

The Town of James Island held its regularly scheduled meeting on Thursday, July 17, 2025, at 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Road, James Island, SC. This meeting was also live-streamed on the Town's website at [www.jamesislandsc.com/livestream-townmeetings](http://www.jamesislandsc.com/livestream-townmeetings) held in accordance with the SC Freedom of Information Act and the Requirements of the Town of James Island.

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

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

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

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

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

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

The following persons spoke:

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

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

Susan Milliken (submitted attached email).

Special Order of Business:

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

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

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

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

Public Comment:

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

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

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

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

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

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

#### Consent Agenda:

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

#### Information Reports:

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

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

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

#### Requests for Consideration by Staff:

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

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

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

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

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

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

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

Vote

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

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

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

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

Vote

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

Requests for Consideration by Council:

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

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

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



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

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

#### Vote

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

#### Committee Reports:

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

#### Environment and Beautification Committee:

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

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

Children's Committee: No Report.

#### Neighborhood Council:

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

#### Appointments:

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

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

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

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

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

Business Development Committee: No Report.

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

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

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

Accommodations Tax Committee: No Report.

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

Proclamations and Resolutions: None.

Ordinances up for First Reading:

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

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

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

Vote

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

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

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

Vote

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

Ordinances up for Second/Final Reading:

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

Vote

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

Old Business:

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

New Business:

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

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

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

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

Announcements/Closing Comments:

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

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

Respectfully submitted:

A handwritten signature in black ink that reads "Frances Simmons". The signature is written in a cursive, flowing style.

Frances Simmons  
Town Clerk

## Brook Lyon

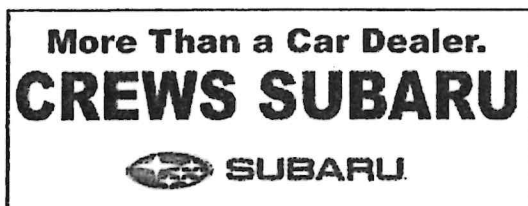
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**From:** Melissa Flick  
**Sent:** Monday, July 7, 2025 9:15 AM  
**To:** Brook Lyon  
**Subject:** FW: Crews Subaru - 2025 Forester

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

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

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



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

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

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

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





# TOYOTA

## Fred Anderson Toyota of Charleston

2100 Savannah Highway  
Charleston SC 29414  
843-556-9110

## 2025 RAV4

### RAV4 LE

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

Stock: N/A

Engine: 2.5L 4-Cyl. Engine

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



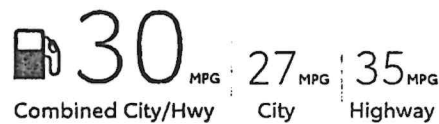
EXTERIOR  
Ice Cap

INTERIOR  
Black Fabric

### PRICE

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

### FUEL ECONOMY



### INSTALLED PACKAGES & ACCESSORIES

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

### FEATURES

#### Mechanical & Performance

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

# Marchant Chevrolet

Date: 7/15/2025

Salesperson: Scott Sires

Manager: Joe Beasenburg

Customer ID #: 42713

## FOR INTERNAL USE ONLY

### BUSINESS NAME

Town of James Island

Home Phone : \_\_\_\_\_

### CONTACT

Address : 1122 Dills Bluff Road  
James Island, SC 29412  
Charleston

Work Phone : \_\_\_\_\_

E-Mail : blyon@jamesislandsc.us

Cell Phone : (843) 795-4141

### VEHICLE

Stock # : KL79MSSL7SB1457 New / Used : New VIN : KL79MSSL7SB145703 Mileage: 0

Vehicle : 2025 Chevrolet Trailblazer Color : \_\_\_\_\_

Type : ACTIV 4dr All-Wheel Drive

Body Size : \_\_\_\_\_ Style : \_\_\_\_\_ Weight : 0 Unit Class : \_\_\_\_\_

### TRADE IN

Payoff : \_\_\_\_\_ VIN : 2GNFLEEK1E6121523 Mileage: 87,337

Vehicle : 2014 Chevrolet Equinox Color : \_\_\_\_\_

Type : LS All-wheel Drive Sport Utility

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

Customer Approval: \_\_\_\_\_

Management Approval: \_\_\_\_\_

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

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

## VEHICLE

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

## TRADE IN

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

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

Customer Approval: \_\_\_\_\_ Management Approval: \_\_\_\_\_  
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Town of James Island

