

The Town of James Island held its regularly scheduled meeting on Thursday, July 16, 2026, at 7:00 p.m. at the Town Hall, 1122 Dills Bluff Road, James Island, SC. This meeting was also live streamed on the Town's website at: www.jamesislandsc.livestream-townmeetings and was held in compliance with the S.C. Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present: Dan Boles, Julia Drayton-Crumblin, Darren "Troy" Mullinax, Michael Williams, and Mayor Brook Lyon, who presided. Absent: Lewis Dodson, and Dr. Cynthia Mignano (both gave notice). A quorum was present to conduct business. Also present: Town Attorney, Brian Quisenberry, Finance Director, Mike Hemmer, Code Enforcement Officer, Parker Richardson, Planning Director, Kristen Crane, Town Engineer, Laura Cabiness, Island Sheriff's Patrol, Captain Shawn James, and Town Clerk, Frances Simmons.

Mayor Lyon called the meeting to order at 7:00 p.m. and introduced herself as the Mayor and the members of Town Council. 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 by mail, or by placing comments in the drop box at the Town Hall.

Opening Exercises: Mayor Lyon led Council in prayer and followed with the Pledge of Allegiance.

Public Comments:

Chase Barton, Owner/Operator of Martin's BBQ Joint, 1622 Highland Avenue: Mr. Barton spoke on behalf of his restaurant, staff, and the neighbors who have supported his business over the past seven years. He has spoken at Council meetings during the past year to share his views on the proposed medians along Folly Road. He believes the medians would increase traffic and congestion, divert unsafe traffic into residential areas, raise the risk of accidents at intersections, slow first responder response times, limit access for commercial delivery drivers, and make it harder for James Islanders to reach the businesses along Folly Road. He has not heard any argument to sway his concerns. He noted that Mr. Salley (SCDOT) acknowledged on the record that the Folly Road corridor is unique because it is the Town's only main thoroughfare. There are no alternative traffic patterns to navigate businesses along the stretch without driving through neighborhoods where children ride bikes and families walk their dogs. He said DOT's unwillingness to work with the Town for viable safety solutions has created frustration, and the current "all or nothing" proposal feels like an ultimatum that islanders are not willing to accept. Everyone should want safer roads with fewer accidents, and this plan would not accomplish that goal and would make the existing conditions worse. He suggested resources to improve and widen bike lanes and sidewalks; reassess speed limits as needed and consider lighted crosswalks and additional traffic lights along the corridor. These measures could be implemented without recklessly affecting nearby neighborhoods. Mr. Barton acknowledged that, as a business owner, he is concerned about potential revenue loss from the medians having seen similar impacts on other businesses. He is more concerned about the disruption it would bring to the surrounding neighborhoods. He thanked Council for the time and attention to the issue. While there is much to consider, medians should not be one of them.

Lauren Gellatly, 1351 Briarfield Avenue: Ms. Gellatly expressed disappointment that the Town Council has decided not to support the safety improvements for Folly Road; the fourth most dangerous road in the state. She found that out recently, but it did not surprise her. She has had close calls and have seen many wrecks; we have all seen it. We like to think of ourselves as special here, but data is data, and from nearby communities within our county we have seen evidence that medians create more public safety and they do

not ultimately hinder businesses. She would hate that the entire project is derailed because a few property owners do not like the idea of having to go a little further for a turn. She hopes that one day her son in elementary school now will be able to go down Camp Road, cross Folly, and go to the Middle School, but she would never support that as it is. She encouraged Council to not only listen to the minority of voices but consider a larger public forum to get more input.

