



Town of James Island, Regular Town Council Meeting  
June 18, 2026; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

\*\*Watch Live and Meeting Recordings: <https://www.jamesislandsc.us/livestream-town-meetings>  
Watch Archived Recordings on the Town's YouTube Channel: <https://www.youtube.com/channel/UCm9sFR-ivmaAT3wyHdAYZqw>

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

The Town encourages the public to provide comments prior to its Town Council meeting. Residents wishing to address the Council will be limited to three (3) minutes and must sign in to speak. Comments may also be sent ahead of the meeting by emailing to: [info@jamesislandsc.us](mailto:info@jamesislandsc.us), mail to P.O. Box 12240, Charleston, SC 29422, or placed inside the drop box outside of Town Hall at 1122 Dills Bluff Rd.

- 1) Opening Exercises: Councilwoman Dr. Cynthia Mignano
- 2) Public Hearing: Ordinance # 2026-08: Request to Rezone Real Property located at 1123 Fort Johnson Rd. (TMS# 428-06-00-069) from Low-density Suburban Residential (RSL) Zoning District to Agricultural Preservation (AG-5) Zoning District
- 3) Public Comment:
- 4) Consent Agenda:
  - a) Minutes Town Council Meeting, May 21, 2026
- 5) Information Reports:
  - a) Mayor's Report
  - b) Finance Report
  - c) Island Sheriff's Patrol Report
  - d) Public Works Report
  - e) Code Enforcement Report
- 6) Requests for Consideration by Staff:
- 7) Requests for Consideration by Council:
  - Request to Use Pinckney Park Pavilion (Cody Hendricks, Wake Up Carolina)
- 8) Committee Reports
  - a) Land Use Committee: Appointment of Steve Griffin to BZA (to replace the unexpired term of Josh Hayes Councilman Mullinax)

- b) James Island Pride/Making our Island Beautiful
- c) Children’s Committee
- d) Neighborhood Council
  - Appointment of Eric Lundgren, Terrabrook
  - Appointment of Bart Mullins, Fort Johnson Estates
  - Appointment of Erin Gifford, Clarks Point
  - Appointment of Robert Dunlap, Stono Shores
- 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

9) Proclamations and Resolutions:

10) Ordinances up for First Reading:

**First Reading: Ordinance #2026-11:** Amend Ordinance #2012-11; §50.01 Electric Meters Number Restricted

11) Ordinances up for Second/Final Reading:

**Second Reading: Ordinance #2026-05:** FY 2026-2027 Annual Operating Budget

**Second Reading: Ordinance #2026-06:** Amend Ordinance #2025-09: FY 2025-2026 Annual Budget

**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 District to Agricultural Preservation (AG-5) Zoning District.

**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

**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

12) Old Business:

13) New Business:

- Demolition of Property at 1128 Hillman Rd.
- **RFP for Radar Signal Signs at Dills Bluff Rd.**

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

The Town of James Island held its regularly scheduled meeting on Thursday, May 21, 2026, at 7:00 p.m. at 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](http://www.jamesislandsc.us/livestream-townmeetings) and was held in accordance 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, Michael O. Williams, and Mayor Brook Lyon, who presided. A quorum was present to conduct business. Also present: Town Attorney, Brian Quisenberry, Finance Director Mike Hemmer, Permitting and Licensing Manager, Melissa Flick, Code Enforcement and Facilities, Parker Richardson, Town Engineer, Laura Cabiness, Planning Director, Kristen Crane, Island Sheriff's Patrol, Captain Shawn James, and Town Clerk, Frances Simmons.

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

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 public participation and welcomes comments prior to its Town Council meetings. Residents wishing to address Council are limited to three (3) minutes and must sign in prior to speaking. Written comments may also be submitted in advance by emailing to [info@jamesislandsc.us](mailto:info@jamesislandsc.us) by mail, or by placing them in the drop box at the Town Hall.

Opening Exercises: Councilman Michael O. Williams led Council in prayer and followed with the Pledge of Allegiance.

Mayor Lyon announced that there are two special proclamations on this evening's agenda. One in honor of Forrest Neely, Petty Officer Third Class, on his 102nd birthday, and the other recognizing National Safe Boating Week.

Mayor Lyon asked Council's consideration to amend the agenda to move the proclamations to the next item of business. The motion was made by Councilman Mullinax, seconded by Councilman Dodson. Motion passed unanimously.

National Safe Boating Week Proclamation: Mayor Lyon read the proclamation recognizing May 16-22 as National Safe Boating Week into the record. Mike Pascale, Flotilla Staff Officer for Public Affairs, U.S. Coast Guard Auxiliary, was present to receive the proclamation. Mr. Pascale thanked Council for recognizing this important past time in SC. He shared that boating is central to life in the low country. While accidents are preventable, they continue to occur. In South Carolina, there were 156 recreational boating accidents, 65 injuries, and 23 fatalities in 2023. He stated that many of these incidents involved common factors such as lack of life jacket use, alcohol, and limited education about safety. *Photo session followed.*

Proclamation in Honor of Forrest Neely, 3<sup>rd</sup> Class Petty Officer, 102<sup>nd</sup> Birthday: Forrest Neely and his family came forward as Mayor Lyon read a Proclamation honoring the celebration of his 102nd birthday. The Mayor and Council expressed gratitude and best wishes to Mr. Neely for this remarkable milestone, his legacy, service, and patriotism. June 6, 2026, is proclaimed as Forrest Neely Day in the Town of James Island. *Photo session followed.*

Public Hearing: Ordinance #2026-05: Town of James Island Fiscal Year 2026-2027 Annual Operating Budget: No one signed in to speak.

Public Hearing: Ordinance #2026-07: Request to Rezone Property located at 1114 Jeffrey Drive from Low-Density Single Family Residential (RSL) Zoning District to Moderate Density Suburban Residential (RSM) Zoning, TMS# 428-03-00-006:

Mayor Lyon opened the Public Hearing. The following persons spoke:

Laverne Williams, 1129 Jeffrey Dr: Ms. Williams stated that she was excited when she realized that a new couple had bought property near where she lives. Later on she was concerned because of a rezoning meeting that was held of which she was unaware. Also, she was told, (*not knowing if this was true; but it made her concerned*) that the couple might be building three houses on the property. She wonders if they will be rentals or a business, and whether there will be an influx of different people coming in because most everyone that lives on Jeffrey and Lemontree are family. She is concerned about this and would like to know more about the type of homes that will be built there, business or family.

Lakeisha Johnson, 1113 Jeffrey Dr: Ms. Johnson said she has lived on Jeffrey Road her entire life, as have her mother and aunt, both of whom are in their 80s. As the previous speaker noted, this is a family-oriented community. Residents are pleased that someone purchased the property and plan to move in. However, her concern is based on rezoning. On April 9, she believes the purchaser appeared before the Planning and Zoning Commission and they recommended that only two homes be built on the property. She assumes they did this out of their expertise and that two homes should be built there. The community does not know how the rezoning is going to affect them and feels that they do not have enough information. It is true this is the purchaser's property, but wonders how would it affect them financially? Will this be an Airbnb? Will he be living there? Initially she was told that he was going to live there with his family, which does not matter, they should know how it will affect them financially. She knows that he went around getting signatures maybe two days ago and was not able to explain fully what people were signing, but some people did sign because he is a nice gentleman and they did not want to be mean, but they did not understand what they signed. She asked how is the rezoning going to affect them. If the zoning board thought it should be two houses what would change it to three? What could he say that would outweigh their expertise?

Francis Cromwell, 1126 Jeffrey Dr: Mr. Cromwell stated as Ms. Johnson said, that the community is family-orientated. He met the purchaser about three days ago. He spoke very nicely and everything seemed great, but he lacked the understanding about what was going on. He signed the petition for the three homes without knowing all of the details. Now that he is at this meeting, he and his family would like to know more about what is going on and how it will affect them in the long run and if their taxes are going to skyrocket. They want to know more about the petition and if they are in favor or against it.

John Schumacher, 1114 Jeffrey Dr: Mr. Schumacher stated that he currently lives at 1508 Swamp Fox Lane around the corner from the subject property. He explained that he had prepared remarks but felt compelled to speak directly to his neighbors and friends on Jeffrey Drive. He stated that his intentions with the petition were genuine and honest, and that he answered every question from residents while speaking with them the previous day. He added that it was never his intention for anyone to feel misled or to rescind support because of unanswered questions.

Mr. Schumacher stated that he, his wife, their son Shepherd, daughter Gray, and another baby boy on the way fully intend to live and raise their family on Jeffrey Drive. He said they are proud to be a James Island family and were overjoyed by the welcoming, family-oriented atmosphere they experienced in the neighborhood.

Mr. Schumacher explained that the current RSL zoning classification allows three lots per acre; however, because the parcel is just under one acre, the existing zoning would only permit subdivision into two lots in the future. He stated that rezoning the property to RSM would allow the opportunity for three lots,

resulting in a density of approximately 3.2 units per acre. He noted that adjacent parcels have densities of eight units per acre, four units per acre, eight units per acre, 3.7 units per acre, and 4.9 units per acre, and that the average density of developed parcels within 500 feet of the property is five units per acre. He stated that rezoning to RSM would therefore not create densities foreign to the area but instead would align with existing development patterns.

Mr. Schumacher stated that his only current intention is to build a house for his family. He added that any future subdivision or additional homes would depend on affordability and the outcome of the Council's decision that evening. He expressed hope that this clarification would give neighbors peace of mind.

Mr. Schumacher shared that while gathering petition signatures, he recognized many of the residents whose doors he knocked on because of the time he already spent in the neighborhood, and those residents were glad to sign the petition. He recounted one interaction with a woman who initially questioned why he was in the neighborhood. After he explained the rezoning request and pointed out the parcel, she recognized him as "John with the two little kids" and stated that her son had spoken positively about him and that she would be happy to sign. Mr. Schumacher stated that the project is not a passive investment for him, but rather part of the community where he intends to put down roots. He concluded by respectfully requesting a favorable vote and offered to answer any questions from Council.

Evelyn Smalls, 1124 Lemontree Ln: Ms. Smalls said that the previous speakers had already raised many of the same questions she had. Her main concern is that the purchaser originally proposed two residential homes but is now seeking approval for a third. She asked whether the plan involves single-family homes or duplexes, noting that duplex development could increase taxes and require rezoning. She added that she has not met the purchaser and did not sign the petition because he did not come to her door. Ultimately, her concern is how many units are being proposed and whether the development would change the zoning for Jeffrey and Lemontree.

Tonia Seabrook, 1132 Jeffrey Ln: Ms. Seabrook said her main concern is how the proposal would affect the community. She noted that the purchaser has had time to research the project, while residents have not had enough time to understand the changes he is proposing to bring into the neighborhood.

Henrietta Martin, 1235 Hepburn St: Ms. Martin stated that she is the President of Grace Triangle Association and an activist for the Green Hill, Honey Hill, Lemontree, and the Seaside Lane communities. On behalf of the families residing on Jeffrey, she feels that the ordinance should not change to fit the developer's choice and there should be clarity for the families. She hopes that will happen. There are pros and cons in all of this. The purchaser should meet with the families, so they have a better understanding about what is going on.

Public Comment:

Coach Joseph Matthews, 6817 Moberry Rd: Coach Matthews said he began coaching on James Island in 1980 and now works with a feeder program at the high school. He serves as athletic director for the James Island Lil Trojans basketball team, which includes children ages 7 to 12. He thanked the Town for supporting the program through funding which supports an end-of-season banquet. He noted that the program serves 220 children across several divisions. Coach Matthews then presented the Mayor and Council with a plaque in appreciation of their service and support for youth on James Island.

*Photo Session followed.*

Jesse James Davis, 1173 Stonepost Rd: Mr. Davis thanked and complimented the Mayor and Council for cleaning Honey Hill Road, and they will do their best to continue keeping it clean.

Chase Barton, 1622 Highland Ave: Chase Barton, owner and operator of Martin's BBQ Joint, stated they had just completed their seventh year in business on James Island and were humbled and honored to have been supported so well by the community over that time. He said it was for that reason that he was speaking before Council regarding the Folly Road Safety Corridor Project and the proposed medians.

Mr. Barton stated that the medians, as Council knew, would be highly detrimental to the neighborhoods on either side of Folly Road. He said increased traffic, lower quality of life, and unnecessary risk of accidents in residential areas were outcomes that could not be allowed.

He explained that he had attended multiple meetings over the past year and had many conversations with local residents in his restaurant regarding the proposed changes to the commercial corridor. During that time, he said he had heard almost no support for the project from the community and instead had heard overwhelming opposition.

Mr. Barton noted that, as Mr. Salley from the South Carolina Department of Transportation had acknowledged, James Island was unique from other projects they had worked on in cities across the state. He stated that James Island only had one main thoroughfare for commercial traffic and that any barriers impeding traffic flow into businesses would undoubtedly drive unintended traffic through neighborhoods. He added that there was “no way that it won’t.”

Mr. Barton applauded Council’s patience in attempting to work with SCDOT to develop a viable solution that would keep Folly Road safe while also protecting neighborhoods and businesses. However, he said it appeared that after every meeting, SCDOT failed to take the Town’s concerns into account and responded within a day or two with what he described as an ultimatum: either install the “needless medians” or receive nothing in return.

He implored Council not to be bullied by that tactic and to represent the people of the Town who elected them. Mr. Barton asked Council to vote against the project in order to keep James Island neighborhoods safe and businesses healthy.

Mayor Lyon then referred to a letter received from Fred Whittle who was unable to attend the meeting expressing opposition to the Folly Road Safety Improvement Project and read it into the record as requested. (attached)

#### Consent Agenda:

Minutes: Town Council Special Meeting, April 30, 2026: Mayor Lyon called for a motion for the approval of the minutes from the April 30 Special Town Council meeting. The motion was made by Councilman Dodson, seconded by Councilwoman Drayton-Crumblin, and passed unanimously.

Minutes: Town of James Island Regular Meeting, April 16, 2026: Mayor Lyon called for a motion for the approval of the minutes from the April 16 Town Council meeting. The motion was made by Councilman Dodson, seconded by Councilwoman Drayton-Crumblin, and passed unanimously

#### Information Reports

Mayor’s Report: Mayor Lyon reported on several ongoing Town projects and community initiatives. She reported that the Town’s new SafeBUILT Building Department officially went live on May 1, with approximately 55 permits issued in the first few weeks of operation. She noted that the transition has gone

well overall, despite temporary delays in implementing electronic payment processing, which is expected to be completed within the next few weeks.

Mayor Lyon also provided an update on the new Art and Community Center planned for the Hillman property. She stated that recent meetings had been held with the project team and architects, and that initial site work has already begun. Current work is focused on stormwater drainage improvements before moving into the next phase of construction.

Regarding the proposed South Carolina Department of Transportation Folly Road Safety Improvements Project, Mayor Lyon stated that Senator Ed Sutton met with her approximately two weeks earlier to discuss possible modifications to the project. SCDOT indicated it would consider adding left-turn lanes into Martin's Barbecue Joint and Hyams Garden Center, but complete removal of the proposed medians was not an option. She stated that she shared this information individually with Council and later spoke with George Hyams, who expressed concerns that the proposed changes would not adequately address impacts to his business. Mayor Lyon noted that this item would be discussed later in the meeting.

Mayor Lyon next updated Council on Town Hall repair projects. She reported that the new exterior stairs to the deck had been completed ahead of schedule and are now fully compliant and safe for public use. She also noted that painting and staining work on the building exterior is nearly complete. In addition, the Town continues to await back-ordered projector parts needed for the Town Hall audiovisual system upgrades. Mayor Lyon stated that the contractor anticipates installation by mid-June and is providing the Town with a \$500 discount due to the delays.

An update was also provided on activities funded through the Town's opioid grant program. Mayor Lyon stated that Narcan training was held at Town Hall the previous evening and Clerk Simmons informed her there was a strong turnout. Additional outreach would take place during the June 5 Town Market. She also reported that the Tide Turners program is working to schedule weekly meetings at Simeon Pinckney Park, with additional details expected next month.

Mayor Lyon concluded her report by highlighting several upcoming community events. These included a poetry reading and open mic event hosted by Poet Laureate Victor Crouch, a Neighborhood Council candidate forum scheduled for May 28 at Town Hall, and the Town's hosting of a June 9 primary election polling location. She also promoted the June 5 Town Market featuring the band Old Soul. There will be no Town Markets in July and August. She announced the Town's participation in the Charleston County Hurricane Preparedness Expo at Walmart on June 6. Mayor Lyon encouraged residents to attend the event and prepare for hurricane season, noting the Town's readiness to assist residents with sandbagging efforts if needed.

Finance Report: Finance Director, Mike Hemmer presented the Finance Report through the end of April. He stated that puts us at 83% through the 25-26 fiscal year. Council was provided copies of the proposed budget amendment for 25-26 and the proposed budget for 26-27. Mayor Lyon and Council thanked Mike for his hard work on the budget.

Island Sheriff's Patrol Report: Captain James gave an overview of recent crimes and infractions in the Town and provided Council with an update and discussion on E-bikes followed by questions from the Council. For complaints and non-emergency calls, Captain James encouraged residents to call (843) 743-7200, instead of calling 911.

Public Works Report: Public Works and Licensing Manager, Melissa Flick reported in addition to the Public Works report that she attended the SC Department of Environmental Services Water Summit in Columbia

where state climatologists indicated that August of 2025 to April of 2026, is the driest the state has been with the least amount of rain events in 121 years. This caught a lot of people's attention because we have plenty of water flowing right now, but we do need to be aware of how dry it is, and if you are burning leaves and debris or even using a grill to be aware of your surroundings. She said a lot of good information was shared during the conference.

Code Enforcement Report: Parker Richardson, Code Enforcement Officer referenced the Code Enforcement monthly report in Council's packet and availed herself for questions.

Requests for Consideration by Staff: None.

Requests for Consideration by Council:

Meeting Space Request: Charleston Audubon: Mayor Lyon called for a motion and a second for discussion for the approval of meeting space for the Charleston Audubon Society (August through December '26 and January through May'27). Motion made by Councilwoman Mignano, seconded by Councilwoman Drayton-Crumblin, and passed unanimously.

