



Town of James Island, Regular Town Council Meeting
August 21, 2025; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

IN-PERSON MEETING

****NEW**** Watch Live and Meeting Recordings: <https://www.jamesislandsc.us/livestream-town-meetings>
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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: (Councilman Boles)
- 2) Presentation: Gullah Swim Academy – Nicole Ashby
- 3) Public Comment:
- 4) Consent Agenda:
 - a) Minutes: Town Council Regular Meeting, July 17, 2025
- 5) Information Reports:
 - a) Finance Report
 - b) Island Sheriff's Patrol Report
 - c) Public Works Report
- 6) Requests for Consideration by Staff
- 7) Requests for Consideration by Council
 - Dedication of Flagpole Site on Folly Road, Commander Terrence Hoffman, VFW Post 445
 - Use of Pinckney Park Pavilion and Town Hall:
 - James Island Learning Co-op
 - Kids Art Classes
 - Watercolor Classes
 - Girl Scouts Troop #851
 - Cub Scouts, Pack 50
- 8) Committee Reports:
 - a) Land Use Committee
 - b) Environment and Beautification Committee

- c) Children's Committee
- d) Neighborhood Council
 - Appointment: George Temple, Bayfront
- e) History Committee
- f) Rethink Folly Road
- g) Drainage Committee
- h) Business Development Committee
 - Appointment: Julia Drayton-Crumblin
- i) Trees Advisory Committee
- j) James Island Intergovernmental Council
- k) Accommodations Tax Committee
- l) James Island Arts Council
 - Appointment: Victor Crouch

9) Proclamations and Resolutions:

Resolution #2025-10 Resolution to Add Standing Committee Named Veteran Affairs

10) Ordinances up for First Reading:

11) Ordinances up for Second/Final Reading:

Ordinance #2025-07: Proposed Amendments to the Town of James Island Zoning and Land Development Regulations (ZLDR) §Signs: (153.014) Adding Wording to Allow for Animated Signs with Restrictions

12) Old Business:

13) New Business:

14) Executive Session: The Town Council may enter into an Executive Session in accordance with Code of Laws of South Carolina Section 30-4-70 (a) (2) to discuss contract negotiations regarding the build and design contract for the new Art and Community Center and receipt of legal advice for the litigation matter KT Properties, LLC vs. Town of James Island. Upon returning to Open Session the Council may act on matters discussed in the Executive Session.

15) Return to Regular Session:

16) Announcements/Closing Comments:

17) Adjournment:

The Town of James Island held its regularly scheduled meeting on Thursday, July 17, 2025, at 7:00 p.m. in person 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.com/livestream-townmeetings held in accordance with the SC Freedom of Information Act and the Requirements of the Town of James Island.

The following members of Council were present: Dan Boles, Lewis Dodson, Cynthia Mignano, Darren "Troy" Mullinax, and Mayor Lyon, who presided. Also present: Attorney David Pagliarini, (for Attorney Brian Quisenberry), Mike Hemmer, Finance Director, Melissa Flick, Permitting and Licensing Manager, Kristen Crane, Planning Director, James Hackett, Code Enforcement Officer, Parker Richardson, Community Support Specialist, Master Deputy Sheriff, Chris King, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Lyon called the meeting to order at 7:00 p.m. She welcomed everyone and introduced Attorney Pagliarini and Town staff. Councilwoman Mignano led Council in prayer and followed with the Pledge of Allegiance.

Mayor Lyon announced that notice of this meeting was published and posted in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island. The Town encourages the public to provide comments prior to Town Council meetings. Residents wishing to address the Council are limited to three (3) minutes to speak and must sign in. Comments may also be sent ahead of the meeting by emailing to: info@jamesislandsc.us, mail to PO Box 12240, Charleston, SC or placed in the drop box outside of the Town Hall

Public Hearing: Ordinance #2025-05: Proposed Amendments to the Zoning and Land Development Regulations (ZLDR) including Removing Fee Schedule from ZLDR: Mayor Lyon introduced the Ordinance by title and opened the floor for comments. No one signed in to speak.

Public Hearing: Ordinance #2025-07: Proposed Amendments to the Town of James Island Zoning and Land Development Regulations (ZLDR) § Signs (153.014) Add Wording to Allow Animated Signs with Restrictions: Mayor Lyon introduced the Ordinance by title and opened the floor for comments. No one signed in to speak.

Public Hearing: Ordinance 2025-06: An Ordinance Rezoning Real Property located at 1444 Folly Road (TMS #427-01-00-051 from Residential Office (OR) Zoning District to Neighborhood Commercial (CN) Zoning District: Mayor Lyon introduced the Ordinance by title and opened the floor for comments.

The following persons spoke:

Rosalee Spehar, 1136 Jeffrey Drive, Ms. Spehar represented Emmanuel Baptist Church (located next to 1444 Folly Road). She stated that every time that property is sold, the realtor tells the owner that the church will allow them to park in the church lot, and that is not true. She asked Council who purchased the property and what it is planned there so the church is aware of it. She said that information was also given to the swim team. The church receives emails all the time asking if their lot could be used for parking. This is not how the church operates and they do not want realtors or property owners to be told that they are able to park at the church.

Amy Emde, 4738 Fetteressa Ave., N., Charleston: owns the property at 1444 Folly Rd. and the Swim School. She stated that her realtor never told her that she could park at the church. They asked the church independently and they were open to it, but nothing was ever settled. The lot is small and she is looking for options. Her goal is not to sell it. She explained that the property was listed for sale for a little while because she was having to get funds to build the Swim School. The rezoning request is an attempt to help her so she does not have to sell the lot. She is a small business owner and with the lot zoned Office Residential she cannot do anything with it to make revenue. Her father owns a shed company in Beaufort and is looking to expand into Charleston. This type of business is low on noise and traffic and would help support the note on the land and help her father. She wants to get the property rezoned for a shed lot. She does not have any intention to sell the property, especially if it could be rezoned. If she cannot get the property rezoned, she may need to put it back on the market. She availed herself to answer questions from Council.

Susan Milliken (submitted attached email).

Special Order of Business:

Commission of Code Enforcement Officer Emily “Parker” Richardson: Mayor Lyon announced that tonight, Council is commissioning Emily “Parker” Richardson as a Code Enforcement Officer to assist James Hackett in the Code Enforcement Department. Ms. Richardson was called forward and Mayor Lyon administered the oath of office. Ms. Richardson received congratulations from Council.

Presentation: Lowcountry Local First Entrepreneur Development Program: Jacquie Berger, Executive Director, Lowcountry Local First (LLF) gave a presentation to Council. She announced that two graduates from the program are present and will share their testimony about the program. Ms. Berger gave a general overview of the mission of Lowcountry Local First, that it is a non-profit organization based in Charleston, SC and has operated for 17 years. LLF is dedicated to supporting local independent communities and businesses by offering training, networking, educational opportunities, and advocates to small, local and independent businesses. The program has expanded to allow local municipalities membership as Local Economic Ambassadors. Ms. Berger gave a recap of the Community Business Academy, a 13-week boot camp that focuses on businesses making sales and for individuals starting a business. The 13-week boot camp was held on James Island several years ago and they would like for it to return. Classes would be held on Wednesdays at the Town Hall. The Town would pay the cost for up to eight (8) students. A copy of Ms. Berger’s presentation is attached that explains the program in full.

Tana Dukes, James Island resident and owner of the Genuine Ranch Company talked of how LLF helped her business. She had been selling her product at the Town for three years and a friend invited her to attend the LLF training program. She said the training was a catalyst for her business and provided the structure that was needed. Ms. Dukes shared that she won the *Ready, Set, Pitch* competition last year and it is amazing to be able to offer her product here.

Julia Drayton-Crumblin, James Island resident, and Fall 2024 graduate of the Business Academy. Ms. Drayton-Crumblin shared that a month ago she presented a request before the Town’s Board of Zoning Appeals for a rezoning for a Child Day Care facility. She described the moments leading up to that with the support of LLF. As a graduate of the Business Academy, she was able to develop a business plan that wasn’t just on paper. It was practical, detailed, and designed to meet the real needs of her community. She credits the program by providing her with more than a plan. It connected her with amazing mentors in the childcare profession. She credits LLF for helping her in many ways. Both ladies encouraged Town Council to support this venture because it is something that James Island needs as well as local James Island businesses. Ms. Berger answered questions from Council.

Public Comment:

Becky Heath: sent in public comment via email (attached).

Linde Mills, 565 Schooner Rd., understands that fireworks is a valued tradition. However; there are consequences, and we live with them. She said her father’s German Shepherd became extremely agitated, uncontrollable, and turned on her 98 year old father when fireworks were shot off and he could not control her. She asked Council to make reasonable compromises on fireworks and consider limiting the days and hours that they are available. If fireworks are allowed to be sold, there needs to be an ordinance to restrict them. If a vendor is selling fireworks, they should provide notice and acknowledge that fireworks can only be used during certain hours. The consequences of fireworks are far beyond what those who enjoy them can imagine. Not only did her father’s dog turn on him, a neighbor’s dog become so agitated that it had a heart attack and died. She is not asking Council to ban fireworks, she is asking for reasonable restrictions on them.