Brooke Smith, 1171 Williams Road: Ms. Smith addressed Council that she was very upset. She stated that she understands the importance of the roundabout-related projects underway. However, she and her fiancé walked from Honey Hill Road to Fort Johnson Road to speak with SCDOT workers about the road situation. She explained that Honey Hill should not be used as a route to Williams Road. Children can no longer play outside safely. She indicated that the back of Honey Hill turns into a dirt road. It was never paved because it is private property. She grew up in this area. Her uncle opened an access after a neighbor passed away to make it easier for him to leave without having to drive around Honey Hill to get to Fort Johnson. People are now using this for thru traffic. Ms. Smith said she has two Shetland ponies, but she cannot put them out in the afternoon because cars travel 25 to 35 mph through the area. Also, when it rains the soil softens and later hardens, creating bumps in the road. She often sees from her porch cars bounce into the air after hitting those bumps. According to SCDOT workers, the area is not a detour. She stressed that it is unfair for children to have to stay inside while drivers treat this small dirt road as a main highway and that car could hydroplane and hit her house. This issue needs to be addressed and if nothing is done, she and her uncle may need to find a way to block off the road. She added that the saddest thing would be to hear that a child had been hit on Williams Road.

Mayor Lyon thanked Ms. Smith for bringing the situation to the Council's attention and asked her to call for follow-up.

Marilyn Clifford, 811 W. Madison Avenue: Ms. Clifford stated that she has lived in the Centerville neighborhood for 56 years. Centerville would be one of the neighborhoods drastically affected if the medians are allowed to go down Folly Road. Her mother, who is 88 years old, says "*they are built in traffic hazards*". As a measure of safety, Ms. Clifford shared that our fire department, when working an accident in lane 1, closes lane 2 to make sure they do not get hurt in the process; and sometimes the middle stretch of land is used to alleviate traffic on or off the island. If the medians go there it will stack the traffic worse than it is. Centerville, she affectionately calls the "*chick-fil-a speedway*" because of the medians they had to put in for that business. She said chick-fil-a maintains their medians. It is painted bright yellow to make sure it is seen. On her way here tonight, while sitting at the light to make a left turn onto Camp Road, she looked at a tree in the middle of a median in front of the Walgreens. She asked who is going to maintain those pieces of cement in the road?. She does not agree with the medians because it will also affect the Bayfront neighborhood adversely. She got off of her couch, walked and talked with citizens and had collected over 800 signed petitions. She would hardly call that a minority from the previous speaker's reference. These are people that have lived here their entire lives and understands the functionality of the island. Someone who is not from here does not know that. Statistical driven data does not appeal to real-life applications of what will happen. If we get these medians it will not only affect a few businesses. She noted it is odd that all of the affected businesses are in the Town and asked if anyone found it convenient to have half of your clientele cut in half and told "*you can only have it this way or that way*". She does not think that is pro-active or playing fair. There has been two meetings with SCDOT. We came out to hear what they would say. We have spoken, we have written, we have tried to be amicable. We asked about rumble strips and alternatives to these medians but have gotten absolutely nowhere. With such a big place with lots of engineers, why are they pivoting on one issue.. that is ridiculous. We do not need the medians.

Dean White, 926 Bradford Avenue: Mr. White expressed his support of Town Council's vote for withholding support from the municipal agreement with SCDOT because it still included medians. He discussed

problems on Maybank with the new medians and his concerns for neighborhoods and businesses if medians are put on Folly Road.

Lyndy Palmer, 1227 Peregrine Drive: Ms. Palmer congratulated the Council for standing firm against SCDOT's ridiculous "all-or-nothing" approach. She said the Town needs to take a closer look at what SCDOT has actually done for the island because many of the projects have not been conducive to the quality of life for island residents. Ms. Palmer mentioned the intersection of Fort Johnson and Folly Road as an example, stating that SCDOT installed a median without addressing the area's drainage problems. As a result, the intersection becomes hazardous after heavy rains. She questioned the approval of the project knowing those conditions existed and also asked who knew about the installation of speed humps on Dills Bluff Road before they were done. The reports she has seen does not justify the "all-or-nothing" approach for the installation of medians, or the accident data it has cited to support changes along Folly Road. She agrees with residents who live near Folly Road that express concerns that restricting access will force cut through traffic in other neighborhoods to reach businesses -- James Island has already lost enough businesses because of other restrictions. She urged the Council to remain firm in its position and expressed hope that the matter would be reviewed at a higher level so that those responsible for planning and designing the projects could re-evaluate them.

