



Town of James Island, Regular Town Council Meeting  
January 21, 2016; 7:00 PM; 1238-B Camp Road, James Island, SC 29412

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.

1. Opening Exercises
2. Public Comments
3. Special Order of Business
  - Election of Mayor Pro-Tempore
4. Consent Agenda
  - a. Minutes: December 17, 2015 Regular Town Council Meeting
  - b. Minutes: January 13, 2016 Special Town Council Meeting
5. Information Reports
  - a. Finance Report
  - b. Administrator's Report
  - c. Island Sheriffs' Patrol Report
6. Requests for Approval
  - a. Conceptual Design for Sidewalk on Seaside Lane: Quote for Approval, \$9,500
  - b. Drainage Structure(s) between 1500 and 1508 Relyea and Sea Aire (across from 1248)
  - c. Road Right-of-Way and Drainage Easement Request to Accept
7. Committee Reports
  - Land Use Committee
  - Environment and Beautification Committee
  - Children's Commission
  - Public Safety Committee
  - History Commission
8. Proposed Signal at Harbor View Road and Mikell Drive
9. Resolutions:
  - a. Resolution #2016-01: Island Sheriffs' Patrol Officer of the Fourth Quarter
  - b. Resolution #2016-02: Resolution to Request Moratorium Extension
10. Ordinances up for Second Reading:
  - a. Ordinance #2015-16: Memorandum of Understanding: Folly Road Corridor Plan
11. Ordinances up for First Reading: None

12. New Business:
13. Executive Session: The Town Council may/will enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina for discussion of negotiations incident to proposed land purchase
14. Return to Regular Session
15. Approval of Land Purchase
16. Adjournment

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC on Thursday, December 17, 2015. The following members of Council were present: Mayor Pro-Tem Leonard Blank, Garrett Milliken, Darren “Troy” Mullinax, Joshua P. Stokes, and Mayor Bill Woolsey, who presided. A quorum was present to conduct business. Also present: Ashley Kellahan, Town Administrator, Bo Wilson, Town Attorney, Kristen Crane, Planning Director, Mark Johnson, Public Works Coordinator, James Hackett, Code Enforcement Officer, Sergeant Shawn James, Island Sheriffs’ Patrol, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Woolsey called the meeting to order. He opened in prayer and followed with the Pledge to the Flag. FOIA: This meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

Presentation: Folly Road Corridor: Town Council heard a presentation of the Rethink Folly Road Project, a Complete Streets Study by Josh Martin (Turnberry Consultants), Amy Groves (Dover Kohl & Partners), and Dan Frasier, BCD COG (Berkeley-Charleston-Dorchester Council of Governments). The Rethink Folly Road Study was prepared in conjunction with the COG, City of Charleston, City of Folly Beach, CHATS (Charleston Area Regional Transit Authority), SCDOT (South Carolina Department of Transportation), and Town of James Island. The study identifies opportunities and explores the potential to transform the Folly Road Corridor into a sustainable, multi-modal corridor. The Plan addresses improving the safety and operational efficiency of all modes of travel that includes storm evacuation routes, facilitation of multi-modal transportation conversions along the corridor for walking, biking, and transit, coordination and cooperation of the governmental entities for zoning, land development and design standards, and preparation of standards for new development along the corridor. Links to the Plan can be found at: <http://bit.ly/rethinkfollyoct15> and <http://bit.ly/rethinkfollyappendixoct15>. Questions of Town Council were answered after the presentation.

Public Hearing: Folly Road Corridor Plan: Mayor Woolsey opened the public hearing. The following persons spoke:

Phil King, Folly Beach: during the course of today day he made four trips up/down Folly Road, to perhaps the length of the project. In those trips, which he guessed to be 32 miles of roadside, sidewalk, and/or bike path, he counted one person, one pedestrian, and one person on a bicycle -- there was an unbelievable number of cars on the road. He said it seems the overwhelming need is not to be carried away with what the road looks like; it needs to function to move vehicles because that is the mode of transportation an overwhelming number of people use. It concerns him that we don’t hear much talk about expanding the road to move traffic.

