

The Town of James Island held its regularly scheduled meeting on Thursday, October 19, 2023 at 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Rd., James Island, SC. This meeting was also live streamed on the Town's YouTube Channel and on the Town's website, www.jamesislandsc.us/livestream-townmeetings.

The following members of Council were present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey, who presided. Also, Niki Grimball, Town Administrator, Merrell Roe, Finance Officer, Mark Johnson, Public Works Director, Kristen Crane, Planning Director, Flannery Wood, Planner II, Lt. Shawn James, Island Sheriff's Patrol, Deputy Chris King, and Frances Simmons, Town Clerk. A quorum was present to conduct business. This meeting was held in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island. Notification was provided to the public.

Opening Exercises: Mayor Woolsey called the meeting to order at 7:00 p.m. Councilman Milliken provided opening comments and followed with the Pledge of Allegiance.

Presentation of Community Assistance Grant Requests: No recipients requested presentation to Council.

Public Comments in Appreciation to Mayor Woolsey and Councilman Milliken:

The following persons expressed appreciation, gratitude, and shared fond memories and best wishes to Mayor Woolsey and Councilman Garrett Milliken for their service to the Town. Neither Mayor Woolsey nor Councilman Milliken are seeking reelection. Full comments are recorded on the Town's YouTube Channel at: <https://www.youtube.com/channel/UCm9sFR-ivmaAT3wvHdAYZqw/>

Scott Graule, 919 Stiles Dr., (former Director, James Island Outreach)
George Williams, 2311 Portside Way
Osia Brummett, 749 Tallwood Rd.,
Pat Hiott-Mason, 1083 Renwood Dr., (presented Mayor Woolsey with a painting of Dock Street Park)
Pat Christen, 770 Leafwood
Leroy Washington, 1001 Seaside Lane
Frederick Whittle, 871 Robert E. Lee Blvd.
John Peters, 1301 Hampshire Rd.
Ashley Kellahan
Kathleen McLeod 1207 Sea Aire Dr.
Rev. Ruth Williams, 1177 Landsdowne
Steve Jarrett, 783 Clearview Drive
Bo Wilson, 1055 Bulow Point Rd.
Inez Brown Crouch, 1149 Mariner Dr.

General Public Comments:

Alfred McDaniel, 1023 Seaside Lane; thanked Mayor Woolsey for the job he has done so well. He also thanked Mark Johnson (PW Director), staff, and Lt. Shawn James, (Island Sheriff's Patrol) for the work that they do. Mr. McDaniel asked Council to consider placing four speed humps, rather than the two proposed for Seaside Lane. He described Seaside Lane as a cut-thru and very dangerous with high vehicular traffic. He said four speed humps would help alleviate the problem there.

Matt Slonim, 643 Harbor View Rd., addressed Council about the services of the James Island PSD and concerns he has regarding their sale of the property on Dills Bluff Road for the Marsh Walk Village Development Planned Development.

Henrietta Martin- 1235 Hepburn St., thanked Mayor Woolsey on behalf of the Grace Triangle Association for the work he has accomplished in the Town. She asked Council to consider placing four speed humps on Seaside Lane rather than the two that is proposed because of heavy traffic and fear of children getting hit.

Brook Lyon, 669 Port Cir., thanked Mayor Woolsey and Councilman Milliken for their many years of service to the Town. She asked Council to please vote 'no' on the Marsh Walk Village Planned Development and try to figure out a way to get that property back to the Town.

Melissa Luby, 1330 Whitehouse Blvd., asked Council to vote 'no on the Marsh Walk Village Planned Development; to consider seeking grants and use Greenbelt funding opportunities to purchase the property.

Wendy Teal, 1290 Hampshire Rd., asked Council to vote 'no on the Marsh Walk Village Planned Development.

Frank Freeman thanked Mayor and Council for their service. He asked Council to vote no on the Marsh Walk Village Planned Development because no one wants it.

Public Comments Received via email

Sandrine Camporro, 1267 Hampshire Rd.,
Laura Chandler, Seccessionville Rd.
Michele McEachern, 653 Lake Frances Dr.
Casey Buchanan, PhD, 1022 Yorktown Dr.
Edward Greene, Seaside Lane
Teri Lynn Herbert
Carol Jackson
Lisa Hayes

Consent Agenda:

Minutes of September 21, 2023, Regular Town Council Meeting: Councilman Milliken moved to approve the minutes of September 21, 2023; Councilman Mullinax seconded. Passed unanimously.

Information Reports:

Finance Report: Finance Officer Merrell Roe reported that notes have been added to the budget report to explain some expenditures. Received as information.