Committee Reports:

James Island Pride/Making our Island Beautiful: Councilwoman Drayton-Crumblin reported that the meeting was held earlier today at 6 p.m. She also noted that the island cleanup on May 9, organized with Adopt-A-Highway, was a great success, with more than 190 bags of trash collected across the island. She expressed appreciation to everyone who contributed to the effort. The group will take a break from cleanup activities during the summer, and the next meeting is scheduled for August 20 at 6 p.m. Residents are encouraged to watch for the announcement on Facebook.

Children's Committee: Councilwoman Mignano announced that the next Children's Festival will be held this fall, likely in late October or early November because many events are already underway. She also shared that there will be several great new toys and outdoor activities for children to enjoy.

Neighborhood Council: Councilman Mullinax reported that the Neighborhood Council will meet on Thursday, May 28 at 6:00 p.m. at the Town Hall. He announced that the meeting will be a forum with the candidates running for seats on Charleston County Council and the State House. He encouraged the public to attend and tell their neighbors so many people as possible can have some one-on-one time with the candidates.

History Committee: Councilman Williams shared that the unveiling of the Three Trees School historic marker held last week was excellent. There was great attendance from the high school, local leaders, and, of course, members of the History Commission. It was a wonderful way to celebrate an important part of James Island history, and he was very proud to have been part of it. He also noted that work continues with the Town Markets. Last month's market focused on educating local residents about Simeon Pinckney Park on Fort Johnson Road. He encouraged everyone who has not yet visited the park to do so, describing it as a great resource. He added that the June Town Market will focus on the historic homes of James Island, including some of the oldest and best-known homes.

Rethink Folly Road: Councilwoman Drayton-Crumblin reported that the meeting was held on May 13. The group discussed the operating agreement, including meeting frequency and scheduling. The consensus was to continue meeting six times per year, with the chair authorized to allow up to two meetings to be either canceled or held virtually, provided those meetings are not consecutive. The group also discussed identifying a more suitable meeting time and agreed to revisit that matter at the next meeting in June.

It was also reported that the BCDG COG will assume program management responsibilities for Rethink Folly, including administrative tasks and website oversight. The Rethink Folly website has been updated, and meeting minutes have been posted. The next meeting is scheduled for July 8 at 3:00 p.m.

Drainage Committee: (Councilman Boles) No Report.

Mayor Lyon announced that the Intergovernmental Flooding Task Force will meet in Council Chambers on June 12 at 10:00 a.m. She noted that Senator Sutton and Philip Sexton are involved in the task force's leadership and coordination among municipalities. Attendance was encouraged.

Business Development Committee: (Councilman Dodson) No Report.

Trees Advisory Committee: Mayor Lyon referred to the Urban and Community Forestry Grant in Council's packet for approval. She indicated that there is a hard deadline on the grant and she reached out to everyone about it. This grant will help to educate students and plant trees at Camp Road Middle School that has a barren landscape. The school is very excited. We planted five trees there this past spring and are excited to plant more. Mayor Lyon called for a motion and a second for discussion. Motion made by Councilman Mullinax, seconded by Councilwoman Drayton-Crumblin.

Vote

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

**Unanimous**

There will be no Tree Council meeting in June.

James Island Intergovernmental Council: Mayor Lyon reported on the recent James Island Intergovernmental Council meeting held April 29. She said the meeting had a big turnout and included participation from representatives of the South Carolina Department of Transportation for the first time in a long time. She expressed optimism about continued involvement from SCDOT, noting that the agency has recently hired new staff and appears to be improving its capacity and responsiveness. She added that coordination between local governments and SCDOT has already resulted in better cooperation on drainage and culvert maintenance projects.

Mayor Lyon also addressed a suggestion from the Chair of Rethink Folly to hold Folly Road meetings at the same time as Intergovernmental Council meetings. She said the idea was not well received because of the length of time holding back-to-back meetings and conflicts changing the current meeting days. She further noted that officials are considering adjustments to future meeting schedules to allow State Senators and House representatives to participate more regularly during January and April legislative sessions. Since the meetings are currently held on Wednesdays, legislators are often unable to attend. Council members are polling participants to determine a schedule that will encourage stronger attendance and continued cooperation among the municipalities.

Accommodations Tax Committee: ( Councilman Dodson) No Report.

James Island Arts Council: Mayor Lyon announced that art exhibits are displayed in the lobby. One of the participating artists, Pat Hiott-Mason, currently has several pieces on display alongside artwork created by a young student artist. Parker Richardson also has artwork featured in the exhibit. Residents and visitors are encouraged to stop by the Town Hall during regular business hours to admire the artwork. Some pieces are also available for purchase. The Town plans to expand these exhibits in the future, particularly with the development of the new Arts and Community Center and continue to focus on fundraising efforts for that project.

Parks and Gardens Council: Mayor Lyon made reference to the “pork chop” area, so called because it is shaped like a pork chop coming off of Harbor View Road onto North Shore. She noted that the area had previously been in poor condition but has since been cleaned out and replanted with native plants. The area was recently weeded, covered with straw, and continues to be watered regularly. Mayor Lyon commented that it now looks beautiful, with flowers blooming in place of the overgrown vegetation that had been there before. She encouraged residents to stop by and admire the improvements and added that additional beautification projects are planned for the fall.

Proclamations and Resolutions:

Resolution #2026-05: Municipal Agreement Folly Road (SC 171) Safety Improvements: Mayor Lyon called for a motion to approve and a second for discussion. Motion was made by Councilman Dodson, seconded by Councilman Mullinax.

Mayor Lyon recalled that a citizen spoke tonight about the Folly Road Improvement Project and we have gotten many letters and signatures on petitions. Over 1,000 people have spoken strongly against this project. She appreciates Senator Sutton for trying to mediate some sort of compromise; she would not call it a compromise because it still included medians. She thinks what happened recently at Maybank was very timely. She called upon each member of Council to share their concerns.

Councilman Mullinax: stated that he was among the first who heard about this months ago and was concerned about what happened in Goose Creek and Ashley Phosphate. He knew before the debacle of what they did on Maybank and what this was going to look like. He stated that so many people are against this and in good faith we tried to negotiate a compromise with the DOT and unfortunately they did not try to work with this in a meaningful way. He noted that this has been going on for almost a year and he is glad to see it will finally be put to rest.

Councilwoman Drayton-Crumblin: called “BS” on anyone who wants to backpedal, backslide or negate anything that the Council and community has stood on. The residents have spoken and they do not want this. Council was elected by the people and if they do not want it, then we cannot do it regardless of what the DOT may think. She said the DOT does take into consideration the back roads in Centerville and Bayfront. She asked who is going to manage those roads. Who is going to be liable for what happens? She referred to Councilman Dodson’s statement that 90% of the proposal is great. However, if the citizens and businesses do not want the medians, then we have to abide by that. She added if there is anyone who feels differently to call her personally to discuss because she feels very strongly. She grew up in Bayfront and knows what happens there- - cut-through traffic. What the DOT is proposing will cause people to use the back roads as a cut-thru to traffic.

She noted being at fault for using the back roads in Centerville to get to Chick-fil-A and not wanting to turn onto Camp or Folly but cannot imagine someone not living here using a GPS and taking an alternate route. Councilwoman Drayton-Crumblin said she respects the DOT’s decisions but believes they could have come up with alternate options. She is not in favor of this project and will not change her mind about it.

Councilman Williams: stated that several months ago, when opposition to the project first gained momentum, he had been as vocal as possible about what he described as the “incredibly dangerous” and “ridiculously dangerous” conditions on Folly Road. He said he continued to believe the road posed serious safety concerns. He explained that despite those concerns, he initially believed the Town should allow the process to continue because they could not afford to lose an opportunity to make Folly Road safer. At the time, he believed the Town and SCDOT were negotiating or at least discussing the matter in good faith.

However, he said it became “abundantly clear” during the process that SCDOT had no real interest in the concerns raised by the Town or in considering alternative approaches for the corridor. He acknowledged that Town officials were not traffic engineers and that SCDOT relied on traffic data to justify its position but argued that the agency only presented information supporting its preferred plan and ignored concerns about neighborhood impacts and provided no data for that.

Councilman Williams stated that the Town believed the proposed changes would divert traffic into residential neighborhoods and make residents less safe. He said Town Council had done everything possible, including elevating concerns to the federal level, but received little in return beyond what he characterized as an inadequate compromise involving left-turn lanes. He concluded by saying he felt comfortable with Town Council’s approach throughout the process, although he wished SCDOT had responded differently and produced a different outcome.

Councilman Boles: stated that no one has come forward in support of the project and that every resident who has spoken publicly has opposed it. Addressing the data provided by SCDOT, he referenced the saying often attributed to Mark Twain: “*There are lies, damn lies, and statistics.*,” adding that he believes many of the statistics presented by SCDOT have already been challenged or disproven.

He agreed with Councilwoman Drayton-Crumblin’s comments that anyone who supports the project should contact Council or speak publicly because all feedback received so far has been against it. He stated that, without hearing support from residents, he does not know how Council could justify overriding the wishes of the community.

Councilwoman Mignano: stated that she feels the recently passed texting laws should make a bigger difference, since drivers are not supposed to be holding their phones while driving. She said she drives up and down Folly Road every day, multiple times a day, because her office is located there. She stated that many of the angle crash accidents SCDOT referenced did not occur where the proposed medians would be installed, and she does not believe the medians are a good idea. She described seeing a large fire truck while driving from Chick-fil-A to her office earlier that day and questioned how emergency vehicles would navigate the corridor if raised medians were installed that could have been a disaster.

She also pointed to the raised medians on Maybank Highway as an example, explaining that when she tried to meet friends for lunch there, she could not easily reach her destination. Instead, she diverted down Woodland Shores Road through the neighborhood, near where a woman had recently been struck and left for dead. She said this demonstrated how medians can push additional traffic into residential areas. She does not believe medians are the best option and invited anyone with alternative ideas to contact her. She emphasized that the overwhelming feedback she has heard from residents has been opposition to the proposal.

She added that her business has been on James Island since 2006 and that she moved here shortly before Hurricane Hugo. Over the years, she has witnessed major growth and increasing traffic. In her view, the primary causes of problems on Folly Road are distracted driving and tailgating, particularly drivers looking at their phones, and she does not believe medians will solve those issues.

Councilman Dodson: Councilman Dodson stated that the issue is simple: safety first! We do not support commercial traffic in residential neighborhoods. That is our position. The South Carolina Department of Transportation presented this as an all-or-nothing choice, not us. If the goal is to make Folly Road safer, they should bring back a proposal that we can support. We cannot approve this plan, and we will not. In our view, the current proposal would make Folly Road less safe, whether through medians or other measures. He asked the SCDOT to please go back to the drawing board and bring options that we can approve; that is the solution.

He said if the goal is to improve safety on Folly Road, this should not be treated as an all-or-nothing issue. Other options are available, such as restricting certain turns from businesses or adding a traffic signal at Santee Street. He asked the DOT to develop those solutions and bring them back to us; that the Town is not taking an all-or-nothing position.

Mayor Lyon asked if there were additional points She added for the record that we were told the County and City portions of the project will move forward and we are not delaying or stopping anything for the municipalities that want it. In addition, the safety improvements for the Town's section were limited to a few sidewalks and crosswalks. After looking into it further, it appears that many of those sidewalks were already part of the Rethink Folly Road and that the County had already acquired the right-of-way for them. In any case, she said, we could identify funding for sidewalks and crosswalks and complete them ourselves.

Mayor Lyon also questioned the accident reports. As she understands it, they included every minor collision association with a Folly Road address. As many of Council have said, this proposal is likely to create more safety problems than it solves.

Mayor Lyon clarified that the motion is to approve Resolution #2026-05: Municipal Agreement for the Folly Road (SC 171) Safety Improvements Project. If in favor of the medians, vote for it. If not in favor, vote against it.

Vote

Councilman Boles	Nay
Councilman Dodson	Nay
Councilwoman Drayton-Crumblin	Nay
Councilwoman Mignano	Nay
Councilman Mullinax	Nay
Councilman Williams	Nay
Mayor Lyon	Nay

**Failed by Unanimous Vote**

Ordinances up for First Reading:

First Reading: Ordinance #2026-05: FY 2026-2027 Annual Operating Budget: Mayor Lyon stated that Mike Hemmer is present to answer questions or to review the presentation. She then called for a motion and a second for discussion. Motion was made by Councilman Boles, seconded by Councilwoman Drayton-Crumblin.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye

Councilman Mullinax                   Aye  
Councilman Williams                 Aye  
Mayor Lyon                             Aye  
**Passed Unanimously**

First Reading: Ordinance #2026-05 - Amend Ordinance #2025-09 - FY 2025-2026 Annual Budget: Mayor Lyon introduced Ordinance 2026-06 to amend the 2025–2026 Annual Budget. She explained that some anticipated expenditures were not incurred, while other necessary items had not originally been budgeted. She noted that this information had previously been provided to Council members in their meeting packets. Finance Director Mike Hemmer confirmed that the amended budget reflects slightly lower expenses than originally projected.

Mayor Lyon called for a motion to approve the Ordinance and a second for discussion. The motion was made by Councilwoman Drayton-Crumblin and seconded by Councilwoman Mignano. All Council members thanked Mr. Hemmer for his work on the budget. Councilwoman Mignano stated that she was pleased to see a decrease in expenses. Mayor Lyon added that Mr. Hemmer worked closely with the auditor and that the Town received a clean and positive audit. She thanked all staff members involved in the budget process.

Vote  
Councilman Boles                    Aye  
Councilman Dodson                 Aye  
Councilwoman Drayton-Crumblin   Aye  
Councilwoman Mignano             Aye  
Councilman Mullinax               Aye  
Councilman Williams               Aye  
Mayor Lyon                          Aye  
**Passed Unanimously**

First Reading: Ordinance #2026-07: Request to Rezone Property located at 1114 Jeffrey Lane from Low-Density Single Family (RSL) Zoning District to Moderate Density Suburban Residential (RSM) Zoning District (TMS #428-03-00-006): Mayor Lyon called upon Planning Director, Kristen Crane to answer questions from Council. Following questions, Mayor Lyon called for a motion and a second for discussion. The motion was made by Councilman Boles, seconded by Councilman Dodson. Mayor Lyon clarified that the motion before Council was for first reading approval only, noting that Ordinance 2026-07 would still require a second reading before taking effect. She explained that if approved on first reading, residents and the applicant would have approximately 30 days to continue discussions and gather additional information before the final vote. She also noted that if the ordinance failed on first reading, the rezoning request could not be brought back for one year.

Councilman Boles reiterated his concern that the property was already zoned appropriately for its size and stated that he had not heard a compelling justification for changing the zoning designation. He emphasized that rezoning a single property could gradually alter the character of the neighborhood over time.

Planning Director Kristen Crane clarified for the record that when the Town’s zoning map was adopted in 2012, virtually all single-family residential properties were automatically designated RSL unless they already contained condominiums, apartments, or other multifamily uses. She explained that the Town did not individually evaluate lot sizes or neighborhood character when assigning those original zoning classifications. She also confirmed that the parcel in question measures approximately 0.93 acres.

Council members continued discussing whether the rezoning represented a reasonable accommodation for the property owner or whether approving it could establish a precedent for future rezoning requests within the neighborhood. Councilwoman Drayton-Crumblin and Councilman Williams emphasized concerns about preserving neighborhood character, protecting historically underserved communities, and ensuring that residents fully understood the long-term implications of increased density. Councilman Mullinax suggested that a deferral could allow the applicant additional time to present more detailed plans to the neighborhood and Council.

Mayor Lyon stated that many residents who spoke during the public hearing appeared to be seeking additional information. She compared the process to previous development proposals where neighborhood input ultimately influenced Council’s final decision. Councilman Boles responded that, in his view, the burden should remain on the applicant to justify the rezoning request rather than on residents to prove why the existing zoning should remain unchanged. He said even if we approve the first reading it will take a second reading to pass.

With no further discussion, Mayor Lyon called for a roll call vote on the motion to approve Ordinance 2026-07 on first reading.

Vote:

Councilman Boles	aye
Councilman Dodson	aye
Councilwoman Drayton-Crumblin	nay
Councilwoman Mignano	nay
Councilman Mullinax	nay
Councilman Williams	nay
Mayor Lyon	nay

**Failed upon 5-2 Vote**

First Reading: Ordinance #2026-08: Request to Rezone Real Property located at 1123 Fort Johnson Road (TMS# 428-06-00-069) from Low-Density Suburban Residential (RSL) Zoning District to Agricultural Preservation (AG-5) Zoning District; Mayor Lyon introduced the Ordinance and called for a motion to approve and a second for discussion. The motion was made Councilman Boles, seconded by Councilwoman Drayton-Crumblin.

Mayor Lyon called on Planning Director, Kristen Crane to answer questions and discussion from Council. At the conclusion of the discussion on the rezoning request to change approximately 2.25 acres to AG-5 agricultural zoning on James Island, the Council expressed both support for downzoning and concern about possible future uses of the property.

Planning Director Kristen Crane, explained that AG-5 permits one dwelling unit per acre and allows agricultural-related activities such as landscaping, horticulture, crop production, forestry, nursery operations, and animal production. She also noted that the zoning district imposes larger setbacks and buffering requirements than residential zoning. Councilman Boles raised a question about whether uses such as hog farming and Councilwoman Mignano for Christmas tree sales would be permitted, and Ms. Crane confirmed they could be allowed subject to site plan review and conditions.

Ms. Crane emphasized that the applicant, Blake Smith, had not yet submitted an application and that any future change of use would require additional approvals through the Town’s site plan review process. Councilman Williams raised a concern regarding whether the rezoning could unintentionally facilitate future larger-scale development in the surrounding wooded acreage.

Councilman Boles was in favor of approving first reading because it would allow the matter to proceed to the required second reading and public hearing in June, where the applicant could appear and neighbors would have an opportunity to comment. He also noted that denying the request at first reading would prevent it from being reconsidered for one year.

Following discussion, Mayor Lyon called for the vote on First Reading of the Rezoning Ordinance.