Jean McKee-Thompson, 1358 Valley Rd., runs the clinic at the Sea Islands Veterinary Hospital on Camp Road. She spoke as a veterinarian and the need of animals requiring some type of sedation during fireworks being shot off. Fireworks are shot off up to five days ahead of an event to seven to ten days afterward, and it causes problems for animals. She had to sedate her own dog to some effect for the last three weeks day and night. As the previous speaker shared, we should control the hours fireworks are allowed, and have some control over the days. She is not asking that fireworks be eliminated all together because people enjoy them but a lot of people are taking advantage of the situation and animals are having a horrible time with that. She often hear about people with PTSD having issues when the fireworks go off. She said some control would be appreciated. Tons of sedatives are prescribed to pets that goes out of their minds during fireworks, including her own dog.

Steve Griffin, 782 Swanson Ave., Mr. Griffin agreed with limiting when and the time fireworks are used. He said often fireworks are shot off up to 1-2 a.m. in the morning and it freaks dogs out, including his. A reasonable compromise should be made.

Edward Greene, 1115 Seaside Lane., stated that he is a Viet Nam veteran who fired machine guns for over a year in Viet Nam. He said fireworks bother him terribly. He often has a ringing in his right ear from firing guns in the war. He often goes away before fireworks begins. As the previous speakers stated, he asked Council to consider placing limitations on fireworks because it bothers him.

Allison Lutz, 673 Edmonds, presented a petition to Council with 132 signatures requesting that the Town limit firework usage to 7-11 p.m. on New Year's Day and July 4th. Ms. Lutz said she moved here at 17 years old and attended the College of Charleston. She received a master's degree from the Citadel and became a High School English teacher. Ms. Lutz shared scientific facts about firework usage: they destroy our waterways; presents problems for our lungs, kills children's ears; is not helpful in the development of children in the womb; and is not helpful for people with PTSD; cardiac and vascular health and Dementia and Alzheimer. A copy of these findings were shared with Council.

Consent Agenda:

Minutes of Town Council Regular Meeting, June 19, 2025: Motion to approve the minutes were made by Councilman Boles, seconded by Councilman Dodson. No discussion. Passed unanimously.

Information Reports:

Finance Report: Finance Director, Mike Hemmer, presented the June 2025 Finance Report. In addition an addendum was provided that clarified line item expenditures under the Administration Budget.

Island Sheriff's Patrol Report: Master Deputy Chris King reported for Lt. Shaw James and gave an update on criminal activities and infractions that occurred during the month.

Public Works Report: Melissa Flick, Permitting and Licensing Manager presented the Public Works Report and it was accepted as information. Ms. Flick gave an update on the vac truck demonstration held on July 15 with discussion by Council. It was noted that this particular type of truck is smaller and does not require a driver to have a CDL license to operate it.

Requests for Consideration by Staff:

Request to Purchase Town Vehicle: Mayor Lyon distributed a synopsis of the Town's current fleet, vehicle quotes and staff that drives Town vehicles. The request before Council is to replace the Equinox, the oldest vehicle driven by the Code Enforcement Officer. This vehicle needs extensive repairs which do not make financial sense based on age, condition and mileage.

Melissa Flick presented quotes from several dealerships for vehicles similar to the Equinox. The Equinox does not have air-condition and is due for maintenance. Ms. Flick provided information on each of the following vehicles: Subaru, Chevrolet, and Toyota, with all-wheel drive. She talked about the necessity of having a vehicle that could accommodate staff for meeting attendance and trainings.

Mr. Hackett addressed Council that the Equinox is 12 years old; the first purchased by the Town which has served its purpose. There is no air condition in the vehicle and it will need maintenance soon. Mr. Hackett said he would like a vehicle that is similar to the Equinox that is maneuverable to allow him to take pictures while inside. He said a truck is good for Public Works but not for code enforcement. He thanked Council for commissioning Parker Richardson to help with code enforcement. Mr. Hemmer was asked and he confirmed that \$40,000 is budgeted for the cost of a new vehicle.

Mayor Lyon entertained discussion on the various types of vehicles. She said Marchant Chevrolet has offered a \$2,000 trade-in on the Equinox. She asked Ms. Flick what price would give us some "wiggle room" (\$30-\$32,000); but hopes ultimately to have it closer to \$25,000.

Ms. Flick explained that as soon as you find a vehicle that you want, it is typically no longer available because others have the same requirements that you want. She thought the figure of \$32,000 with the goal of \$25,000. Councilwoman

Mignano questioned Ms. Flick on the Subaru vs. Rav 4. She also asked if the Chevy Trailblazer has four or six seats. Ms. Flick said four seats with an area in the back. All vehicles are all-wheel drive. There was some discussion about maintenance and the convenience of taking the vehicle for service.

Councilman Boles moved to authorize up to \$35,000 for the purchase of a Town vehicle, seconded by Councilwoman Mignano. Councilman Boles asked if staff is leaning towards a particular vehicle and Mayor Lyon said towards the Trailblazer because of the cost, but that would depend on availability. She said all four vehicles could be test driven but then stated we would lean towards less expensive option and convenient service.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Recommendation for Auditor: Love Bailey & Associates: Mr. Hemmer reported that on June 12 five submittals for Town Auditor was received:

Love Bailey, CPA @\$63,000
Mauldin & Jenkins CPA @ \$86,000
CKH CPA's & Advisors @\$60,000
Perry & Associates CPA @\$72,828
Scott and Company, LLC @ \$80,600

Staff recommends the award to Love Bailey, CPA, the current Town Auditor@ \$63,000, for a four-term year. Motion to recommend Love Bailey, CPA as the Town Auditor was made by Councilman Boles, seconded by Councilman Dodson.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Requests for Consideration by Council:

Lowcountry Local First Entrepreneur Development Program: Mayor Lyon informed Council that she and Kristen Crane met with Ms. Berger about the Lowcountry Local First and the relationship it had with the Town years ago. She has also had discussions with Julia Drayton-Crumblin and Tana Dukes, who shared their story of how they became involved with Lowcountry Local First and how it helped them establish their businesses. Mayor Lyon said she believes a partnership with Lowcountry Local First would be great for business in the Town and our community. She had asked Ms. Berger to make a presentation to Council to determine if we want to participate in this program again. She commented that this program has made a huge difference in the lives of some of its participants. Mayor Lyon called for a motion to approve and a second for discussion.

Motion to approve was made by Councilman Boles, seconded by Councilman Dodson. Councilman Boles asked how many James Islanders participated in the program the last time it was held. Ms. Berger said the Town sponsored five and there were eleven in the class. The classes were held at the Arts and Cultural Center and there is a possibility that upcoming classes could be held at the Town Hall on Wednesday evenings with a graduation in December.

Councilman Boles asked if Council is being asked to vote on the membership and the sponsorship. Ms. Berger said the proposed sponsorship would be tuition for up to eight students. The membership is included in the program proposal to bring the Community Business Academy to James Island. She said the membership is based on a sliding

scale depending on the size of the municipality. Councilman Boles asked and it was confirmed that the maximum cost to the Town would be \$29,800 but that could decrease having less than eight people.

Councilman Dodson asked Mr. Hemmer about the budget. He thinks this is a worthy cause and he could have used this program as a small business owner years ago. Mr. Hemmer said the amount could be taken from the budget. \$38,000 was used this past year and we anticipate having money left over from the purchase of a vehicle. Councilwoman Mignano asked with a budget of \$40,000, if it would take away from other requests that we might receive, i.e., a youth sports group? Mr. Hemmer explained that particular expenditure comes from the Community Assistance Grant Program and Council approves them at different levels. Mayor Lyon noted that the recipients for that program would be non-profit Town organizations and the swimming program. Mayor Lyon called for the vote.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Committee Reports:

Land Use Committee: Mayor Lyon reported that the Planning Commission at its meeting on July 10, voted unanimously to deny the rezoning request at 1444 Folly Road. The Planning Commission will hold a training session in August in lieu of its regular meeting. The Board of Zoning Appeals did not meet in July. Schuyler Blair has been appointed to serve on the BZA.

Environment and Beautification Committee:

Recognition of Virginia Smith, Chair, James Island Pride: Councilwoman Mignano and Mayor Lyon presented a plaque in appreciation to Virginia Smith for outstanding service as Chair of James Island Pride from June 2023-2025. Virginia will be attending Furman College in the fall. Councilwoman Mignano complimented Virginia for running the meetings with finesse and professionalism. In addition to the plaque, a photo op was taken and Virginia was presented with a bouquet of flowers.

Councilwoman Mignano reported that Helping Hands provided community service on June 21. Four adults served the community by mowing and trimming three yards. Another event is scheduled for Saturday, July 19. An Adopt a Highway event is planned for Saturday, September 13 and Saturday, October 11. A Gorilla Pickup was held on Saturday, July 12 with 12 volunteers collecting 26 bags of trash. Another event is planned for August 9. Plans are underway for the Connector Race. More information to follow. The Grace Triangle Assn. will meet on July 28 to discuss plans regarding cleanup of the cemetery at Washington Park. .

Children's Committee: No Report.

Neighborhood Council:

Councilman Boles moved to amend the agenda to appoint Meredith Poston to serve on the Neighborhood Council to represent the Bayview subdivision, Councilman Mullinax seconded the motion and it passed unanimously.

Appointments:

Councilman Boles moved to appoint Maggie Badger-Fitts (Teal Acres); and Meredith Poston (Bayview) to serve on the Neighborhood Council. Councilwoman Mignano seconded the motion and it passed unanimously.

History Committee: Mike Hemmer announced that the History Committee did not have a meeting this month because it lacked a quorum. Mayor Lyon announced that the Skirmish at Grimball Road marker will be installed soon. She is meeting with the Presbyterian Church Foundation on Monday to determine where the marker should be placed and hopes to have a celebration in August. Mayor Lyon also shared that she received an email from the company that makes headstones about the replica for the Simeon Pinckney headstone that will be placed at Pinckney Park. We will

get a photo and use Google Earth shot to show where it should be placed. The Town hopes to have an installation celebration around his birthday in November.

