.

Consent Agenda:

Minutes of Town Council Meeting, May 21, 2026: Mayor Lyon asked if there were corrections to the minutes. Councilwoman Mignano requested that the minutes under the *rezoning request at 1114 Jeffrey Lane be revised to include her comment opposing rezonings in the middle of a neighborhood*. No further corrections.

Councilman Boles moved to approve the minutes as corrected. Councilman Dodson seconded the motion, and it was approved.

Information Reports:

Mayor's Report: Update on the Art and Community Center: Mayor Lyon reported that significant work is continuing behind the scenes. Ferrara Buist is coordinating subcontractors, finalizing pricing, and completing stormwater drainage permits. Additional site work is expected within the next few weeks.

Building Department Update: Mayor Lyon announced that it has been busy at the Town Hall. We have processed 129 permits; 160 total. Regular weekly meetings with Safebuilt will begin on Monday. Overall, operations are going well as we continue to refine our processes to better serve our residents.

Town Hall Repairs: Paintings and other repairs at the Town Hall is completed. Council was encouraged to look at the improvements that were made. Council was also informed of recent air-conditioning issues. The unit in Council Chambers failed on Election Day and was repaired the following day. The runoff will be held at Town Hall on Tuesday.

Opioid Grant Update: The Town is hosting monthly Narcan trainings with one held last night. Mayor Lyon referred to the request on the agenda for meeting space for recovery classes at the Pinckney Park Pavilion. She said the Surfrider program will take place on Folly Beach once it is permitted later this summer to help with recovery efforts.

Walmart Hurricane Expo and other Preparations: Mayor Lyon announced that she and most staff members attended last weekend's Hurricane Expo at Walmart. The event was informative and well attended by citizens, organizations, and other entities. It also helped prepare the community for the upcoming hurricane season.

Mayor Lyon stated that as the Fourth of July approaches many veterans and pet owners remain concerned about fireworks in the Town. This is an issue that prompted significant discussion after last year's Fourth of July and New Year's celebrations. Council had suggested preparing a fireworks brochure for legally permitted fireworks stands and ask vendors to include it with purchases to encourage safe and respectful use. Brochures will also be distributed to businesses and other high-traffic areas in Town. Mayor Lyon thanked Parker Richardson for preparing the brochure, which turned out well.

The Town received a nice thank you note from Forrest Neely, 3rd Class Petty Officer, whom we recognized last month for his 103 birthday.

Upcoming Events:

Narcan Training: The next training will be held on July 15.

Juneteenth Event: An event celebrating Juneteenth will be held on Sunday, June 21, at Town Hall. Father's Day recognition will be included as part of the celebration in honor of Father's Day. The event will be held from 12-4 p.m.

Town Market: There will be no Town Markets in July and August due to the extreme summer heat. The Market will resume in September.

Poetry Reading and Open Mic: The next Poetry Reading and Open Mic with the Town's Poet Laureate, Victor Crouch is June 24 at 7:00 p.m. Everyone was invited to attend.

Finance Report: Finance Director, Mike Hemmer presented the monthly budget report through May 31 putting us at 11 months through the Fiscal year (91%). The report also considers the amended budget that was introduced to Council last month and is up for second reading tonight. Report accepted as information.

Island Sheriff's Patrol Report: Captain James reported on crime and infractions that occurred during the month. He also included stats on vehicle break-ins and robberies that occurred, both pending and resolved.

Public Works Report: Permitting and Licensing Manager, Melissa Flick provided the Public Works Report.

Councilwoman Mignano stated that she submitted a request to SC Department of Transportation (SCDOT) regarding Greenhill Road because the drainage issue remains unresolved. The ditch is full and not draining. The residents were told months ago that the problem would be addressed. She asked Ms. Flick whether she had heard from the SCDOT. Ms. Flick said that Mayor Lyon mentioned the matter to her the day after the request was entered. Councilwoman Mignano said she also submitted requests for Foxcroft and Stillwater because there is ponding water in those areas. Ms. Flick noted that those areas are next. Regarding Greenhill, the last update was the water, or sewer line had not been moved because of a utility conflict that has to be resolved before the ditch can be cleared. Mayor Lyon added that this was discovered after they all met at the site. She noted that requests were submitted to Philip Sexton and the SCDOT concerning this. Ms. Flick said an estimate was sent in for Foxcroft, and a meeting would be scheduled to determine a feasible solution. Councilwoman Mignano stated for the record that she lives across from the area, and she is not raising the issue for herself. Her neighbor has a severe mosquito problem due to chronic standing water. She added that taxpayer dollars are being spent on the intersection and the longer water remains on the asphalt, the more likely it is to deteriorate. Ms. Flick stated that a County representative has reviewed the issue and a meeting will be scheduled at the site to determine what assistance may be available. Councilwoman Mignano asked whether Greenhill has a higher priority and Ms. Flick answered yes because it involves another agency working with DOT to have CPW address the waterline.

Code Enforcement Report: Mayor Lyon announced Code Enforcement Officer Richardson's absence and that the report was provided to Council in their meeting packet.

Request for Consideration by Staff: None.

Request for Consideration by Council:

Request to Use Pinckney Park Pavilion (Cody Hendricks, Wake Up Carolina): Mayor Lyon announced recovery meetings for Wake-Up Carolina at the Pinckney Park Pavilion on Tuesdays beginning in July through September. She called for a motion and a second for discussion. Councilwoman Mignano moved, seconded by Councilman Boles. No discussion. Passed unanimously.

Committee Reports:

Land Use Committee: Appointment of Steve Griffin to Board of Zoning Appeals (BZA) to fill the unexpired term of Joshua Hayes: Mayor Lyon announced that Joshua Hayes (Councilman Mullinax appointment) has moved out of the Town and his seat is vacant.

Councilman Mullinax moved in favor of appointing Steve Griffin to fill the unexpired term of Joshua Hayes on the BZA to August 2028; Councilman Boles seconded. No discussion. Passed unanimously.

James Island Pride/Making our Island Beautiful: Councilwoman Drayton-Crumblin announced that James Island Pride/Making our Island Beautiful did not meet this month. The next meeting is set for July 16, at 6:00 p.m. at the Town Hall.

Children's Committee: No Report.

Neighborhood Council: Councilman Mullinax announced that the May 28 Candidate Forum was well attended by candidates for the State House and Charleston County Council. He thanked everyone involved in planning the event, as well as Dr. Shapiro for serving as moderator. The Neighborhood Council will not meet in June or July and will resume in August.

Councilman Mullinax moved for the appointment of: Eric Lundgren, representing Terrabrook; Bart Mullins, representing Fort Johnson Estates; Erin Gifford, representing Clarks Point and Robert Dunlap, representing Stono Shores to serve on the Neighborhood Council Committee. Councilman Boles seconded and it passed unanimously for all to serve.