Town Administrator's Report: Town Administrator, Niki Grimball, reported a successful "Trunk or Treat" event with the Sheriff's Office on October 9. Staff is preparing for this year's Annual Christmas Tree Lighting celebration with the Town Market on Friday, December 1 at Town Hall. Ms. Grimball reported that a minor setback on the Camp Road Tree Preservation Project has been resolved. Work is scheduled to begin November 6-8. Upcoming events at the James Island Arts & Cultural Center includes a Night of Environmental Poetry and Workshop, October 21 from 7-9 p.m. Ms. Grimball also added that she got confirmation that the Camp Road Tree Preservation Project had been scheduled for November 7,8, and 9. She was very happy to bring this news to Council.

Councilman Milliken voiced concern about the status of some projects Council has approved and its progress moving forward. Projects such as: the Dills Bluff Sidewalk and drainage issues. Neither he nor the Mayor are seeking reelection and others may be transitioned. He asked if those projects and others would continue and Ms. Grimball confirmed that they will continue.

Public Works Report: Public Works Director, Mark Johnson, provided highlights from his report, including work continuing on the Greenhill-Honey Hill Drainage project. Punch list items will be completed by the end of next week. The SCDOT has made significant progress to the Sweet Bay/Dobester drainage system. These improvements should help with flooding issues in residents' yards. Staff monitored the Oceanview-Stonepost drainage project. An update on septic tank inspections resulted in one new inspection and one failure, bringing the total to 84 inspected and 13 failed. 130 remains to be inspected. Councilman Milliken appreciates that a schedule has been developed to clean the ditches.

Island Sheriff's Patrol (ISP) Report: Lt. James gave an updated crime report and other incidents that occurred during the month. He gave an overview of the formation of the Island Sheriff's Patrol Program that began in 2009 when we had only four deputies that were stationed at the Circle K at Camp and Folly Road manipulating the traffic lights because of heavy traffic. Lt. James boasted of how the program has evolved over the years to now having 31 deputies and Deputy Chris King is dedicated to the Town. He attributed ISP's success to Mayor Woolsey and thanked him for his service to the Town. The Town's program is the platform that other states are beginning to follow.

Requests for Consideration by Staff:

Lowcountry Local First Updates/Modifications to Storefront Challenge and Business Attraction Project: Jackie Burger, Executive Director, Lowcountry Local First, made a presentation on a revised program for the Town. Lowcountry Local First is a non-profit organization that partners with local businesses to build community wealth and well-being. Ms. Burger appeared before Council 18 months ago and a partnership was established. The Town and Lowcountry Local First conducted a successful 12 week business academy in the fall of 2022. Ms. Burger stressed the important role that Lowcountry Local First has in educating local businesses and the general public. They also partner with local municipalities: City, Mt. Pleasant, Goose Creek, and James Island.

Ms. Burger shared the revised business model for the Town. The resources that were committed to the project originally would be reinvested in commercial space for businesses wanting to establish themselves in the Town. "Wrap-around" services such as real estate, financial, and architecture services will be provided as well as the formation of a development committee that will offer support and ongoing training.

Ms. Grimball said the presentation is meant to update Council on the revised plans. Motion to approve the revised plan was made by Councilman Boles, seconded by Councilwoman Mignano. Passed unanimously.

2023-2024 Community Assistance Grant Award Recommendations: Ms. Grimball presented the staff's recommendation for the 2023-2024 Community Assistance Grants Awards, \$55,000 is allocated for community assistance and \$10,000 for hospitality services. Ms. Grimball noted that the requests allocated for community assistance funding came in under budget at \$30,500 and hospitality services totaled \$10,000.

Mayor Woolsey requested that the James Island Outreach award is voted on separately because he serves as an ex-officio member on the Board and it was granted without objection. Councilman Milliken moved for approval of all of the award recommendations as presented, excluding the request made by James Island Outreach, seconded by Councilman Mullinax. Passed unanimously.

Councilwoman Mignano moved to approve the award for James Island Outreach; seconded by Councilman Milliken. Mayor Woolsey was recused. Motion passed.

Brantley Park Dock Repair/Maintenance Bid Award: Ms. Grimball reported that the Town solicited and received four bids from licensed marine contractors for the repair and maintenance of the dock at Brantley Park. Permits through SC DHEC and OCRM have been obtained. The repairs will stabilize the existing private dock to make it safe for the public's use and meet ADA (American with Disabilities Act) requirements. She said the railings on the dock will be brought up to code with wood or an equivalent material. The low bid was received from American Dock & Marine @ \$24,198. Ms. Grimball said their bid noted having family ties to James Island so their bid is only for labor and materials and no overhead or profit would be made by them on this project. Further the Town expects the City of Charleston to contribute \$10,000 towards this project, along with \$5,000 PARD Grant the Town has received bringing the Town's portion of out-of-pocket costs to \$10,000 if this expenditure is approved by Council. Motion to approve by Councilman Mullinax, seconded by Mayor Woolsey. Councilwoman Mignano was given clarification that the repairs are need for safety to the public and also ADA compliance as it is currently closed due to safety concerns. Ms. Grimball commented that if the dock is removed or demolished, she is uncertain if a new permit to replace the dock could be obtained, noting that was the reasoning for pursuing the repair and maintenance permit. Passed unanimously.