**Vote**

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

**Passed 5-2**

First Reading: Ordinance 2026-09: Amend Ordinance #2013-07, Exhibit A: Definitions, Section 153.013 Animal Services, Section 153.152, and Use Table 153.110: Mayor Lyon recognized Carol Linville, Pet Helpers, who was in attendance at the meeting. Planning Director Kristen Crane explained that the ordinances are somewhat outdated, so staff updates them as new issues arise. She noted several recent requests for pet washing stations, including one near the new Publix.

Because the ordinance does not currently address pet washing stations, the amendment would add them to the definitions for pet stores and grooming salons. It would also allow them in community commercial districts without a special exception, provided that any outdoor activity would still require Board of Zoning Appeals approval through a special exception.

The ordinance also does not currently address pet shelters. The amendment would add pet shelters under animal services in the use table, include a definition, and apply allowances similar to those already in place for veterinary services. As with other uses, any outdoor activity would require a special exception from the Board of Zoning Appeals for the specific property. Although the change is not specific to Pet Helpers, it would benefit them as a pet shelter and would also allow pet shelters in OR districts, primarily along Folly Road in the commercial core overlay.

Mayor Lyon called for a motion to approve and a second for discussion. Councilman Dodson made the motion, and Councilman Mullinax seconded it.

The amendment is intended to make the ordinance language more specific. Ms. Crane said she had received an application from someone seeking to move into an empty space behind Walgreens, but the closest zoning category was a grooming salon, which would have required a special exception from the Board of Zoning Appeals. Councilman Boles asked whether there had been any opposition to the request, and Ms. Crane said she had not heard any.

**Vote**

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye

Councilman Williams                      Aye  
Mayor Lyon                                      Aye  
**Passed Unanimously**

First Reading: Ordinance #2026-10: Amendments to Ordinance #2023-10, Chapter 150, Town Building Regulations Ordinance of the Town of James Island Code of Ordinances: Mayor Lyon called for a motion to approve and a second for discussion. The motion was made by Councilwoman Mignano and seconded by Councilman Dodson. Afterward she called upon Melissa Flick, Permitting and Licensing Manager Melissa Flick to give an overview of the ordinance. Ms. Flick explained that Town Council approval at the April 30 Town Council established changes to support launching the Building Department with Safe Build, staff identified additional needed updates.

Ms. Flick noted that as plan reviews began, they discovered gaps and inconsistencies in adopted codes, specifically including property maintenance codes and accessibility-related provisions that should have been formally adopted earlier, including some that were adopted at the state level but not yet incorporated into municipal code (dating back to around 2023). She explained that these updates are part of a broader “cleanup” effort to ensure the Town is fully compliant and has all necessary codes in place now that building services are being brought in-house, rather than relying on county code enforcement as before.

In response to Council’s questions, Ms. Flick confirmed that the ordinance was reviewed thoroughly, with line-by-line attention and support from Town Attorney Quisenberry and it was a collaborative process to ensure compliance moving forward.

Vote  
Councilman Boles                              Aye  
Councilman Dodson                              Aye  
Councilwoman Drayton-Crumblin              Aye  
Councilwoman Mignano                        Aye  
Councilman Mullinax                            Aye  
Councilman Williams                            Aye  
Mayor Lyon                                        Aye  
**Passed Unanimously**

Ordinances up for Second/Final Reading: None.

Old Business: None.

New Business: None.

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.

Mayor Lyon called for a motion and a second to enter into the Executive session. The motion was made by Councilman Williams, seconded by Councilwoman Drayton-Crumblin. No discussion. Council entered at 9:23 p.m.

Return to Regular Session: Mayor Lyon called for a motion to return to regular session at 10:07 p.m. The motion was made by Councilman Boles, seconded by Councilwoman Mignano. Mayor Lyon announced that no votes were taken during the Executive Session.

The following motion came forth in open session:

Councilman Dodson moved to authorize the Mayor to proceed with the contract with Ferrara Buist to complete the Art and Community Center up to \$3,500,000; seconded by Councilwoman Drayton-Crumblin.

Vote

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

**Passed Unanimously**

Councilwoman Drayton-Crumblin moved to authorize the Mayor to contract with Donna Norvelle to proceed with Inter Tec Group Foundation for a grant for the Learning Center at the Art and Community Center not to exceed \$1,000; seconded by Councilman Dodson.

Vote

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

**Passed Unanimously**

Announcements/Closing Comments:

All of Council thanked the staff and the public for attending tonight's meeting. Councilman Williams added a "thank-you" to everyone that stops for the geese. Mayor Lyon reminded everyone about the Municipal Association Annual Meeting, July 15-19 in Greenville, SC. To see Frances Simmons if interested in attending.

Adjournment: There being no further business to come before the body. The meeting adjourned at 10:11 p.m.

Respectfully submitted,

Frances Simmons  
Town Clerk

Monterey, LLC, Brahma, LLC, and Buck Investments, LC  
78 Ashley Pointe Drive, STE 300  
Charleston, SC 29407

May 13, 2026

The Honorable Brook Lyon  
Town of James Island  
1122 Dills Bluff Road  
James Island, South Carolina 29412

Dear Mayor Lyon,

I am writing this letter as a strong appeal to the Town Council to oppose what will likely be the ruin of Folly Road with a raised median in the vitally necessary, presently accessible, flat center median of our critically important James Island thoroughfare.

All along Folly Road where this project will stop median access, the nearby businesses will see their left turn access vanish. Large delivery and service rigs will then use the neighborhoods behind commercial frontage to gain business entry. The resulting erosion of residential quality will be directly linked to the Folly Road Raised Median Project's blocking access to a safe and versatile center turn lane which has served the businesses and neighborhoods along Folly Road on James Island for decades.

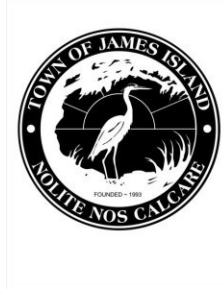
As Maybank Highway has proven, a raised median alters traffic patterns, causing further risk to residents behind businesses with a dramatic increase in cars and service trucks desiring to avoid U-turns by cutting through residential neighborhoods to arrive at a traffic light. In our considered opinion, a usable center median is the safest and least disruptive solution to what might be argued is a non-problem today. From what source did the annual 2,000+ Folly Road accidents mentioned in the project justification come?

Our companies, which own 8 commercial properties fronting Folly Road, remain opposed to this unnecessary interference with the major commercial artery on James Island, a traffic pattern to which our citizens have grown accustomed, find essential and safe, and prefer.

Sincerely,



Frederick J. Whittle  
Chief Operating Officer



Mayor's Report  
June 18, 2026, Town Council Meeting

Update on the Art and Community Center

Building Department Update

Town Hall Repairs Update

Opioid Grant Update

Update on Walmart Hurricane Expo and other Preparations

Fireworks Brochure

Upcoming Events:

Narcan Training, Wednesday, June 17, 6:00 p.m.

Juneteenth Event, Sunday, June 21

Poetry Reading and Open Mike with Poet Laureate Victor Crouch, June 24, 7:00 p.m.



## **June 2026 Finance Report**

This monthly budget report is through May 31, 2026, putting us at 11 months through the Fiscal Year or 91.66%. This report also considers the AMENDED budget that you introduced last month and is up for 2<sup>nd</sup> reading tonight. While those changes largely bring everything back into shape, there are still some areas that I've highlighted.

### **Revenues:**

Overall, revenues are currently at 75.1% of the budget.

There are significant increases in:

- Building Permit Fees (that will also have a corresponding expense starting in June)
- Business Licenses (As a result of contractors/subs with the building permits in-house)
- Donations/Contributions (unpredictable and related to Art and Community Center)
- Planning & Zoning Fees (As a result of building permits in-house)

Again, the large items that appear to be running behind (such as the Insurance Tax Program and Franchise Fees) have large payments that come in to us in the last quarter of each fiscal year.

### **Expenses:**

#### **Administration (overall at 78.6% of budget)**

- We will need to add "Building Permit Contract Fees" for the moment to track the expenses, which will see the first payment in June. Future budgets, we may want to create a Building Permitting Department for more explicit tracking.
- "Miscellaneous" increased due to some permit and license refunds while we navigate the Building Permit process.
- "Supplies" continues to run a little high.

#### **Elected Officials (overall at 90.1% of budget)**

- Nothing unusual for the month.

#### **Public Works (overall at 79.0% primarily due to reimbursable stormwater projects)**

- Nothing unusual for the month.

#### **Code Enforcement (at 2.9% of budget)**

- Nothing unusual for the month.

[www.JamesIslandSC.us](http://www.JamesIslandSC.us)

**Planning, Zoning, & Permitting (over at 102.9% of budget)**

- The BCDCOG was hired to update the comprehensive plan and that is reflected in “Professional Services”.

**Emergency Services / CERT (at 36.6% of budget)**

- Nothing unusual this month.

**Facilities, Parks, & Equipment (at 81.5% of budget)**

- “Facilities Maintenance” continues to run over budget. We have had several HVAC-related issues that are the bulk of this overage with a \$10,000 repair in May.

**Community Services (at 83.6% of budget)**

- Although within budget, the Tree Council has pre-purchased trees for planting.
- I do know that the June payment for the Youth Sports program with the City of Charleston will be about \$2,000 less than budgeted.

**Island Sheriff’s Patrol (at 92.1% of budget)**

- Nothing unusual this month. Overall, we should end the fiscal year within the overall department budget.

**Capital Projects - General Fund (at 59.1% of budget)**

- Nothing unusual this month.

**In Hospitality Tax, I would point out that the revenue is likely going to be over our amended budget amount.**

**Additionally, the purchase of the house on Hillman is included and is less than budgeted.**

Mike Hemmer – Finance Director

# Town of James Island

## 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 (11 months or 91.66% of the Fiscal Year)	June			
<b>40000 GENERAL FUND REVENUE</b>																
<b>40010</b>	<b>Brokers &amp; Insurance Tax Program</b>												<b>217,939</b>	<b>920,000</b>	23.7%	
40011	Brokers Tax Program (BTP)	163,587	-	-	-	-	-	-	-	132	-	-	-	163,718	170,000	96.3%
40012	Insurance Tax Program (ITP)	-	4,865	67	-	-	-	-	-	-	5,705	43,584.00	-	54,220	750,000	7.2%
<b>40015</b>	<b>Building Permit Fees</b>	-	<b>5,016</b>	<b>1,431</b>	<b>1,436</b>	-	<b>1,992</b>	<b>4,286</b>	-	<b>1,525</b>	<b>3,041</b>	<b>72,767.55</b>	-	<b>91,494</b>	<b>40,000</b>	<b>228.7%</b>
<b>40020</b>	<b>Business Licenses</b>	<b>26,493</b>	<b>115,176</b>	<b>17,598</b>	<b>97,511</b>	<b>8,182</b>	<b>1,416</b>	<b>27,806</b>	<b>2,100</b>	<b>29,795</b>	<b>40,884</b>	<b>269,894.76</b>	-	<b>636,854</b>	<b>480,000</b>	<b>132.7%</b>
<b>40025</b>	<b>Donations/Contributions</b>	-	-	-	-	-	-	<b>200</b>	<b>50</b>	<b>745</b>	<b>2,510</b>	<b>5,525.00</b>	-	<b>9,030</b>	<b>8,000</b>	<b>112.9%</b>
<b>40050</b>	<b>Facility Rental Fees</b>	<b>(50)</b>	<b>725</b>	<b>2,150</b>	<b>2,000</b>	<b>1,900</b>	<b>800</b>	<b>1,500</b>	<b>1,600</b>	<b>850</b>	<b>2,000</b>	<b>750.00</b>	-	<b>14,225</b>	<b>16,000</b>	88.9%
<b>40060</b>	<b>Filing Fees</b>	-	<b>400</b>	-	-	-	-	-	-	-	-	-	-	<b>400</b>	<b>400</b>	100.0%
<b>40070</b>	<b>Franchise Fees</b>	<b>1,128</b>	<b>28,924</b>	-	<b>1,035</b>	<b>27,941</b>	-	<b>926</b>	<b>26,831</b>	-	<b>825</b>	<b>27,273.02</b>	-	<b>114,883</b>	<b>320,000</b>	35.9%
<b>40080</b>	<b>Interest Income</b>	<b>37,531</b>	<b>21,827</b>	<b>21,426</b>	<b>24,191</b>	<b>22,793</b>	<b>23,047</b>	<b>22,278</b>	<b>19,842</b>	<b>21,915</b>	<b>21,634</b>	<b>22,094.87</b>	-	<b>258,579</b>	<b>280,000</b>	92.3%
<b>40090</b>	<b>LOP - Alcohol Licenses</b>	-	-	-	<b>2,000</b>	-	<b>1,960</b>	-	-	-	-	-	-	<b>3,960</b>	<b>6,000</b>	66.0%
<b>40100</b>	<b>Local Assessment Fees</b>	<b>4,050</b>	-	<b>2,001</b>	-	-	-	-	-	<b>2,228</b>	-	-	-	<b>8,279</b>	<b>8,279</b>	100.0%
<b>40110</b>	<b>Local Option Sales Tax</b>												<b>1,710,526</b>	<b>1,935,000</b>	88.4%	
40112	LOST - Property Tax Credit Fund	-	123,369	244,451	<b>117,046</b>	<b>114,125</b>	<b>118,104</b>	<b>114,363</b>	<b>129,024</b>	<b>103,688</b>	-	<b>103,891.75</b>	-	1,168,063	1,330,000	87.8%
40114	LOST - Municipal Fund	-	56,732	112,141	<b>52,385</b>	<b>52,858</b>	<b>54,400</b>	<b>53,093</b>	<b>63,446</b>	<b>48,199</b>	-	<b>49,209.12</b>	-	542,463	605,000	89.7%
<b>40120</b>	<b>Miscellaneous Income</b>	<b>696</b>	<b>215</b>	-	<b>3,287</b>	<b>10,524</b>	<b>4,744</b>	<b>320</b>	<b>90</b>	<b>211</b>	<b>60</b>	<b>50.00</b>	-	<b>20,196</b>	<b>22,000</b>	91.8%
<b>40200</b>	<b>Planning &amp; Zoning Fees</b>												<b>33,127</b>	<b>32,000</b>	<b>103.5%</b>	
40202	Accessory Structure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40204	BNB Permit	81	106	-	-	-	-	-	-	-	46	-	-	234	-	-
40206	Board of Zoning Appeals	-	-	-	500	250	-	-	-	500	-	250.00	-	1,500	-	-
40208	Clearing & Grubbing	25	-	-	-	-	-	-	25	-	-	-	-	50	-	-
40209	Commercial Zoning Permit	350	100	150	175	50	390	100	190	140	450	118.00	-	2,213	-	-
40210	Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40212	Exempt Plat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40214	Home Occupation	175	150	50	175	100	95	50	50	150	100	50.00	-	1,145	-	-
40216	Residential Zoning Permit	2,220	1,940	1,550	1,515	1,375	2,485	1,525	1,800	2,450	2,425	3,517.27	-	22,802	-	-
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	-	-	-	75.00	-	833	-	-
40228	Tree Permits	500	275	300	400	375	125	400	325	125	300	250.00	-	3,375	-	-
40230	Subdivision Application	180	-	-	130	-	-	50	-	50	-	-	-	410	-	-
<b>40250</b>	<b>Stormwater Fee Reimbursement from County SW Fund</b>	<b>30,000</b>	-	<b>67,468</b>	-	-	-	<b>31,625</b>	-	-	-	<b>16,950.00</b>	-	<b>146,043</b>	<b>155,000</b>	94.2%
<b>40300</b>	<b>State Aid to Subdivisions (LGF)</b>	-	<b>78,819</b>	-	<b>78,819</b>	-	-	<b>78,752</b>	-	-	<b>78,752</b>	-	-	<b>315,142</b>	<b>315,142</b>	100.0%
<b>40310</b>	<b>Telecommunications Tax Program (TTP)</b>	-	-	<b>23</b>	-	-	<b>5</b>	-	-	<b>9,143</b>	-	-	-	<b>9,171</b>	<b>12,000</b>	76.4%
<b>40315</b>	<b>Town Market Vendor Payments</b>	<b>1,165</b>	-	<b>1,912</b>	<b>775</b>	<b>840</b>	<b>600</b>	<b>570</b>	<b>749</b>	<b>810</b>	<b>660</b>	-	-	<b>8,081</b>	<b>9,800</b>	82.5%
<b>40320</b>	<b>Homestead Exemption</b>	<b>46,285</b>	-	-	-	-	-	-	-	-	-	-	-	<b>46,285</b>	<b>46,285</b>	100.0%
<b>40500</b>	<b>Grants</b>	-	<b>5,192</b>	-	-	-	-	<b>79,156</b>	-	-	-	-	-	<b>84,348</b>	<b>84,348</b>	100.0%
		<b>314,525</b>	<b>443,830</b>	<b>473,018</b>	<b>383,480</b>	<b>241,538</b>	<b>210,263</b>	<b>417,049</b>	<b>246,222</b>	<b>222,996</b>	<b>159,391</b>	<b>616,250</b>	-	<b>3,728,563</b>	<b>4,962,184</b>	
													<b>% of Budget: 75.1%</b>			