History Committee: Mayor Lyon reported for Councilman Willilams that the History Council had a booth at the Town Market that focused on historical houses. The Richardson house that Bishop Gadsden purchased a few years ago (Camp Road) was featured as well as the Marshland House at the Department of Natural Resources (DNR). Mayor Lyon, Mike Hemmer, and Bill Lyon met with Payne Church (Camp Road) last week to determine where to place their marker. The marker was order several months ago and is scheduled to arrive in August, so we are excited to have an installation once it comes in.

ReThink Folly Road: Councilwoman Drayton-Crumblin announced that ReThink Folly will meet on July 8 at 3:00 p.m. at the Town Hall.

Drainage Committee: No Report.

Business Development Committee: No Report.

Trees Advisory Committee: No Report. Mayor Lyon said the committee will not meet in June or July. Next meeting will be held in August.

James Island Intergovernmental Council: Mayor Lyon announced the next meeting on July 29 at 7:00 p.m. at the Town Hall. Mike Saia with Charleston Water System will make a presentation at the meeting. She noted that the Intergovernmental Council is a good way to bring municipalities together. Meetings are open to the public.

Accommodations Tax Committee: Councilman Dodson reported that a date has not been scheduled for the annual meeting. The grant application packet is being put together to apply for grants. A meeting will be scheduled for September.

James Island Arts Council: Mayor Lyon announced that the Arts Council will meet Tuesday, June 23 at 7:00 p.m. at the Town Hall. She referenced the artwork of artist Pat Hiott Mason displayed in the lobby at Town Hall and paintings are available for purchase. Fund-raising efforts are underway as well as plans for a Fall Gala tentatively scheduled for October 25.

Parks and Gardens Council: Mayor Lyon announced that the Parks and Gardens Council is taking it easy during the summer heat, focusing primarily on watering existing plants and preparing for fall plantings.

Proclamations and Resolutions: None.

Ordinances up for First Reading:

First Reading: Ordinance #2026-11: Amend Ordinance #2012-11; §50.01 Electric Meters Number Restricted: Mayor Lyon introduced the Ordinance on First Reading by title. She noted that Planning Director Kristen Crane was unable to attend the meeting. She explained that the amended Ordinance would allow only one electric meter per parcel in single-family residential districts unless an additional electric meter is installed on a structure with an approved residential zoning permit for a separate dwelling unit. She provided examples of situations in which an additional meter could be permitted, including when a residence requires an upgrade from 200-amp to 400-amp electrical service. In such cases, installing a second meter may be necessary rather than upgrading the entire home's electrical system. Requests of this nature would require approval by the Zoning Administrator.

Mayor Lyon then asked Town Attorney Brian Quisenberry to provide additional clarification. Attorney Quisenberry explained that under the existing ordinance, only one electric meter was permitted per parcel regardless of the size of the property or the presence of multiple residential units. The proposed amendment would allow a second electric meter on qualifying properties with two standalone residential units, subject to approval by the Zoning Administrator. He noted that this change would accommodate larger properties capable of supporting multiple residential units while providing a safer electrical configuration. He further clarified that accessory dwelling units (ADUs) would not be permitted to have a separate electric meter.

Mayor Lyon called for a motion to approve the Ordinance on First Reading and a second for discussion. Councilman Boles made the motion, which was seconded by Councilman Dodson.

During Council discussion, Attorney Quisenberry responded to questions from Councilwoman Drayton-Crumblin by providing additional explanation of the proposed ordinance. He also addressed a question regarding whether a contractor or homeowner constructing a tiny house could install a second electric meter, explaining that such requests would be considered on a case-by-case basis and would require approval by the Zoning Administrator.

Councilman Dodson asked whether properties that currently have two electric meters would be grandfathered. Attorney Quisenberry responded that eventually we would want to bring those into compliance.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Ordinances up for Second/Final Reading:

Second Reading: Ordinance #2026-05: Fiscal Year 2026-2027 Annual Operating Budget: Mayor Lyon introduced Ordinance #2026-05 by title and called for a motion and second for discussion. Councilman Dodson made the motion, and Councilwoman Drayton-Crumblin seconded. Finance Director Mike Hemmer was commended for his work preparing the budget.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Second Reading: Ordinance #2026-06: Amend Ordinance #2025-09: Fiscal Year 2025-2026 Annual Operating Budget: Mayor Lyon introduced the Ordinance by title. This is an amendment to the budget that will be completed in the next few weeks. Mayor Lyon called for a motion to approve and a second for discussion. The motion was made by Councilwoman Mignano and seconded by Councilman Boles. No discussion.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Second 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 to Agricultural Preservation (AG-5) Zoning District: Mayor Lyon recognized the applicant, Blake Smith, who was present to answer questions from Council regarding the rezoning request. She called for a motion to approve the request and a second for discussion. The motion was made by Councilman Dodson and seconded by Councilman Mullinax.

Mayor Lyon explained that the request was to downzone the approximately 2.25-acre property to the Agricultural (AG-5) zoning district. She noted that the request would not increase residential density but would still require a minimum lot size of one-third acre while preserving the lower-density character permitted within the agricultural district.

Councilwoman Drayton-Crumblin asked Mr. Smith to explain the purpose of the downzoning request. Mr. Smith stated that, due to the amount of development occurring on James Island, he preferred to preserve the property rather than allow six or seven homes to be constructed. He explained that although the land is valuable, he has a passion for agriculture and operates a landscaping business.

Councilwoman Drayton-Crumblin also asked whether the property at 1123 Fort Johnson Road would be used in connection with his landscaping business. Mr. Smith confirmed that it would and explained that his business includes lawn maintenance, tree planting, and other related landscaping services.

Councilman Boles asked whether landscape materials, such as stone, would be sold from the property. Mr. Smith replied that it was a possibility but stated that any materials would be screened from public view with landscaping and fencing to maintain an attractive appearance. Councilman Boles also asked whether Mr. Smith intended to live on the property or use it solely for business purposes. Mr. Smith responded that he

may eventually build a house on the property. Councilman Boles asked whether livestock, such as hogs, would be kept on the property, Mr. Smith stated that this was not part of his plans.

Councilwoman Mignano commented that she passes the property, as well as the nearby parcel on Camp Road, several times each day and appreciates the existing green space and wooded character. She asked whether Mr. Smith intended to preserve those features. Mr. Smith responded that he planned to maintain the property's appearance through landscaping, screening, and fencing. In response to Councilwoman Mignano's question regarding the maintenance of large equipment on the property, including activities such as oil changes, Mr. Smith stated that no equipment maintenance would occur directly on the ground and that any such work would take place on a concrete slab. He also referenced an email previously sent to Planning Director Kristen Crane outlining his plans, noting that the proposed fence would be installed inside the existing vegetation.