ReThink Folly Road: Mayor Lyon reported that the ReThink Folly Road Committee met yesterday and it was well attended. We are waiting on the feedback from SCDOT on the Folly Road Safety Study. Discussion was held about getting a consultant look into grant funding to proceed with some of the additional sections of Folly Road. There was much discussion about the traffic backup on Camp Road and when the Middle School opens that it will once again be an issue. A representative from the School District was present and engaged in discussion about this important issue.

Drainage: Councilman Mullinax discussed the drainage meeting held several months ago that went well. He would possibly like to hold another meeting in late August to prepare for the hurricane season as it is earlier this year than normal. Mayor Lyon thanked Melissa Flick, Jackie Mays, and Stan Kozikowski for their participation in the recent Hurricane Expo event held at Lowe's several weeks ago.

Business Development Committee: No Report.

Trees Advisory Committee : Mayor Lyon announced that the Trees Committee did not meet this month.

Appointment to Trees Committee: Mayor Lyon moved for the appointment of Bridget Lussier to serve on the Trees Advisory Committee, Councilman Mullinax seconded. Passed unanimously.

James Island Intergovernmental Council: Councilwoman Mignano announced that the upcoming meeting will be held on July 30 at 7:00 p.m. at the Town Hall.

Accommodations Tax Committee: No Report.

James Island Arts Council: Mayor Lyon moved for the appointment of Trudie Mack and Christina Bailey-Whitson to serve on the James Island Arts Council, seconded by Councilman Mullinax. Passed unanimously.

Proclamations and Resolutions: None.

Ordinances up for First Reading:

Ordinance #2025-06: An Ordinance Rezoning Real Property Located at 1444 Folly Road (TMS #427-01-00-051) from the Residential Office (OR) Zoning District to the Neighborhood Commercial (CN) Zoning District: Mayor Lyon informed Council this ordinance is the rezoning for the swim school property. Kristen Crane, Planning Director is present to answer questions as well as the property owner. Mayor Lyon called for a motion to approve and a second for discussion. Councilman Dodson moved, seconded by Councilman Mullinax. Councilman Dodson spoke that we need to listen to our Planning Commission. As for the property owner he said if she wants her father to open a shed lot, to do it by applying for a business license and ask for a variance during that time rather than a blanket change of zoning. Without knowing what would go there once zoned differently, the Town has no control over that. Because this is an existing zoning we want to keep it the same as much as we can.

Councilman Boles asked if the Planning Commission heard the case and denied it. Mayor Lyon stated that the Planning Commission did not approve the request. At the time the Planning Commission met, the property was for sale and if it is upzoned that would stay with the property. The applicant was late in coming to the meeting and arrived after the Planning Commission voted against the request, so she did not have a chance to speak before the Planning Commission until after it had been voted down. The applicant did say that she would pull the property off the market, that she did not want to sell it if she could get this zoning. Mayor Lyon said the Planning Commission received a letter and there was one today to Council in opposition with the feedback that we don't want a bunch of storage buildings on Folly Road. Mayor Lyon said the applicant approached her last year about partnering with the Town to do a pool. She noted that we desperately need another pool on James Island and that it has been hard getting the swimming lessons started. Mayor Lyon shared how the Gullah Geechee swimming has been held at the City Rec Center. She would love to see Ms. Emde be successful with a pool but personally doesn't want a bunch of storage buildings on Folly Road. She is concerned about upzoning. She is willing to help the applicant with the goal for a swimming school but will vote to deny the zoning request.

Councilwoman Mignano spoke that she was also very excited about having a swim school. She was given confirmation that the current zoning on the property will allow it to be a swim school. She appreciates financial needs and funding but also would like to keep as much of the character of Folly Road as we can.

Vote

Councilman Boles	Nay
Councilman Dodson	Nay
Councilwoman Mignano	Nay
Councilman Mullinax	Nay
Mayor Lyon	Nay
Failed	

Ordinance #2025-07: Proposed Amendments to the Town of James Island Zoning and Land Development Regulations (ZLDR) §Signs (153.014): Adding Wording to Allow for Animated Signs with Restrictions: Mayor Lyon announced that this request was approved by the Planning Commission. Mayor Lyon called for a motion to approve and a second for discussion. Councilman Boles moved, seconded by Councilwoman Mignano.

Councilman Boles asked if someone asked for this. Ms. Crane said yes, it was Jeff Bagel Run (on Folly Road). She indicated that this type of sign was never requested before. She explained to Council the definition of oscillating and rotating signs and used the Coburg Cow as an example but this sign would be a bagel. She also gave the definition of free standing signs. It is her understanding that the sign for the bagel shop would be on the building as a part of its façade signage allowance. Ms. Crane further explained that flashing, LED message boards (other than for schools, churches, and institutions) are not allowed. Each request would be reviewed on a case by case basis. Discussion was also had about variances for signs and Ms. Crane said variances for signs are not allowed. Ms. Crane said she could ask the applicant to provide conceptual drawings and speak before the Council next month. After further discussion, Mayor Lyon called for the vote.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Nay
Councilman Mullinax	Aye
Mayor Lyon	Nay
Passed 3-2	

Ordinances up for Second/Final Reading:

Ordinance#2025-05: Proposed Amendments to the Zoning and Land Development Regulations (ZLDR) including Removing Fee Schedule from the ZLDR: Mayor Lyon called for a motion to approve and a second for discussion. Councilman Boles moved, seconded by Councilman Dodson. No discussion.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Passed Unanimous	

Old Business:

Mayor Lyon announced that the request for the Gabriel Seagraves intersection was approved by the SCDOT. We are hoping to have the sign installed and have a celebration by his birthday in September. Mayor Lyon gave an update on the recent Flag Ceremony on June 26 with the beautiful flag displays. Four bids have been received for construction of the Arts and Community Center. Persons serving on the committee to score the submittals are: Mayor Lyon, Laura Cabiness, Melissa Flick, Kristen Crane, Regina Ruopoli and Parker Richardson. We hope to have a recommendation to Council at next month's meeting for a design build team.

New Business:

Discussion of Fireworks in the Town of James Island: Council entertained discussion on the issues presented by the citizens on the use of fireworks. Mayor Lyon indicated that the County cannot enforce laws that are not on the books. Councilman Mullinax gave an explanation of rules from a former iteration of the Town regarding fireworks use. Councilman Dodson liked suggestions made by residents to require vendors to show what the Town's livability ordinances are at the point of sale, also days, and hours that fireworks could be discharged. Mayor Lyon agreed that the use of fireworks is problematic for animals and also for those suffering from PTSD. Councilwoman Mignano asked how would notification be enforced and thought the use could be from 9-11. All members of Council agreed that this topic needed to be addressed further and it will be revisited at a later date.

Executive Session: Mayor Lyon announced that the Town Council may enter into an Executive Session in accordance with Code of Laws of South Carolina 30-4-70 (A) (1) receipt of legal advice for the litigation matter of KT Properties, LLC vs. Town of James Island. Upon returning to Open Session the Council may act on matters discussed in the Executive Session.

Mayor Lyon asked for a motion to enter into an Executive Session. Councilwoman Mignano moved, seconded by Councilman Dodson and passed. Council entered at 8:58 p.m.

Return to Regular Session: Mayor Lyon asked for a motion to return to open session at 9:31 p.m. Motion was made by Councilman Mullinax, seconded by Councilman Boles and passed unanimously. Mayor Lyon announced that no votes were taken during the Executive Session.

Announcements/Closing Comments:

All members of Council thanked everyone for attending this evening's meeting and thanked staff for their hard work. Councilman Dodson recommended that everyone drink plenty of water and stay hydrated in this heat.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:33 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

From: Becky Heath <rlheath74@gmail.com>

Date: July 12, 2025 at 2:21:10 PM EDT

To: Cynthia Mignano <drcmignano@bellsouth.net>, Daniel Boles

<dboles@jamesislandsc.us>, Darren Troy Mullinax

<darrentroymullinax@jamesislandsc.us>, Lewis Dodson <ldodson@jamesislandsc.us>

Cc: Frances Simmons <fsimmons@jamesislandsc.us>

Subject: Citizen concern

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Dear Council members,

I request as a concerned citizen of the Town, that you do not approve the commission of an unqualified code enforcement officer. It is very troubling to see that the Mayor now wants to commission someone that is unqualified and uneducated in the town codes to be a code enforcement officer. Particularly when the town is under scrutiny already regarding code enforcement. The current code enforcement officers, James and Melissa, have the expertise, experience, and education to back their qualifications.

Additionally, I am questioning the purchase of another Town vehicle, the second vehicle within a year. This purchase would increase the fleet of vehicles at the town to 6 with not even as many employees to drive those vehicles.

Even with the disposal of one or two vehicles, the town does not need additional new vehicles in its fleet.

Larger government organizations like Charleston County have many employees that drive vehicles and they use a system of signing out vehicles for use. They do not purchase a vehicle for every single employee that can drive. There are many times when only one vehicle is in use and the others are just sitting there. The purchase of another new vehicle within a year is frivolous spending and a waste of public funds.