# 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 (11 months or 91.66% of the Fiscal Year)	June			
<b>51000 ADMINISTRATION</b>																
<b>51001</b>	Salaries	52,246	54,913	55,355	82,791	55,518	65,005	50,375	50,351	51,168	77,990	57,480		653,192	850,000	76.8%
<b>51005</b>	Benefits - Staff	21,710	22,170	22,548	33,628	22,717	23,460	21,730	21,232	20,985	32,885	23,634		266,699	350,000	76.2%
<b>51010</b>	Advertising	249	-	-	-	64	-	-	-	-	651	555		1,519	3,000	50.6%
<b>51012</b>	Audit	-	-	-	-	-	7,500	-	-	7,000	-	-		14,500	14,500	100.0%
<b>51015</b>	Banking													950	1,100	86.4%
51016	Bank Charges	69	130	42	128	63	42	166	23	31	52	204		949	1,100	86.3%
51017	Bank Charges - Credit Card	-	-	-	-	-	-	-	-	-	-	1		1	-	
<b>51020</b>	Codification	263	88	-	-	-	-	1,145	-	110	500	96		2,201	4,000	55.0%
<b>51025</b>	Copier	-	473	264	270	270	270	714	291	270	543	273		3,638	4,500	80.9%
<b>51030</b>	Dues, Memberships, and Subscriptions	132	243	138	274	22	87	87	62	152	184	335		1,714	2,000	85.7%
<b>51035</b>	MASC Membership	-	-	-	-	-	-	-	-	-	5,347	-		5,347	5,400	99.0%
<b>51037</b>	Business License Contract Fees	-	934	-	-	-	-	-	-	-	-	-		934	934	100.0%
<b>51038</b>	Building Permit Contract Fees	-	-	-	-	-	-	-	-	-	-	-		-	-	
<b>51040</b>	Elections	-	-	-	-	-	-	-	18,185	-	-	-		18,185	18,185	100.0%
<b>51050</b>	Employees													7,753	10,388	74.6%
51051	Employee Appreciation	145	-	112	461	523	50	1,792	323	249	116	405		4,177	5,000	83.5%
51052	Employee Screening	-	-	-	-	180	66	-	142	-	-	-		388	388	100.0%
51053	Employee Training and Travel	-	-	446	21	-	-	-	85	110	-	82		743	2,500	29.7%
51055	Uniforms	-	204	-	-	-	120	-	-	827	1,226	67		2,445	2,500	97.8%
<b>51060</b>	Equipment/Software/Maintenance	-	-	-	-	-	327	65	-	-	-	-		392	1,500	26.2%
<b>51070</b>	Grant Writing Services	-	-	1,299	-	-	-	-	-	-	-	-		1,299	1,299	100.0%
<b>51080</b>	Information Services	3,955	774	17,515	6,684	27,967	8,737	17,950	9,643	1,151	9,099	4,517		107,992	140,000	77.1%
<b>51090</b>	Insurance	-	-	-	2,816	15,384	23,385	1,925	-	5,424	-	283		49,217	90,000	54.7%
<b>51110</b>	Legal Services	14,130	11,210	9,028	25,543	18,458	20,607	11,700	15,013	34,165	-	48,085		207,937	215,000	96.7%
<b>51115</b>	Legal Settlement	-	-	-	-	-	-	-	-	-	-	-		-	-	
<b>51120</b>	Miscellaneous	-	-	-	-	90	250	100	-	-	-	213		653	500	130.7%
<b>51130</b>	Mileage Reimbursement	-	-	-	-	-	-	-	-	-	-	-		-	600	0.0%
<b>51150</b>	Postage	5,316	214	-	-	212	-	720	-	212	200	212		7,085	15,000	47.2%
<b>51160</b>	Professional Services	7,632	-	4,000	-	-	-	4,000	-	-	-	3,000		18,632	20,000	93.2%
<b>51200</b>	Supplies	1,091	1,281	412	1,662	554	1,637	1,222	249	1,557	1,148	1,832		12,646	12,000	105.4%
		107,496	93,271	111,159	154,277	142,021	151,542	113,692	115,600	123,409	129,942	141,274	-	1,382,487	1,759,906	
														% of Budget: 78.6%		
<b>52000 ELECTED OFFICIALS</b>																
<b>52001</b>	Salaries	5,385	5,385	5,385	8,077	5,385	5,385	6,038	6,692	6,692	10,038	6,692.28		71,154	78,500	90.6%
<b>52005</b>	Benefits - Elected Officials	6,185	6,185	6,185	9,278	6,185	6,185	6,550	6,758	6,768	10,138	6,766.33		77,185	84,000	91.9%
<b>52030</b>	Council Expenses	53	-	80	107	107	869	1,878	135	115	207	80.00		3,631	5,000	72.6%
<b>52040</b>	Mayor Expense	194	301	-	-	-	-	-	402	-	-	-		897	2,000	44.9%
<b>52053</b>	Training	-	-	-	-	250	-	1,354	-	-	35	-		1,639	2,000	82.0%
		11,818	11,871	11,650	17,462	11,927	12,439	15,820	13,988	13,576	20,418	13,539	-	154,506	171,500	
														% of Budget: 90.1%		

# Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026  
 AMENDED October 2025

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter						
		July	August	September	October	November	December	January	February	March	April	May (11 months or 91.66% of the Fiscal Year)	June	TOTAL	BUDGETED		
<b>53000 PUBLIC WORKS</b>																	
53030	Dues, Memberships, and Subscriptions (PW)	-	-	-	255	-	-	-	-	180	-	-	-	435	800	54.4%	
53060	Equipment / Software PW (non-cap)	-	87	-	-	-	-	-	-	-	-	-	87	4,000	2.2%		
53070	Groundskeeping	2,228	13,283	1,576	1877	4,507	13,012	8,036	3,125	2,828	1,958	1,756.03	54,186	80,000	67.7%		
53130	Mileage Reimbursement (PW)	-	-	-	-	-	-	-	182	-	-	-	182	500	36.4%		
53160	Professional Services PW	-	-	-	-	-	990	-	-	-	2,393	-	3,383	8,000	42.3%		
53162	Engineering Services	-	2,572	6,180	-	668	2,970	990	-	2,805	1,320	-	17,504	22,000	79.6%		
53170	Projects PW (non-cap)	-	6,250	-	-	-	-	4,635	-	265	-	-	11,150	30,000	37.2%		
53175	Stormwater Expenses (sent to County for Reimbursement)	2,250	68,803	1,238	-	825	31,625	-	13,550	3,400	-	21,210.00	142,900	146,690	reimbursable		
53176	County Stormwater Fee Payments	-	-	-	-	-	726	-	-	-	-	-	726	726	100.0%		
53180	Public Outreach	-	-	-	-	-	-	-	-	-	-	-	-	300	0.0%		
53190	Signage	(1,564)	-	1,224	-	1,345	2,179	818	867	2,428	1,291	483.67	9,070	10,000	90.7%		
53200	Supplies PW	82	-	92	69	331	290	24	-	1,979	259	97.26	3,224	4,500	71.6%		
		17,996	90,994	10,309	2,201	7,675	51,792	14,503	17,725	13,885	7,221	23,547	-	242,847	307,516		
														% of Budget: 79.0%			
<b>54000 CODE ENFORCEMENT (ZONING/LIVABILITY)</b>																	
54010	Animal Issues	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0.0%	
54015	Crime Watch Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
54030	Dues, Memberships, and Subscriptions (CE)	-	-	-	-	-	-	-	-	30	-	-	30	200	15.0%		
54053	Employee Training (CE)	-	-	-	-	-	-	-	-	45	-	-	45	500	8.9%		
54060	Equipment / Software (CE)	-	-	-	-	-	-	-	-	-	-	-	-	500	0.0%		
54065	Inoperable Vehicle Towing	-	-	-	-	-	-	-	-	-	-	-	-	1,500	0.0%		
54070	Overgrown Lot Clearing / Debris	-	-	-	-	-	-	-	-	-	-	-	-	4,000	0.0%		
54075	Debris Removal Leins	-	-	-	-	-	-	-	-	-	-	-	-	-			
57160	Professional Services (CE)	-	-	-	-	-	-	-	-	-	-	-	-	-			
57190	Signage - Wayfinding	-	-	-	-	-	-	-	-	-	-	-	-	-			
54200	Supplies (CE)	-	164	-	-	-	26	-	-	-	-	-	190	500	38.0%		
54300	Unsafe Buildings Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-			
		-	164	-	-	-	26	-	-	75	-	-	-	265	9,200		
														% of Budget: 2.9%			
<b>55000 PLANNING, ZONING, PERMITTING</b>																	
55010	Advertising	160	112	-	-	110	345	199	-	-	-	279.04	1,205	2,000	60.2%		
55020	Arborist Reports	-	2,150	-	1,400	-	-	1,450	2,200	1,100	800	700.00	9,800	11,000	89.1%		
55030	Dues, Memberships, and Subscriptions (PZP)	-	-	-	-	-	-	-	-	-	-	-	-	400	0.0%		
55060	Equipment / Software (PZP)	-	377	-	-	264	178	377	199	199	199	-	1,794	2,000	89.7%		
55150	Postage (PZP)	-	-	-	-	-	-	-	-	-	-	-	-	400	0.0%		
55160	Professional Services (PZP)	-	3,754	2,145	-	2,310	4,110	1,815	-	3,548	5,783	20,000.00	43,464	35,000	124.2%		
55180	Public Outreach (PZP)	-	-	-	-	-	-	1,298	-	-	-	-	1,298	2,000	64.9%		
55200	Supplies (PZP)	-	-	-	-	-	-	-	-	-	-	-	-	400	0.0%		
55400	Planning Commission	150	250	50	250	-	-	-	-	-	280	354.13	1,334	2,500	53.4%		
55500	Board of Zoning Appeals	-	-	-	-	150	-	150	-	-	100	100.00	500	2,000	25.0%		
		310	6,643	2,195	1,650	2,834	4,633	5,290	2,399	4,847	7,162	21,433	-	59,394	57,700		
														% of Budget: 102.9%			

# Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026  
 AMENDED October 2025

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter						
		July	August	September	October	November	December	January	February	March	April	May (11 months or 91.66% of the Fiscal Year)	June	TOTAL	BUDGETED		
<b>56000 EMERGENCY SERVICES / CERT</b>																	
56053	Employee Training and Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	500		0.0%
56060	Equipment / Software (ESC)	-	-	-	-	-	-	-	-	-	-	-	-	-	500		0.0%
56062	Radio Contract	861	-	861	-	-	861	-	924	-	-	924.00	-	4,431	4,500		98.5%
56065	Mobile Devices	281	241	241	241	203	202	203	203	203	203	202.64	-	2,421	2,700		89.7%
56070	Generator Maintenance	-	-	429	-	-	-	-	-	-	-	-	-	429	2,500		17.2%
56180	Public Outreach (ESC)	-	-	-	-	-	-	-	-	-	-	-	-	-	500		0.0%
56200	Supplies (ESC)	-	-	457	-	-	-	-	123	-	-	-	-	580	10,000		5.8%
56220	PPE	-	-	16	97	22	-	-	46	-	-	-	-	182	2,500		7.3%
56240	Response Supply Kits	-	-	-	-	-	-	-	-	-	-	-	-	-	850		0.0%
56300	MISC - Emergency Management	281	281	281	-	-	-	-	-	-	-	-	-	843	843		100.0%
55150	Meals	-	-	156	-	-	-	-	-	-	-	-	-	156	156		100.3%
55160	Accommodations	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
55180	Fuel/Mileage	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
55200	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
56500	Emergency Activations	-	-	-	-	-	11,315	-	-	-	-	-	-	11,315	30,000		37.7%
56800	Teen CERT Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
		1,422	521	2,441	338	224	12,378	203	1,296	203	203	1,127	-	20,357	55,549		
														% of Budget: 36.6%			
<b>57000 FACILITIES, PARKS &amp; EQUIPMENT</b>																	
57060	Equipment, Funitures, Fixtures (non-cap)	-	-	259	827	80	1,324	-	44	-	1,036	359.69	-	3,930	4,000		98.2%
57070	Facilty Rental Deposit Returns	-	-	100	1,350	800	600	400	450	950	750	600.00	-	6,000	6,000		100.0%
57080	Facilities Maintenance	232	2,707	200	505	1,785	290	5,868	5,451	6,029	1,983	16,805.20	-	41,855	36,000		116.3%
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	1,650.00	-	18,150	19,800		91.7%
57160	Rent - Storage Unit	-	145	145	145	145	191	191	191	191	191	191.00	-	1,726	1,917		90.0%
57170	Security Monitoring	222	59	403	-	89	111	111	135	206	241	142.76	-	1,720	2,500		68.8%
57180	Street Lights	15,724	15,832	550	31,709	-	15,863	15,863	15,863	31,729	15,879	-	-	159,013	191,000		83.3%
57190	Utilities	3,155	2,371	894	3,762	838	2,016	2,187	2,334	3,940	2,360	2,047.91	-	25,904	35,000		74.0%
57200	Supplies	-	-	-	1,056	692	641	657	1,136	2,211	140	1,025.16	-	7,558	8,000		94.5%
57250	Vehicle and Equipment Fuel	-	670	203	401	189	305	183	187	376	370	444.70	-	3,329	4,000		83.2%
57260	Vehicle and Equipment Maintenance	40	456	133	348	378	336	1,061	1,250	10,745	2,537	-	-	17,286	18,000		96.0%
57300	NON-HTAX Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	23,634	55,000		43.0%
57310	Dog Stations	183	-	-	187	-	-	-	98	102	-	-	-	571	10,000		5.7%
57320	Brantley Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
57330	Dock Street Park	-	-	85	-	-	-	5,125	-	5,960	-	-	-	11,170	15,000		74.5%
57340	Hillman Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
57350	Mill Point Park	-	-	-	875	49	1,150	-	74	1,650	2,249	128.78	-	6,176	15,000		41.2%
57360	Pinckney Park	-	410	-	60	-	62	3,857	-	1,175	-	153.12	-	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	-	315,691	387,246		
														% of Budget: 81.5%			

**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 (11 months or 91.66% of the Fiscal Year)	June				
<b>58000 COMMUNITY SERVICES</b>																	
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	-	-	-	-	-	349	2,000	17.5%		
58090	Neighborhood Council	-	-	-	-	-	-	1,620	-	-	-	114.45	1,734	2,800	61.9%		
58095	Parks and Gardens	-	-	-	-	-	-	-	-	-	-	-	-	500	0.0%		
58100	Repair Care Program	8,829	-	-	-	-	-	-	-	7,811	8,479	-	25,119	40,000	62.8%		
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	8,649	10,000	86.5%		
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	-	-	-	-	-	-	-	-	-	-	-	-	12,200	0.0%		
		18,798	1,828	473	5,873	2,060	50,180	2,754	93,274	11,614	12,169	5,856	-	204,877	245,101		
													% of Budget: 83.6%				
<b>59000 ISLAND SHERIFF'S PATROL</b>																	
59001	ISP Salaries	24,928	41,270	35,991	55,318	40,885	38,443	33,493	36,368	40,720	57,808	41,270.00	446,491	465,000	96.0%		
59005	ISP Benefits	7,477	11,921	10,295	15,981	11,812	11,106	9,676	10,507	11,764	16,701	11,953.78	129,193	135,000	95.7%		
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	40.03	32,621	40,000	81.6%		
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	54,543	73,131	52,524	74,548	53,264	-	672,090	730,000		
													% of Budget: 92.1%				
<b>60000 TREE FUND</b>																	
44000	PRIOR TREE FUND BALANCE												(9,005)				
44000	ESTIMATED FY REVENUE												2,500				
													(6,505)				
60010	Tree Maintenance and Care	-	-	-	-	-	-	-	-	-	-	325	325	-			
60020	Tree Planting	-	-	-	-	-	-	-	-	-	-	-	-	-			
	Transfer to GF	-	-	-	-	-	-	-	-	-	-	-	-	-			
													-				
		-	-	-	-	511	-	-	-	-	-	-	325	-	End Balance	(6,505)	

# 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 (11 months or 91.66% of the Fiscal Year)	June			
<b>62000 CAPITAL PROJECTS (non HTAX)</b>															
<b>ROAD / SIDEWALK INFRASTRUCTURE</b>															
62014	Dill's Bluff Sidewalk III & IV	-	-	1,080	398	-	-	-	-	-	-	-	1,478	15,000	9.9%
62022	Regatta Road Sidewalk	-	-	-	-	-	-	-	-	-	-	-	-	-	
62030	Nabors I	-	-	-	-	-	-	-	660	13,890	13,890	28,440	50,000	56.9%	
62034	Greenhill - Honeyhill Drainage/Paving	-	-	-	-	-	-	-	-	-	-	-	-	-	
62040	Traffic Calming Projects	-	-	6,711	60	173	-	-	7,848	8,270	-	23,062	50,000	46.1%	
62050	Other Road / Sidewalk Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	
	<b>TOTAL Road / Sidewalk Infrastructure</b>	-	-	<b>7,791</b>	<b>457</b>	<b>173</b>	-	-	<b>8,508</b>	<b>22,160</b>	<b>13,890</b>	<b>52,979</b>	<b>115,000</b>		
<b>DRAINAGE / SEWER PROJECTS</b>															
62060	RIA Sewer Project (connections)	-	-	-	-	-	-	-	-	-	-	-	-	-	
62062	Additional Sewer Connections	-	-	-	-	-	-	-	-	-	-	-	-	-	
62065	James Island Creek Sewer Expansion Match	-	-	-	-	-	-	-	-	-	-	-	-	-	
62100	Oceanview-Stonepost Drainage I & II	-	-	-	-	-	-	-	-	-	-	-	-	-	
62105	Quail Run Drainage	23,018	-	-	-	-	-	-	-	-	-	23,018	23,018	100.0%	
62110	Woodhaven Drainage	23,018	-	-	-	-	-	-	-	-	-	23,018	23,018	100.0%	
62200	Other Drainage / Sewer Projects	-	-	-	-	-	-	-	-	-	-	-	10,000	0.0%	
62210	Cecil Circle	-	-	-	-	31,127	458	-	-	-	-	31,584	31,584	100.0%	
	<b>TOTAL Road / Sidewalk Infrastructure</b>	<b>46,035</b>	-	-	-	<b>31,127</b>	<b>458</b>	-	-	-	-	<b>77,620</b>	<b>87,620</b>	88.6%	
62520	New Construction JIACC (non-HTAX portion)	-	-	-	-	-	-	-	-	-	-	-	-	-	
62522	New Construction JIACC (ATAX match)	-	7,184	-	-	-	6,364	-	-	7,452	-	21,000	21,000	100.0%	
62600	Audio / Visual Upgrades	-	-	-	-	-	-	-	-	10,950	-	10,950	21,900	50.0%	
62610	Public Works Equipment to Capitalize	-	-	-	-	-	-	-	-	-	-	-	1,500	0.0%	
62620	Vehicle Purchase	26,131	-	-	-	-	-	-	50,712	-	-	76,843	106,131	72.4%	
62650	Town Hall	-	-	-	-	2,675	3,425	-	40,524	-	8,330	69,458	72,624	95.6%	
62655	Shutters and Deck	-	-	-	-	-	-	-	18,010	67,290	-	85,300	85,300	100.0%	
62660	Computer Equipment	-	-	-	-	-	-	-	-	-	-	-	-		
65670	Phone System	-	-	-	-	-	-	-	-	-	-	-	-		
62700	<b>Parks and Other</b>												<b>156,000</b>		
62710	Brantley (non-HTAX eligible)	-	-	-	-	-	-	-	-	-	-	-	-	-	
62720	Dock Street (non-HTAX eligible)	-	-	-	-	-	-	1,026	-	1,579	894	3,498	75,000	4.7%	
62730	Mill Point (non-HTAX eligible)	-	-	-	-	4,427	-	-	-	754	826	6,008	75,000	8.0%	
62740	Pinckney (non-HTAX eligible)	-	-	-	-	-	-	5,950	-	-	-	5,950	6,000	99.2%	
62750	Grace Triangle (non-HTAX eligible)	-	-	-	-	6,645	7,875	-	-	-	-	14,520	50,000	29.0%	
62800	Land Acquisition (non-HTAX eligible)	-	-	-	-	-	-	-	-	-	-	-	-		
	<b>TOTAL OTHER</b>	<b>26,131</b>	<b>7,184</b>	-	-	<b>13,747</b>	<b>17,664</b>	<b>6,976</b>	<b>109,246</b>	<b>88,025</b>	<b>10,050</b>	<b>293,526</b>	<b>514,455</b>		
		<b>72,166</b>	<b>7,184</b>	<b>7,791</b>	<b>457</b>	<b>45,047</b>	<b>18,122</b>	<b>6,976</b>	<b>109,246</b>	<b>96,533</b>	<b>32,210</b>	<b>424,125</b>	<b>717,075</b>		
		% of Budget: 59.1%													

# Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026  
 AMENDED October 2025

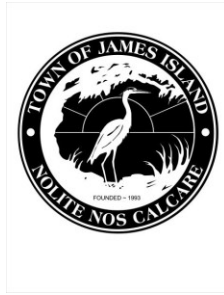
		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED	
		July	August	September	October	November	December	January	February	March	April	May (11 months or 91.66% of the Fiscal Year)	June			
<b>HOSPITALITY TAX (HTAX)</b>																
43000	HTAX BALANCE FROM PRIOR YEAR												3,246,825			
43000	HTAX Revenue	109,029	81,132	65,522	64,319	75,180	31,550	69,460	87,263	63,475	66,864	38,361	752,155	750,000	100.3%	
													% of Budget: 100.3%			
<b>65000 HTAX OPERATING FUND (non-cap)</b>																
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	3,597	7,500	48.0%	
65007	Guide to Historic JI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65012	Holiday Decorations	-	-	-	-	-	362	-	-	700	-	-	1,062	500	212.3%	
65015	Promotional Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
65016	Rethink Folly Road-Staff time	-	-	-	-	-	164	-	-	-	-	-	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	16,249	19,000	85.5%	
65030	JIACC Operations	145	-	-	-	-	-	-	-	-	-	-	145	145	100.0%	
65300	Public Safety of Tourism Areas (25% of ISP transfer to G	-	-	-	-	-	-	-	-	-	-	-	-	150,000	0.0%	
<b>TOTAL OPERATING:</b>		<b>1,845</b>	<b>4,800</b>	<b>7,100</b>	<b>3,617</b>	<b>4,288</b>	<b>32,998</b>	<b>1,882</b>	<b>2,523</b>	<b>3,387</b>	<b>1,954</b>	<b>1,283</b>	<b>65,677</b>	<b>225,106</b>	<b>29.2%</b>	
<b>65500 HTAX ELIGIBLE CAPITAL PROJECTS</b>																
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	157,292	200,000	78.6%	
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	327,859	340,000	96.4%	
65850	Other Park Projects (HTAX share)	-	-	-	-	-	-	-	-	-	-	-	-	61,176	0.0%	
65860	Other Tourism Related Projects	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0.0%	
<b>TOTAL Road / Sidewalk Infrastructure</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750</b>	<b>47,492</b>	<b>61,176</b>	<b>-</b>	<b>107,435</b>	<b>5,724</b>	<b>325,394</b>	<b>547,970</b>	<b>696,176</b>		
<b>HTAX ENDING ESTIMATE</b>																
Balance from above													3,246,825			
Revenue													715,000			
<b>TOTAL AVAILABLE THIS FY:</b>													<b>3,961,825</b>			
Operating Budget													225,106			
Projects Budget													696,176			
<b>TOTAL BUDGETED COSTS THIS FY:</b>													<b>921,282</b>			
<b>ESTIMATED ENDING FY BALANCE:</b>													<b>3,040,543</b>			

# 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 (11 months or 91.66% of the Fiscal Year)	June			
<b>ACCOMMODATIONS TAX (ATAX)</b>																
	ATAX Balance from prior year													23,624		
42010	ATAX Revenue - State	-	24,214	-	-	14,074	-	12,670	-	-		17,584		68,542	67,500	101.5%
42020	ATAX Revenue - County	-	-	580	-	245	-	-	-	151		135		1,111	7,500	14.8%
	<b>TOTAL REVENUE THIS FY:</b>														<b>75,000</b>	
	<b>ESTIMATED FUNDS AVAILABLE THIS FY:</b>														<b>98,624</b>	
<b>68000 ACCOMMODATIONS TAX</b>																
68010	Tourism Related Expenditures	-	-	-	-	-								-	61,930	
68050	Advertising and Promotion	-	-	-	-	150	150	150	200	150	337	150.00		1,287	5,000	
	<u>Transfer to GF</u>														27,500	
		-												-	-	
	<b>TOTAL OPERATING:</b>	-	-	-	-	150	150	150	200	150	337	150	-	1,287	94,430	

# Public Works Report



**Maintenance Work** – Town continues to work on re-establishing ditches and clearing culverts and cross pipes. Awaiting estimates for several areas of ditch/easement maintenance and estimates to remove overgrowth and debris from the right of way.

**Sidewalk Maintenance** – Staff cleared vegetation and debris from areas of sidewalk along Mikell Dr and Grand Concourse

**Dills Bluff Rd Sidewalk Project Phase 3** – Preconstruction Meeting held June 11 at Charleston County Public Works office. Phase 3 includes stretch from Seaside Ln to Condon Dr/Winborn Dr.

**Walmart Hurricane Awareness Expo** – Held June 10 at the Folly Rd Walmart. Several staff members and elected officials were in attendance.

**Intergovernmental Flood Prevention Taskforce** – Countywide Intergovernmental Flood Prevention Taskforce Committee held June 12, at James Island Town Hall.

Melissa Flick  
Permitting and Licensing Manager

**TOWN OF JAMES ISLAND  
CODE ENFORCEMENT  
MONTHLY REPORT**



**REPORTING MONTH:** June 2026

**PREPARED BY:** E. Parker Richardson

**DATE PRESENTED TO COUNCIL:** Thursday, June 18, 2026

➤ **OVERVIEW:**

During June 2026, the Code Enforcement Department remained focused on responding to citizen concerns, conducting field inspections, and promoting compliance with Town ordinances through proactive enforcement and community engagement. Department efforts concentrated on investigating reported violations, monitoring existing concerns, and working collaboratively with property owners to achieve timely resolution of code-related matters that affect the quality of life within the Town of James Island.

The Town's recently established Building Department continues to enhance operational efficiency by allowing permitting, inspections, and code compliance matters to be coordinated internally. This transition has improved interdepartmental collaboration and streamlined the review of construction-related complaints, permit verification, and enforcement activities, resulting in a more responsive and effective approach to development oversight and regulatory compliance.

In addition to addressing routine enforcement matters, significant departmental resources continued to be devoted to a long-standing Code Enforcement case currently pending before Johns Island Magistrate Court. The Department has worked closely with the Town's legal counsel in preparation for the final court proceedings related to this matter.

➤ **CODE REQUESTS & CASE ACTIVITY:**

During this period, the Department received seven (7) Code Requests through citizen complaints, internal observations, and departmental referrals. No new Code Enforcement Cases were initiated this month.

**I. STATUS OF CODE REQUESTS:**

The Department received seven (7) Code Requests during this reporting period, with the majority involving overgrown vegetation, solid waste and debris, inoperable vehicles, and noise or nuisance-related concerns. Through continued inspections, communication with property owners, and compliance monitoring, five (5) requests were successfully resolved, while the remaining two (2) matters remain under investigation.

**II. STATUS OF CODE CASES:**

One (1) case remains active through Johns Island Magistrate Court. The final hearing for this case is scheduled for Wednesday, June 17, 2026. The final disposition and court ruling regarding this matter will be included in the July 2026 Code Enforcement Report. This active case involves multiple violations, including solid waste and debris, as well as inoperable vehicles.

➤ **DEPARTMENT SUMMARY:**

The Department's only active Code Enforcement case currently pending before Johns Island Magistrate Court is scheduled for a bench trial on Wednesday, June 17, 2026, at 10:00 a.m. This matter involves multiple ordinance violations and numerous unpaid citations dating back to 2023. The Town has continued to work closely with legal counsel in preparation for the upcoming proceedings and anticipates a final resolution following the court's determination.

➤ **DEPARTMENT FOCUS:**

The Code Enforcement Department remains committed to fair, consistent, and professional enforcement practices while emphasizing voluntary compliance whenever possible. Through collaboration with residents, property owners, Town departments, and partner agencies, the Department strives to preserve community standards, enhance neighborhood livability, and promote long-term compliance with Town ordinances.



## Town of James Island

# Memo

**To:** Mayor and Town Council  
**From:** Robin Sanders, Community Support Specialist  
**Date:** June 18, 2026  
**Re:** Pinckney Park Pavilion Reservation Requests for Approval

---

1. Wake Up Carolina, Cody Hendrick: July 7, 14, 21, 28  
August 4, 11, 18, 25  
September 1, 8, 15, 22

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

AN ORDINANCE ADOPTING THE FISCAL YEAR 2026-2027  
BUDGET FOR THE TOWN OF JAMES ISLAND, SC

AN ORDINANCE TO ADOPT THE FISCAL YEAR 2026-2027 BUDGET FOR THE TOWN  
OF JAMES ISLAND, SOUTH CAROLINA

WHEREAS, the Town of James Island requires a Budget to guide and direct the receipt and expenditure of revenues during Fiscal Year 2026-2027 and,

WHEREAS, Section 5-7-260 of the South Carolina Code of Laws, 1976, as amended, requires that certain acts by Municipal Councils be done by Ordinance, including the adoption of a Budget; and,

WHEREAS, South Carolina law requires that a duly noticed Public Hearing be held prior to the adoption of a Municipal Budget; and,

WHEREAS, this duly noticed Public Hearing was held on May 21, 2026.

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

Section 1: Purpose

This Ordinance is adopted to provide the Town of James Island with an Operating Budget for Fiscal Year 2026-2027.

Section 2: Creation of the Fiscal Year 2026-2027 Budget for the Town of James Island, South Carolina

By passage of this Ordinance, the Town of James Island adopts as its Budget for Fiscal Year 2026-2027 "Exhibit A," incorporated fully herein by reference.

Section 3: Severability

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

Section 4: Effective Date and Duration

This Ordinance shall be effective from July 1, 2026, to June 30, 2027.

Public Hearing: 05-21-26

First Reading: 05-21-26

Second/Final Reading: 06-18-26

---

Brook Lyon  
Mayor

ATTEST

---

Frances Simmons  
Town Clerk

**Town of James Island**

revised - 5-5-2026

**Exhibit "A - Proposed 2027 Budget"**

**General Fund SUMMARY FY 2026-2027**

REVENUES	Budget AS AMENDED 2025-2026	EOFY Estimate 2025-2026	notes	Proposed BUDGET 2026-2027
Operating Revenues	\$4,610,977	\$4,712,754		5,543,062
Transfer in from HTAX	\$150,000	\$150,000		\$150,000
Transfer in from Co. ATAX	\$10,430	\$10,430		\$0
Transfer in from State ATAX	\$84,000	\$84,000		\$0
Transfer in from Reserves	\$0	\$0		\$0
<b>Total Revenue:</b>	<b>\$4,855,407</b>	<b>\$4,957,184</b>		<b>\$5,693,062</b>

EXPENDITURES	Budget AS AMENDED 2025-2026	EOFY Estimate 2025-2026	notes	Proposed BUDGET 2026-2027
Administration	\$1,818,659	\$1,759,906		\$1,901,522
Elected Officials	\$200,000	\$171,500		\$197,100
Public Works	\$246,600	\$307,516		\$400,400
Code Enforcement	\$9,200	\$9,200		\$30,700
Planning, Zoning, and Permitting	\$58,700	\$57,700		\$53,800
Emergency Response / CERT	\$58,519	\$58,519		\$57,600
Facilities, Parks, & Equipment	\$422,580	\$387,246		\$424,250
Tree Mitigation Fund	\$11,200	\$0		\$11,200
Community Services	\$130,655	\$245,101	\$78k to WakeUp	\$187,700
Island Sheriff's Patrol	\$651,005	\$730,000		\$734,000
General Fund Capital Projects	\$1,048,778	\$717,075		\$1,688,843
<b>Total Expenses:</b>	<b>\$4,655,896</b>	<b>\$4,443,763</b>		<b>\$5,687,115</b>
<b>GENERAL FUND REVENUES LESS EXPENSES:</b>				<b>\$5,947</b>

HOSPITALITY TAX	Budget AS AMENDED 2025-2026	EOFY Estimate 2025-2026	Proposed BUDGET 2026-2027
Revenue	\$715,000	\$750,000	\$800,000
Operating Expenses	\$61,145	\$75,106	\$58,500
Public Safety of Tourism Areas	\$150,000	\$150,000	\$150,000
HTAX Capital Projects	\$3,701,176	\$696,176	\$3,661,176
<b>TOTAL EXPENSES:</b>	<b>\$3,912,321</b>	<b>\$921,282</b>	<b>\$3,869,676</b>
Ending BALANCE of HTAX Fund	(\$60,341)	\$3,075,543	\$5,867

Stormwater Fund (County)	Budget AS AMENDED 2025-2026	EOFY Estimate 2025-2026	Proposed BUDGET 2026-2027
Revenue	\$331,088	\$331,088	\$320,000
Operating Expenses	\$996,835	\$200,000	\$1,198,637
Ending BALANCE of Stormwater Fund	\$0	\$878,637	\$0

ACCOMODATIONS TAX	Budget AS AMENDED 2025-2026	EOFY Estimate 2025-2026	Proposed BUDGET 2026-2027
Revenue	\$75,000	\$75,000	\$75,000
Operating Expenses	\$66,930	\$1,000	\$118,215
Transfer to GF	\$27,500	\$27,500	\$27,500
Ending BALANCE of ATAX Fund	\$15,394	\$70,715	\$0

**Town of James Island**  
**Revenue Budget FY 2026-2027**

**Exhibit "A - Proposed 2027 Budget"**

Account	Line Item	History			Budget		Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	
	Brokers and Insurance Tax	\$1,005,001	\$1,109,992	<u>\$174,354</u>	\$750,000	<u>\$920,000</u>	<u>\$1,000,000</u>
40011	Brokers Tax Program (BTP)			\$163,718		\$170,000	\$175,000
40012	Insurance Tax Program (ITP)			\$10,636		\$750,000	\$825,000
40015	Building Permit Fees	\$16,733	\$15,637	\$37,894	\$15,000	\$40,000	\$18,000
40020	Business License Fees	\$552,409	\$385,909	\$379,596	\$480,000	\$480,000	\$480,000
40025	Contributions/Donations/Com Programs	\$25	\$150	\$3,605	\$0	\$8,000	\$20,000
40050	Facility Rentals	\$6,214	\$6,031	\$13,475	\$7,500	\$16,000	\$13,000
40060	Filing Fees	\$1,780	\$0	\$400	\$400	\$400	\$0
40070	Franchise Fees	\$413,176	\$285,183	\$90,171	\$320,000	\$320,000	\$325,000
40080	Interest	\$78,888	\$238,516	\$236,370	\$250,000	\$280,000	\$250,000
40090	Alcohol Licenses	\$6,250	\$6,150	\$3,960	\$6,000	\$6,000	\$6,000
40100	Local Assessment Fee	\$4,150	\$6,015	\$8,279	\$6,100	\$8,279	\$9,000
	LOST Total			<u>\$1,710,526</u>			<u>\$2,080,000</u>
40112	LOST Property Credit Fund	\$1,071,937	\$1,345,339	\$1,168,063	\$1,330,000	\$1,330,000	\$1,420,000
40114	LOST Revenue Fund	\$479,012	\$792,116	\$542,463	\$605,000	\$605,000	\$660,000
40120	Miscellaneous Income	\$54	\$20,776	\$20,146	\$1,500	\$22,000	\$2,000
	Planning & Zoning Fees	\$17,071	\$31,957	<u>\$28,867</u>	\$26,000	\$32,000	\$35,000
40202	Accessory Structure			\$0			
40204	BNB			\$234			
40206	BZA			\$1,250			
40208	Clearing & Grubbing			\$50			
40209	Commercial Zoning Permit			\$2,095			
40210	Demolition			\$0			
40212	Exempt Plat			\$0			
40214	Home Occupation			\$1,095			
40216	Residential Zoning Permit			\$19,285			
40218	Rezoning Application			\$340			
40220	Sign Permits			\$200			
40222	Site Plan Reviews			\$0			
40224	Special Events			\$25			
40226	Temporary Zoning/Firework/Tree Stand			\$758			
40228	Tree Permits			\$3,125			
40230	Subdivision Application			\$410			
40250	Stormwater Fee Reimbursements from County SW Fund	\$25,914	\$132,219	\$129,093	\$400,000	\$150,000	\$246,000
40300	State Aid to Subdivisions (LGF)	\$214,413	\$300,135	\$315,142	\$315,000	\$315,142	\$330,762
40310	Telecommunications Tax Program (TTP)	\$11,056	\$10,310	\$9,171	\$14,000	\$12,000	\$10,000
40315	Town Market Vendor Payments		\$6,013	\$8,081	\$5,500	\$9,800	\$9,800
40320	Homestead Exemption Receipts	\$0	\$46,147	\$46,285	\$46,285	\$46,285	\$46,000
40500	Grants	\$1,019,893	\$12,000	\$84,348	\$5,192	\$84,348	\$635,000
41010	State ATAX transfer - 25k		\$25,000	\$0	\$25,000	\$25,000	\$25,000
41015	State ATAX - additional %		\$2,500	\$0	\$2,500	\$2,500	\$2,500
41020	Transfer In from HTAX for Public Safety of Tourism Areas			\$0	\$150,000	\$150,000	\$150,000
41025	Transfer in from State ATAX for New JIACC			\$0	\$84,000	\$84,000	\$0
41030	Transfer in from County ATAX for New JIACC			\$0	\$10,430	\$10,430	\$0
		\$4,923,976	\$4,778,094	<u>\$3,299,764</u>	\$4,855,407	\$4,957,184	5,693,062

