

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 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 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, 3rd Class Petty Officer, 102nd 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

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. Councilwoman Mignano stated that she is opposed to rezoning in the middle of a neighborhood. 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