Bill Lyon, 669 Port Circle: Mr. Lyon stated that he serves as co-chair of the Town's Neighborhood Council. He stated that six months ago the Council met and decided to collect signatures opposing SCDOT's proposed medians. He noted that most neighborhoods participated, resulting in more than 1,000 signatures. Additional signatures could have been collected but Town Council voted against the agreement. Mr. Lyon thanked Council for listening to the residents and for stopping the installation of the medians.

Mayor Lyon acknowledged and read into the record the following emailed comments:

Denise Corcoran

Robin Guerin

George Hyams

Copies of the comments are attached to these minutes.

Consent Agenda:

Minutes of Town Council Meeting: June 18, 2026: Mayor Lyon asked if there were corrections to the minutes. There being none, she asked for a motion and a second for approval. Councilman Boles moved for approval, seconded by Councilwoman Drayton-Crumblin. Unanimous.

Information Reports:

Mayor's Report: Art and Community Center Progress: Mayor Lyon announced that the drainage boxes have been ordered and are expected to arrive within one week for installation. The house purchased at 1128 Hillman Street has been demolished, and the site is ready for the next phase of work.

Building Department Update: Mayor Lyon noted Ms. Flick's absence and stated that an official tally of building permits issued to date was not available. She estimated that more than 160 permits have been issued and that many residents had waited for the Town to provide this service in-house.

Hurricane Preparedness Meeting: A Hurricane Preparedness meeting was held last Friday with representatives from Charleston County and Town staff. Discussion included debris removal after a hurricane, generators, satellite phones, media notifications, sandbags, and other preparation operations. Mayor Lyon noted that new Hurricane Guides are available and encouraged citizens to pick one up. A sandbag volunteer workday will be scheduled soon.

Community Emergency Response Training (CERT): The Town will host CERT training on Friday, October 9, and Saturday, October 10. CERT trains volunteers in basic disaster response, and five staff members have completed the training. The training is open to community members, and Mayor Lyon encouraged interested residents to participate. The sessions will be held from 8:00 a.m. to 6:00 p.m., with registration opening in August.

Update on Opioid Grant: Narcan training was held last night. Mayor Lyon announced there is a recovery program held every Tuesday at Pinckney Park that focuses on mindfulness, breathing techniques, art, and other activities supporting opioid recovery. The program is funded through the Town's opioid recovery grant. Mayor Lyon also reminded everyone that the "Barney" box on the front porch is stocked with Narcan and encouraged residents to take it if needed to help save a life.

Upcoming Events: Mayor Lyon reminded everyone of the upcoming Narcan training on Wednesday, August 19, at 6:00 p.m. at Town Hall. A Poetry Reading and Open Mic, hosted by Parker Ricardson and the Mayor will be held Wednesday, July 22, at 7:00 p.m. The Town Market will return Friday, September 4, featuring John Price and the Moonshine Boys. Everyone was encouraged to attend these events.

Finance Report: Finance Director, Mike Hemmer presented the monthly budget report through June 30, 2026, the end of fiscal year 2025-2026. With the recent amendment, this budget year is complete. Copy of the Finance Report was provided to Council and accepted as information.

Island Sheriff's Patrol Report: Captain James addressed the concerns raised by speaker Brooke Smith. He stated that further research is needed to determine where the road ends and whether it is private or public. Because these issues have occurred during construction in the area, he will assign additional patrol there. Brief discussion was held by Council regarding the concerns raised and Captain James responded. Mayor Lyon stated that she would reach out to the County Project Manager tomorrow.

Captain James also reported on crimes and infractions that occurred during the month; including vehicle break-ins and robberies that are pending and resolved.

Public Works Report: Mayor Lyon highlighted events in the Public Works Report that was provided to Council, and it was accepted as information.

Code Enforcement Report: Parker Richardson addressed Council that the Code Enforcement Report was provided to them in the meeting packets and availed herself to answer questions. Mayor Lyon complimented Ms. Richardson and Town Attorney Quisenberry for helping to resolve some outstanding cases that were on the books for some time. Report accepted as information.