Town of James Island

Exhibit "A - Proposed 2027 Budget"

Administration Budget FY 2026-2027

Account	Line Item	History			Budget		Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	
51001	Salaries	\$846,966	\$814,949	\$595,711	\$850,000	\$850,000	\$900,000
51005	Benefits, Taxes & Fees	\$335,976	\$336,077	\$242,998	\$450,000	\$350,000	\$362,272
51010	Advertising	\$5,054	\$2,390	\$964	\$3,000	\$3,000	\$3,000
51012	Audit	\$12,500	\$13,500	\$14,500	\$13,500	\$14,500	\$16,000
51016	Bank charges	\$115	\$868	\$746	\$700	\$1,100	\$1,100
51017	Bank charges - CC	\$1,822	\$231	\$0	\$300	\$0	\$0
51020	Codification	\$1,503	\$1,932	\$2,106	\$1,000	\$4,000	\$2,500
51025	Copier	\$3,556	\$4,861	\$3,366	\$4,500	\$4,500	\$4,500
51030	Dues, Memberships, and Subscriptions	\$1,189	\$1,528	\$1,379	\$8,400	\$2,000	\$2,500
51035	MASC Membership	\$5,347	\$5,347	\$5,347		\$5,400	\$5,400
51037	Business License Contract Fees	\$0	\$18,868	\$934		\$934	\$500
51040	Election Expenses	\$10,676	\$0	\$18,185	\$10,000	\$18,185	\$0
51050	Employees			\$7,199			\$13,650
51051	Employee Appreciation	\$1,349	\$3,242	\$3,771	\$2,800	\$5,000	\$5,000
51052	Employee Screening	\$355	\$755	\$388	\$380	\$388	\$150
51053	Employee Training & Travel	\$8,143	\$1,745	\$662	\$5,500	\$2,500	\$5,500
51055	Employee Uniforms	\$1,630	\$2,381	\$2,378	\$3,000	\$2,500	\$3,000
51060	Equipment, Software, Maintenance	\$0	\$897	\$392	\$1,500	\$1,500	\$5,000
51070	Grant Writing Services	\$0	\$0	\$1,299	\$1,299	\$1,299	\$0
51080	Information Services	\$114,330	\$115,044	\$103,475	\$131,680	\$140,000	\$140,000
51090	Insurance	\$73,424	\$101,700	\$48,934	\$95,000	\$90,000	\$105,000
51110	Legal Services	\$125,008	\$381,148	\$159,853	\$180,000	\$215,000	\$300,000
51115	Legal Settlement	\$75,745	\$50,000	\$0	\$0	\$0	\$0
51120	Miscellaneous			\$440		\$500	\$500
51130	Mileage Reimbursement	\$195	\$1,522	\$0	\$600	\$600	\$600
51150	Postage	\$2,797	\$7,638	\$6,873	\$19,500	\$15,000	\$15,000
51160	Professional Services		\$0	\$15,632	\$20,000	\$20,000	\$12,000
51200	Supplies	\$6,092	\$9,693	\$10,814	\$10,000	\$12,000	\$12,000
		\$1,639,615	\$1,882,550	\$1,241,147	\$1,818,659	\$1,759,906	\$1,901,522

Elected Officials Budget FY 2026-2027

Account	Line Item	History			Budget		Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	
52001	Salaries	\$61,923	\$70,000	\$64,461	\$78,500	\$78,500	\$87,000
52005	Benefits, Taxes & Fees	\$70,442	\$76,735	\$70,409	\$117,000	\$84,000	\$100,100
52030	Council Expenses	\$1,078	\$952	\$3,551	\$2,000	\$5,000	\$5,000
52040	Mayor Expense	\$901	\$318	\$897	\$2,000	\$2,000	\$2,000
52053	Training			\$1,639	\$500	\$2,000	\$3,000
		\$134,344	\$148,005	\$140,957	\$200,000	\$171,500	\$197,100

**Town of James Island**

**Exhibit "A - Proposed 2027 Budget"**

**Public Works Budget FY 2026-2027**

Account	Line Item	History			Budget			Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	notes	
53030	Dues, Memberships, and Subscriptions (PW)	\$0	\$0	\$435	\$800	\$800		\$800
53060	Equipment / Software (PW)	\$0	\$0	\$87	\$4,000	\$4,000		\$4,000
53070	Groundskeeping	\$64,211	\$44,276	\$52,430	\$80,000	\$80,000		\$80,000
53130	Mileage Reimbursement (PW)			\$182	\$0	\$500		\$0
53160	Professional Services (PW)	\$1,650	\$23,325	\$3,383	\$10,000	\$8,000		\$10,000
53162	Engineering Services		\$6,270	\$17,504	\$20,000	\$22,000		\$20,000
53170	Projects PW (non-capital)	\$31,927	\$118,454	\$11,150	\$35,000	\$30,000		\$25,000
53175	Stormwater Exp Sent for County Reimburse			\$121,690	\$85,000	\$146,690	reimbursable	\$246,000
53176	Stormwater Fees Paid for Town Properties			\$726		\$726		\$800
53180	Public Outreach	\$0	\$750	\$0	\$300	\$300		\$300
53190	Signage	\$5,769	\$12,604	\$8,587	\$7,000	\$10,000		\$9,000
53200	Supplies (PW)	\$11,283	\$5,247	\$3,126	\$4,500	\$4,500		\$4,500
		\$139,850	\$225,925	\$219,300	\$246,600	\$307,516		\$400,400

**Code Enforcement (Zoning/Livability) Budget FY 2026-2027**

Account	Line Item	History			Budget			Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	notes	
54010	Animal Issues	\$0	\$700	\$0	\$2,000	\$2,000		\$2,000
54015	Crime Watch Materials			\$0		\$0		\$1,000
54030	Dues, Memberships, and Subscriptions (CE)	\$0	\$0	\$30	\$200	\$200		\$200
54053	Employee Training (CE)	\$0	\$178	\$45	\$500	\$500		\$1,000
54060	Equipment / Software (CE)	\$960	\$0	\$0	\$500	\$500		\$500
54065	Inoperable Vehicle Towing	\$0	\$0	\$0	\$1,500	\$1,500		\$1,500
54070	Overgrown Lot Clearing / Debris	\$725	\$0	\$0	\$4,000	\$4,000		\$15,000
54075	Debris removal leins			\$0				\$5,000
54160	Professional Services (CE)			\$0				\$2,000
54190	Signage - Wayfinding			\$0				\$2,000
54200	Supplies (CE)	\$795	\$338	\$190	\$500	\$500		\$500
54300	Unsafe Buildings Demolition							
		\$2,480	\$1,216	\$265	\$9,200	\$9,200		\$30,700

**Town of James Island**

**Exhibit "A - Proposed 2027 Budget"**

**Planning, Zoning, and Permitting Budget FY 2026-2027**

Account	Line Item	History			Budget			Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	notes	
55010	Advertising	\$448	\$493	\$926	\$1,000	\$2,000		\$1,000
55020	Arborist Reports		\$2,800	\$9,100	\$10,000	\$11,000		\$10,000
55030	Dues, Memberships, and Subscriptions (PZP)	\$0	\$0	\$0	\$400	\$400		\$1,000
55060	Equipment / Software (PZP)	\$2,214	\$3,707	\$1,794	\$1,000	\$2,000		\$2,200
55150	Postage (PZP)	\$0	\$0	\$0	\$400	\$400		\$400
55160	Professional Services (PZP)			\$23,464	\$35,000	\$35,000	comp plan	\$30,000
55180	Public Outreach (PZP)			\$1,298	\$2,500	\$2,000		\$2,000
55200	Supplies (PZP)	\$147	\$41	\$0	\$400	\$400		\$200
55400	Planning Commission	\$1,012	\$750	\$980	\$5,000	\$2,500		\$4,000
55500	Board of Zoning Appeals	\$563	\$4,502	\$400	\$3,000	\$2,000		\$3,000
		\$4,384	\$12,293	\$37,962	\$58,700	\$57,700		\$53,800

**Emergency Response / CERT Budget FY 2026-2027**

Account	Line Item	History			Budget			Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2024-2025	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	notes	
56053	Employee Training and Travel (ESC)			\$0	\$2,500	\$500		\$1,500
56060	Equipment / Software (ESC)			\$0	\$1,000	\$500		\$500
56062	Radio Contract	\$3,990		\$3,507	\$3,400	\$4,500		\$4,500
56065	Mobile Devices	\$1,412		\$2,218	\$1,500	\$2,700		\$2,700
56070	Generator Maintenance	\$1,911	\$1,707	\$429	\$2,500	\$2,500		\$2,500
56180	Public Outreach		\$0	\$0	\$500	\$500		\$500
56200	Supplies (ESC)			\$580	\$10,000	\$10,000		\$8,500
56220	PPE for Town			\$182	\$4,500	\$2,500		\$3,500
56240	Response Supply Kits			\$0	\$1,620	\$850		\$1,200
56300	MISC - Emergency Management			\$843	\$843	\$843		\$500
56310	Meals			\$156	\$156	\$156		\$500
56320	Accommodations			\$0				\$1,000
56330	Fuel/Mileage			\$0				\$200
56350	Other			\$0				
56500	Emergency Activations	\$18,766	\$21,585	\$11,315	\$30,000	\$30,000		\$30,000
		\$26,079	\$23,292	\$19,230	\$58,519	\$55,549		\$57,600

**Town of James Island**

**Exhibit "A - Proposed 2027 Budget"**

**Facilities, Parks, & Equipment Budget FY 2026-2027**

Account	Line Item	History			Budget			Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	notes	
57060	Equipment / Non-Capital Fixtures	\$1,399	\$12,024	\$3,570	\$3,000	\$4,000		\$3,000
57070	Facility Rental Deposit Returns			\$5,400	\$1,000	\$6,000		\$6,000
57080	Facilities Maintenance	\$17,286	\$34,373	\$25,050	\$25,000	\$36,000		\$40,000
57100	Facility Upgrades / Const (non-cap)			\$3,558	\$4,000	\$4,000		\$4,000
57120	Fire Safety / First Aid / AED			\$2,029	\$1,330	\$2,029		\$2,000
57150	Janitorial	\$14,850	\$22,621	\$16,500	\$21,500	\$19,800		\$21,500
57160	Rent - Storage Unit			\$1,535	\$1,750	\$1,917		\$1,750
57170	Security Monitoring	\$1,151	\$8,002	\$1,577	\$4,000	\$2,500		\$4,000
57180	Street Lights	\$148,403	\$214,119	\$159,013	\$180,000	\$191,000		\$195,000
57190	Utilities	\$28,366	\$28,786	\$23,856	\$35,000	\$35,000		\$40,000
57200	Supplies - (FPE)			\$6,533	\$1,500	\$8,000		\$7,000
57250	Vehicle and Equipment Fuel			\$2,884	\$6,500	\$4,000		\$4,000
57260	Vehicle and Equipment Maintenance	\$6,308	\$13,908	\$17,286	\$18,000	\$18,000		\$12,000
57300	Non-HTAX Maintenance			\$23,353				
57310	Dog Station Maintenance		\$94	\$571	\$18,000	\$10,000		\$18,000
57320	Brantley Park Maint (non HTAX)	\$1,700		\$0	\$2,000	\$0		\$500
57330	Dock Street Maint (non HTAX)			\$11,170	\$10,000	\$15,000		\$15,000
57340	Hillman Maint (non HTAX)			\$0	\$10,000	\$0		\$500
57350	Mill Point Maint (non HTAX)			\$6,047	\$50,000	\$15,000		\$25,000
57360	Pinckney Park Maint (non HTAX)	\$9,113		\$5,565	\$30,000	\$15,000		\$25,000
		\$228,576	\$407,904	\$292,144	\$422,580	\$387,246		\$424,250

**Tree Fund Budget (Non-General Fund) FY 2026-2027**

Account	Line Item	History			Budget			Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	notes	
	<b>Initial Balance</b>	\$9,488	\$90,376	(\$305)	(\$9,005)	(\$305)		\$206
44000	Tree Mitigation Revenue	\$85,600	\$2,175	\$511	\$2,500	\$511		\$2,000
60010	Tree Maintenance and care		\$6,856	\$0	\$10,000	\$0		\$10,000
60020	Tree Planting	\$4,712		\$0	\$1,200	\$0		\$1,200
<b>Ending Balance</b>		\$90,376	(\$305)	\$206	(\$17,705)	\$206		(\$8,994)

**Town of James Island**

**Exhibit "A - Proposed 2027 Budget"**

**Community Services Budget FY 2026-2027**

Account	Line Item	History			Budget			Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	notes	
58010	Business Development Council			\$0	\$500	\$500		\$500
58020	Children's Council			\$959	\$1,500	\$1,500		\$5,000
58030	Community Service Contributions	\$31,100	\$40,899	\$58,140	\$40,000	\$58,140		\$50,000
58040	Community Tutoring Programs	\$1,570	\$17,580	\$9,925	\$8,155	\$9,925		\$0
58060	Drainage Council			\$0	\$500	\$500		\$500
58070	History Commission	\$433	\$22,718	\$12,505	\$6,000	\$15,800	2 hist, 1 Sooy	\$20,000
58075	James Island Arts Council			\$0		\$500		\$6,000
58080	James Island Pride	\$327	\$2,535	\$1,120	\$6,000	\$6,000		\$6,000
58085	Helping Hands	\$722	\$2,332	\$349	\$2,000	\$2,000		\$2,000
58090	Neighborhood Council	\$1,573	\$181	\$1,620	\$2,800	\$2,800		\$5,000
58095	Parks and Gardens			\$0		\$500		\$10,000
58100	Repair Care Program	\$33,471	\$22,738	\$25,119	\$40,000	\$40,000		\$40,000
58120	Miscellaneous Community Services			\$79,236		\$79,236		\$0
58200	Special / Community Events	\$1,677	\$79	\$8,109	\$6,000	\$10,000		\$15,000
58210	Tree Council	\$2,859	\$3,757	\$1,939	\$5,000	\$5,000		\$15,000
58215	Veterans Affairs Council			\$0		\$500		\$500
58220	Youth Sports Programs with CHS	\$12,291	\$12,100	\$0	\$12,200	\$12,200		\$12,200
		\$86,023	\$124,918	\$199,021	\$130,655	\$245,101		\$187,700

**Island Sheriff's Patrol Budget (Split GF & HTAX) FY 2026-2027**

25% transfer from HTAX

Account	Line Item	History			Budget			Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	notes	
59001	ISP Salaries	\$231,530	\$365,090	\$405,221	\$400,000	\$465,000		\$460,000
59005	ISP Benefits, Taxes & Fees	\$66,673	\$105,302	\$117,239	\$116,000	\$135,000		\$130,000
59020	ISP Operating Costs	\$12,512	\$26,688	\$32,581	\$20,000	\$40,000		\$44,000
59100	ISP - Dedicated Officer	\$65,407	\$81,735	\$63,785	\$115,005	\$90,000		\$100,000
		\$376,122	\$578,814	\$618,826	\$651,005	\$730,000		\$734,000

Town of James Island  
Capital Projects (GF) Budget FY 2026-2027

Exhibit "A - Proposed 2027 Budget"