Speed Hump Installation Bid Award: Pauline Avenue and Seaside Lane: Truluck Construction: Ms. Grimball reported that the Town advertised a combined bid for four speed humps on Pauline Avenue and two speed humps as recommended by the engineer for Seaside Lane, both projects have obtained SCDOT permits. She said Council heard during public comments that some residents of Seaside Lane believe four speed humps is more appropriate. Ms. Grimball explained that because the bid received was to cover both projects, that if Council wants to pursue adding two additional speed humps they could approve the bid as presented and have the additional speed humps added through change order. Ms. Grimball said the cost per speed hump is roughly \$7,800 and if Council is in favor, and approval is given by SCDOT, Council could give an allowance for the additional costs. Motion in favor by Councilman Mullinax, seconded by Councilman Milliken.

Councilman Boles asked if the motion should be amended to add the two additional speed humps. Ms. Grimball said that it could be amended for an additional allowance in cost increase. Councilman Boles asked if the engineer would need to do another study of the road for those placements. Mayor Woolsey suggested that Council approve the request as presented then reevaluate the two additional ones.

Laura Cabiness, Engineer with JLA, pointed out that on Seaside Lane coming off of Ft. Johnson Road is a sharp turn. This was taken into account and is where they wanted to break up the speed after that turn. She said the speed humps are placed at 1,000 feet apart, which is (about the same distance as on Pauline). She thinks if two speed humps were added it may not fit; also plans would have to be modified and the Pauline project would be held up. She also stated that the SCDOT would have to give approval. She said the idea of moving ahead with the original request and see how it affects travel is reasonable and more speed humps could be added at a later time if warranted. Councilwoman Mignano commented on speed humps that were placed on Nabors Drive that had to be modified; she stated that after those on Nabors Drive were modified, they were never right again. She would like to make sure the speed humps are placed where they would be most effective.

Councilman Boles said the people that live on Seaside are asking for two additional speed humps and he doesn't see a problem in trying to accommodate them. Councilman Milliken said there is a precedence on streets that have long straightaways. Perhaps this could serve as a model where the other speed humps could be placed. Both Mayor Woolsey and Ms. Grimball said if the original request is not approved it would delay progress on Pauline Avenue because it would have to be put out for bid again. Councilman Milliken suggested a plan to incorporate four speed humps for Seaside Lane since we already know where the two will be placed. He asked if Council could fund the two and develop a modified plan for four. Mayor Woolsey suggested that Council should not vote the request down and go back to the drawing board while some of Council spoke of not wanting to prolong progress on Pauline. Ms. Grimball said she believes that this bid could be awarded and that staff and the engineer could pursue an amendment to the SDCOT permit to allow two additional speed humps. Staff could then request a change order to the contract if Council were to approve a particular dollar amount to negotiate adding two additional speed humps.

Councilman Boles moved to amend the motion to add an additional \$17,000 (to the \$47,100 bid) for up to two additional speed humps on Seaside Lane; Councilman Milliken seconded. Passed unanimously. Main Motion passed unanimously.

Honey Hill Road Paving: Engineering Proposal: Ms. Grimball presented a proposal from Stantec Consulting Services for engineer and design work needed to pave Honey Hill Road from the intersection of Williams Road to the existing asphalt pavement near the parking area (approximately 700 linear feet). The proposal is based on a site visit done by Stantec in January of 2021. The cost for the proposal is \$62,175). She said the cost does not include construction. Motion in favor by Councilman Milliken, Councilman Boles seconded. Councilwoman Mignano asked if the residents want this portion of Honey Hill Road paved and is everything in order with property lines and easements. Mayor Woolsey answered that is to be determined but they will survey it and purchase easements as a part of this proposal for services. He said the County has monies allocated for this project and once it is designed they will pay for the construction. Councilman Milliken asked if this would be a SCDOT road and Mayor Woolsey said a Town road. Passed unanimously.

Piccadilly Junction Box Repair: Ms. Grimball presented a request for Charleston County to repair a broken junction box on Piccadilly @ \$7,370. Motion to approve by Councilman Milliken, Councilman Mullinax seconded. Passed unanimously.

Reserve Pinckney Park Pavilion on First Friday for Educational Co-op: Councilwoman Mignano move to approve the request for an educational group to meet on the first Friday beginning in October – June, 10:00 a.m. to 12:00 N; Councilman Boles seconded. Passed unanimously.

Camp Road Tree Preservation Project Cost Increase: No action required.