Mayor Lyon relayed a question from a resident in attendance regarding the property's location. Mr. Smith stated that the approximately 2.25-acre parcel is located on Oceanview Road near the fire station.

Councilwoman Drayton-Crumblin stated that Councilwoman Mignano had mentioned Mr. Smith owns another property and asked where it was located. Mr. Smith responded that the property is located at 1131 Reppert Road, behind the fire station. Councilwoman Drayton-Crumblin expressed concerns about locating a business of this type in the Fort Johnson area, citing its proximity to the school, park, neighborhoods, and the volume of pedestrian and neighborhood traffic, including children, golf carts, and e-bikes. She stated that she was concerned about large pieces of equipment being brought into the area. Mr. Smith responded that he would not be operating that type of equipment at the site. He added that he supports the Town and works with the school district, Parks and Recreation, and other local municipalities through various contracts.

Councilwoman Drayton-Crumblin reiterated her concerns about the property's location directly off Fort Johnson Road and the potential traffic impacts associated with operating a business and residence at the site. She asked whether access to the property would be directly from Fort Johnson Road. Mr. Smith confirmed that Fort Johnson Road would be the property's only access.

Councilwoman Mignano commented that Mr. Smith currently operates his business on a small lot on Camp Road near Dills Bluff Road, across from the church and shopping center, where dump trucks, Christmas tree sales, and other business activities already occur in an area with significantly more traffic. Councilwoman Drayton-Crumblin acknowledged that this was the location Councilwoman Mignano had been referencing.

Councilwoman Drayton-Crumblin asked whether Mr. Smith intended to relocate his business from the Camp Road property to the Fort Johnson Road property or operate both locations. Mr. Smith stated that he would relocate his business to the new location and give up the Camp Road property.

Councilman Dodson commented that permitting one house on the property was preferable to the six houses that could potentially be developed under the current zoning. He stated that the Town is trying to reduce residential density and overdevelopment, noting that AG-5 zoning would result in less lot coverage than R-4 zoning and could reduce stormwater runoff. While he acknowledged some concern about locating a business in a residential area near a park and fire station, he stated that the planned roundabout at Camp and Fort Johnson Roads should improve traffic flow to and from the property. He also noted that no members of the public had come forward to oppose the proposed business despite having the opportunity to do so. He concluded that he viewed the proposed use as less intensive than denser residential development.

Councilwoman Drayton-Crumblin echoed Councilman Dodson's comments stating that no one opposed the rezoning request because they were unaware that a commercial business would operate on the property. She is not opposed to downzoning but reiterated her concerns about children that regularly travel along the road and emphasized that, although the proposed fence would screen the equipment from view and the planned roundabout could improve traffic flow, she is concerned about equipment in the access area.

Councilman Boles said he got "*slapped*" with the Wag Factory zoning requests a while back and regret that they did not let the applicants do what they wanted to do at the time; because we were philosophically opposed to hotels. Looking at it now he think the original plan would have been better and what our applicant has put forward has its ups and downs, but no one is here asking us not to. What he counts the most is the people from the neighborhood. He recalled the pottery request that a couple wanted, and he thought was fine, but the neighborhood came out against it, and it was voted down and he has not heard any of that for this rezoning. Mayor Lyon said the sidewalks are on the other side of the street if that makes a difference. Councilman Boles spoke about balance and did not see a reason to not approve the request.

Councilman Dodson recalled that Councilwoman Drayton-Crumblin lives in that neighborhood. Councilwoman Drayton-Crumblin stated that no one spoke in opposition to the request because no one knew a business would be operating on the property. She said simply stating the property would be rezoned from RSL to AG-5 did not indicate that it would be used for a commercial business. She noted that many people could reasonably assume the property would remain residential, perhaps with a large home and farmland for a family. She said she did not believe it was fair to suggest that the absence of opposition indicated public support.

In addressing Mr. Smith, Councilwoman Drayton-Crumblin said she was glad that he was present and did not want him to feel singled out because he had not attended the previous month's meeting. However, she emphasized that no one was aware that he intended to relocate his business from one heavily trafficked intersection to another with its own traffic issues. She expressed concern about the property's location across from a park and near a high school, creating significant daily traffic. She spoke about the additional traffic generated by construction vehicles and trailers maneuvering into and out of the property. She reiterated that she did not think it was fair to say that no one opposed the request simply because no one had been aware of the proposed business use, adding, "*Now that people know about this, ask them.*"

Councilman Dodson asked Planning Director Kristen Crane, who was participating by phone, about the property's linear frontage and whether the applicant would be permitted to have multiple entrances or a horseshoe driveway.

Councilwoman Mignano asked whether the business would involve bringing in or hauling trailers. Mr. Smith responded from the audience, but his response was inaudible. Ms. Crane stated that the property has approximately 200 feet of frontage, allowing up to two entrances. She added that trailers would still need to be backed into the site.

Councilwoman Drayton-Crumblin stressed that if the request were approved, she wanted to ensure that the integrity of the neighborhood is maintained. She urged the applicant to preserve the area's appearance by keeping equipment screened, avoiding visible piles of dirt or materials, and constructing a fence to shield equipment from public view. Ms. Crane added that the property includes a 50-foot buffer and a Dominion Energy easement where no improvements can be made. Councilwoman Drayton-Crumblin acknowledged that the applicant's current Camp Road/Dills Bluff Road location is constrained by its smaller lot size. She said that if the business were relocated, she wanted to ensure Mr. Smith would be able to accomplish the improvements he had been unable to make at the current site. Ms. Crane further explained that, because of the Dominion Energy easement and the Fort Johnson Scenic Byway designation, the business operations would not be visible from the road.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Second Reading: Ordinance #2026-09: Amend Ordinance #2013-07, Exhibit A Definitions, Section 153.013 Animal Services, Section 153.152, and Use Table 153.110: Mayor Lyon introduced Ordinance #2026-09 by title and called for a motion to approve and second for discussion. Councilman Boles made the motion seconded by Councilwoman Mignano. No discussion.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Second Reading: Ordinance #2026-10: Amendments to Ordinance #2023-10, Chapter 150, Town Building Regulations Ordinance of the Town of James Island Code of Ordinances: Mayor Lyon introduced Ordinance #2026-10 by title and called for a motion to approve and second for discussion. Councilwoman Mignano made the motion seconded by Councilman Dodson. No discussion.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Old Business: None.

New Business:

Demolition of Property at 1128 Hillman Road: Mayor Lyon announced that three (3) bids were secured to demolish the house at 1128 Hillman Road.