Account	Line Item	History			Budget		Proposed BUDGET 2026-2027	Future					Total 5-Year CIP		
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate		2027-2028	2028-2029	2029-2030	2030-2031	2031-2032			
<b>ROAD / SIDEWALK INFRASTRUCTURE</b>															
62014	Dills Bluff Sidewalk, Phase III & IV	\$181,575	\$9,568	\$1,478	\$15,000	\$15,000	\$100,000								
	Dills Bluff Sidewalk, Phase IV - Winborn to HBVR			\$0		\$0	\$0								
62030	Nabors Phase I			\$14,590	\$235,000	\$50,000	\$0								
62034	Greenhill / Honey Hill Drainage / Paving Phase I-II		\$7,088	\$0	\$58,800	\$0	\$58,800								
62040	Traffic Calming Projects	\$82,601	\$25,967	\$23,062	\$35,000	\$50,000	\$30,000								
62050	Other Road / Sidewalk Capital Improvement Projects	\$0	\$0	\$0	\$0	\$0	\$5,000								
	<b>TOTAL Infrastructure:</b>	<b>\$264,742</b>	<b>\$154,330</b>	<b>\$39,090</b>	<b>\$343,800</b>	<b>\$115,000</b>	<b>\$193,800</b>								
<b>DRAINAGE / SEWER PROJECTS</b>															
62060	RIA Sewer Project (Connections)			\$0	\$0	\$0	\$700,000								
62062	Additional Sewer Connections			\$0	\$0	\$0	\$400,000								
62065	James Island Creek Sewer Infrastructure Expansion Match		\$213,957	\$0	\$230,043	\$0	\$230,043								
62100	Oceanview-Stonepost Drainage Basin, Phases I-II	\$643,978	\$348,887	\$0											
62105	Quail Run Drainage Improvements	\$1,062,451	\$279,000	\$23,018	\$23,018	\$23,018	final								
62110	Woodhaven Drainage Improvements	\$229,565	\$273,551	\$23,018	\$23,018	\$23,018	final								
62130	James Island Creek Basin Drainage Improvements			\$0											
62140	Drainage Outflow Valve Devices			\$0						\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	
62200	Other Drainage Improvement Projects	\$24,297	\$21,030	\$0	\$15,000	\$10,000	\$10,000			\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	
62210	Cecil Circle drainage			\$31,584	\$35,000	\$31,584	final			\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	
62220	Bay Front drainage improvements			\$0			\$30,000			\$600,000				\$600,000	
	<b>TOTAL Drainage:</b>	<b>\$2,217,986</b>	<b>\$1,136,426</b>	<b>\$77,620</b>	<b>\$326,079</b>	<b>\$87,620</b>	<b>\$1,370,043</b>			<b>\$1,045,000</b>	<b>\$45,000</b>	<b>\$45,000</b>	<b>\$35,000</b>	<b>\$35,000</b>	<b>\$805,000</b>
<b>OTHER CAPITAL PROJECTS</b>															
62522	New JIACC (Town Match for ATAX Funding)			\$21,000	\$21,000	\$21,000	\$0			\$0	\$0	\$0	\$0	\$0	
62600	Audio Visual Upgrades	\$67,195		\$10,950	\$15,000	\$21,900	\$10,000			\$10,000	\$10,000	\$0	\$0	\$20,000	
62610	Public Works Capital Equipment	\$8,915	\$13,838	\$0	\$1,500	\$1,500	\$5,000			\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	
62620	Vehicle Purchase		\$47,665	\$76,843	\$47,399	\$106,131	\$5,000			\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	
62650	Town Hall General			\$54,954	\$72,624	max incl ISP truck repair	\$10,000			\$10,000	\$0	\$0	\$0	\$10,000	
62655	Town Hall - Shutters and Deck			\$85,300	\$30,000	\$85,300	final			\$0	\$0	\$0	\$0	\$0	
62660	Town Hall - Computer upgrade			\$0	\$23,000	\$0	\$0			\$5,000	\$5,000	\$5,000	\$0	\$15,000	
62670	Town Hall - Phone system upgrade			\$0	\$11,000	\$0	\$30,000			\$0	\$0	\$0	\$0	\$0	
	<b>Park Capital Improvements (not paid by HTAX)</b>														
62710	Brantley (non HTAX eligible)			\$0	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	
62720	Dock Street (non HTAX eligible)	\$24,525	\$19,594	\$3,498	\$100,000	\$75,000	\$25,000			\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	
62730	Mill Point Park Improvements (non HTAX eligible)			\$6,008	\$100,000	\$75,000	\$25,000			\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	
62740	Pinckney Park Improvements (non HTAX eligible)		\$9,556	\$5,950	\$0	\$6,000	\$10,000			\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	
62750	Grace Triangle Park Improvements (non HTAX eligible)			\$14,520	\$30,000	\$50,000	\$5,000			\$5,000	\$5,000	\$200,000	\$100,000	\$10,000	
62800	Land Acquisition (not paid by HTAX)	\$615,000		\$0	\$0	\$0	\$0			\$10,000	\$20,000	\$20,000	\$20,000	\$90,000	
	<b>TOTAL Other Capital Projects:</b>	<b>\$715,635</b>	<b>\$93,128</b>	<b>\$279,023</b>	<b>\$378,899</b>	<b>\$514,455</b>	<b>\$125,000</b>			<b>\$85,000</b>	<b>\$85,000</b>	<b>\$270,000</b>	<b>\$165,000</b>	<b>\$75,000</b>	<b>\$680,000</b>
	<b>TOTAL CAPITAL PROJECTS:</b>	<b>\$3,198,363</b>	<b>\$1,383,884</b>	<b>\$395,733</b>	<b>\$1,048,778</b>	<b>\$717,075</b>	<b>\$1,688,843</b>			<b>\$1,863,000</b>	<b>\$925,000</b>	<b>\$1,090,000</b>	<b>\$725,000</b>	<b>\$135,000</b>	<b>\$4,338,000</b>

**Town of James Island**

**Hospitality Tax Operating (Non-Capital) Budget FY 2026-2027**

account	Line Item	History			Budget		Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	
	<b>Initial Fund Balance</b>	<b>\$2,279,174</b>	<b>\$2,741,945</b>	<b>\$3,246,825</b>	<b>\$3,136,980</b>	<b>\$3,246,825</b>	<b>\$3,075,543</b>
43000	<b>Hospitality Tax Revenue</b>	<b>\$789,613</b>	<b>\$699,290</b>	<b>\$713,794</b>	<b>\$715,000</b>	<b>\$750,000</b>	<b>\$800,000</b>
	<b>Hospitality Expenses</b>						
65003	Camp and Folly Roads Landscaping Maintenance	\$3,325	\$2,650	\$0	\$3,000	\$3,000	\$1,000
65005	Community Events	\$5,939	\$4,318	\$3,403	\$6,000	\$7,500	\$27,000
65007	Guide to Historic James Island	\$0	\$0	\$0	\$1,000	\$0	\$1,000
65012	Holiday Decorations	\$0	\$3,648	\$1,062	\$3,000	\$500	\$3,000
65015	Promotional Grants	\$10,250	\$0	\$0	\$5,000	\$0	\$1,000
65016	ReThink Folly Rd - Staff Time	\$71	\$12	\$164	\$1,000	\$500	\$500
65018	Santee St. Public Parking Lot	\$34,400	\$35,450	\$44,461	\$32,000	\$44,461	\$0
65020	Town Market (HTAX)	\$3,574	\$10,885	\$15,160	\$10,000	\$19,000	\$25,000
65030	James Island Arts & Cultural Center Operations	\$151,771	\$49,595	\$145	\$145	\$145	\$0
65032	James Island Arts & Cultural Center Programs & Events	\$3,820	\$9,652	\$0	\$0	\$0	\$0
	<b>TOTAL Operating Expenses:</b>	<b>\$213,150</b>	<b>\$116,395</b>	<b>\$64,395</b>	<b>\$61,145</b>	<b>\$75,106</b>	<b>\$58,500</b>
65300	Public Safety of Tourism Areas (TRANSFER TO GF)	\$110,217	\$27,937	\$0	\$150,000	\$150,000	\$150,000
	Committed to HTAX Capital Projects	(\$21,175)	\$50,079	\$222,577	\$3,701,176	\$696,176	\$3,661,176
	<b>TOTAL Transfers:</b>	<b>\$89,042</b>	<b>\$78,016</b>	<b>\$222,577</b>	<b>\$3,851,176</b>	<b>\$846,176</b>	<b>\$3,811,176</b>
	<b>Ending Restricted Balance</b>	<b>\$2,741,945</b>	<b>\$3,246,825</b>	<b>\$3,673,647</b>	<b>(\$60,341)</b>	<b>\$3,075,543</b>	<b>\$5,867</b>

**Hospitality Tax Capital Projects FY 2026-2027**

account	Line Item	History			Budget		Proposed BUDGET 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026	AS AMENDED 2025-2026	EOFY 2025-2026 Estimate	
65501	Bus Shelters/Bench on Folly Road						\$0
65504	Wayfinding Signage						\$0
65510	Folly Road Beautification (such as flagpoles)	\$3,670	\$21,000	\$0	\$10,000	\$10,000	\$10,000
65515	Rethink Folly Road - Phase I				\$400,000	\$0	\$250,000
65516	Rethink Folly Road - Phase II-III				\$0	\$0	\$0
65520	Jl Arts & Community Center Construction		\$24,189	\$156,357	\$2,000,000	\$200,000	\$2,350,000
65529	Brantley Park (HTAX eligible)				\$0	\$0	\$650,000
65530	Dock Street Park Improvements (HTAX eligible)				\$100,000	\$5,000	\$125,000
65540	Hillman Lots Improvements (HTAX eligible)				\$0	\$50,000	\$85,000
65550	Mill Point Park Improvements (HTAX eligible)		\$22,734	\$44	\$125,000	\$25,000	\$125,000
65560	Pinckney Park Improvements (HTAX eligible)		\$2,250	\$0	\$0	\$0	\$0
65570	Grace Triangle Park Improvements (HTAX eligible)				\$0	\$50,000	\$10,000
65700	Land Acquisition (for uses allowed by HTAX)						\$200,000
65705	Mill Point Park Acquisition		\$63,067	\$61,176	\$661,176	\$61,176	\$300,000
65710	Grace Triangle Park Acquisition			\$0	\$400,000	\$0	\$300,000
65715	Other HTAX Land Acquisition			\$5,000	\$0	\$340,000	\$0
65850	Other Park Projects (HTAX share)	\$16,675	\$47,402	\$0	\$0	\$0	\$0
65860	Other Tourism-Related Projects	\$2,000	\$3,350	\$0	\$5,000	\$5,000	\$0
		<b>\$25,943</b>	<b>\$183,992</b>	<b>\$222,577</b>	<b>\$3,701,176</b>	<b>\$696,176</b>	<b>\$3,661,176</b>
	<b>Ending Budgeted Balance:</b>				<b>(\$60,341)</b>	<b>\$3,075,543</b>	<b>\$5,867</b>

2027-2028	Future					Total 5-Year CIP
	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	
						\$0
						\$0
\$150,000						\$150,000
						\$0
\$650,000						\$650,000
						\$0
\$50,000						\$85,000
						\$0
\$10,000						\$10,000
\$200,000	\$200,000	\$300,000	\$300,000			\$1,000,000
						\$0
\$661,176	\$661,176					\$1,322,352
						\$0
						\$0
						\$0
						\$0
\$1,721,176	\$861,176	\$300,000	\$300,000	\$0		\$3,132,352

## Town of James Island

### Stormwater Fund (Managed by County on behalf of Town) Budget FY 2026-2027

account	Line Item	History			Budgeted 2025-2026	EOFY 2025-2026		Proposed Budget 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026		Estimate	notes	
	<b>Initial Balance</b>	\$624,573	\$771,965	\$747,549	\$665,747	\$747,549		\$878,637
	Stormwater Revenue	\$367,445	\$350,321		\$305,088	\$305,088		\$320,000
	Interest	\$0	\$0		\$26,000	\$26,000		\$0
	Stormwater Expense	\$220,053	\$374,737	\$129,093	\$596,835	\$200,000	Co assumes we'll use it all	\$1,198,637
	Transfer Out to Capital Projects				\$400,000	\$0		\$0
	<b>Ending Balance</b>	\$771,965	\$747,549	\$618,456	\$0	\$878,637		\$0

### ATAX Budget FY 2026-2027

account	Line Item	History			Budgeted 2025-2026	EOFY 2025-2026		Proposed Budget 2026-2027
		Actual 2023-2024	Actual 2024-2025	Through April 26 2025-2026		Estimate	notes	
	<b>Initial Balance</b>	\$41,483	\$24,896	\$24,215	\$34,824	\$24,215		\$70,715
	<u>ATAX Revenues</u>	\$67,823	\$79,639					
42010	State			\$50,958	\$67,500	\$67,500		\$67,500
42020	County			\$976	\$7,500	\$7,500		\$7,500
				\$51,934	\$75,000	\$75,000		\$75,000
	<u>Operating Expense</u>	\$84,410	\$80,320	\$1,137	\$66,930	\$1,000		\$118,215
68010	Tourism Related Expenses			\$0	\$61,930	\$0	need to use	\$116,715
68050	Advertising and Promotion			\$1,137	\$5,000	\$1,000	sea island chamber here	\$1,500
	<u>Transfer to General Fund</u>			\$27,500	\$27,500	\$27,500		\$27,500
	Change in Fund Balance:	(\$16,587)	(\$681)	\$23,297	(\$19,430)	\$46,500		(\$70,715)
	<b>Ending RESTRICTED Balance</b>	\$24,896	\$24,215	\$47,512	\$15,394	\$70,715		\$0

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

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

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

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

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

Section 1: Purpose

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

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

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

Section 3: Severability

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

Section 4: Effective Date and Duration

This Ordinance shall be effective upon adoption.

First Reading	May	
Second/Final Reading	June	(Anticipated)

---

Brook Lyon, Mayor

ATTEST

---

Frances Simmons, Town Clerk

EXHIBIT A

Town of James Island

REVISION 4.0 - 5/5/2025

General Fund SUMMARY FY 2025-2026

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

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

REVENUES LESS EXPENSES: \$1,232

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

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

<b>TOTAL RESERVES:</b>	<b>\$2,294,275</b>
------------------------	--------------------

RESTRICTED FUND BALANCES:	\$41,482	\$24,895	\$69,477	\$15,394
ATAX	\$2,279,174	\$2,741,945	\$3,054,749	\$454,234
HTAX	\$624,573	\$771,965	\$665,747	\$596,835
Stormwater Fund				
				\$1,061,176
				\$1,995,528
				\$3,056,704

EXHIBIT A

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

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

EXHIBIT A

**Town of James Island**

**Administration Budget FY 2025-2026**

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

**Elected Officials Budget FY 2025-2026**

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

EXHIBIT A

**Town of James Island**

**Public Works Budget FY 2025-2026**

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

**Code Enforcement Budget FY 2025-2026**

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

EXHIBIT A

**Town of James Island**

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

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

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

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

EXHIBIT A

**Town of James Island**

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

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

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

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

EXHIBIT A

**Town of James Island**

Community Services Budget FY 2025-2026

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

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

25% transfer from HTAX \$150,000

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

EXHIBIT A

Town of James Island  
Capital Projects Budget FY 2025-2026

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



EXHIBIT A

**Town of James Island**

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

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

6610.29 march bills

ATAX Budget FY 2025-2026

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

**Town of James Island**  
General Fund SUMMARY FY 2025-2026

EXHIBIT "B"

OCTOBER 2025 AMENDMENT

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

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

GENERAL FUND REVENUES LESS EXPENSES: \$199,511

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

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

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

OCTOBER 2025 AMENDMENT

Exhibit "B"

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

Town of James Island

OCTOBER 2025 AMENDMENT

Exhibit "B"

Administration Budget FY 2025-2026

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

Elected Officials Budget FY 2025-2026

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

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

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

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

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

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

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

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

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

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

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

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

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

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

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

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

**Town of James Island**

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

**Community Services Budget FY 2025-2026**

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

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

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

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

OCTOBER 2025 AMENDMENT

**Exhibit "B"**

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

Town of James Island

OCTOBER 2025 AMENDMENT

Exhibit "B"

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

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

Hospitality Tax Capital Projects FY 2025-2026

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

Town of James Island

OCTOBER 2025 AMENDMENT

Exhibit "B"

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

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

ATAX Budget FY 2025-2026

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

**Town of James Island**  
General Fund SUMMARY FY 2025-2026

EXHIBIT "B-1"

5/5/2026

**MAY 2026 AMENDMENT**

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

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

GENERAL FUND REVENUES LESS EXPENSES: \$521,391

**\$321,880 Budget Improvement**

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

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

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

MAY 2026 AMENDMENT

Exhibit "B-1"

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

Town of James Island

MAY 2026 AMENDMENT

Exhibit "B-1"

Administration Budget FY 2025-2026

Account	Line Item	History			Budget AMENDED 10/25 2025-2026	Through April 83% 2025-2026	EOY 2025-2026 Estimate	notes	Proposed AMENDMENT 4/26 2025-2026	Difference from APPROVED Budget
		Actual 2022-2023	Actual 2023-2024	Actual 2024-2025						
51001	Salaries	\$679,163	\$846,966	\$814,949	\$850,000	\$595,711	\$850,000	\$850,000	\$0	
51005	Benefits, Taxes & Fees	\$273,638	\$335,976	\$336,077	\$450,000	\$242,998	\$350,000	\$350,000	(\$100,000)	
51010	Advertising	\$3,051	\$5,054	\$2,390	\$3,000	\$964	\$3,000	\$3,000	\$0	
51012	Audit	\$12,500	\$12,500	\$13,500	\$13,500	\$14,500	\$14,500	\$14,500	\$1,000	
51016	Bank charges	\$1,679	\$115	\$868	\$700	\$746	\$1,100	\$1,100	\$400	
51017	Bank charges - CC		\$1,822	\$231	\$300	\$0	\$0	\$0	(\$300)	
51020	Codification	\$1,371	\$1,503	\$1,932	\$1,000	\$2,106	\$4,000	\$4,000	\$3,000	
51025	Copier	\$4,225	\$3,556	\$4,861	\$4,500	\$3,366	\$4,500	\$4,500	\$0	
51030	Dues, Memberships, and Subscriptions	\$658	\$1,189	\$1,528	\$8,400	\$1,379	\$2,000	\$2,000	(\$6,400)	
51035	MASC Membership	\$5,347	\$5,347	\$5,347	\$5,400	\$5,347	\$5,400	\$5,400	\$0	
51037	Business License Contract Fees	\$0	\$0	\$18,868	\$0	\$934	\$934	\$934	\$934	
51040	Election Expenses		\$10,676	\$0	\$10,000	\$18,185	\$18,185	\$18,185	\$8,185	
51051	Employee Appreciation	\$465	\$1,349	\$3,242	\$2,800	\$3,771	\$5,000	\$5,000	\$2,200	
51052	Employee Screening	\$971	\$355	\$755	\$380	\$388	\$388	\$388	\$8	
51053	Employee Training & Travel	\$6,871	\$8,143	\$1,745	\$5,500	\$662	\$2,500	\$2,500	(\$3,000)	
51055	Employee Uniforms	\$902	\$1,630	\$2,381	\$3,000	\$2,378	\$2,500	\$2,500	(\$500)	
51060	Equipment, Software, Maintenance	\$23,568	\$0	\$897	\$1,500	\$392	\$1,500	\$1,500	\$0	
51070	Grant Writing Services	\$2,310	\$0	\$0	\$1,299	\$1,299	\$1,299	\$1,299	\$0	
51080	Information Services	\$80,510	\$114,330	\$115,044	\$131,680	\$103,475	\$140,000	\$140,000	\$8,320	
51090	Insurance	\$67,518	\$73,424	\$101,700	\$95,000	\$48,934	\$90,000	\$90,000	(\$5,000)	
51110	Legal Services	\$86,998	\$125,008	\$381,148	\$180,000	\$159,853	\$215,000	\$215,000	\$35,000	
51115	Legal Settlement		\$75,745	\$50,000	\$0	\$0	\$0	\$0	\$0	
51120	Miscellaneous				\$0	\$440	\$500	\$500	\$500	
51130	Mileage Reimbursement	\$364	\$195	\$1,522	\$600	\$0	\$600	\$600	\$0	
51150	Postage	\$2,334	\$2,797	\$7,638	\$19,500	\$6,873	\$15,000	\$15,000	(\$4,500)	
51160	Professional Services			\$0	\$20,000	\$15,632	\$20,000	\$20,000	\$0	
51200	Supplies	\$5,490	\$6,092	\$9,693	\$10,000	\$10,814	\$12,000	\$12,000	\$2,000	
		\$1,265,000	\$1,639,615	\$1,882,550	\$1,818,659	\$1,241,147	\$1,759,906	\$1,759,906	(\$58,753)	