Fred Jaindill, 1152 Bradford Avenue: he has worked out at Folly Beach and a shuttle will not resolve anything. Families are going to drive out to Folly Beach. Folly needs a parking garage and charge for it to alleviate the problems. Road expansion, not development and beautification, is the way to go and to focus on getting more people across Folly Road. One size will not fix the problem and a lot of review needs to be done. The plan looks pretty but we are not getting functional results.

Mary Ann Henry: she thinks there was only one person on a bicycle, and one person walking because it is dangerous as all get-out walking on Folly Road. She is a walker and a hiker. There is something to be said about the residents of JI that enjoy walking to cross Folly Road to see their neighbors. There are people who like to walk and bicycle and presently people cannot do that.

Bill Cubby Wilder, James Island PSD Commissioner: asked the height restriction for buildings on Folly Road; and asked if there is an ordinance. Councilman Blank replied that the Town’s height restriction is 35 feet and the City’s is 70 feet.

The Public Hearing closed at 7:35 p.m.

Presentation: Dills Bluff Sidewalk Concept Plan: Council heard a presentation by Bret Gillis with Stantec. Project will start on Dills Bluff Road across from the Preserve at Dills Bluff where that neighborhood's sidewalk ends. That would put the sidewalk down the west side of the road from the intersection with Camp Road just before the marsh area. Starting there, the sidewalk would continue down the west side crossing Midvale and Julian Clark Roads until reaching a point opposite Seaside Lane. At the section adjacent to the marsh, the sidewalk would be a wooden boardwalk, which will result in fewer impacts to the wetlands. A crosswalk would be placed at Seaside Lane to continue the sidewalk on the east side of the road [to eventually connect to a future sidewalk along Seaside Lane from Fort Johnson Road to Dills Bluff Road]. From Seaside Lane, the sidewalk would continue past the Public Service District's pump station and around the curve on the north side of the road to Fort Sumter Drive. From there the sidewalk would cross to the west side of Fort Sumter and continue to Harbor View Road. At this intersection there will be pedestrian crossings and signal lights to control traffic.

Phase 1: The Preserve at Dills Bluff to Seaside Lane

Phase 2: Seaside Lane to Fort Sumter Drive

Phase 3: Fort Sumter Drive from Dills Bluff to Harbor View Road

Councilman Milliken asked if there will be an expense for the permitting process for boardwalks. Mr. Gillis said it would be a minor cost. He said boardwalks are more expensive to construct, but the impact to the wetlands is minimal. Councilman Blank asked the timeframe for construction. Mr. Gillis said that is up to the Town. Mrs. Kellahan said the Town may submit for funding through the County's Community Services Board's spring funding cycle if the project meets their economic requirements. She is looking into this option.

Public Comments: The following persons addressed Town Council:

Edward Greene: commented on the Dills Bluff sidewalk; that it will go down Fort Sumter Drive, not Seaside Lane. He expressed concern for children walking to/from school, going down Seaside Lane turning right or left from Dills Bluff. He said they are not turning onto Fort Sumter. He asked why the sidewalks will be placed on Fort Sumter Drive, not on Seaside Lane when it is needed there to protect children. He said unless the school is moved, there is no need for a sidewalk on Fort Sumter Drive. He asked Council to reconsider going down Fort Sumter Drive and try to get a sidewalk on Seaside Lane. During subsequent discussion Mayor Woolsey mentioned that we have in our Comprehensive Sidewalk Plan to put a sidewalk down Seaside Lane from Fort Johnson Road to Dills Bluff Road.