Request for Consideration by Council:

Request to Hire Coyote Trapper: Councilman Boles said this request was based on an article about a lady in the Stone Post neighborhood attacked by a coyote. He does not want to overreact in this situation and does not know if there is a coyote problem and stated that this is the reasoning behind the request. Ms. Grimball said staff met with the company that provides trapping services on Sullivan’s Island having experience working with residents and municipalities. The company’s method is to place three traps in an area which are checked daily. The cost is \$550/per trap per month. Staff has asked to place three at Pinckney Park as that is what the procurement ordinance spending limit will allow without further Council approval. The next hurdle she said would be whether to put them in other residential areas but permission would need to be given from property owners to have traps set on their property. We would also need to know where coyotes were sighted or heard so that the trappers can find the best locations for trapping.

Councilwoman Mignano asked about the type of traps that are used and Ms. Grimball said they are rubber foot traps which are not supposed to hurt the animals. Councilman Milliken voiced concern about other wild animals; i.e., foxes or domesticated animals could be caught in the traps and suffer harm. His preference is a boxed type since there are other wild animals on the island. Ms. Grimball said domestic animals would be taken care of by the Charleston County Sheriff’s Office Animal Control. Councilman Boles said he doesn’t want to solve a problem that does not exist if there are no complaints. Councilman Mullinax said there is a problem in Lighthouse Point, about 6 that he has heard of, and he worries about dogs and cats getting attacked so to answer Councilman Boles’ question, there is a problem. Mayor Woolsey said there were tracks at Pinckney Park, which is one reason why the traps are being placed there. There have been some reports which all seem to stem from the Clark Sound area.

Mayor Woolsey asked that people having information about coyote sightings report it to the Town. He said the lady on Stone Post made a report to the police, but the Island Sheriff’s Patrol nor the Town were informed since it was classified as an “animal attack”. The Mayor said he found out after a reporter called to ask about it and he then inquired with the Island Sheriff’s Patrol. The Mayor stated that it is very important that sightings are reported to the Town so it can take action. The Mayor further suggested that the more reports and information that the program could be expanded. Councilmen Boles and Milliken briefly discussed how or if action should be taken and determined that the motion should be withdrawn. No action was taken on this agenda item other than Council would like to gather more information on sightings, alternative trapping methods, and costs. Ms. Grimball will provide this information at the next meeting.

Committee Reports:

Land Use Committee: Councilwoman Mignano moved for the appointment of Patrick Broderick to the Planning Commission, replacing Mark Maher, who had submitted his resignation earlier that week. Councilman Mullinax seconded. Passed unanimously.

Environment and Beautification Committee: Councilman Milliken announced that James Island Pride will host a litter pickup on Saturday during the Connector Run, from 9-11 a.m. Pizza will be served at Town Hall after the pickup.

Helping Hands will host an event on Saturday, October 28. Meet at Pinckney Park at 9:00 a.m. Anyone interested in volunteering should contact Robin Sanders at the Town Hall, (843) 795-4141.

Children's Committee: No Report.

Public Safety Committee: Councilman Mullinax moved for the appointment of Joshua Hays to the Neighborhood Council, Councilman Boles seconded. Passed unanimously. The Neighborhood Council will meet on Thursday, October 26 @ 7:00 p.m.

History Committee: Ms. Grimball announced Stamp Act Remembrance Day on Sunday October 29, 1-4 p.m. at the point on Ft. Johnson.

ReThink Folly Road: Ms. Grimball announced the ReThink Folly Road Steering Committee meeting on Wednesday, October 25 @ 6:30 p.m. at the Town Hall.

Drainage Committee: No Report.

Business Development Committee: No Report.

Trees Advisory Committee: Councilman Milliken announced that the canopy award winner will be announced. The committee is working on by-laws and planning upcoming the Arbor Day celebration. They will meet on November 14.

James Island Intergovernmental Council: The James Island Intergovernmental Council will meet on Wednesday, October 25 at 7:00 p.m. at the Town Hall.

Proclamations and Resolutions:

National Colonial Heritage Month, October 2023: Motion in favor by Councilman Boles, Councilwoman Mignano seconded. Passed unanimously.

World Pancreatic Cancer Day, November 6: Motion in favor by Councilman Milliken, seconded by Councilman Mullinax. Passed unanimously.

Association for the Blind and Visually Impaired (ABVI): Motion in favor by Councilman Milliken, seconded by Councilman Mullinax. Passed unanimously.

Ordinances up for First Reading:

Ordinance #2023-07: Proposed Zoning Map Amendment from RSL (TMS#425-12-00-185) and CC District (TMS#425-12-00-298) to the Marsh Walk Village Planned Development (PD-201): Mayor Woolsey said that he placed this on the agenda because the developer informed the Town that since no vote was taken for or against the request, that it was not disapproved. Neither he nor the Town Attorney agrees with that statement and rather than leave this as a possible avenue of litigation, he would like Council to vote on it. Mayor Woolsey moved for the adoption of the proposed zoning map amendment with the conditions approved by the Planning Commission; Councilman Milliken seconded.