Rogers American Construction - \$48,000.00
Express Maintenance, Inc. \$31,000.00
J. Evans Services, LLC - \$28,200.00

Mayor Lyon called for a motion to approve one of the bids and a second for discussion. Councilman Boles motion to award the bid to J. Evans Services, LLC, seconded by Councilwoman Drayton Crumblin.

Councilman Boles spoke in favor of awarding the contract to J. Evans Services in the amount of \$28,200, the low bidder.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

RFP for Radar Signal Signs at Dills Bluff Road: Mayor Lyon reported that this project has been in progress for some time. After receiving approval from SCDOT and securing the necessary equipment, the Town initially received only one bid for the project from Walker Brothers, Inc. in the amount of \$12,974.00. In accordance with the Town's procurement policy, which requires more than one bid, the project was re-advertised. A second bid was received from Fast Signs in the amount of \$10,342.84.

Mayor Lyon stated that she had consulted with Town Engineer Laura Cabiness regarding the project, and Ms. Cabiness recommended accepting the proposal from Fast Signs. She noted one caveat: because the Dills Bluff Road sidewalk project is moving forward, the Town hopes to install one sign on the pump station side of the road and the second sign on the sidewalk side once that project is completed.

Mayor Lyon called for a motion to approve and a second for discussion to accept the estimate from Fast Signs. Councilman Mullinax made the motion, and Councilman Boles seconded it. During discussion, Councilwoman Drayton-Crumblin requested additional information and was provided with an overview and explanation of the project and the recommendation to accept the Fast Signs estimate.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

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. the Town of James island and contractual matters. Upon returning to open session the Council may act on matters discussed in the Executive Session. *Note: Mayor Lyon explained the purpose of entering into an Executive Session for those who were newly attending a Town Council meeting.*

Mayor Lyon called for a motion and a second to enter into the Executive Session. The motion was made by Councilman Boles, seconded by Councilwoman Drayton-Crumblin. No discussion. Passed unanimously and Council entered at 8:12 p.m.

Return to Regular Session: Mayor Lyon called for a motion to return to regular session at 8:46 p.m. The motion was made by Councilman Boles, seconded by Councilman Dodson, and passed unanimously. Mayor Lyon announced that no votes were taken during the Executive Session.

Announcements/Closing Comment: All members of Council wished everyone a good evening, good Juneteenth celebration, and a Happy 4th of July.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:48 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

Express Maintenance INC

895 Robert E Lee Blvd
Charleston, SC 29412

Estimate

Date	Estimate #
5/29/2026	329

Name / Address
Town of James Island 1128 Hillman Street 29412

Project

Description	Qty	Rate	Total
Complete house demo including driveway, footings, shed, tires, miscellaneous trash and debris. Haul off site.		31,000.00	31,000.00
		Total	\$31,000.00

J. Evans Services, LLC.

655 Schooner Rd.
Charleston, SC 29412
Josh Evans (843)-452-0204

Proposal Number: 607

Date: 5/25/2026

To: TOJI

Location: 1128 Hillman St.
Charleston, SC 29412

Proposed Work To Include The Following:

- Demolition, Loading and Hauling of the following:
 - All landscaping and bedding debris (no large trees)
 - Entire house structure, including footings, foundation and driveway (asphalt apron to remain)
 - All trash, lumber piles, debris, overgrowth, sheds, tires, etc...throughout backyard
 - Scraping of entire lot of built up debris and surface growth
 - Purchase, pick up, deliver and spread 2 loads of fill dirt to fill footing/ foundation area.
 - Final "rough" grading of all disturbed areas
- Clean up and remove all job-related debris

Total Proposed Amount (Material and Labor) -\$28,200.00

JOB SPECIFIC NOTES

- Area to be closed during work taking place
- Confirmation of power/ gas/water disconnection by owner prior to work beginning
- Does not include altering septic system. Any existing exposed pipes, we will cap and leave flagged for future location placement
- Permit (if necessary), to be pulled by owner or if by contractor, costs to be reimbursed

GENERAL NOTES

- Utilities to be called in and marked by J. Evans Services prior to work being started
- Any damage to irrigation, drainage, or unforeseen/ unmarked utilities will be additional cost to repair if damaged
- On site power and water may be used
- Due to unforeseen weather, future care, and air/ soil temperatures, there are no warranties provided for installation of living plants, grass, etc...
- Any additional work to be performed, other than details listed above will be submitted and approved prior to completion
- In certain cases, a 50% down payment is required for work to begin
- Total amount due upon completion of work

Signature for Approval of Work Itemized and Proposed _____

**ROGERS AMERICAN CONSTRUCTION**

22 WINDERMERE BLVD SUITE C
CHARLESTON, SC 29407-7492
843-296-7438
curt@rogersamerican.com

ADDRESS

Town of James Island
1122 Dills Bluff Rd.
James Island, South Carolina
29412 United States

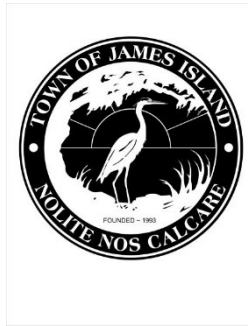
Estimate 25001-37**DATE 06/12/2026**

DESCRIPTION	AMOUNT
06/12/2026	
1128 Hillman Street Demolition for Parking Lot- Remove contents of the house, remove house, concrete, accessory structures, and all vegetation/undergrowth on the property. Provide and spread 30 tons of fill dirt when complete.	
It is our opinion that, given the structure's proximity to the adjacent house, removing the remaining contents should be done by hand. This is to limit the airborne debris that will impact surrounding homes. The debris inside the home is approximately three 30-yard containers/dumpsters. After removing all trash in the house we will section out the house and dispose of it with minimum airborne debris.	
Request that Town of James Island assumes responsibility for removal of all utilities.	
Request that Town of James Island provide temporary water supply in the event watering down of materials is necessary. .	
Contractor to supply temporary power pole and request Town of James Island provide the power.	
TOTAL COST	48,000.00
CONTRACT TO BE PREPARED AFTER ACCEPTANCE OF BID	
THANK YOU FOR LETTING US BID THIS PROJECT.	

TOTAL \$48,000.00

Accepted By

Accepted Date



Mayor's Report

July 16, 2026, Town Council Meeting

Art and Community Center Progress

Building Department Update

Hurricane Preparedness Meeting

Community Emergency Response Training (CERT)
October 9 and 10

Update on Opioid Grant

Upcoming Events

Narcan Training, Wednesday, August 19

Poetry Reading and Open Mic Hosted by the Town of James Island, July 22,
7 p.m.