Robert Miller, 822 Dills Bluff: found out about the Dills Bluff Sidewalk Plan today. Said when the sewer was put in on Dills Bluff Road, Public Works drilled under his driveway which caused a 4x4 hole still there after six months, and no one has gotten back to them. He would like to look at the Concept Plans because he did not know about the sidewalks.

Brian Tyler, 789 Dills Bluff Road: found out about the Dills Bluff Sidewalk today. Spoke about the recent floods and the problems he and his neighbors had. Drainage needs to be taken care of before a single penny is spent on a sidewalk. He understands long term we need to have a plan; but we just went through a flood that caused his neighbors' houses to flood. He referred to an article about development on Maybank Highway and said Town Council was elected to put a bridle on this type of growth. He asked Council to help slow growth, to do a moratorium like Mount Pleasant. He asked, do we need a sidewalk, or do we need the drainage fixed to keep someone's house from flooding.

Fred Jandill, 1152 Bradford Avenue: spoke about the speed limits in the Town and the City and the need for uniformity between the two entities on speed limit signs.

Special Order of Business:

- Commission of Code Enforcement Officer: Mayor Woolsey recognized James Hackett and read the Oath of Office commissioning him as the Code Enforcement Officer for the Town of James Island, January 1, 2016 through December 31, 2016.

Consent Agenda:

- a. Minutes: November 19, 2015 Regular Town Council Meeting
- b. 2016 Town of James Island Meeting Schedule
- c. 2016 Town of James Island Holiday Schedule

Approved without objection.

Information Reports:

- a. Finance Report: Provided.
- b. Administrator's Report: Mrs. Kellahan announced through the Repair Care Program, that a handicapped ramp was built for a resident. Four (4) additional projects were completed which included minor roofing repairs. The Annual Report and Audit for 2014-2015 are available online. An initial meeting was held with Hussey Gay Bell, (our engineers for Pinckney Park) about the project's scope. Hussey Gay Bell have initiated the survey work and were able to acquire some previous surveys that will result in a cost savings. Departmental Report. Code Enforcement: 103 cases, 70 abated; Building Permits: 20.

Public Works Report: Mark Johnson, Public Works Coordinator, reported that several sinkholes have developed from October's flooding and we are working with SCDOT and Charleston County to repair. Other sinkholes have developed due to directional boring by ATT on Camp Road; ATT contractors are working with SCDOT and CCPW to repair. At the December Quarterly James Island Stormwater Managers Meeting, the recent flooding issues were discussed and all agencies are working together to repair and make improvements to the drainage systems to help prevent future problems. SCDOT and CCPW will be working to improve the drainage in the Fort Johnson Road-Eaglewood Retreat-Lighthouse Boulevard area. Replacement of the culvert at Eaglewood Retreat will be first. Charleston County Public Work and the SCDOT are working on a permanent repair to the blocked culvert at Grimsley Drive. This will include grading the ditches and upstream conveyances. Camp and Folly Intersection Project: Banks Construction was awarded the Prime Contractor contract and it was approved by County Council. Subcontractor bids for utility relocation work have been approved by CWS and JIPSD. Emergency Management Update: HAM radio is functional at Town Hall.

- c. Island Sheriffs' Patrol Report: Sergeant James reported on the recent crimes on the island. Island Sheriffs' Patrol monthly activities: hours worked- 391; vehicles stopped -451; tickets issued - 47; warnings issued -426; calls for service - 43; field interviews - 4; and arrests -8. Mayor Woolsey thanked Sergeant James for diffusing a situation on Fort Johnson Road; Councilman Mullinax thanked Sergeant James for his service to the Neighborhood Council. Sergeant James gave an update on the NDI Recognition Cameras and the Town's camera will be installed near the O'Reilly Auto on Folly Road.
- d. Town Hall Project: Draft Needs Assessment: Mrs. Kellahan presented a draft Needs Assessment and Project Budget Analysis to Council to review. The assessment shows a Town Hall building of 6,003 sq. ft. and project cost of \$2,743,316. Mrs. Kellahan asked Council to review the information and their feedback will be shared with Liollo (Town's architectural firm).