Elected Officials Budget FY 2025-2026

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

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

MAY 2026 AMENDMENT

Exhibit "B-1"

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

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

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

**Town of James Island**

MAY 2026 AMENDMENT

**Exhibit "B-1"**

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

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

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

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

**Town of James Island**

MAY 2026 AMENDMENT

**Exhibit "B-1"**

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

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

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

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

**Town of James Island**  
**Community Services Budget FY 2025-2026**

MAY 2026 AMENDMENT

Exhibit "B-1"

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

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

25% transfer from HTAX

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

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

MAY 2026 AMENDMENT

Exhibit "B-1"

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

Town of James Island

MAY 2026 AMENDMENT

Exhibit "B-1"

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

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

Hospitality Tax Capital Projects FY 2025-2026

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

(\$60,341)

Ending Budgeted Balance:

\$3,075,543

Town of James Island

MAY 2026 AMENDMENT

Exhibit "B-1"

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

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

ATAX Budget FY 2025-2026

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

## Community Services

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

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

## ISP

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

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

## Capital Projects (General Fund)

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

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

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

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

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

#### HTAX Operating

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

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

**ORDINANCE 2026-08**

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

WHEREAS, property located at 1123 Fort Johnson Road, identified as Tax Map Number 428-06-00-069, and referenced on the attached exhibit is currently zoned as Low-Density Suburban Residential (RSL) Zoning District; and

WHEREAS, the applicant requests this parcel be zoned to the Agricultural Preservation (AG-5) Zoning District; and

WHEREAS, the applicant has submitted a complete application for Zoning Map Amendment (rezoning) pursuant to Section 153.043 of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR); and

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed Zoning Map Amendment and adopted a resolution, by majority vote of the entire membership, and recommended that the Town of James Island Council (Town Council) approve the proposed Zoning Map Amendment based on the Approval Criteria of Section 153.043 F of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Town Council held at least one public hearing and after close of the public hearing, Town Council approved the proposed Zoning Map Amendment based on the Approval Criteria of Section 153.043 F of the ZLDR; and

WHEREAS, Town Council has determined the Zoning Map Amendment meets the following criteria;

- A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of the Ordinance;
- B. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;
- C. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;
- D. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tracts or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife and natural resources; and
- E. The subject properties are suitable for the proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of natural resources and amenities.

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

#### SECTION 1. FINDINGS INCORPORATED

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

#### SECTION II. REZONING OF PROPERTY

- A. Town of James Island Council rezones the property located at 1123 Fort Johnson Road, identified as Tax Map Number 428-06-00-069, and referenced on the attached "Exhibit A", from the Low-Density Suburban Residential (RSL) Zoning District to the Agricultural Preservation (AG-5) Zoning District; and
- B. Any and all development of the subject parcel must comply with the ZLDR and any and all other applicable ordinances, rules, regulations, and laws; and
- C. The Zoning Map of Tax Map Number 428-06-00-069 referenced on the attached "Exhibit A", are amended to Agricultural Preservation (AG-5) in accordance with Section 153.043 H of the ZLDR.

**SECTION III. SEVERABILITY**

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

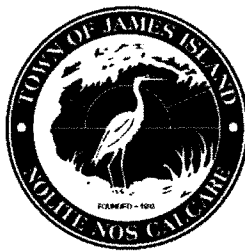
**SECTION IV. EFFECTIVE DATE**

This Ordinance shall become effective immediately upon approval of Town Council following second reading.

ADOPTED AND APPROVED in meeting duly assembled this 18<sup>th</sup> day of June 2026.

TOWN OF JAMES ISLAND COUNCIL

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



**ZONING/PLANNING  
DEPARTMENT**

**Zoning Map Amendment**

**PC: May 14, 2026**

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

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

**FIRST READING: MAY 21, 2026**

**SECOND READING: JUNE 18, 2026**

**History and Overview:**

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

**Adjacent Zoning:**

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

**Approval Criteria:**

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

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

Staff's response: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, specifically the Land Use Element Goal which states the Town will, "*encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character and natural ecosystems of the area,*" and a strategy to "*implement sustainable and flexible development guidelines and integrate development with growth to maintain the suburban*

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

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

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

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

Staff's response: The Town and other service providers will be able to continue and provide public facilities and services while maintaining adequate levels of service to existing development.

**4. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife and natural resources; and**

Staff's response: The proposed amendment should not result in significant adverse impacts on other property in the vicinity or on the environment.

**5. The subject property is suitable for proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of resources and amenities.**

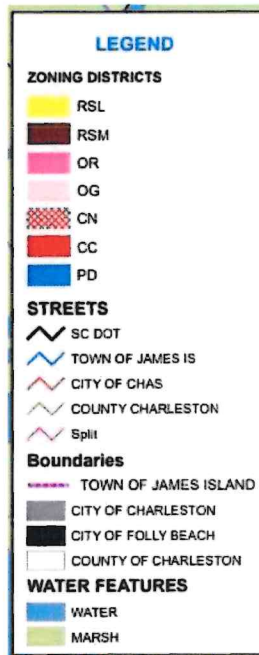
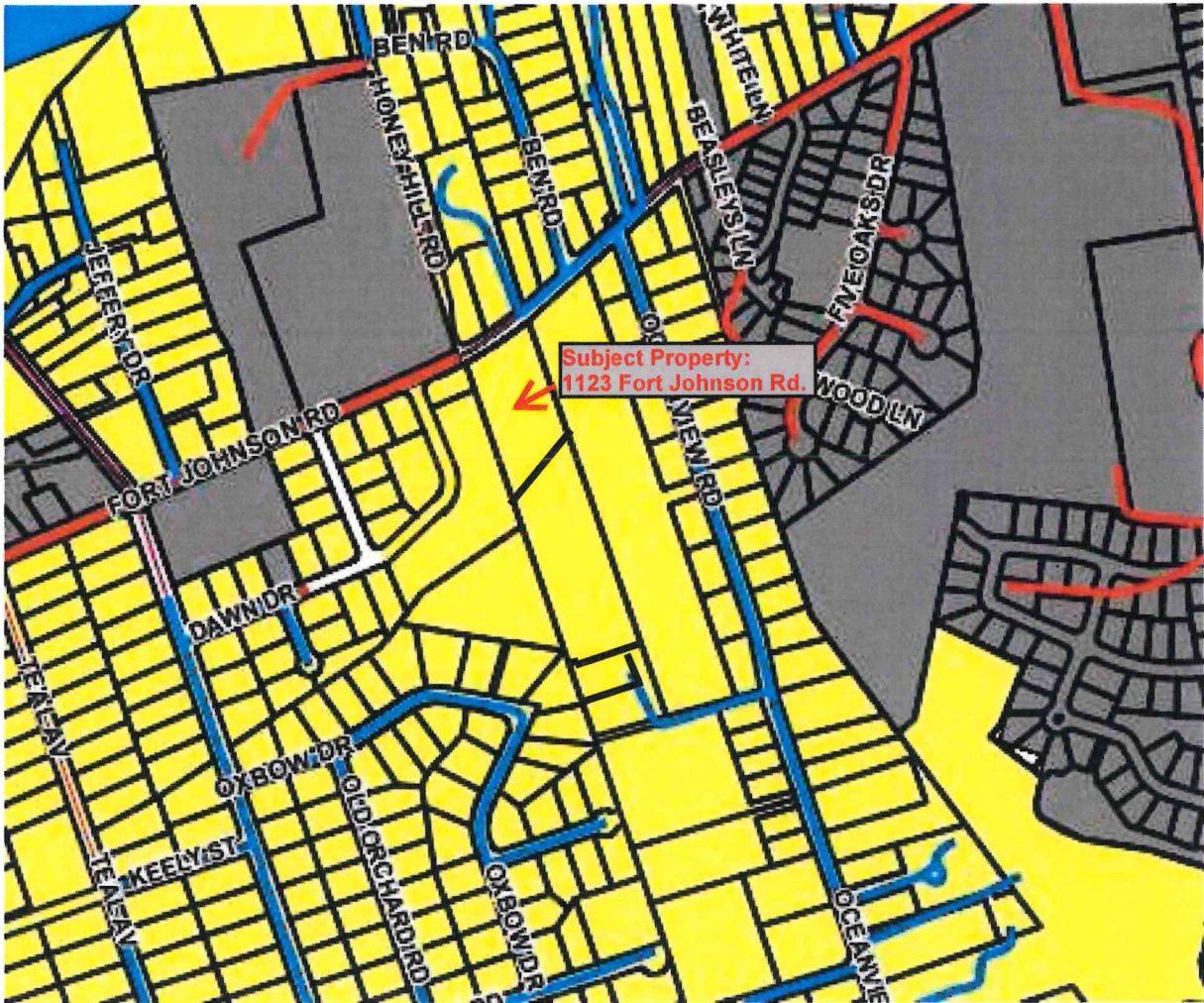
Staff's response: The subject property is a legal conforming lot in its current zoning designation of RSL. The property also meets the minimum standards for an Agricultural Preservation (AG-5) zoning designation including parcel size and parcel configuration. There is potential for direct access from Fort Johnson Road and it is suitable for the proposed zoning classification.

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

**Recommendation: TBD**

**Notifications:**

*Notification letters and emails will be sent to owners of property within 300 feet of the boundaries of the proposed zoning map amendment and to the James Island Interested Parties List on June 3, 2026. Additionally, this request will be noticed in the Post & Courier, and the property will be posted on June 3, 2026. The meeting notice for Council meetings and Planning Commission meetings are sent to the Town News email recipients and are posted on the Town's Facebook page and website.*



**AN ORDINANCE**

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

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

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed text amendments of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has recommended that the Town of James Island Council adopt the proposed text amendments of the ZLDR as set forth in Section 153.013, 153.152, and Table 153.110 herein; and

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

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

- (1). The proposed amendments correct an error or inconsistency or meets the challenge of a changing condition; and
- (B). The proposed amendments are consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and
- (C). The proposed amendments are to further the public welfare in any other regard specified by Town Council.

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

**SECTION I. FINDINGS INCORPORATED**

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

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

The Town of James Island Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Section 153.013, 153.152, and Table 153.110 and is attached hereto as "Exhibit A" and made a part of this Ordinance by reference.

**SECTION III. SEVERABILITY**

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

**SECTION IV. EFFECTIVE DATE**

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

ADOPTED and APPROVED in meeting duly assembled this 18<sup>th</sup> day of June 2026.

TOWN OF JAMES ISLAND COUNCIL

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

ATTEST:

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

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

## § 153.013 DEFINITIONS

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

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

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

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

§ 153.152 **RESERVED. ANIMAL SERVICES.**

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

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

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

EXHIBIT A

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

**ORDINANCE #2026-10**

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

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

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

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

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

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

First Reading: May 21, 2026

Second/Final Reading June 18, 2026

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

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

ATTEST

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

CHAPTER 150: TOWN BUILDING REGULATIONS

Section

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

Editor's note:

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

§ 150.01 GENERAL PROVISIONS.

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

(1) Building.

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

(2) Existing Building Code, including Chapter 1;

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

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

CODE OFFICIAL. Shall mean "Building Official."

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

§ 150.02 APPLICABILITY.

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

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

Ordinance #2023-10 EXHIBIT A

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

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

(E) Referenced codes and standards.

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

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

Ordinance #2023-10 EXHIBIT A

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

(G) Existing structures.

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

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

(J) Historic buildings.

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

(2) HISTORIC BUILDINGS are defined as:

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

§ 150.03 DEPARTMENT OF BUILDING INSPECTION SERVICES.

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

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

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

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

§ 150.04 DUTIES AND POWERS OF BUILDING OFFICIAL.

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

(I) Approved materials and equipment.

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

§ 150.05 PERMITS.

(A) Required permits.

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

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

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

(B) Work exempt from permit.

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

(a) Building.

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

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

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

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

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

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

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

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

9. Swings and other playground equipment.

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

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

(b) Electrical.

Ordinance #2023-10 EXHIBIT A

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

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

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

(c) Gas.

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

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

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

(d) Mechanical.

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

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

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

6. Portable evaporative cooler.

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

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

(e) Plumbing.

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

(C) Application for permit.

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

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

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

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

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

(e) State the valuation of the proposed work.

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

§ 150.06 CONSTRUCTION DOCUMENTS.

(A) Submittal documents.

(1) Submission of documents.

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

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

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

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

## Ordinance #2023-10 EXHIBIT A

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

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

(4) Exterior wall envelope.

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

(4) Design professional in responsible charge.

(a) General.

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

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

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

## Ordinance #2023-10 EXHIBIT A

### (b) Deferred submittals.

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

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

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

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

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

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

### § 150.07 TEMPORARY STRUCTURES AND USES.

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

§ 150.08 FEES.

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

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

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

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

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

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

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

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

(F) Refunds.

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

Ordinance #2023-10 EXHIBIT A

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

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

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

(b) Working without permits: Double fee.

(3) Other permit fees.

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

Exceptions:

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

Ordinance #2023-10 EXHIBIT A

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

(4) Manufactured housing permit fees.

For setup on a new or existing site

\$250.00~~\$100.00~~

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

(5) Inspection fees.

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

(6) Other fees.

(a)

Plan review fees:

One-half permit fee based on construction valuations.

(b)

Construction in flood zones/filing fee:

Ordinance #2023-10 EXHIBIT A

~~\$250.00~~\$20.00

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

(c)

Fees for replacement of placards shall be

\$25.00

(d)

Variance/appeal application fee

\$100.00

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

(e)

Vehicle decal fee

\$6.00/vehicle/set

(f)

Annual vehicle

\$3.00

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

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

Editor's Note:

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

§ 150.09 INSPECTIONS.

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

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

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

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

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

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

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

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

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

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

## Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

§ 150.10 CERTIFICATE OF OCCUPANCY.

(A) Use and occupancy.

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

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

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

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

(1) The permit number.

(2) Permit issue date.

(3) The address and tax map (TMS) number or property identification description (PID) of the structure.

(4) The name of the contractor or permit holder.

(5) A statement that describes the structure or portion thereof has been inspected for compliance with the requirements of this chapter.

(6) The name of the Building Official.

(7) The type of construction if applicable.

(8) The design occupant load if applicable.

(9) Flood zone information.

(10) Any special stipulations and conditions of the building permit.

Ordinance #2023-10 EXHIBIT A

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

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

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

§ 150.11 SERVICE UTILITIES.

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

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

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

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

§ 150.12 LICENSING AND REGISTRATION.

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

§ 150.13 UNSAFE DWELLINGS AND EQUIPMENT.

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

(4) Determination of Building Official.

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

(C) Unsafe conditions.

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

(D) Minimum standards.

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

(E) Additional minimum residential standards.

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

1. Food preparation surfaces impervious to water and free of defects which could trap food or liquid.
2. Shelving, cabinets, or drawers for the storage of food and cooking and eating utensils, all of which shall be maintained in good repair.
3. Freestanding or permanently installed cook stove. Portable electric cooking equipment shall not fulfill this requirement. Portable cooking equipment employing flame shall be prohibited.
4. Mechanical refrigeration equipment for the storage of perishable foodstuffs. Exception: Nothing herein shall preclude a written agreement between the owner and tenant that the tenant will furnish mechanical refrigeration equipment and/or a cook stove as required in this section. It shall be an affirmative defense available to an owner charged with a violation of this section if such an agreement exists.

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

(2) Minimum requirements for light and ventilation.

(a) Windows.

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

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

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

## Ordinance #2023-10 EXHIBIT A

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

### (3) Minimum dwelling space requirements.

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

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

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

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

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

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

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

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

### (4) Sanitation requirements.

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

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

Ordinance #2023-10 EXHIBIT A

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

(5) Rooming houses.

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

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

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

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

**(B) Adjustments and appeals.**

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

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

~~(K) Additional responsibilities.~~

~~(1) Licensing.~~

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

Ordinance #2023-10 EXHIBIT A

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

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

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

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

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

§ 150.15 VIOLATIONS.

(A) Violations.

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

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

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

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

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

Ordinance #2023-10 EXHIBIT A

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

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

§ 150.99 PENALTY.

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

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

Ordinance #2026-11 EXHIBIT A

915 Barr Road, P.O. Box 1045

Lexington, SC 29071

Phone: (803) 359-2839 Fax: (803) 359-6484



**Quotation**  
**Johnson, Laschober and Associates P.C. (Laura Cabiness)**  
**Intersection:Dills Bluff Speed Radar sign**

April 16th, 2026

SECTION	ITEM	QUANTITY	UNIT	UNIT PRICE	NET PRICE
	Furnish and Install (2) 4.5" aluminum poles with breakaway bases, anchors bolts and concrete foundations.				\$0.00
	Install only (2) Radar speed signs (Town will provide radar equipment)	1.000	LS	\$12,974.00	\$12,974.00
	(Includes Mobilization and Traffic Control)				\$0.00
					\$0.00
<b>ROADWAY SUBTOTAL =</b>					<b>\$12,974.00</b>

Quote does not include pavement/thermoplastic markings.  
Quote does not include handicap ramp and sidewalks.  
Quote does not include any fiber or interconnect.  
If underground obstruction encountered, additional charges will be incurred.  
If crash cushion is required, prime must supply.  
Prices subject to change after 30 days.