Thank you,
Becky Heath

From: Susan Milliken <sbmilliken@gmail.com>

Sent: Thursday, July 17, 2025 2:46 PM

To: Brook Lyon <blyon@jamesislandsc.us>; Cynthia Mignano <cmignano@jamesislandsc.us>; Darren Troy Mullinax <darrentroynullinax@jamesislandsc.us>; Daniel Boles <dboles@jamesislandsc.us>; Lewis Dodson <ldodson@jamesislandsc.us>

Cc: Kristen Crane <kcrane@jamesislandsc.us>

Subject: Rezoning request for 1444 Folly Rd.

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

All,

Please uphold the Town of JI Planning Commission's decision to deny the property owner's request to upzone 1444 Folly Road from "Office Residential" to "Neighborhood Commercial" zoning.

In the map attached provided for the meeting, the surrounding Town properties to 1444 Folly Rd are zoned "Office Residential". The Folly Road Overlay is clear that more intensive property & commercial uses are more appropriate on the west side of Folly Road (ie. Walmart/Food Lion Center/new Publix Center) vs. the East side of Folly Road.

While any current plans for any one property can be compelling, what is concerning is looking down the road 20-30 years, and the unfortunate possibility of a domino tipping to higher intensity uses---which will surely impact future rezonings toward Commercial. This would change the character of this portion of Folly Road in the future; impacting traffic and livability for the single family neighbors who live adjacent to Folly Road properties.

"Neighborhood Commercial" zoning in the TOJI has **many concerning commercial uses** not appropriate in this area or next to an historic church. There are even more concerning uses if a future BZA should allow for a variance or special exception; or if a future town council amends the Folly Road Overlay.

I regret that I cannot attend this evening and speak at the Public Hearing. Bertie is sick and having surgery soon.

Thank you for your consideration and for your service to our Town.

Sincerely,
Susan Milliken
762 Fort Sumter Dr.
James Island, SC 29412

ADDED REPORT:

I just wanted to address a few questions on some line items:

Under Administration:

- **Benefits, Taxes, & Fees...** as I reported on my June report, the May amounts look larger because there were three pay periods in May. Please note that there were also three pay periods in October of 2024.

In February of 2025, the health insurance plan premiums provided by the state increased around 8.5%. This resulted in an increase to our employees and our contribution.

- **Copier...** This line item was over budget by \$361. There was a repair, toner order, and move of our plotter to a different location that was beyond the normal contract renewal and monthly charge.
- **Supplies...** The largest expense was \$654 in July of 2024 from Staples and there were other expenses related to restocking low supply inventories, supporting the Americorps volunteers, additional expenses during Hurricane Debbie, and ongoing organizational costs such as file folders, ink, toner, etc.
- **Insurance...** The overage was \$31,700 of which \$24,862 was a 2024-2025 SC Municipal Insurance Risk & Financial Fund payment due on 7-1-2025 (the following fiscal year). Additionally, the State Accident Fund insurance increased from \$22,584 per year to \$26,014. The Town added a park and a new vehicle.
- **Mileage Reimbursement...** This item was over budget by \$722. The standouts are reimbursements to Wendy Shelton for grant writing purposes while working remotely in January of \$908.52 and \$316.40 for a total of \$1,224.92. Without these, this would have been well under budget.
- **Bank Charges...** This item was over budget by \$558. There were additional service charges due to wire transfers required to send funds to the Local Government Investment Pool. Our First Citizen Checking accounts have a regular monthly service charge of about \$85, but this varies with the activity in the account.



July 2025 Finance Report

This monthly financial summary report is for the period ending July 31, 2025; the first month of our 2025-2026 Fiscal Year. The budget report may look a little different. Right now, you only have the month of July to compare against the budgeted amounts.

I have been busy establishing our chart of accounts, putting our budget into our Quickbooks system, and reconciling. During this process I have fixed several issues. Most notably, a \$9,000 check written in October of 2024 for the AmeriCorp rental house that was not cashed and not followed up on. This included our security deposit of \$3,000. Council member Dodson reached out to the rental group and the old check has been voided and the final amount now must come from this budget year. I have also found items that cleared our bank account but were not reconciled properly. I hope that the report is clearer, and I've highlighted some areas to point out.

Revenues:

Planning and Zoning Fees

- I'm going to provide more detail in this category than what was previously provided.

Expenses:

Public Works

- The credit in signage is due to a correction necessary because a check from October of 2024 was not reconciled at the time. I caught this in my current reconciliation.

Emergency Services / CERT

- The "MISC – Emergency Management item of \$281 is a cost of "Mobile Devices" that was mistakenly put into this account on 6/4/2025. Moving forward, this cost will be put in the correct line item.

Community Services

- Several Council Committees were not included in the structure of our funds and were not included in the budget. They are now represented.
- Item #58040 is the OCE Camp. The camp spans the budget years, and the receipts turned in were late. So last year, the amount was under and this year it is over.

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Capital Projects

- Items #62105 & #62110 are the final bills for the Quail Run and Woodhaven drainage projects. There was work that was not addressed last year that was still required that extended into this fiscal year. The projects are now complete.
- Item #62620 is for the recent vehicle purchase of the Chevy Trailblazer. We had budgeted \$40,000 but it came in at \$26,000 with the trade-in. The remainder of this item is for a potential vac-truck purchase.

Hospitality Tax and Accommodations Tax

I tried to take these funds and make them clearer. They run a balance and have income coming into our General Fund but must be held for HTAX and ATAX purposes.

Mike Hemmer

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED
		July	August	September	October	November	December	January	February	March	April	May	June		
40000	GENERAL FUND REVENUE														
40010	Brokers & Insurance Tax Program													163,587	750,000
40011	Brokers Tax Program (BTP)	163,587												163,587	166,087
40012	Insurance Tax Program (ITP)	-												-	583,913
40015	Building Permit Fees													-	15,000
40020	Business Licenses	26,493												26,493	480,000
40025	Donations/Contributions	-												-	-
40050	Facility Rental Fees	(50)												(50)	7,500
40060	Filing Fees	-												-	500
40070	Franchise Fees	1,128												1,128	320,000
40080	Interest Income	37,327												37,327	145,000
40090	LOP - Alcohol Licensenes	-												-	6,000
40100	Local Assessment Fees	4,050												4,050	2,900
40110	Local Option Sales Tax	-												-	1,935,000
40112	LOST - Property Tax Credit Fund	-												-	1,330,000
40114	LOST - Municipal Fund	-												-	605,000
40120	Miscellaneous Income	696												696	100
40200	Planning & Zoning Fees													3,639	26,000
40202	Accessory Structure	-												-	-
40204	BNB Permit	81												81	-
40206	Board of Zoning Appeals	-												-	-
40208	Clearing & Grubbing	25												25	-
40209	Commercial Building Permit	350												350	-
40210	Demolition	-												-	-
40212	Exempt Plat	-												-	-
40214	Home Occupation	175												175	-
40216	Residential Zoning Permit	2,220												2,220	-
40218	Rezoning Application	-												-	-
40220	Sign Permits	-												-	-
40222	Site Plan Review	-												-	-
40224	Special Events	25												25	-
40226	Temporary (Firework/Tree Stand)	83												83	-
40228	Tree Permits	500												500	-
40230	Subdivision Application	180												180	-
40250	Stormwater Fee Reimbursment for Projects	-												-	-
40300	State Aid to Subdivisions	-												-	315,000
40310	Telecommunications Tax Program (TTP)	-												-	14,000
40315	Town Market Vendor Payments	-												-	-
40320	Homestead Exemption	46,285												46,285	46,000
40500	Grants	-												-	-
40600	ARP Allocation	-												-	-
41000	Transfers In													30,000	757,930
41010	State ATAX Allowance (25,000)	-												-	25,000
41015	State ATAX Additional %	-												-	2,500
41020	Transfer from HTAX for Public Safety of Tour Areas	-												-	150,000
41025	Transfer from State ATAX for New JIACC Construc.	-												-	84,000
41030	Transfer from County ATAX for New JIACC Const	-												-	10,430
41035	Transfer in from Tree Fund	-												-	86,000
41050	Transfer - Stormwater Reimbursements from Co.	30,000												30,000	400,000
		313,156	-	-	-	-	-	-	-	-	-	-	-	313,156	4,820,930
														% of Budget: 6.5%	

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED
		July	August	September	October	November	December	January	February	March	April	May	June		
51000 ADMINISTRATION															
51001	Salaries	52,246												52,246	947,124
51005	Benefits - Staff	21,710												21,710	561,192
51010	Advertising	249												249	3,000
51012	Audit	-												-	13,500
51015	Banking													69	800
51016	Bank Charges	69												69	300
51017	Bank Charges - Credit Card	-												-	500
51020	Codification	263												263	1,000
51025	Copier	-												-	4,500
51030	Dues, Memberships, and Subscriptions	132												132	3,000
51035	MASC Membership	-												-	5,400
51040	Elections	-												-	10,000
51050	Employees													145	15,680
51051	Employee Appreciation	145												145	2,800
51052	Employee Screening	-												-	4,000
51053	Employee Training and Travel	-												-	3,000
51054	Employee Wellness	-												-	380
51055	Uniforms	-												-	5,500
51060	Equipment/Software/Maintenance	-												-	1,500
51070	Grant Writing Services	-												-	1,000
51080	Information Services	3,955												3,955	131,680
51090	Insurance	-												-	95,000
51110	Legal Services	21,762												21,762	120,000
51115	Legal Settlement	-												-	-
51130	Mileage Reimbursement	-												-	600
51150	Postage	5,316												5,316	7,500
51160	Professional Services	-												-	9,000
51200	Supplies	1,091												1,091	6,000
		106,938	-	-	-	-	-	-	-	-	-	-	-	106,938	1,943,476
														% of Budget: 5.5%	
52000 ELECTED OFFICIALS															
52001	Salaries	5,385												5,385	78,500
52005	Benefits - Elected Officials	6,185												6,185	117,000
52030	Council Expenses	53												53	2,000
52040	Mayor Expense	194												194	2,000
52053	Training	-												-	500
		11,818	-	-	-	-	-	-	-	-	-	-	-	11,818	200,000
														% of Budget: 5.9%	
53000 PUBLIC WORKS															
53030	Dues, Memberships, and Subscriptions (PW)	-												-	800
53060	Equipment / Software PW (non-cap)	-												-	4,000
53065	Asset Management	15,000												15,000	-
53070	Groundskeeping	2,228												2,228	65,000
53130	Mileage Reimbursement (PW)	-												-	-
53160	Professional Services PW	-												-	10,000
53162	Engineering Services	-												-	-
53170	Projects PW (non-cap)	-												-	35,000
53175	Stormwater Expenses	2,250												2,250	-
53180	Public Outreach	-												-	300
53190	Signage	(1,564)												(1,564)	7,000
53200	Supplies PW	82												82	4,500
		17,996	-	-	-	-	-	-	-	-	-	-	-	17,996	126,600
														% of Budget: 14.2%	