Town Market, September 4. Featuring John Price and the Moonshine Boys



July 2026 Finance Report

This monthly budget report is through June 30, 2026...the end of the Fiscal Year 2025-2026.

With the recent amendment, this budget year is complete. There are a few areas, primarily in revenue, where the budget still diverged from our amendment. I have highlighted these areas.

Revenues:

Overall, revenues came in 14.1% or \$699,488 additional. You will recall that I frequently noted that some revenue items look like they would be under budget for the year because those revenue items get to us by the end of the year. The significant increases are found in:

- Insurance Tax Program (revenue over budget by 45%)
- Building Permit Fees (over by 210%...this is an item that will need to be adjusted for the next Fiscal Year as we get used to having our bldg. permits in-house)
- Business Licenses (over 59%...as a result of contractors/subs with the building permits in-house)
- Donations/Contributions (over 170% related to the Art and Community Center)
- Local Assessment Fees (over 26%)
- Planning & Zoning Fees (over 27% as a result of building permits in-house)

Some items are under budget, but the overall picture is an overage of 14%.

Expenses:

Administration (overall under budget at 86%)

- I've added the "Building Permit Contract Fees" but we will need to amend the budget to add an amount when we can more accurately forecast the impacts from the building permitting.
- "Miscellaneous" went over 31%.
- "Supplies" went over 13%.

Elected Officials (overall at 98% of budget)

- Nothing unusual.

Public Works (overall at 96%)

- Nothing unusual.

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Code Enforcement (at 18% of budget)

- Nothing unusual.

Planning, Zoning, & Permitting (over budget by 21%)

- The BCDCOG was hired to update the comprehensive plan and that is reflected in “Professional Services” over budget by 50%.
- “Equipment / Software” over budget by 10%

Emergency Services / CERT (at 42% of budget)

- Nothing unusual.

Facilities, Parks, & Equipment (at 93% of budget)

- “Facilities Maintenance” over budget by 17%.
- “Supplies” over by 10%.

Community Services (at 94% of budget)

- Nothing unusual.

Island Sheriff’s Patrol (at 99% of budget)

- Deputy costs about 4% over budget. Please note that this includes the 25% transfer in from HTAX Public Safety of Tourism Areas.

Capital Projects - General Fund (at 61% of budget)

- Town Hall general improvements is over budget about 8%.

In Hospitality Tax (not part of our General Fund Budget):

- Revenue is over budget about 11%.
- Holiday Decorations is over budget 112% due to our contractor doing the work to install/take down.
- The Art and Community Center Construction was over budget last year about 6%.

Mike Hemmer – Finance Director

Town of James Island

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report																			
1st Quarter				2nd Quarter			3rd Quarter			4th Quarter									
July August September				October November December			January February March			April May		(100%) June		TOTAL	BUDGETED				
40000 GENERAL FUND REVENUE																			
40010	Brokers & Insurance Tax Program													1,248,331	920,000	135.7%			
40011	Brokers Tax Program (BTP)			163,587	-	-	-	-	-	132	-	-	-	163,718	170,000	96.3%			
40012	Insurance Tax Program (ITP)			-	4,865	67	-	-	-	-	5,705	43,584	1,030,392	1,084,612	750,000	144.6%			
40015	Building Permit Fees			-	5,016	1,431	1,436	-	1,992	4,286	-	1,525	3,041	72,768	32,577	124,071	40,000	310.2%	
40020	Business Licenses			26,493	115,176	17,598	97,511	8,182	1,416	27,806	2,100	29,795	40,884	269,895	125,187	762,041	480,000	158.8%	
40025	Donations/Contributions			-	-	-	-	-	-	200	50	745	2,510	5,525	12,594	21,624	8,000	270.3%	
40050	Facility Rental Fees			(50)	725	2,150	2,000	1,900	800	1,500	1,600	850	2,000	750	750	14,975	16,000	93.6%	
40060	Filing Fees			-	400	-	-	-	-	-	-	-	-	-	-	400	400	100.0%	
40070	Franchise Fees			1,128	28,924	-	1,035	27,941	-	926	26,831	-	825	27,273	171,192	286,075	320,000	89.4%	
40080	Interest Income			37,531	21,827	21,426	24,191	22,793	23,047	22,278	19,842	21,915	21,634	22,095	21,497	280,076	280,000	100.0%	
40090	LOP - Alcohol Licensese			-	-	-	2,000	-	1,960	-	-	-	-	-	-	3,960	6,000	66.0%	
40100	Local Assessment Fees			4,050	-	2,001	-	-	-	-	-	2,228	-	-	2,145	10,424	8,279	125.9%	
40110	Local Option Sales Tax												-			1,901,084	1,935,000	98.2%	
40112	LOST - Property Tax Credit Fund			-	123,369	244,451	117,046	114,125	118,104	114,363	129,024	103,688	-	103,892	130,973	1,299,036	1,330,000	97.7%	
40114	LOST - Municipal Fund			-	56,732	112,141	52,385	52,858	54,400	53,093	63,446	48,199	-	49,209	59,585	602,048	605,000	99.5%	
40120	Miscellaneous Income			696	215	-	3,287	10,524	4,744	320	90	211	60	50	-	20,196	22,000	91.8%	
40200	Planning & Zoning Fees															40,764	32,000	127.4%	
40202	Accessory Structure			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
40204	BNB Permit			81	106	-	-	-	-	-	-	-	46	-	-	234	-	-	
40206	Board of Zoning Appeals			-	-	-	500	250	-	-	-	500	-	250	-	1,500	-	-	
40208	Clearing & Grubbing			25	-	-	-	-	-	-	25	-	-	-	-	50	-	-	
40209	Commercial Zoning Permit			350	100	150	175	50	390	100	190	140	450	118	100	2,313	-	-	
40210	Demolition			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
40212	Exempt Plat			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
40214	Home Occupation			175	150	50	175	100	95	50	50	150	100	50	125	1,270	-	-	
40216	Residential Zoning Permit			2,220	1,940	1,550	1,515	1,375	2,485	1,525	1,800	2,450	2,425	3,517	7,036	29,838	-	-	
40218	Rezoning Application			-	-	-	-	-	-	-	-	340	-	-	-	340	-	-	
40220	Sign Permits			-	-	100	-	-	-	-	100	-	-	-	-	200	-	-	
40222	Site Plan Review			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
40224	Special Events			25	-	-	-	-	-	-	-	-	-	-	-	25	-	-	
40226	Temporary (Firework/Tree Stand)			83	-	200	100	225	100	50	-	-	-	75	150	983	-	-	
40228	Tree Permits			500	275	300	400	375	125	400	325	125	300	250	225	3,600	-	-	
40230	Subdivision Application			180	-	-	130	-	-	50	-	50	-	-	-	410	-	-	
40250	Stormwater Fee Reimbursment from County SW Fund			30,000	-	67,468	-	-	-	31,625	-	-	-	16,950	-	146,043	155,000	94.2%	
40300	State Aid to Subdivisions (LGF)			-	78,819	-	78,819	-	-	78,752	-	-	78,752	-	-	315,142	315,142	100.0%	
40310	Telecommunications Tax Program (TTP)			-	-	23	-	-	5	-	-	9,143	-	-	140	9,311	12,000	77.6%	
40315	Town Market Vendor Payments			1,165	-	1,912	775	840	600	570	749	810	660	-	600	8,681	9,800	88.6%	
40320	Homestead Exemption			46,285	-	-	-	-	-	-	-	-	-	-	-	46,285	46,285	100.0%	
40500	Grants			-	5,192	-	-	-	-	79,156	-	-	-	-	-	84,348	84,348	100.0%	
41000	Transfers In															168,921	271,930	62.1%	
41010	State ATAX Allowance (25,000)			-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	25,000		
41015	State ATAX Additional %			-	-	-	-	-	-	-	-	-	-	-	-	-	2,500		
41020	Transfer from HTAX for Public Safety of Tour Areas			-	-	-	-	-	-	-	-	-	-	-	143,921	143,921	150,000		
				314,525	443,830	473,018	383,480	241,538	210,263	417,049	246,222	222,996	159,391	616,250	1,764,188	5,661,672	4,962,184		
															% of Budget:		114.1%		