Requests for Approval

- a. Dills Bluff Sidewalk Concept Plan: Mayor Woolsey asked for a motion in favor of the Dills Bluff Concept Plan. Councilman Blank moved; and Councilman Stokes seconded.

Councilman Milliken said he had some concerns based on the comments made by Mr. Greene (during Public Comments); to potentially tie the Sidewalk Plan in with the High School, by perhaps using Phase 2 to go down Seaside Lane, rather than Fort Sumter Drive. This is something that merits some consideration. He is also concerned that we did not try to engage the public along Dills Bluff Road more; to let them know this would be on tonight's agenda. He said he is unsure if posting the agenda on Friday was enough notice for some people. Councilman Milliken said he would vote against the motion

and he suggested that it be deferred to a later meeting. He made a counter motion to defer the item to a later meeting; the motion was seconded by Councilman Stokes. As discussion ensued on the motion to defer, Councilman Blank said it is possible that we can do both, and Mayor Woolsey added that Seaside Lane is already on the list; Fort Sumter Drive is in Phase 3, not Phase 2. He said it seems to him that running a sidewalk down Dills Bluff basically to Fort Sumter, and not continuing onto Harbor View Road would make sense. He agrees with Mr. Greene's suggestion that we should have a sidewalk on Seaside from Dills Bluff to the High School, which is an excellent idea, but he does not think it is reason to vote against Phase 1. Councilman Blank added that he travels Dills Bluff every day and he see people coming from the Dollar General carrying bags as they walk down the road. He said if we want to change Phase 3 to go down Dills Bluff, that's fine, but we need to do something to protect the people. He notices a man in a wheelchair that could be using a sidewalk – we at least need to do Phase 1, and we could make a change at Phase 3. He doesn't have a problem with that; but we need to do something quickly. No further discussion. Vote in favor of deferring: Councilman Milliken, and Councilman Mullinax. Vote against deferring: Mayor Woolsey, Councilman Blank, and Councilman Stokes. Motion did not pass.

Council Milliken moved to amend the motion to accept the Phase 1. He said this way we are only seeking funding from the County and we can fulfill the dire need of having that stretch of the project done while we consider what Phase 2 will be in tying in Seaside Lane, Councilman Stokes seconded. Councilman Blank said he think we are losing the purpose of why we are putting the sidewalk there. It is not necessarily for those who live on Dills Bluff Road; it is for the people who live in the subdivisions: children going to/from the Rec Center and the School. He think we need a sidewalk on Seaside Lane, but we also need a sidewalk all the way down Dills Bluff Road. He believes the sidewalk will help control traffic because it will increase safety. Councilman Blank suggested that Council approve the Concept Plan and as the project moves along, they could make changes to because it is a concept plan. Mayor Woolsey spoke in favor of approving the entire Concept Plan. He said voting does not mean that we go forward with all three phases, post haste. It will come back to Council. He explained the conceptual plan process and the funding methods that the Town uses. He said this is a good conceptual plan, and the idea to run sidewalks down Dills Bluff is good. Vote in favor of approving Phase 1 only: Councilman Mullinax and Councilman Milliken. Vote in opposition to approving Phase 1 only: Mayor Woolsey, Councilman Blank and Councilman Stokes. Motion failed.

Main Motion: Approval of the Dills Bluff Conceptual Plan: In favor: Mayor Woolsey, Councilman Blank, Councilman Mullinax, Councilman Stokes. In Opposition: Councilman Milliken. Motion passed.