Request for Consideration by Staff: None.

Requests for Consideration by Council:

Request to Use Council Chambers for Alcohol Anonymous (AA) Women's Meetings: Mayor Lyon called for a motion and a second for discussion for the Alcohol Anonymous Women's section to use the Council Chambers for meetings beginning July through October 2026. Councilman Boles moved, seconded by Councilwoman Drayton-Crumblin. No discussion. Unanimous.

Committee Reports:

Land Use Committee: Mayor Lyon announced that no meetings for the Planning Commission and the Board of Zoning Appeals (BZA) would be held in August.

James Island Pride/Making our Island Beautiful: Councilwoman Drayton-Crumblin announced that a meeting was not held this month.

Children's Committee: No Report.

Neighborhood Council: Councilman Mullinax moved for the appointment of the following persons to serve on the Neighborhood Council: Dorothy Washington (Grace Triangle) and Joe Cristaldi, (Seaside Plantation). Mayor Lyon seconded the motion. No discussion. Unanimous. Councilman Mullinax announced that no meetings would be held in July but would resume in August.

History Committee: Councilman Williams reported that the History Commission took the month off. However, Mike Hemmer has provided several updates, that the First Baptist Church Marker is ready to move forward. The Committee continues to focus on historical markers and engagement through the First Friday Town Market.

Rethink Folly Road: Councilwoman Drayton-Crumblin reported that the Rethink Folly meeting was held last week. The Committee passed an Operating Agreement which had not been done in a few years. The First Phase of the Rethink Folly Sidewalk was also presented. Councilwoman Drayton-Crumblin gave a recap regarding being blindsided about the Folly Road medians and other safety aspects that will not be included in the Plan. She stated that she is not happy about that and with the way the arguments were presented. She believes the Town will continue to work with the DOT to find a happy medium. She stated that she and Mayor Lyon were completely blind-sided and bombarded by the representation of the meeting stating that (*it was a crock of b****s*).

Drainage Committee: No Report.

Business Development Committee: No Report.

Trees Advisory Committee: No Report.

James Island Intergovernmental Council: Mayor Lyon announced that the next meeting will be held on July 29 at 7:00 p.m. at the Town Hall.

Accommodations Tax Committee: Mayor Lyon gave an update for Councilman Dodson. The next meeting for the Accommodations Tax Committee will be held on Monday, September 21 at 5:00 p.m. Applications for A-Tax Grants will be available online by the end of July and due later in August. Information and details are on the website.

James Island Art Council: Mayor Lyon announced that the committee will meet on July 28 at 7:00 p.m. at the Town Hall. She recognized the work of artist Pat Hiott-Mason on display in the lobby and thanked Parker Richardson for putting together a mini art gallery. The Open Mic Poetry Reading will be held on July 22 at 7:00 p.m. hosted by Parker Richardson and the Mayor.

Parks and Gardens Council: No Report.

Proclamations and Resolutions:

Resolution #2026-08: A Resolution to Amend the Date and Time of Council Meetings for 2027: Mayor Lyon introduced the agenda item, explaining that Council had discussed changing the regular meeting day and time. She noted that while the current meeting agenda was relatively short, other meetings can run much longer when there are controversial issues and significant public comment. She said the proposed

change was intended to make it easier for residents to attend and participate in Town meetings. Under the proposal, regular Council meetings would be held on the third Wednesday of each month at 6:00 p.m. Mayor Lyon called for a motion and a second for discussion. Councilman Boles made the motion, which was seconded by Councilwoman Drayton-Crumblin.

During Council discussion, Councilman Mullinax said his concern was not with changing the meeting day, but with moving the start time to 6:00 p.m. He explained that he had received feedback from residents who believed 6:00 p.m. could be too early, particularly for meetings involving controversial topics, and that the earlier start time might reduce opportunities for public participation.

Councilwoman Drayton-Crumblin expressed support for the earlier start time, explaining that it is more convenient for her to attend a meeting immediately after work rather than going home and then leaving again later in the evening. Mayor Lyon indicated she was fine either way noting that her schedule already includes evening meetings at various times, so the change would not present a hardship for her.