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter				
		July	August	September	October	November	December	January	February	March	April	May	June	TOTAL	BUDGETED
54000 CODE ENFORCEMENT (ZONING/LIVABILITY)															
54010	Animal Issues	-												-	4,500
54030	Dues, Memberships, and Subscriptions (CE)	-												-	200
54053	Employee Training (CE)	-												-	500
54060	Equipment / Software (CE)	-												-	500
54065	Inoperable Vehicle Towing	-												-	1,500
54070	Overgrown Lot Clearing	-												-	1,500
54200	Supplies (CE)	-												-	500
54300	Unsafe Buildings Demolition	-												-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	9,200
														% of Budget: 0.0%	
55000 PLANNING, ZONING, PERMITTING															
55010	Advertising	160												160	1,000
55020	Arborist Reports	-												-	10,000
55030	Dues, Memberships, and Subscriptions (PZP)	-												-	400
55060	Equipment / Software (PZP)	-												-	1,000
55150	Postage (PZP)	-												-	400
55160	Professional Services (PZP)	-												-	15,000
55180	Public Outreach (PZP)	-												-	2,500
55200	Supplies (PZP)	-												-	400
55400	Planning Commission	150												150	5,000
55500	Board of Zoning Appeals	-												-	3,000
		310	-	-	-	-	-	-	-	-	-	-	-	310	38,700
														% of Budget: 0.8%	
56000 EMERGENCY SERVICES / CERT															
56053	Employee Training and Travel	-												-	2,500
56060	Equipment / Software (ESC)	-												-	1,000
56062	Radio Contract	-												-	3,200
56065	Mobile Devices	281												281	1,500
56070	Generator Maintenance	-												-	2,500
56180	Public Outreach (ESC)	-												-	500
56200	Supplies (ESC)	-												-	10,000
56220	PPE	-												-	4,500
56240	Response Supply Kits	-												-	1,620
56300	MISC - Emergency Management	281												281	-
55150	Meals	-												-	-
55160	Accommodations	-												-	-
55180	Fuel/Mileage	-												-	-
55200	Other	-												-	-
56500	Emergency Activations	-												-	30,000
56800	Teen CERT Program	-												-	-
		561	-	-	-	-	-	-	-	-	-	-	-	561	57,320
														% of Budget: 1.0%	

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

Town of James Island Monthly Budget Report		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTALBUDGETED	
		July	August	September	October	November	December	January	February	March	April	May	June		
57000	FACILITIES, PARKS & EQUIPMENT														
57060	Equipment, Funitures, Fixtures (non-cap)	-												-	3,000
57070	Facilty Rental Deposit Returns	-												-	-
57080	Facilities Maintenance	232												232	25,000
57100	Facility Upgrades / Construction (non-cap)	-												-	2,000
57120	Fire Safety / First Aid	1,080												1,080	-
57150	Janitorial	1,650												1,650	20,000
57160	Rent - Storage Unit	-												-	1,100
57170	Security Monitoring	222												222	3,400
57180	Street Lights	15,724												15,724	135,000
57190	Utilities	3,155												3,155	28,000
57250	Vehicle and Equipment Fuel	-												-	6,500
57260	Vehicle and Equipment Maintenance	40												40	18,000
57300	NON-HTAX Maintenance													-	120,000
57310	Dog Stations	183												183	18,000
57320	Brantley Park	-												-	2,000
57330	Dock Street Park	-												-	10,000
57340	Hillman Lot	-												-	10,000
57350	Mill Point Park	-												-	50,000
57360	Pinckney Park	-												-	30,000
		22,287	-	-	-	-	-	-	-	-	-	-	-	22,287	362,000
														% of Budget: 6.2%	
58000	COMMUNITY SERVICES														
58010	Business Development Council	-												-	500
58020	Children's Council	-												-	-
58030	Community Service Contributions	2,631												2,631	40,000
58040	Community Tutoring Programs	8,155												8,155	5,000
58050	Crime Watch Materials	-												-	-
58060	Drainage Council	-												-	500
58070	History Commission	-												-	6,000
58080	James Island Pride	-												-	6,000
58085	Helping Hands	-												-	2,000
58090	Neighborhood Council	-												-	2,800
58100	Repair Care Program	8,829												8,829	40,000
58200	Special Events	-												-	2,000
58210	Tree Council	44												44	5,000
58220	Youth Sports Program with CHS	-												-	12,200
		19,659	-	-	-	-	-	-	-	-	-	-	-	19,659	122,000
														% of Budget: 16.1%	

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter				
		July	August	September	October	November	December	January	February	March	April	May	June	TOTAL	BUDGETED
59000 ISLAND SHERIFF'S PATROL															
59001	ISP Salaries	24,928												24,928	361,290
59005	ISP Benefits	7,477												7,477	104,377
59020	ISP Operating Costs (radio, fuel, maint, WL, vehicle use	3,278												3,278	20,000
59100	ISP Dedicated Officer	21,856												21,856	115,005
		57,538	-	-	-	-	-	-	-	-	-	-	-	57,538	600,672
		% of Budget: 9.6%													
60000 TREE FUND															
	PRIOR TREE FUND BALANCE													23,000	
	ESTIMATED FY REVENUE													2,500	
														25,500	
60010	Tree Maintenance and Care													-	10,000
60020	Tree Planting													-	1,200
														86,000	
														97,200	
		-	-	-	-	-	-	-	-	-	-	-	-	End Balance	(71,700)

Town of James Island Monthly Budget Report

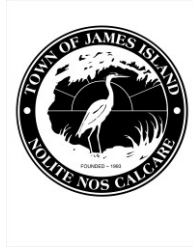
Fiscal Year 2025 - Ending June 2026

Town of James Island Monthly Budget Report Fiscal Year 2025 - Ending June 2026		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTALBUDGETED	
		July	August	September	October	November	December	January	February	March	April	May	June		
62000	CAPITAL PROJECTS (non HTAX)														
	ROAD / SIDEWALK INFRASTRUCTURE														
62014	Dill's Bluff Sidewalk III & IV	-												-	-
62022	Regatta Road Sidewalk	-												-	-
62030	Nabors I	-												-	-
62034	Greenhill - Honeyhill Drainage/Paving	-												-	58,800
62040	Traffic Calming Projects	-												-	-
62050	Other Road / Sidewalk Projects	-												-	-
	TOTAL Road / Sidewalk Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	58,800
	DRAINAGE / SEWER PROJECTS														
62060	RIA Sewer Project (connections)	-												-	-
62062	Additional Sewer Connections	-												-	-
62065	James Island Creek Sewer Expansion	-												-	-
62100	Oceanview-Stonepost Drainage I & II	-												-	-
62105	Quail Run Drainage	23,018												23,018	-
62110	Woodhaven Drainage	23,018												23,018	-
62200	Other Drainage / Sewer Projects	-												-	15,000
62210	Cecil Circle	-												-	50,000
	TOTAL Road / Sidewalk Infrastructure	46,035	-	-	-	-	-	-	-	-	-	-	-	46,035	65,000
62520	New Construction JIACC (non-HTAX portion)	-												-	294,430
62522	New Construction JIACC (ATAX match)	-												-	21,000
62600	Audio / Visual Upgrades	-												-	15,000
62610	Public Works Equipment to Capitalize	-												-	1,500
62620	Vehicle Purchase	26,131												26,131	240,000
62650	Town Hall	-												-	64,000
62655	Shutters and Deck	-												-	30,000
62660	Computer Equipment	-												-	23,000
65670	Phone System	-												-	11,000
62700	Parks and Other														200,000
62710	Brantley (non-HTAX eligible)	-												-	-
62720	Dock Street (non-HTAX eligible)	-												-	100,000
62730	Mill Point (non-HTAX eligible)	-												-	100,000
62740	Pinckney (non-HTAX eligible)	-												-	-
62800	Land Acquisition (non-HTAX eligible)	-												-	400,000
		118,201	-	-	-	-	-	-	-	-	-	-	-	72,166	1,359,730
% of Budget: 5.3%															

Fiscal Year 2025 - Ending June 2026

[illegible]

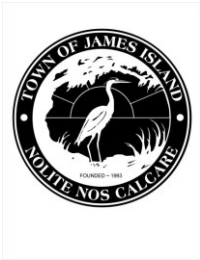
Public Works Report



Maintenance Work – Town continues to work on reestablishing ditches and clearing culverts with the assistance of County and SCDOT. Hydro excavation on ditch area at end of Dill Ave to Camp Rd complete. Seaside Ln sidewalk (end near Fort Johnson Rd) cut back prior to start of school. SCDOT notified Mayor they would check, and clear Fort Johnson/Folly Rd drain boxes/pipes.