- b. 2016 PARD Grant: \$1,500 for Planning Expenses at Pinckney Park: Mrs. Kellahan reported that this Grant is derived from Bingo taxes, an 80/20 match. The Town is requesting \$1,500 for the planning expenses for Pinckney Park. Councilman Milliken moved to approve; seconded by Councilman Stokes and passed unanimously.
- c. Community Assistance Grant Request: \$1,260, Fort Johnson Middle School: Councilman Stokes presented a Community Assistance Grant Request from David Parler, the Principal at Fort Johnson Middle School for the Teachers Gala. During the Gala one top Teacher per school is recognized along with the star Principals for the year. The cost of the Gala is \$1,260 which allows the 8-10 teachers nominated by the school to attend. Motion to approve was made by Councilman Blank, seconded by Councilman Milliken. Motion passed unanimously.

#### Committee Reports:

Land Use: Councilman Blank provided an update from the Planning Commission meeting: Planning Commission approved a 10 lot subdivision on Fort Johnson Road. Next to the Swift Mart (Folly Road) will be a SIP serving meals and alcohol. The Black Bean Restaurant will be converted to a Deli called the "Hen and Goat". The Preserve at Dills Bluff Right-of-Way Acceptance Submittal Plans will come before Council in February and a Take 5 Oil Change Service will go in next to Sherwin Williams Paint.

Environment and Beautification: Councilman Milliken announced that James Island Pride sponsored the Second Annual Arbor Day Celebration. He thanked Fort Johnson Middle School Principal, David Parler, the teachers, Kathy Woolsey, Mayor Woolsey, James Island Pride members, and Town staff for a successful event. James Island Pride received a \$1,050 Grant from Palmetto Pride for litter control on the island. The next litter pick-up will be February 6. James Island Pride 3<sup>rd</sup> Annual Arts Auction will be held the last weekend in February. Several nominations have been received for Community Heroes and Councilman Milliken encouraged everyone to nominate a community hero. Nomination forms are on the Town's website. He encouraged participation in James Island Pride.

Children's Commission: Councilman Stokes announced that the Children's Commission hosted an excellent and successful Second Annual Tree Lighting Ceremony. He thanked Ashley Kellahan and Town staff and all who helped to make the event a success. The next meeting of the Children's Commission is January 14 at 5:00 p.m.

Public Safety Committee: Councilman Mullinax announced the next meeting on January 28 at 7:00 p.m.

History Commission:

Historical Market for Battle of Dills Bluff, \$2,120: Mayor Woolsey announced that the History Commission made a recommendation to apply for a Plaque for the Battle of Dills Bluff, (the last Battle of the Revolutionary War in the Carolinas). The expense is \$2,120; the location will be near where Dills Bluff turns into North Shore but the exact location has not been determined. The application will be sent to the SC Department of Archives and History for approval. A motion in favor was made by Councilman Blank, seconded by Councilman Stokes. Councilman Milliken made a minor grammatical correction in the description and added the sentence: The British evacuated Charleston in December of 1782. Motion passed unanimously.

Resolutions:

- a. Resolution #2015-21: Financial Agreement, Camp Road Sidewalk Phase II: Mrs. Kellahan provided an overview of the Camp Road Sidewalk, Phase II project. This is the phase of sidewalk that runs from the Camp Road intersection to Secessionville Road that Stantec has produced the construction plans for. We have also received the encroachment permits from the SC DOT. The Town has applied for TST Funding for FY 2016; received \$85,000, and matched it with \$85,000. She said since construction costs have gone up, the County now estimates the cost of the project to be \$210,000 instead of \$170,000 previously quoted. Mrs. Kellahan noted that the County's TST approval has to stay at \$85,000. The Intergovernmental Agreement basically says that they will match that amount as well as any overages. There is also language in the Intergovernmental Agreement that the Town has to approve the bid, so if it comes in much higher, the Town can rebid the project. A motion to approve Resolution #2015-21 (the Intergovernmental Agreement) was made by Councilman Milliken, seconded by Councilman Milliken. No discussion. Motion passed unanimously.
- b. Resolution #2015-22: To Authorize Matching Funds for Lighthouse Point Boulevard Sidewalk, Phase I, TST Application: Mrs. Kellahan reported that the Town applied for TST Funds for the Lighthouse Point Boulevard Phase I Sidewalk Project through the County's FY 2017 TST Allocation Program. This is the stretch from Lighthouse Point Boulevard at Fort Johnson Road towards the creek (short of the creek because if we cross it, OCRM permitting would be required). The County has begun the engineering and the sidewalk will be piped. There is a large ditch by the New Beginnings Church and they have requested that we pipe it. The estimated cost of the project is \$220,000; the Town will match at 50% with \$110,000. Mrs. Kellahan said there is a chance the project could include some drainage under Fort Johnson Road; however, it is likely that the SCDOT will fund that. A motion for approval was made by Councilman Stokes, and seconded by Councilman Mullinax. No discussion. Motion passed unanimously.