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

52000 ELECTED OFFICIALS

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

[illegible]

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

57000 FACILITIES, PARKS & EQUIPMENT																
57060	Equipment, Funitures, Fixtures (non-cap)	-	-	259	827	80	1,324	-	44	-	1,036	360	-	3,930	4,000	98.2%
57070	Facilty Rental Deposit Returns	-	-	100	1,350	800	600	400	450	950	750	600	200	6,200	6,000	103.3%
57080	Facilities Maintenance	232	2,707	200	505	1,785	290	5,868	5,451	6,029	1,983	16,805	324	42,179	36,000	117.2%
57100	Facility Upgrades / Construction (non-cap)	-	-	2,325	-	-	243	240	-	-	750	-	-	3,558	4,000	88.9%
57120	Fire Safety / First Aid	1,080	-	250	-	-	349	-	-	350	-	-	-	2,029	2,029	100.0%
57150	Janitorial	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	19,800	19,800	100.0%
57160	Rent - Storage Unit	-	145	145	145	145	191	191	191	191	191	191	191	1,917	1,917	100.0%
57170	Security Monitoring	222	59	403	-	89	111	111	135	206	241	143	61	1,781	2,500	71.2%
57180	Street Lights	15,724	15,832	550	31,709	-	15,863	15,863	15,863	31,729	15,879	-	31,823	190,836	191,000	99.9%
57190	Utilities	3,155	2,371	894	3,762	838	2,016	2,187	2,334	3,940	2,360	2,048	4,351	30,255	35,000	86.4%
57200	Supplies	-	-	-	1,056	692	641	657	1,136	2,211	140	1,025	1,223	8,781	8,000	109.8%
57250	Vehicle and Equipment Fuel	-	670	203	401	189	305	183	187	376	370	445	590	3,918	4,000	98.0%
57260	Vehicle and Equipment Maintenance	40	456	133	348	378	336	1,061	1,250	10,745	2,537	-	110	17,395	18,000	96.6%
57300	NON-HTAX Maintenance				-		-							26,288	55,000	47.8%
57310	Dog Stations	183	-	-	187	-	-	-	98	102	-	-	986	1,557	10,000	15.6%
57320	Brantley Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
57330	Dock Street Park	-	-	85	-	-	-	5,125	-	5,960	-	-	974	12,144	15,000	81.0%
57340	Hillman Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
57350	Mill Point Park	-	-	-	875	49	1,150	-	74	1,650	2,249	129	694	6,870	15,000	45.8%
57360	Pinckney Park	-	410	-	60		62	3,857	-	1,175	-	153	-	5,718	15,000	38.1%
		22,287	24,302	7,197	42,876	6,696	25,131	37,392	28,863	67,264	30,135	23,548	43,177	358,868	387,246	
														% of Budget:		92.7%

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED	
		July	August	September	October	November	December	January	February	March	April	May	(100%) June			
58000 COMMUNITY SERVICES																
58010	Business Development Council	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0.0%
58020	Children's Council	-	-	-	-	167	462	-	330	-	-	-	-	959	1,500	63.9%
58030	Community Service Contributions	-	-	-	3,190	-	44,950	-	10,000	-	-	-	-	58,140	58,140	100.0%
58040	Community Tutoring Programs	9,925	-	-	-	-	-	-	-	-	-	-	-	9,925	9,925	100.0%
58060	Drainage Council	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0.0%
58070	History Commission	-	375	300	27	288	2,860	-	2,998	2,728	2,930	329.87	-	12,835	15,800	81.2%
58075	James Island Arts Council											-	-		500	0.0%
58080	James Island Pride	-	174	83	291	-	406	-	-	167	-	1,871.87	-	2,992	6,000	49.9%
58085	Helping Hands	-	199	-	-	-	150	-	-	-	-	-	74	423	2,000	21.2%
58090	Neighborhood Council	-	-	-	-	-	-	1,620		-	-	114.45	280	2,015	2,800	71.9%
58095	Parks and Gardens											-	-	-	500	0.0%
58100	Repair Care Program	8,829	-	-	-	-	-	-	-	7,811	8,479	-	14,500	39,619	40,000	99.0%
58120	Miscellaneous								79,156	80	-	-	-	79,236	79,236	100.0%
58200	Special / Community Events	-	1,080	90	1,580	1,605	603	1,134	593	675	749	540.00	825	9,474	10,000	94.7%
58210	Tree Council	44	-	-	785	-	748	-	197	154	11	3,000.00	-	4,939	5,000	98.8%
58215	Veterans Affairs Council											-	-		500	0.0%
58220	Youth Sports Program with CHS	-	-	-	-	-	-	-	-		-	-	10,300	10,300	12,200	84.4%
		18,798	1,828	473	5,873	2,060	50,180	2,754	93,274	11,614	12,169	5,856	25,979	230,857	245,101	
		% of Budget:													94.2%	
59000 ISLAND SHERIFF'S PATROL																
59001	ISP Salaries	24,928	41,270	35,991	55,318	40,885	38,443	33,493	36,368	40,720	57,808	41,270	39,232	485,723	465,000	104.5%
59005	ISP Benefits	7,477	11,921	10,295	15,981	11,812	11,106	9,678	10,508	11,824	16,705	11,954	11,348	140,609	135,000	104.2%
59020	ISP Operating Costs (radio, fuel, maint, WL, vehicle use)	3,278	40	40	40	4,770	6,040	11,374	6,918	40	40	40	959	33,580	40,000	83.9%
59100	ISP Dedicated Officer	21,856	-	-	-	22,592	-	-	19,338	-	-	-	-	63,785	90,000	70.9%
		57,538	53,231	46,326	71,339	80,058	55,589	54,545	73,132	52,584	74,552	53,264	51,539	723,697	730,000	
		% of Budget:													99.1%	
60000 TREE FUND																
44000	PRIOR TREE FUND BALANCE														(9,005)	
	ESTIMATED FY REVENUE				511			-							2,500	
															(6,505)	
60010	Tree Maintenance and Care	-	-	-	-	-	-	-	-	-	-	325	-	325	-	
60020	Tree Planting	-	-	-	-	-	-	-	-	-	-		-	-	-	
		-	-	-	-	511	-	-	-	-	-	325	-	End Balance	(6,505)	