Home Phone :

Address : 1122 Dills Bluff Road  
James Island, SC 29412  
Charleston

Work Phone :

E-Mail : blyon@jamesislandsc.us

Cell Phone : (843) 795-4141

### VEHICLE

Stock # : KL79MNSL2SB0763 New / Used : New VIN : KL79MNSL2SB076324 Mileage: 0

Vehicle : 2025 Chevrolet Trailblazer Color :

Type : LS 4dr All-Wheel Drive

Body Size : Style : Weight : 0 Unit Class :

### TRADE IN

Payoff : VIN : 2GNFLEEK1E6121523 Mileage: 87,337

Vehicle : 2014 Chevrolet Equinox Color :

Type : LS All-wheel Drive Sport Utility

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

Customer Approval: \_\_\_\_\_

Management Approval: \_\_\_\_\_

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



# TOYOTA

## Fred Anderson Toyota of Charleston

2100 Savannah Highway  
Charleston SC 29414  
843-556-9110

## 2025 RAV4

### RAV4 LE

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

Stock: C30H813\*O

Engine: 2.5L 4-Cyl. Engine

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



EXTERIOR  
Ice Cap

INTERIOR  
Black Fabric

### PRICE

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

### FUEL ECONOMY

	<b>30</b> <sub>MPG</sub>	<b>27</b> <sub>MPG</sub>	<b>34</b> <sub>MPG</sub>
Combined City/Hwy	City	Highway	

### INSTALLED PACKAGES & ACCESSORIES

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



**TOYOGUARD Platinum**

L10

**\$699.00**

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

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

<b>Total Optional Equipment</b>	<b>\$1,277.00</b>
<b>Vehicle Base Model</b>	<b>\$30,650.00</b>
<b>Delivery Processing and Handling</b>	<b>\$1,420.00</b>

**FEATURES****Mechanical & Performance**

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

**Steering**

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

**Exterior**

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

**From:** Susan Milliken <[sbmilliken@gmail.com](mailto:sbmilliken@gmail.com)>

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

**To:** Brook Lyon <[blyon@jamesislandsc.us](mailto:blyon@jamesislandsc.us)>; Cynthia Mignano <[cmignano@jamesislandsc.us](mailto:cmignano@jamesislandsc.us)>; Darren Troy Mullinax <[darrentroymullinax@jamesislandsc.us](mailto:darrentroymullinax@jamesislandsc.us)>; Daniel Boles <[dboles@jamesislandsc.us](mailto:dboles@jamesislandsc.us)>; Lewis Dodson <[ldodson@jamesislandsc.us](mailto:ldodson@jamesislandsc.us)>