Vote

Councilman Boles	Aye
Councilwoman Drayton-Crumblin	Aye
Councilman Mullinax	Nay
Councilman Williams	Aye
Mayor Lyon	Aye
Passed 4-1	

Ordinances up for First Reading: None.

Ordinances up for Second/Final Reading:

Second/Final Reading: Ordinance #2026-11: Amend Ordinance #2012-11; §50.01 Electric Meters Number Restricted: Mayor Lyon introduced the Ordinance by title. She announced that Planning Director, Kristen Crane is present to answer questions. Councilwoman Drayton-Crumblin asked Ms. Crane to provide an overview of the amendment.

Ms. Crane stated that in 2012, Town Council adopted an ordinance limiting single-family lots to one electric meter. This proposed amendment would allow a second electric meter when a zoning permit has been approved for a second dwelling on the same lot. She emphasized that this amendment is unrelated to accessory dwelling units (ADUs). Instead, it applies to properties that are large enough; such as lots of at least two-thirds of an acre to legally accommodate two separate single-family homes. In those cases, a second electric meter would be permitted so that each dwelling can have its own safe electrical service, rather than requiring both homes to be served from a single meter.

Mayor Lyon called for a motion and a second for discussion. Councilman Boles moved for approval and Councilwoman Drayton-Crumblin seconded.

Vote

Councilman Boles	Aye
Councilwoman Drayton-Crumblin	Aye
Councilman Mullinax	Aye
Councilman Williams	Aye
Mayor Lyon	Aye
Unanimous	

Old Business: None.

New Business: None.

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

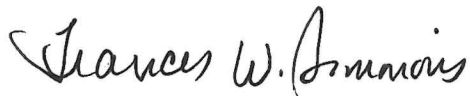
Mayor Lyon called for a motion and a second to enter into the Executive Session. The motion was made by Councilman Boles, seconded by Councilwoman Drayton-Crumblin. No discussion. Passed unanimously and Council entered at 8:07 p.m.

Return to Regular Session: Mayor Lyon called for a motion to return to regular session at 8:54 p.m. The motion was made by Councilman Boles, seconded by Councilman Mullinax, and passed unanimously. Mayor Lyon announced that no votes were taking during the Executive Session.

Announcements/Closing Comments: All members of Council and Mayor Lyon thanked the staff for the hard work that they do. Councilman Williams congratulated the James Island High School Baseball Team on winning their third in a row championship for baseball in South Carolina. He extended congratulations and special recognition to Taj Marchand, a high school senior and member of the baseball team, who was drafted 33rd by the Tampa Bay Rays for his outstanding achievements in baseball. Congratulations!

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:57 p.m.

Respectfully submitted:

A handwritten signature in cursive script that reads "Frances W. Simmons".

Frances Simmons
Town Clerk

Frances Simmons

From: Denise Corcoran <cshell_seeker@yahoo.com>
Sent: Tuesday, July 14, 2026 4:07 PM
To: Town of James Island News
Subject: Thursday Meeting
Attachments: Charleston County Noise Ordinance.docx; Info on addressing town council.docx

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

I would like to present my letter to the community at the monthly meeting on July 16th regarding the construction noise specifically at the Oak Bend Subdivision with the outdated ordinance that I believe needs to be updated and changed.

Sincerely
Denise and Dennis Corcoran

The town of James Island is located in Charleston County, South Carolina. It is situated within the Charleston metropolitan area and is distinct from the city of Charleston itself. While part of James Island lies within the city limits of Charleston, the town is primarily governed as a separate entity within Charleston County

The **Oak Bend** subdivision being built by **DRB Homes** on Dills Bluff Road falls under the jurisdiction of the **Town of James Island** (which relies on local and county guidelines for noise and code enforcement). While specific, minute-by-minute construction times are heavily influenced by the general limits of the [City of Charleston's noise framework](#), residential builders on James Island are expected to operate within the standard **7:00 AM to 7:00 PM** window on weekdays. [[1](#), [2](#), [3](#), [4](#), [5](#), [6](#), [7](#)]

A breakdown of the legal hours, expectations, and how you can directly address the late-night noise in your backyard is detailed below.