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

% of Budget: 61.1%

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report																			
		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter								
		July	August	September	October	November	December	January	February	March	April	May	(100%) June	TOTAL	BUDGETED				
HOSPITALITY TAX (HTAX)																			
43000	HTAX BALANCE FROM PRIOR YEAR													3,246,825					
	HTAX Revenue				109,029	81,132	65,522	64,319	75,180	31,550	69,460	87,263	63,475	66,864	38,361	82,452	834,607	750,000	111.3%
														% of Budget:		111.3%			
65000 HTAX OPERATING FUND (non-cap)																			
65002	Brantly Park Operating				-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65003	Camp and Folly Roads Landscaping Maintenance				-	-	-	-	-	-	-	-	-	-	-	-	3,000	0.0%	
65005	Community Events				-	2,000	-	-	-	-	285	184	350	584	194	158	3,755	7,500	50.1%
65007	Guide to Historic JI				-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65012	Holiday Decorations				-	-	-	-	-	-	-	-	-	-	-	-	1,062	500	212.3%
65015	Promotional Grants				-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65016	Rethink Folly Road-Staff time				-	-	-	-	-	-	-	-	-	-	-	-	164	500	32.7%
65018	Santee Street Public Parking Lots				1,700	2,800	2,800	2,800	2,800	31,561	-	-	-	-	-	-	44,461	44,461	100.0%
65020	Town Market				-	-	4,300	817	1,488	912	1,597	2,339	2,336	1,370	1,089	48	16,296	19,000	85.8%
65030	JIACC Operations				145	-	-	-	-	-	-	-	-	-	-	-	145	145	100.0%
65300	Public Safety of Tourism Areas (25% of ISP transfer to G				-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	0.0%
				-												-	-		
TOTAL OPERATING:				1,845	4,800	7,100	3,617	4,288	32,998	1,882	2,523	3,387	1,954	1,283	206	65,883	225,106	29.3%	
65500 HTAX ELIGIBLE CAPITAL PROJECTS																			
65510	Folly Road Beautification				-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0.0%
65515	Rethink Folly Phase I				-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65516	Rethink Folly Phases II & III				-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65520	James Island Arts & Community Center Construction				-	-	-	-	750	47,492	-	-	107,435	680	935	54,760	212,052	200,000	106.0%
65529	Brantley Park Improvements				-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65530	Dock Street Improvements				-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0.0%
65540	Hillman Lot				-	-	-	-	-	-	-	-	-	-	1,600	-	1,600	50,000	3.2%
65550	Mill Point Improvements				-	-	-	-	-	-	-	-	-	44	-	-	44	25,000	0.2%
65560	Pinckney Park Improvements				-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65700	Land Acquisition for HTAX uses				-	-	-	-	-	-	-	-	-	-	-	-	-	61,176	0.0%
65705	Mill Point Park Acquisition				-	-	-	-	-	-	61,176	-	-	-	-	-	61,176	61,176	100.0%
65710	Grace Triangle Park Acquisition						-	-	-	-	-	-	-	-	-	-	-	-	
65715	Other HTAX Land Acquisition												5,000	322,859	775	328,634	340,000	96.7%	
65850	Other Park Projects (HTAX share)						-	-	-	-	-	-	-	-	-	-	-	-	
65860	Other Tourism Related Projects				-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0.0%
TOTAL Road / Sidewalk Infrastructure				-	-	-	-	750	47,492	61,176	-	107,435	5,724	325,394	55,535	603,505	696,176		
HTAX ENDING ESTIMATE																			
	Balance from above													3,246,825					
	Revenue													715,000					
	TOTAL AVAILABLE THIS FY:													3,961,825					
	Operating Budget													225,106					
	Projects Budget													696,176					
	TOTAL BUDGETED COSTS THIS FY:													921,282					
	ESTIMATED ENDING FY BALANCE:													3,040,543					

Town of James Island Monthly Budget Report

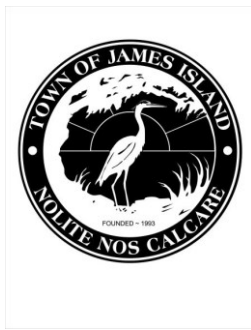
Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Total of James Island Monthly Budget Report Fiscal Year 2025 - Ending June 2026 AMENDED October 2025		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED
		July	August	September	October	November	December	January	February	March	April	May	(100%) June		
		ACCOMMODATIONS TAX (ATAX)													
42010 42020	ATAX Balance from prior year														23,624
	ATAX Revenue - State		-	24,214	-	-	14,074	-	12,670	-	-	17,584	-	68,542	67,500
	ATAX Revnue - County		-	-	580	-	245	-	-	-	151	135	-	1,111	7,500
	TOTAL REVENUE THIS FY:														75,000
ESTIMATED FUNDS AVAILABLE THIS FY:															98,624

101.5%
14.8%

68000 ACCOMMODATIONS TAX															
68010	Tourism Related Expenditures	-	-	-	-	-								-	61,930
68050	Advertising and Promotion	-	-	-	-	150	150	150	200	150	337	150	150	1,437	5,000
	Transfer to GF												25,000		27,500
		-												-	-
TOTAL OPERATING:		-	-	-	-	150	150	150	200	150	337	150	25,150	1,437	94,430

Public Works Report



Maintenance Work – Town continues to work on re-establishing ditches and clearing culverts and cross pipes.

Multiple Site Visits – Town of James Island representatives visited multiple locations with contractors and County representatives to address residents' concerns ranging from drainage, overgrown vegetation, and sidewalk damage.

Street Signs – Damaged or missing signs continue to be replaced from on hand stock or as orders are received.