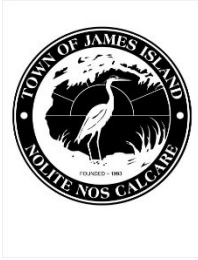
RFP for Cecil Cir Pipe Repair – RFP will be advertised in coming weeks for bids to repair damaged pipes under Cecil Cir to drainage ditch.

JICHHS Honor Society Event - August 23 9a-12p filling sandbags and Councilman Mullinax will be on hand to assist residents with hurricane preparedness information.



Town of James Island
1122 Dills Bluff Road
James Island, SC 29412
www.jamesislandsc.us

Facility: Pinckney Park Pavilion
Group: James Island Learning Co-op
Contact: Laura Mohan, laura.jamesislandlearningcoop@gmail.com (585) 727-0024
Dates Requested: Tuesdays from November through April, 9:30 a.m. to 12:30 pm
Purpose of Use: Homeschool group of seven (7) families to continue using PP next school year.



Town of James Island
1122 Dills Bluff Road
James Island, SC 29412
www.jamesislandsc.us

Facility: Pinckney Park Pavilion

Group: Kids Art Classes

Contact: Liz Barry
liz.cryan.barry@gmail.com

Dates Requested:

Session 1:

Tuesdays: Sept. 9, 23, 30, Oct. 14

Wednesdays: Sept. 10, 24, Oct. 1, 15, 22

*Makeup date: Oct. 28, and 29

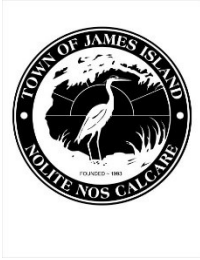
Session 2:

Tuesdays: Nov. 4, 11; Dec. 2, 9

Wednesdays: Nov. 5, 12, Dec. 3, 10

*Makeup date: Dec. 17

Purpose of Use: Kids Art Classes



Town of James Island
1122 Dills Bluff Road
James Island, SC 29412
www.jamesislandsc.us

Facility: Council Chambers
Group: Watercolor Class 10:00 a.m. – 1:00 p.m.
Contact: Giselle Harrington 603 – 369-2928
Dates Requested: Sept. 11, 18, 25 Oct. 9, 16
Purpose of Use: Watercolor Class

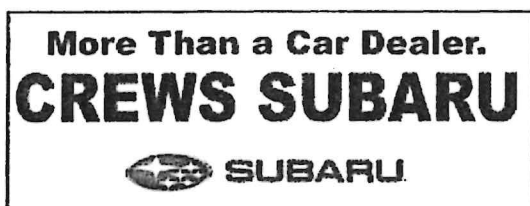
Brook Lyon

From: Melissa Flick
Sent: Monday, July 7, 2025 9:15 AM
To: Brook Lyon
Subject: FW: Crews Subaru - 2025 Forester

Follow Up Flag: Flag for follow up
Flag Status: Flagged

From: Linda Breedlove <linda.breedlove@crewssubaruofcharleston.edealerhub.com>
Sent: Thursday, July 3, 2025 5:08 PM
To: Melissa Flick <mflick@jamesislandsc.us>
Subject: Crews Subaru - 2025 Forester

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments



Thank you for your interest in the Forester. Below is a pricing on a Forester Base model and a Crosstrek Base model. We offer invoice price to City governments. Call me at (843)820-4200 to schedule a no-obligation test drive.

VIN	Carline	Model	Ext Color	Int	Invoice Price
SS564845	2025 Forester	Base	White	Gray	\$29,994
SS271338	2025 Crosstrek	Base	Silver	Gray	\$26,885

*Your price quote is valid through the end of the month through the Internet Department. Price may not include all dealer installed accessories, and state and dealer fees. We reserve the right to modify this quote to correct arithmetic errors. Incentive and pricing programs are subject to change by Manufacturer without notice. Vehicles contained in this quote are subject to availability. Many of our inventory photos are stock photography. Actual colors, options and accessories may differ on the specific vehicle you have selected. Prices are valid through the end of this month.

Here is some information on the redesigned 2025 Forester.
Click on the photo to see the 2025 Forester brochure.



TOYOTA

Fred Anderson Toyota of Charleston

2100 Savannah Highway
Charleston SC 29414
843-556-9110

2025 RAV4

RAV4 LE

Model: 2025 RAV4 LE 2.5L 4-Cyl. Engine Front-Wheel Drive
4430C

Stock: N/A

Engine: 2.5L 4-Cyl. Engine

Transmission: Direct Shift 8-Speed Electronically Controlled
automatic Transmission with intelligence (ECT-i) and sequential
shift mode



EXTERIOR

Ice Cap



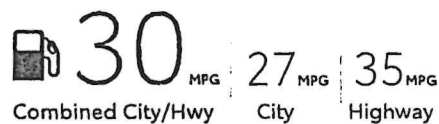
INTERIOR

Black Fabric

PRICE

Base MSRP *	\$29,250.00
Delivery Processing and Handling	\$1,420.00
Total Suggested Retail Price	\$30,670.00

FUEL ECONOMY



INSTALLED PACKAGES & ACCESSORIES

50 State Emissions	FIO	\$0.00
6-Gallons of Gas	LIO	\$0.00
SET Digital Portfolio	LIO	\$0.00
Total Optional Equipment		\$0.00
Vehicle Base Model		\$29,250.00
Delivery Processing and Handling		\$1,420.00

FEATURES

Mechanical & Performance

- Capability: Hill Start Assist Control (HAC)
- Body Construction: Reinforced unitized steel body
- Drivetrain: Front-Wheel Drive (FWD)
- Steering: Electric Power Steering (EPS); power-assisted rack-and-pinion
- Tow Prep Equipment: Automatic transmission fluid cooler
- Engine: Stop and Start Engine System (S&S)
- Engine: Emission rating: Ultra Low Emission Vehicle (ULEV)
- Brakes: Active Cornering Assist (ACA)
- Engine: 2.5L 4-Cyl. Engine
- Weight Rating: 4610 lbs
- Suspension: Independent MacPherson strut front suspension with stabilizer bar; multi-link rear suspension with stabilizer bar
- Drive Modes: SPORT, Eco, and NORMAL drive modes
- Transmission: Direct Shift-8-speed Electronically Controlled automatic Transmission with intelligence (ECT-i) and sequential shift mode
- Tow Prep Equipment: 100-amp alternator
- Engine: Compression ratio: 13.0:1
- Engine: 2.5-Liter Dynamic Force 4-Cylinder DOHC D-4S Injection with Dual Variable Valve Timing with intelligence (VVT-i), with SPORT, Eco, NORMAL Modes, 203 hp @ 6,600 rpm; 184 lb.-ft. @ 5,000 rpm
- Engine: Induction system: (D-4S) Dual-Injection (Direct-Injection and Port-injection) EFI with Electronic Throttle Control System with intelligence (ETCS-i)
- Brakes: Power-assisted ventilated 12.0-in. front disc brakes;

Marchant Chevrolet

Date: 7/15/2025

Salesperson: Scott Sires

Manager: Joe Beasenburg

Customer ID #: 42713

FOR INTERNAL USE ONLY

BUSINESS NAME	<u>Town of James Island</u>	Home Phone :
CONTACT	<u>1122 Dills Bluff Road</u>	
Address :	<u>James Island, SC 29412</u>	Work Phone :
	<u>Charleston</u>	
E-Mail :	<u>blyon@jamesislandsc.us</u>	Cell Phone : <u>(843) 795-4141</u>

VEHICLE	Stock # : <u>KL79MSSL7SB1457</u>	New / Used : <u>New</u>	VIN : <u>KL79MSSL7SB145703</u>	Mileage: <u>0</u>
	Vehicle : <u>2025 Chevrolet Trailblazer</u>		Color :	
	Type : <u>ACTIV 4dr All-Wheel Drive</u>			
	Body Size :	Style :	Weight : <u>0</u>	Unit Class :

TRADE IN	Payoff :	VIN : <u>2GNFLEEK1E6121523</u>	Mileage: <u>87,337</u>
	Vehicle : <u>2014 Chevrolet Equinox</u>	Color :	
	Type : <u>LS All-wheel Drive Sport Utility</u>		

Market Value Selling Price	32,185.00
Discount	400.00
Rebate	250.00
Adjusted Price	31,535.00
Trade Allowance	2,000.00
Trade Difference	29,535.00
IMF	500.00
Non Tax Fees	446.50
Balance	30,481.50

Customer Approval: _____ Management Approval: _____
By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

Marchant Chevrolet

Date: 7/15/2025

Salesperson: Scott Sires

Manager: Joe Beasenburg

Customer ID #: 42713

FOR INTERNAL USE ONLY

BUSINESS NAME CONTACT	<u>Town of James Island</u>	Home Phone :
Address :	<u>1122 Dills Bluff Road</u> <u>James Island, SC 29412</u> <u>Charleston</u>	Work Phone :
E-Mail :	<u>blyon@jamesislandsc.us</u>	Cell Phone : <u>(843) 795-4141</u>