Councilman Milliken said that he will vote against the request because he feels the proposed planned unit development doesn't comply with the aesthetics and character of James Island. He doesn't believe that 80% building cover with detention ponds and unusable space and paving looks like a lot of places on James Island. He doesn't think a detention pond is necessarily usable open space and it is not aesthetically pleasing. He feels we would lose our suburban character on James Island with a high density development with unusable open spaces.

Councilwoman Mignano agreed and stated that it doesn't fit the nature and character of the small family homes on James Island; the detention ponds are not a good idea; it doesn't retain the suburban character or protect the natural and historic features of the island.

Councilman Mullinax said he is opposed mainly for the homes that are in close proximity to Whitehouse Plantation and flooding. He said some residents came out tonight about the flooding issues that they already have.

Councilman Boles reiterated from the last meeting that over an acre of the land is zoned commercial and the PSD has it for sale. He said we are kicking a can down the road if it is voted down. If you don't want anything to happen, the Town is not the board to decide that. He continued that it sounds to him as if this rezoning will be voted down but it could go under contract again and someone could build on it with the allowed permitted uses and there is nothing that the Town can do about it.

Mayor Woolsey stated that he does not support the plan as proposed and Council could approve, disapprove, or approve with conditions. He said the Planning Commission recommended some conditions which he thinks were wise and he would like to propose some additional conditions and if they are approved he thinks it would be appropriate.

Mayor Woolsey presented the following conditions:

Mayor Woolsey moved that at least 2.5 acres on the east side be a park; no seconded. Motion failed.

Mayor Woolsey moved for no more than 13 dwelling units; up to five multi-family, the remainder being single family detached. Any multi-family or single family attached must be on the south end of the property. Councilman Boles seconded and asked if what is being considered for the park is downsizing. Mayor Woolsey said these are conditions for rezoning and if they pass it would reduce the housing density allowed. He thinks the part for the park is important to include, as well as a resulting number of housing. Councilman Boles said these sound like good ideas but fears being sued by the PSD for reducing the uses that are allowed. Mayor Woolsey said before Council approves a rezoning that includes a 2.5 acre park we should be prepared to spend our Greenbelt money to purchase it. Councilman Boles said all of these are good ideas but he advocates for a straight vote for what is there now, and if we decide to rezone for a park that it be a separate motion. Motion failed 4-1; (Mayor Woolsey voted in favor).

Mayor Woolsey moved that the commercial section of the property be no more than 1.27 acres; Councilman Boles seconded. Mayor Woolsey said there is currently a 1.27 acre lot and another 4.5 acre lot zoned single family residential. The proposal has 1.6 acres commercial so it expands the commercial by 25%. He thinks that is an intensification of the density and not appropriate. As a condition he propose that the commercial be reduced to a 1.27 acre area which it is today. Councilman Milliken confirmed the 1.27 acres is how it is presently and Mayor Woolsey gave an explanation and of how it is configured. Motion failed 4-1; (Mayor Woolsey voted in favor).

Mayor Woolsey moved to remove the restriction of gun sales as presented in the PD; Councilman Mullinax seconded. Mayor Woolsey said the developer has proposed to ban gun shops/sales in this development. He does not believe that is a reasonable way to address crime in the area and explained that guns are purchased legitimately but left in cars and are stolen. This restriction would become a part of the Town's zoning code to say that we are against guns. He feels this is not appropriate for the Town. Councilman Milliken said our zoning tables does not mention guns it mentions sporting goods stores in the land use table and sees no reason to bring guns into the discussion. Mayor Woolsey reiterated the PD includes a prohibition on gun shops so it would become a part of our zoning code and as a body we would be putting a prohibition on gun shops because we judge that gun shops are associated with crime. He doesn't believe that most James Islanders takes that position; Councilman Milliken commented we're not taking that decision. Mayor Woolsey provided clarification to

Councilman Mullinax on this condition and after discussion the motion failed 4-1; (Mayor Woolsey voted in favor).

Mayor Woolsey said he would only support this request with the additional conditions that he presented: 1) park, 2) most housing be single family detached; 3) commercial coverage be reduced similar to coverage area it is now; 4) the restriction that gun shops be included in the Town's code not be included, so he has to oppose. **Main Motion Failed.**

Ordinance #2023-08: Ordinance Amending FY 2023-2024 Annual Budget: Ms. Grimball reported that during the last several years, the Town reached a threshold over \$50,000 in the Accommodations Tax revenue. The Accommodations Tax is a tax the State of SC collects from all accommodations related activities. In the Town, that would be from short-term rentals tax collected through sites such as VRBO, Airbnb and others similar. The state code requires that municipalities reaching or exceeding the \$50,000 plus threshold additional, reporting is required to be used for tourism related promotion and other specific uses. The Town will be required to establish a board to review potential projects and make recommendations to Council on how to spend the funds. The proposed budget amendment is to add a new budget for Accommodations Tax to make it easier and for transparency. Specific projects that are recommended will be shown with a breakdown of how the funds are spent and is reported to the State. This is the first step in the process; the next is to establish a committee to review proposals and report them at year end. Another request for amendment to the additional funding to accommodate for the salary of a position that was added after the budget was approved in the spring. Motion in favor by Councilman Milliken, Councilman Mullinax seconded. Passed unanimously.