TOWN OF JAMES ISLAND **CODE ENFORCEMENT REPORT**



REPORTING MONTH: July 2026
PREPARED BY: E. Parker Richardson
DATE PRESENTED TO COUNCIL: Thursday, July 16, 2026

➤ OVERVIEW:

Throughout July, the Code Enforcement Department continued to address citizen concerns, conduct field investigations, and monitor compliance with Town ordinances. Daily operations included responding to complaints, performing site inspections, documenting violations, coordinating with property owners, and following up on outstanding enforcement matters to encourage corrective action and maintain community standards.

The Town's in-house Building Department, in partnership with SafeBuilt, continues to improve coordination between permitting, inspections, and code enforcement. This collaborative approach has enhanced the review of construction-related complaints, permit verification, and compliance efforts, allowing issues to be addressed more efficiently.

Staff also devoted considerable time to several active court cases. One long-standing enforcement case remains pending before Johns Island Magistrate Court after additional scheduling delays. Two separate cases have been scheduled for hearings on July 20 and July 23, 2026, with SafeBuilt providing assistance during those proceedings.

➤ CODE REQUESTS & CASE ACTIVITY:

During this period, the Department received ten (10) Code Requests through citizen complaints, internal observations, and departmental referrals. Three (3) new Code Enforcement Cases were initiated this month.

I. STATUS OF CODE REQUESTS: (10)

The Department received seven (10) livability Code Requests during this reporting period, with the majority involving overgrown vegetation, solid waste and debris, inoperable vehicles, unpermitted use/ construction, and noise or nuisance-related concerns. Through continued inspections, communication with property owners, and compliance monitoring, five (5) requests were successfully resolved, while three (3) matters are currently under investigation, and the remaining two (2) are in progress.

II. STATUS OF CODE CASES: (3)

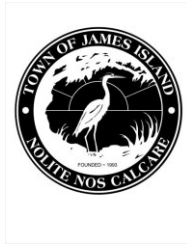
- One long-standing case involving multiple ordinance violations, including solid waste and inoperable vehicles, is awaiting a new trial date.
- A second case involving solid waste and inoperable vehicles is scheduled for court on **July 20, 2026**, with two citations issued for separate ordinance violations.
- A third case involving the unlawful accumulation of solid waste under Chapter 91.01 is scheduled for **July 23, 2026**. Following years of noncompliance, the Town also issued a notice of intent to revoke the associated business license before filing the matter with the Court.

➤ DEPARTMENT SUMMARY:

The Department's oldest pending court case has experienced additional postponements due to scheduling conflicts involving both the Court and defense counsel. The defendant has declined the Town's proposed plea agreement and has renewed the request for a jury trial. The matter involves multiple ordinance violations and unpaid citations dating back to 2023. Staff continues working closely with the Town's legal counsel in preparation for the upcoming proceedings.

➤ DEPARTMENT FOCUS:

The Code Enforcement Department remains committed to providing fair, consistent, and professional enforcement while encouraging voluntary compliance whenever practical. Through proactive inspections, responsive customer service, and continued collaboration with residents, Town staff, SafeBuilt, and partner agencies, the Department works to protect public health and safety, preserve neighborhood character, and improve the overall quality of life throughout the Town of James Island.



Requests for Consideration by Town Council

Group Contact:

Carey Bradfield
(831) 239-2252
Wednesdays (front reception)
6-7 p.m. **2026**

July 22

July 29

Aug 5

Aug 12

Aug 19

Aug 26

Sept 2

Sept 9

Sept. 16

Sept 23

Sept 30

Oct. 7

Oct. 14

Oct. 21

Oct. 28

Approved by Town Council: _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JAMES ISLAND
AMENDING THE REGULAR MEETING DATE AND TIME OF TOWN COUNCIL MEETINGS

WHEREAS, the Town Council of the Town of James Island currently conducts its regular Town Council meetings on the third Thursday of each month at 7:00 p.m.; and

WHEREAS, Town Council finds it to be in the best interest of the Town to change the regular meeting date and time to better accommodate Council business, staff operations, and public participation; and

WHEREAS, pursuant to the laws of the State of South Carolina and the ordinances of the Town of James Island, Town Council may establish the date and time of its regular meetings by Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of James Island, South Carolina, in meeting duly assembled, as follows:

1. Effective beginning January 1, 2027, the regular meetings of the Town Council of the Town of James Island shall be held on the **third Wednesday of each month at 6:00 p.m.**
2. Unless otherwise advertised or designated by Town Council, all regular meetings shall continue to be held at the Town Hall of the Town of James Island located at 1122 Dills Bluff Road, James Island, South Carolina.
3. All resolutions or portions thereof inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.
4. This Resolution shall take effect immediately upon adoption.

ADOPTED AND APPROVED by the Town Council of the Town of James Island, South Carolina, this _____ day of _____, 2026.

Brook Lyon
Mayor

ATTEST:

Frances Simmons
Town Clerk

ORDINANCE #2026-11

AN ORDINANCE TO AMEND #2012-11 TO PROVIDE FOR THE SAFETY AND COMMUNITY CHARACTER OF SINGLE-FAMILY RESIDENTIAL DISTRICTS TO HAVE ONLY ONE ELECTRIC METER PER LOT

WHEREAS, it is in the best interest of the Town of James Island that municipal policies and regulations seek to improve the overall design, character and quality of our community and promote the general welfare and;

WHEREAS, the Town of James Island, SC hereby approves the following official Town community development requirements: § 50.01: Electric Meters, Number Restricted:

- (A) *Maximum Number*. No more than one electrical service meter shall be allowed per lot within any single-family residential zoning district.
- (B) *Authorized Exception*. Additional electrical meters are prohibited on a single lot except under the following circumstances:
 - (1) *Additional Dwelling Units*. The additional meter serves a legally permitted additional dwelling unit that has received an approved residential zoning permit specifically authorizing both the unit and the independent meter.
- (C) *ADU Prohibition*. Accessory Dwelling Units (ADUs) are prohibited from utilizing, installing, or being served by a separate electrical meter. All ADUs must be sub-metered or connected directly to the primary dwelling unit's electrical service.
- (D) *Variances*. Any application for an additional electric meter that does not meet the criteria in Subsection B, or seeks relief from Subsection C, requires a variance from the Board of Zoning Appeals.

NOW, THEREFORE, in Council duly assembled, the Town Council for the Town of James Island approves this community development requirement

EFFECTIVE DATE: This Ordinance shall be effective upon its enactment by the Town of James Island Town Council at its Second Reading.

First Reading: June 18, 2026

Second/Final Reading July 16, 2026

Brook Lyon, Mayor

ATTEST

Frances Simmons, Town Clerk