VEHICLE

Stock # :	<u>3GNAXSEG3SL3307</u>	New / Used :	<u>New</u>	VIN :	<u>3GNAXSEG3SL330701</u>	Mileage:	<u>0</u>
Vehicle :	<u>2025 Chevrolet Equinox</u>			Color :			
Type :	<u>ACTIV 4dr All-Wheel Drive</u>						
Body Size :		Style :		Weight :	<u>0</u>	Unit Class	

TRADE IN

Payoff :	VIN :	<u>2GNFLEEK1E6121523</u>	Mileage:	<u>87,337</u>
Vehicle :	<u>2014 Chevrolet Equinox</u>		Color :	
Type :	<u>LS All-wheel Drive Sport Utility</u>			

Market Value Selling Price	38,790.00
Discount	800.00
Rebate	500.00
Adjusted Price	37,490.00
Trade Allowance	2,000.00
Trade Difference	35,490.00
IMF	500.00
Non Tax Fees	450.50
Balance	36,440.50

Customer Approval: _____ Management Approval: _____
By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

Marchant Chevrolet

Date: 7/15/2025

Salesperson: Scott Sires

Manager: Joe Beasenburg

Customer ID #: 42713

FOR INTERNAL USE ONLY

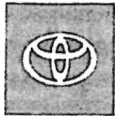
BUSINESS NAME CONTACT	<u>Town of James Island</u>	Home Phone :
Address :	<u>1122 Dills Bluff Road</u> <u>James Island, SC 29412</u> <u>Charleston</u>	Work Phone :
E-Mail :	<u>blyon@jamesislandsc.us</u>	Cell Phone : <u>(843) 795-4141</u>

VEHICLE	Stock # : <u>KL79MNSL2SB0763</u>	New / Used : <u>New</u>	VIN : <u>KL79MNSL2SB076324</u>	Mileage: <u>0</u>
	Vehicle : <u>2025 Chevrolet Trailblazer</u>		Color :	
	Type : <u>LS 4dr All-Wheel Drive</u>			
	Body Size :	Style :	Weight : <u>0</u>	Unit Class :

TRADE IN	Payoff :	VIN : <u>2GNFLEEK1E6121523</u>	Mileage: <u>87,337</u>
	Vehicle : <u>2014 Chevrolet Equinox</u>	Color :	
	Type : <u>LS All-wheel Drive Sport Utility</u>		

Market Value Selling Price	<u>27,325.00</u>
Discount	<u>400.00</u>
Rebate	<u>250.00</u>
Adjusted Price	<u>26,675.00</u>
Trade Allowance	<u>2,000.00</u>
Trade Difference	<u>24,675.00</u>
IMF	<u>500.00</u>
Non Tax Fees	<u>450.50</u>
Balance	<u>25,625.50</u>

Customer Approval: _____ Management Approval: _____
By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.



TOYOTA

Fred Anderson Toyota of Charleston

2100 Savannah Highway

Charleston SC 29414

843-556-9110

2025 RAV4

RAV4 LE

Model: 2025 RAV4 LE 2.5L 4-Cyl. Engine All-Wheel Drive 4432C

Stock: C30H813*O

Engine: 2.5L 4-Cyl. Engine

Transmission: Direct Shift 8-Speed Electronically Controlled automatic Transmission with intelligence (ECT-i) and sequential shift mode



EXTERIOR
Ice Cap

INTERIOR
Black Fabric

PRICE

Base MSRP *	\$30,650.00
Distributor Installed Packages & Accessories	\$1,277.00
Delivery Processing and Handling	\$1,420.00
Total Suggested Retail Price	\$33,347.00

FUEL ECONOMY



INSTALLED PACKAGES & ACCESSORIES

50 State Emissions	FIO	\$0.00
6-Gallons of Gas	LIO	\$0.00
Phone Cable Charge Package	LIO	\$79.00
Our Phone Cable Charge Package gives you the flexibility to charge most any smart device to meet your On-the-Go lifestyle!		
Includes:		
• 1-Apple Lightning to USB-A Cable - 3'		
• 1-Apple Lightning to USB-C Cable - 3'		
• 1-USB-C to USB-A Cable - 3'		
• 1-USB-C to USB-C Cable - 3'		
SET Digital Portfolio	LIO	\$0.00
All Weather Floor Mats with All Weather Cargo Mat	LIO	\$499.00
Engineered to precisely fit your vehicle, all-weather floor mats and trunk mat are made from durable, flexible, weather-resistant material that cleans easily.		
• Precise injection molding uses Toyota's original vehicle design data for a perfect fit.		
• Liners feature channels to better direct moisture.		
• Skid-resistant backing and driver-side quarter-turn fasteners help keep the liners in place.		

TOYOGUARD Platinum

L10

\$699.00

TOYOGUARD enhances the ownership experience and provides peace of mind to Toyota owners. The protection plan includes:

- Exterior Protection
- Interior Protection
- Roadside Assistance
- Rental Car Assistance
- Oil Changes
- Tire Rotations

Total Optional Equipment

\$1,277.00

Vehicle Base Model

\$30,650.00

Delivery Processing and Handling

\$1,420.00

FEATURES**Mechanical & Performance**

- Capability: Hill Start Assist Control (HAC)
- Body Construction: Reinforced unitized steel body
- Drive Modes: Multi-Terrain Select (MTS) dial with MUD & SAND, ROCK & DIRT, SNOW, and NORMAL drive modes
- Drivetrain: All-Wheel Drive (AWD)
- Steering: Electric Power Steering (EPS); power-assisted rack-and-pinion
- Tow Prep Equipment: Automatic transmission fluid cooler
- Engine: Stop and Start Engine System (S&S)
- Engine: Emission rating: Ultra Low Emission Vehicle (ULEV)
- Brakes: Active Cornering Assist (ACA)
- Engine: 2.5L 4-Cyl. Engine
- Weight Rating: 4610 lbs
- Suspension: Independent MacPherson strut front suspension with stabilizer bar; multi-link rear suspension with stabilizer bar
- Drive Modes: SPORT, Eco, and NORMAL drive modes
- Drivetrain: All-Wheel Drive Integrated Management (AIM) with Multi-Information Display (MID) monitor
- Transmission: Direct Shift-8-speed Electronically Controlled automatic Transmission with intelligence (ECT-i) and sequential shift mode
- Tow Prep Equipment: Heavy-duty battery with upgraded starting motor and 130-amp alternator
- Engine: Compression ratio: 13.0:1
- Engine: 2.5-Liter Dynamic Force 4-Cylinder DOHC I-4S Injection with Dual Variable Valve Timing with intelligence (VVT-i), with SPORT, Eco, NORMAL Modes, 203 hp @ 6,600 rpm; 184 lb.-ft. @ 5,000 rpm
- Engine: Induction system: (I-4S) Dual-Injection (Direct-Injection and Port-injection) EFI with Electronic Throttle Control System with intelligence (ETCS-i)
- Brakes: Power-assisted ventilated 12.0-in. front disc brakes; ventilated 11.1-in. rear disc brakes
- Direct Shift 8-Speed Electronically Controlled automatic Transmission with intelligence (ECT-i) and sequential shift mode

Steering

- Electric Power Steering (EPS); power-assisted rack-and-pinion S

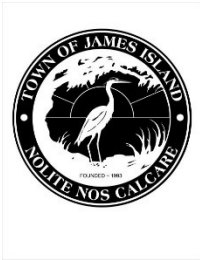
Exterior

- 17-in. steel wheels with silver 6-spoke wheel covers
- Color-keyed upper front bumper, and black lower front bumper, overfenders and rear bumper
- Aerodynamic underbody panels with vortex generators, front and rear wheel spats, and integrated rear spoiler
- Intermittent windshield wipers and intermittent rear window wiper
- Black power outside mirrors with folding feature
- Color-keyed outside door handles
- Color-keyed roof-mounted shark-fin antenna
- LED Daytime Running Lights (DRL)
- Privacy glass on all rear side, quarter and liftgate windows
- Dual chrome-tipped exhaust
- Black hexagon-patterned bar front grille
- LED projector low- and high-beam headlights with chrome accent, Automatic High Beams (AHB)
- LED taillights



Town of James Island
1122 Dills Bluff Road
James Island, SC 29412
www.jamesislandsc.us

Facility: Large Conference Room/Lawn 8-12 people
Group: Girl Scouts Troop #851
Contact: Amy (843) 754-1590
Dates Requested: All Sundays: 9/7/25; 9/21/25; 10/05/25; 10/26/25; 11/9/25 1/11/26; 1/25/26; 3/1/26; 3/22/26; 4/19/26; 5/3/26 5/17/26
Purpose of Use: Host Meetings for Girl Scout Troop



Town of James Island
1122 Dills Bluff Road
James Island, SC 29412
www.jamesislandsc.us

Facility: Pinckney Park Pavilion
Group: Cub Scouts, Pack 50 (Arrow of Light Den)
Contact: Sarah Young, Den Leader sgmoise@gmail.com
Dates Requested: Sept, 8,22; Oct.6,20; Nov. 3,17; Dec. 1,15; Jan. 12, 26; Feb. 9, 23; Mar. 9,23; Apr. 6,20; May 4,17. All meetings are Monday except the Pack Award Banquet at 5 p.m.
Purpose of Use: The Cub Scouts meet every other week to learn outdoor skills and citizenship activities. We meet as families, so our group includes parents, scouts and often siblings.

**Town of James Island
Open for Business:
Entrepreneur and Small Business
Training and Support**



LOWCOUNTRY
LOCAL FIRST

July 2025



Overview

Lowcountry Local First (LLF) will create and execute a program for the Town of James Island to provide business development training for existing local businesses and aspiring entrepreneurs.