**Cc:** Kristen Crane <[kcrane@jamesislandsc.us](mailto:kcrane@jamesislandsc.us)>

**Subject:** Rezoning request for 1444 Folly Rd.

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

All,

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

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

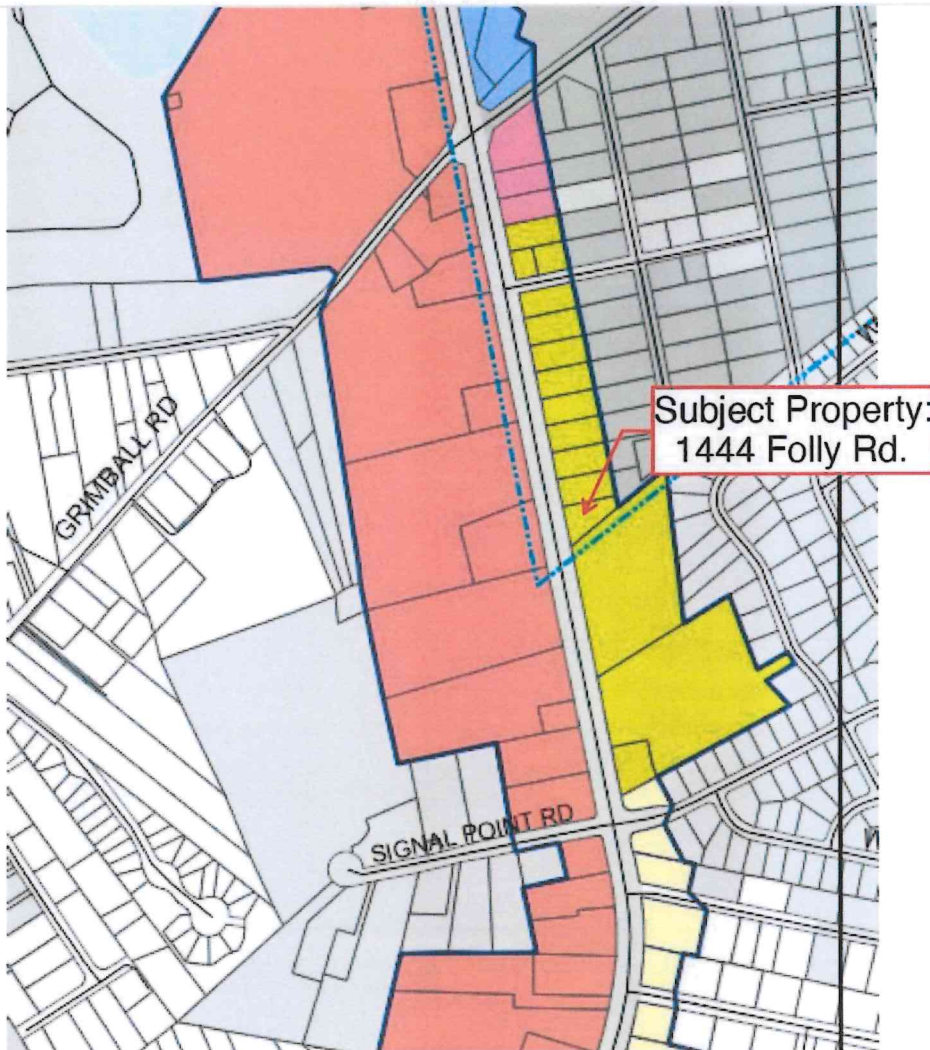
While any current plans for any one property can be compelling, what is concerning is looking down the road 20-30 years, and the unfortunate possibility of a domino tipping to higher intensity uses---which will surely impact future rezonings toward Commercial. This would change the character of this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

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

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

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

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



### Folly Road Corridor South Village Future Land Use



## Frances Simmons

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**From:** Becky Heath <rlheath74@gmail.com>  
**Sent:** Saturday, July 12, 2025 2:21 PM  
**To:** Cynthia Mignano; Daniel Boles; Darren Troy Mullinax; Lewis Dodson  
**Cc:** Frances Simmons  
**Subject:** Citizen concern

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

Dear Council members,

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

Additionally, I am questioning the purchase of another Town vehicle, the second vehicle within a year. This purchase would increase the fleet of vehicles at the town to 6 with not even as many employees to drive those vehicles. Even with the disposal of one or two vehicles, the town does not need additional new vehicles in its fleet. Larger government organizations like Charleston County have many employees that drive vehicles and they use a system of signing out vehicles for use. They do not purchase a vehicle for every single employee that can drive. There are many times when only one vehicle is in use and the others are just sitting there. The purchase of another new vehicle within a year is frivolous spending and a waste of public funds.

Thank you,  
Becky Heath

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



**LOWCOUNTRY**  
**LOCAL FIRST**

July 2025





## **Overview**

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

## **Scope of Work**

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### **Local Economic Ambassador Membership**

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

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

### **Benefits of Membership**

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

**Cost: \$2,500 per year**

**OR included with \$15,000+ programming partnership**





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

### Deliverables:

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

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

- Cost: \$29,800 per cohort**



## **About**

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

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

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

## **Contact**

---

**Jacquie Berger, Executive Director**

[jacquie@lowcountrylocalfirst.org](mailto:jacquie@lowcountrylocalfirst.org)

**Jordan Amaker, Director of Advocacy & Communications**

[jordan@lowcountrylocalfirst.org](mailto:jordan@lowcountrylocalfirst.org)

1859 Summerville Ave, Suite 800, Charleston, SC 29405

843-801-3390

[LowcountryLocalFirst.org](http://LowcountryLocalFirst.org)



## Proposal Budget

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

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

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