Standard Construction Noise Hours

The baseline hours for using loud mechanical equipment or fuel/electric-powered construction tools are:

- **Weekdays:** 7:00 AM to 7:00 PM
- **Saturdays:** 9:00 AM to 7:00 PM
- **Sundays & Major Holidays:** No loud construction noise allowed [[1](#), [2](#)]

Note: Work that does not produce loud, repetitive, or disruptive noise (such as interior painting or light manual assembly) is technically legal past these hours. However, heavy machinery, loud hammers, and backup alarms should completely stop by 7:00 PM. [[1](#), [2](#), [3](#)]

Frances Simmons

From: Robin Guerin <robinguerin00@gmail.com>
Sent: Thursday, July 16, 2026 11:58 AM
To: Brook Lyon; Frances Simmons
Subject: Addressing Misrepresentations Surrounding the Folly Road Project

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

Mayor Lyons,

If possible, I would appreciate having the following statement read at the upcoming Town Council meeting.

I'm out of town this week, but I was disappointed to read the Post and Courier's article, "*James Island opted out of road safety project over medians. They didn't know what else they'd lose,*" because it does not accurately reflect the Town's position or the work our community has invested in this project.

James Island did not "opt out" of safety improvements. We objected only to the raised medians on Folly Road because they would directly and negatively impact residents and businesses by increasing cut-through traffic, slowing emergency response, restricting access, and ultimately creating new conflict points that could cause accidents, the very outcomes these medians are supposed to prevent. The people who would feel these impacts first, our neighbors and business owners, have spent many hours attending meetings, reviewing plans, and providing thoughtful, experience-based feedback. Their concerns have been consistent, reasonable, and grounded in the daily reality on Folly Road, and it is discouraging to see their efforts reduced to a narrative that suggests the Town rejected safety. We offered multiple alternatives and attempted to work with SCDOT, yet the department chose an all-or-nothing approach that misrepresents both the Town's position and the community's commitment to genuine safety improvements.

We also all understand why medians are being pushed so aggressively: they score highest in the federal funding formula. Raised medians unlock the largest share of HSIP dollars, and the conversation repeatedly circles back to that reality. It would be easier for everyone if this were truly about safety, but the pattern makes clear that the funding incentive is driving the design more than the specific needs of Folly Road.

Unfortunately, I am not surprised that a new list was presented at the last minute at the ReThink Folly Road meeting. This has become a familiar pattern in SCDOT's handling of this project. And now, they are trying to make it appear as though the Town is being difficult or obstructive, which is simply not the case.

Despite these concerns, James Island continues to support every proposed safety improvement except the raised medians and remains ready to meet with SCDOT to find a responsible path forward. Canceling

Hi Brook.

Sorry I'm having to get my letter to you this way. My laptop decided not to work. Please read this at the meeting if possible.

I would like to thank the JI city council, neighborhood organizations & Business on Folly Rd for fighting against the raised medians.

I understand the Charleston City Council is bring the median issue back to the table. I don't think they realize the negative impact they will have on the safety of our neighborhoods ~~the~~ & roads. The cut through traffic through the neighborhoods will increase significantly. With the big increase in U-turns the accident rate on Folly will definitely go up.

In our first meeting with the DOT, we were compared to Greenville, Columbia & Myrtle Beach. We are an island with one main road. There are not multiple outlets to avoid ~~the~~ ^{or go around the} medians. We will have to cut through neighborhoods & make U-turns. My business will probably be impacted the most from raised medians.

Unfortunately my business will have the most impact on cutting through neighborhood & dangerous U-turns.

I get 40-50 tractor trailers, multiple large delivery trucks & 500-600 cars per week into my parking lot. All of these vehicles come from the North & will do find alternative routes to my business. Please make the right choice again! No medians.

Thank you.

Sincerely

Greg V Hyams
Hyams Garden Center.