Ordinances up for Second/Final Reading:

Ordinance #2023-06: To Amend Business License #2021-09 to Update Class Schedule: Motion in favor by Councilman Milliken, Councilman Mullinax seconded. Passed unanimously.

Old Business: None.

New Business: None.

Executive Session: Not Required.

Announcements/Closing Comments:

Councilman Boles announced that it has been very interesting serving with the members of Council over last four years and wished everyone well on their next venture.

Councilwoman Mignano has learned a lot from the other members of Council over the last four years and wished everyone the very best.

Councilman Milliken has served with the Mayor going way back on the Grants Committee, Roads and Drainage and has known the Mayor for a long time. He has always been impressed with the Mayor's drive to make things better for our island. He thanked the Mayor and knows they have never been on the same side "it seems", always opposing, but they have both grown as a result of that and it has benefitted the island. He thanked the Mayor for his service. Councilman Milliken thanked the staff. Anything that he's been able to do here has been done with the help of staff and they have been wonderful in supporting everything we do and making the Town a better place. To staff, keep up the good work. To the citizens, all that he does here requires volunteers and they have been there. He thanked the citizens for all that they do and it was a pleasure to serve them.

Councilman Mullinax complimented Councilman Milliken and he will be missed for all the things he has done. Mayor Woolsey was complimented for his commitment and dedication to the Town from the beginning and without him the Town would not be where it is. He remembers going door-to-door with the Mayor so that time will be missed.

Mayor Woolsey's address included his accomplishments, past and present during his tenure as Mayor for the Town of James Island. (the full address can be found on the Town's website @: <https://www.youtube.com/channel/UCm9sFR-ivmaAT3wvHdAYZqw/>).

Below are some of the accomplishments and successes that the Town has had over the years:

Town of James Island Formation

- 4th and final incorporation of the Town
- Free James Island
- Uniting the Town
- Sen. Paul Thurmond and Rep. Peter McCoy's assistance in reuniting the Town

Property Tax

- Town does not collect property taxes
- Cost Sharing Agreement with the PSD

Town Hall

James Island Arts and Cultural Center

- County Councilwoman Honeycutt assistance in helping Town to secure the old library

Parks

- Pinckney
- Dock Street
- Brantley

Sidewalks

- Fort Johnson
- Camp Road
- Camp Road/Riverland Drive
- Folly Road

Drainage

- County Basic Drainage Allocation and Joe Qualey assistance in securing
- SCDOT's major road and neighborhoods
- Town repairs
- Monthly Stormwater Managers Meeting
- Quarterly Drainage Committee Meetings
- Island-wide Drainage Project
- Down the Island Drainage Project
- Oceanview, Quail Run, and Highwood Circle

Road Paving

- Honey Hill Road
- Ben Road
- Jeffrey and Lemon Tree Roads

Development

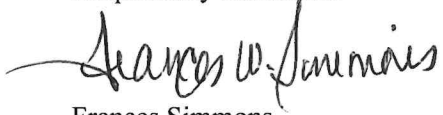
- 30 homes in new neighborhoods
- 40 per year individual homes in existing neighborhoods
- Commercial redevelopment on Folly Road
- Increased Stormwater Standards

- Stormwater Standards
- Tree Protection
- Accessory dwelling units; short term rentals

Mayor Woolsey thanked town staff, members of Council and his family for all they have done during his tenure as Mayor for the Town of James Island.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:25 p.m.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Frances W. Simmons". The signature is written in a cursive style with a long horizontal flourish extending to the left.

Frances Simmons
Town Clerk

Frances Simmons

From: Sandrine Ny <sandrinecamporro@gmail.com>
Sent: Wednesday, October 18, 2023 6:44 PM
To: Frances Simmons
Cc: Art Vandelay; John Peters
Subject: Opposition to Rezoning of SL (TMS#425-12-00-185) and CC District (TMS# 425-12-00-298) to the Marsh Walk Village Planned Development (PD 201)

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

Dear town councils and Mayor, I will not be able to be present at the meeting on thursday 19th as I will be in a plane, however I would like to voice my opposition to the Marsh village planned development and rezoning of the same.

This motion already died last month during the town meeting where numerous neighbors including myself gave public comments in opposition to the rezoning.

So, I am not sure why it has to be voted again but I wanted to make sure that you know that I am still in opposition.

I live at 1267 Hampshire road, and until now we have beautiful woods on this TMS#425-12-00-185 and TMS#425-12-00-298) parcel with plenty of wildlife (oaks, birds, woodpeckers, lightning bugs, butterfly, etc) and plenty of healthy trees. Please consider that you are invited on my back porch anytime to have tea and enjoy those beautiful woods and the amazing wildlife.