Scope of Work

Local Economic Ambassador Membership

Lowcountry Local First invites local government entities committed to the power of homegrown businesses to shape their communities, steward economic resilience, and amplify citizen's wealth and wellbeing to become Economic Ambassadors.

Lowcountry Local First works alongside our municipal members to steward the region's economic strength and resilience. As the only nonprofit advocacy organization dedicated solely to supporting and growing the local-independent businesses rooted in our community, we understand the unique needs, pain points and benefits of our Main Street business owners and entrepreneurs.

Benefits of Membership

- Prominent town seal/branding inclusion on LowcountryLocalFirst.org home page and featured advocacy partner list
- Local Economic Ambassador member branding provided for municipality promotions (local toolkit: Member badge, social media graphics, banners for events, etc.)
- Visibility on quarterly public awareness campaigns
 - Jan - March: Do Good Season
 - Apr - June: Eat Drink Local Season
 - July - Sept: Invest Local Season
 - Oct - Dec: Buy Local Season
- Recognized in new and renewing member communications to inform local business owners of our region's supportive governments
- A social/networking event planned, hosted and promoted in your city/town limits
- Invitation to participate in Developer Scorecard Program and be recognized throughout the promotion of this offering to commercial developers
- Invitation for elected officials to attend local business round-tables and sector meet-ups
- Access to annual member survey results and to exclusive presentation of survey findings
- Invitation to table at any Resource Expos for local businesses
- The support of our team to bolster your local procurement efforts, connecting local businesses to opportunities to work with your municipality
- Access to discounted bulk membership rates to provide complimentary memberships on your behalf to local businesses in your region, granting them access to all the benefits of membership (see lowcountrylocalfirst.org for details)

Cost: \$2,500 per year

OR included with \$15,000+ programming partnership





COMMUNITY BUSINESS ACADEMY: ENTREPRENEUR TRAINING PROGRAM:

Lowcountry Local First's Community Business Academy is a catalyst for reshaping the entrepreneurial ecosystem to one that provides equitable opportunity for business ownership to transform lives and communities. Through the adoption of a nationally recognized and proven curriculum, one-on-one coaching, and an access to capital model, Good Enterprises supports economic development opportunities directly in the communities that need it the most.

Who We Serve: The average entrepreneur who enrolls in the Community Business Academy is a 43-year old mother of two children with a low-income household and who does not have savings to start a business.

Deliverables:

One Cohort of the Community Business Academy: One 13-week courses over the 12-month partnership located in the Town of James Island offering hands-on training in business planning and management for existing and aspiring entrepreneurs. Each cohort will be composed of 15-22 participants with a class composition of a minimum of 70% low-income participants, based on area AMI.

Graduate Services – Graduates of the Community Business Academy will receive a free year of membership which provides an ongoing suite of services designed to help them take their businesses to the next level. In addition to membership, graduates Lowcountry Local First offers unique opportunities just for them. Graduates can participate in a retail residency program, compete in an annual pitch event, receive commercial space advising services, credit to capital support, or obtain other specific one-on-one sessions with expert advisors through our Local Expertise Exchange.

Measuring Impact:

Over a full program cycle of two years, we track the following metrics for program participants:

- New business starts
- Business strengthened
- Business expanded
- Full-time job creation
- Change in business sales
- Change in household income
- Change in use of public assistance

Cost: \$29,800 per cohort



About

Lowcountry Local First is a nonprofit organization established in 2007 that serves the local, independent business community in three ways: 1) We educate the general public on why it's important to choose local and how they can support their local business community; 2) We work with our elected officials, decision-makers and opinion leaders to foster a better environment for creating and sustaining local businesses; and 3) We deliver resources, training, networking, mentorship and more to local businesses of all shapes and sizes.

We develop innovative models for sustainable and equitable local economies. Our work leverages our understanding of our more than 700 local business members representing 14,000+ employees and is informed by staff with expertise and on-the-ground experience in local economy building, innovative economic development, marketing and communications, and entrepreneur support. We are connected to local economy and sustainable business organizations throughout the country, granting us access to the best models, case studies and thought leaders. Our Board of Directors is comprised of successful founders and business leaders from diverse industries and communities throughout the Lowcountry. Our team is comprised of nine local economy advocates with diverse skillsets and expertise.

We value diversity of perspective, identity, and passion and believe we are all better when surrounded by those with unique lived experiences from our own.

Contact

Jacquie Berger, Executive Director

jacquie@lowcountrylocalfirst.org

Jordan Amaker, Director of Advocacy & Communications

jordan@lowcountrylocalfirst.org

1859 Summerville Ave, Suite 800, Charleston, SC 29405

843-801-3390

LowcountryLocalFirst.org



Proposal Budget

Membership dues		2026
Local Economic Ambassador Membership		
	Full year of membership benefits	\$ 2,500.00
TOTAL*		\$ 2,500.00

Proposal Budget		2026
Community Business Academy		
	Subsidized tuition for 8 students (\$3,200 * 8)	\$ 25,600.00
	Program marketing & promotion	\$ 3,000.00
	Lowcountry Local First annual membership (\$150/business/year * 8)	\$ 1,200.00
		\$ 29,800.00

**Local Economic Ambassador membership is included in any \$20,000+ partnership.*

RESOLUTION # 2025-10

A Resolution to Form a Standing Committee Named Veteran Affairs

Whereas, in communication with the new Commanders of both the local James Island American Legion and the VFW, it has been determined that both organizations provide vital services to the constituents of the Town of James Island, and

Whereas, to enhance their mission and effectiveness in the community both the American Legion and the VFW need to maintain a regular relationship and line of communication with the Town whenever they are in need of assistance or when they can provide assistance to the Town,

Now, Therefore, Be it Resolved, that a Standing Committee on Veteran Affairs be established consisting of the Commanders of both the American Legion and the VFW, along with one designee of their choice to fill in when they are unable to attend a meeting. This Committee would have a Council Liaison to provide reports to the Mayor and Council on a regular basis. These meetings would be held on a quarterly basis or more often if needed.

Done this

Brook Lyon
Mayor

ATTEST

Frances Simmons
Town Clerk

AN ORDINANCE

AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07: (EXHIBIT A): SIGNS: SECTION 153.341 A 3 A 2 AND 14;

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 of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has recommended that the Town of James Island Council adopt the proposed text amendments of the ZLDR as set forth in Section 153.341, herein; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Town Council held at least one (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 amendments meet the following criteria:

- (1). The proposed amendments correct an error or inconsistency or meets the

challenge of a changing condition; and

- (B). The proposed amendments are consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and
- (C). The proposed amendments are to further the public welfare in any other regard specified by Town Council.

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

SECTION I. FINDINGS INCORPORATED

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

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

The Town of James Island Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Section 153.341 and is attached hereto as "Exhibit A" and made a part of this Ordinance by reference.

SECTION III. SEVERABILITY

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

SECTION IV. EFFECTIVE DATE

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

ADOPTED and APPROVED in meeting duly assembled this 21st day of August 2025.

TOWN OF JAMES ISLAND COUNCIL

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

ATTEST:

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

First Reading: July 17, 2025
Public Hearing August 21, 2025
Second Reading: August 21, 2025

§ 153.341 SIGNS.

(A) General provisions.

(1) Purpose. This section provides comprehensive regulations for signage in the town designed to promote public safety and welfare by highways, facilitating the efficient transfer of information and thus enhancing traffic flow and the ability to locate needed goods and services.

(2) Administration and enforcement.

(a) Non-commercial copy. Any sign authorized in this division (A) is allowed to contain non-commercial copy in lieu of any other copy. Non-commercial on-premises signs are permitted in any zoning district provided that such signs comply with the regulations of that district.

(b) Building and Electrical Code standards. All permanent signs must meet the structural and installation standards of the Standard Building Code and electrical standards of the National Electrical Code as enforced by the Town Building Inspector.

(c) Permit required. No signs, except real estate signs shall be erected unless a zoning permit has been issued by the Zoning Administrator in accordance with the procedures of this chapter.

(d) Fees. An applicant for a zoning permit shall pay such fees as determined necessary for application processing. These fees are due upon submission of an application and shall be determined by the Town Council.

(e) Documentation of signs. Upon request, the owner of any existing sign shall provide the town's Zoning Administrator with evidence that documents the size, location, and date of construction of all existing signs on the premises.

(3) Prohibited signs.

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

1. Flashing signs;
2. Pennants, streamers; ~~and other animated signs;~~
3. Signs imitating traffic devices (signal);
4. Signs imitating traffic signs;
5. Signs in marshes;
6. Signs in rights-of-way;
7. Snipe signs (except when permitted per division (E) below);

8. Vehicle signs;
9. Roof signs;
10. Banners (except when permitted per division (E) below);
11. Flutter feather banner flags;
12. LED message boards (except for civic/institutional uses when approved by Zoning Administrator); and
13. Inflatables used for advertisement purposes.

14. Animated signs (except when approved by Zoning Administrator and calculated into signage allowance)

(b) No sign or structure shall be erected so as to interfere with the vision of vehicles operated along any highway, street, road, or driveway or at any intersection of any street, highway, or road with a railroad track. Signs determined by the Zoning Administrator to be in violation shall be removed or relocated immediately upon notice.

(Ord. 2012-06, § 9.11, passed 10-18-2012; Ord. 2012-21, passed 12-20-2012; Ord. 2013-07, passed 10-17-2013; Ord. 2014-09, passed 7-17-2014; Ord. 2017-01, passed 2-16-2017; Ord. 2019-04, passed 8-15-2019)