Building this development will result in cutting all these trees and will result in an increase of flood risk for my neighborhood but also for the whole town of James Island.

The parcel is 6.5 acres. An average pine tree density is 400 to 600 trees. Let's say those woods are low density and encompass 200 trees per acre, that is an average of 1300 trees. The website of USDA tells us that 1 tree absorbs 2380 gallons of water a year.

Cutting 1300 trees will result in a lack of absorption of 3 millions of gallons of water a year. James Island cannot support absorbing 3 millions more gallons of water without increasing the flood risk for all of us.

The developer mentioned how he will comply with regulations for the townhouses in order for them to not be flooded but, during all the meetings, he never addressed how he will mitigate the impact of flood risk that he will be creating by cutting all those beautiful trees.

Those woods are good for mitigating flood risk, they are good for the wildlife, they are good for James Island.

The best use of this parcel would be to create a park for every citizen of James island to enjoy!

Please listen to the neighbors that are actively fighting against this rezoning and this development and vote in opposition of this project.

Also I would request to add my public comment to the minutes of the meeting.

Sincerely,
Sandrine Camporro
1267 hampshire road.
29412 Charleston, SC
917 244 8689

Frances Simmons

From: Laura Chandler <laura.chandler5@gmail.com>
Sent: Thursday, October 19, 2023 10:27 AM
To: Frances Simmons
Subject: Marsh Walk Village

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

To Whom It May Concern,

Let me start off by thanking you so much for taking the time to read this email, I do appreciate it.

With regards to the new developments, ones like Marsh Walk and future ones, please can we stop over building on our small and already very overcrowded island. We really need to fix the issues we already have. Our roads in many neighborhoods are awful, drains in so many neighborhoods need to be redone, and hello flooding anyone..... We also do not have the infrastructure to meet the needs of more developments. I know I know, 526, if that gets built. Before places like Daniel Island were overbuilt, 526 at first, it worked and helped. As over development happened in places like Daniel Island, the traffic grew worse, and now, if there are any accidents, traffic can get backed up for hours. We will face the same fate if we do not stop the over building. We will not resolve flooding issues because over building keeps getting approved, and then dump and fill tactics are used to save money. This, as you all know, only adds to the many flooding issues, as does the over building. When is enough going to be enough? We are running out of green space and a park on Folly Rd by the Stringer Law Firm that no one really goes to is not a solution to these matters.

Again, thank you, and I hope you have a great rest of your day.

Respectfully,

L. Brinson-Chandler
Secessionville Rd
James Island

Frances Simmons

From: Michele McEachern <m.mceach80@gmail.com>
Sent: Thursday, October 19, 2023 10:56 AM
To: Frances Simmons
Subject: Dills Bluff

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I'm writing to give my opinion on the proposed development on Dills Bluff Road.

Dills Bluff Road is a residential street that already has a lot of traffic on it. When I look at the proposal it seems to me that there is too much development on a small piece of land. It looks like the traffic will increase in an area that already can be congested at times of the day. I am also concerned about the flooding that we already deal with on James Island. As a Charleston native, I know that the flooding we are currently experiencing has greatly increased over the years. This land is near a tidal creek and I assume it drains into that creek.

I don't presume to say that someone doesn't have the right to use their land, but I think some smaller plan would fit that space better.

Michele McEachern
653 Lake Frances Drive
Charleston, South Carolina. 29412
303-552-8514

October 18, 2023

Dear Members of the Council,

I urge you to vote against upzoning the Dills Bluff Road property currently owned by the James Island Public Service District. I am surprised that the zoning board approved the proposed upzoning from low-density suburban and community commercial zoning district for the proposed Marsh Walk Village Planned Development, given that it is inconsistent with the Town of James Island Comprehensive Plan. On page 17 of the plan, it states that “Due to the low-lying nature of James Island, floodplains, or areas that absorb water during storm conditions, are abundant and intersect with development (...) Under the 2021 FEMA flood maps, 56% of the Town lies within a floodplain. This percentage is based on historic conditions only, and future conditions are not taken into consideration for this mapping. **It is in the Town’s best interest to evaluate the use of a property based on risk level for flooding to further resilience and longevity of the community.**”

If approved, the proposed upzoning and development of the property will absolutely increase the risk of flooding for the existing community and irrevocably harm our island’s resilience to storms. It will effectively clear-cut the existing forest and turn it into six acres of impervious surface area with a few retention ponds that will most certainly be inadequate for managing the stormwater runoff that will inevitably result from the trees being cut down and most of the land paved over, built up, or replaced with sod that is no longer porous after the first ¼” of rain.

As illustrated in Appendix A of the developer’s proposal, a substantial portion of the property in question is in a high-risk AE 11 flood zone. This portion of the property is adjacent to existing single-family homes on two sides. If the council approves the rezoning and the proposed project is developed, the retention ponds will not adequately manage the stormwater runoff, and that water will have to go somewhere. And where it will go is to the existing homes behind the proposed retention ponds and Dill’s Bluff Road. This will have a devastating impact on the homeowners in White House Plantation, not to mention the negative impact the increase in stormwater will have on nearby receiving waters and groundwater in terms of increased pollution, nutrient and sediment load, spikes in temperature, etc.

I realize Mr. Taylor has put time and money into his proposal and that the PSD wants to sell him the land to make improvements at their Signal Point Road facility. However, the proposed upzoning and development are inappropriate for the land and must not be permitted to move forward. As the town council, it is your duty to ensure that every act of governance is made in the best interests of the people of James Island. Zoning laws exist to protect the health, safety, and general welfare of the people as relates to land use. Mr. Taylor can request that the property be rezoned, but his request can and should be denied. If all rezoning requests are granted because the developer spent money to jump through the requisite hoops, then what is the point of having zoning laws and a process for upholding them? Please do the right thing and vote no to upzoning this land.

Sincerely,

Casey Buchanan, PhD
1022 Yorktown Drive
Charleston, SC 29412

Public Comment from Edward Green

Mr. Green called and asked that his comment be shared with the members of Town Council because he is out of town until Friday.

He would like Council to consider placing 4 speed humps on Seaside Lane, or a minimum of 3. He said there are 4 on Mikell Drive that has a shorter span than Seaside, and on Northshore there are 4; 2 that are on the curve where you can't go more than 10 mph.

He asked Council to please take this into consideration.

Frances Simmons

From: Niki Grimball
Sent: Thursday, October 19, 2023 9:48 AM
To: Frances Simmons
Subject: FW: comment of appreciateion

Niki R. Grimball
Town Administrator
Town of James Island
843.795.4141 | 843.795.4878 (fax)
1122 Dills Bluff Road
James Island, SC 29412
www.jamesislandsc.us



From: Herbert, Teri Lynn <herbertl@musc.edu>
Sent: Thursday, October 19, 2023 9:37 AM
To: Niki Grimball <ngrimball@jamesislandsc.us>
Subject: comment of appreciateion

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Bill Woolsey – I appreciate all your hours of service to the TOJI over the years – I am pleased you were able to get several more parks and green space on the island – especially since no one can now build apartments or hotels on those areas! And I thank you for the LOST success you fought for – it really helps my budget! I really enjoy the new Arts Center – we’ve needed something like that on James Island. Thank you for your care and service for the Town of James Island!

Teri Lynn Herbert

To: TOJI Clerk of Council

From: Carol A Jackson, Island resident

Date: October 19, 2023

Subject: My personal Thank You to Mayor Woolsey and Councilmember Milliken

Mayor Woolsey and Councilmembers,

I regret that I cannot attend to make my comments in person during Mayor Woolsey and Councilmember Milliken's last meeting in elected office. Please convey my sincere thanks and appreciation for their multi-years' dedication and service to the Town, its citizens, and surrounding neighbors on James Island. I could cite many examples of my appreciation for their vision and work to make their beloved Town a better place to live, worship, work, and play. To Mayor Woolsey, I want to say that I enjoyed our season of multi-jurisdictional collaboration and the accomplishments your leadership brought about while working in partnership with the City, County and State. Most visibly we are about to enjoy and benefit from the construction and opening of the Phase 1 Segment of ReThink Folly Road. I'm glad I'm yet capable of riding a beach bike where I look forward to testing the bike lane that will be a model for future improvements. Mayor, one of my favorite new urban planning "movements" is championed by a national non-profit and local governments association named "Placemakers". You have been and are a Place Maker for the Town of James Island—Town Hall, Arts Center, parks, sidewalks, small business incentives—all with your citizens' betterment in mind and heart.

Councilmember Milliken, I know you've been dedicated to the protection and celebration of your Town's green spaces, trees and enjoyment of a quality of life that can only come from those values. Thank you.

I wish you each God speed and engaging next steps for your "private lives".

Frances Simmons

From: Niki Grimball
Sent: Wednesday, October 18, 2023 3:51 PM
To: Frances Simmons
Subject: FW: Bill Woolsey

Please include this with the public comments!

Niki R. Grimball

Town Administrator

Town of James Island

843.795.4141 | 843.795.4878 (fax)

1122 Dills Bluff Road

James Island, SC 29412

www.jamesislandsc.us



From: Lisa Hayes <lisahayes67@gmail.com>
Sent: Wednesday, October 18, 2023 3:44 PM
To: Niki Grimball <ngrimball@jamesislandsc.us>
Subject: Bill Woolsey

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Mayor Woolsey's hard work and dedication to the Town of James Island is evident everywhere we look. I greatly appreciate his desire and work to create parks and green spaces and keep the island beautiful. Congratulations on your retirement, Bill! You are appreciated!

Lisa Hayes