Ordinances up for Second Reading:

- a. Ordinance #2015-15: An Ordinance Regarding Weeds and Rank Vegetation: A motion to approve was made by Councilman Milliken, seconded by Councilman Stokes. No discussion. Motion passed unanimously.

Ordinances up for First Reading:

- a. Ordinance #2015:16: Memorandum of Understanding for the Folly Road Corridor Plan: A motion to approve was made by Councilman Blank, and seconded by Councilman Mullinax. Councilman Blank asked for clarification of the Memorandum of Understanding (MOU). Mayor Woolsey said it looks to him that we are setting up a permanent committee; and the second paragraph says that we are generally on board with the MOU; although we have not agreed to anything specific. Ms. Groves (Dover & Kohl) was asked to explain. She said the MOU is the first step to work with the other municipalities. Councilman Blank asked if there is anything in the MOU that would allow a municipality to alter another municipality's planning ordinances. Councilman Stokes said he thought the committee could make recommendations but it would have to come before Town Council for approval. Mayor Woolsey said he did not think the committee we are agreeing to set up is the same as a Joint Design Review Committee, which is different. He commented that a Joint Design Review committee may be proposed at some future time, but this is not the committee we are setting up. No further discussion. Motion passed unanimously.

New Business:

- a. Camp and Folly Intersection Improvement Project: Mrs. Kellahan gave a recap of the project. This project was awarded to low bidder, Banks Construction. She noted that there were some issues with relocating some utilities that Charleston Water System and the James Island PSD had to approve. Cal Oyer, (Charleston County) visited the office today and informed her that the project would be going before County Council tonight to be awarded and construction could begin as early as February. Councilman Milliken asked if the Town was asked to pay anything towards the cost of relocating the utilities; Mrs. Kellahan answered that we have not been asked to.

Executive Session: Mayor Woolsey moved to enter into an Executive Session in accordance with 30-4-70 (a) Code of Laws of SC to discuss real estate matters. The motion was seconded by Councilman Stokes and it passed unanimously. Council entered the executive session at 8:38 p.m.

Return to Regular Session: Council returned to regular session at 9:07 p.m. Mayor Woolsey announced that Council took no action or vote during the executive session.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:07 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk

The Town of James Island held a Special Meeting at 5:00 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC on Wednesday, January 13, 2016. The following members of Council were present: Mayor Pro-Tem Leonard Blank, Garrett Milliken, Darren “Troy” Mullinax, Joshua P. Stokes, and Mayor Bill Woolsey, who presided. A quorum was present to conduct business. Also present: Bo Wilson, Town Attorney, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Woolsey called the meeting to order. He opened in prayer and followed with the Pledge to the Flag. FOIA: This meeting was published and posted in compliance with the Freedom of Information Act and the requirements of the Town of James Island.

Mayor Woolsey asked for a motion to approve the agenda. Councilman Stokes moved, seconded by Councilman Mullinax. Motion passed unanimously.

Public Comments:

Alan Laughlin, 847 Darwin: apologized to Mayor and Council for the actions of the James Island PSD. He is unsure if it was planned, or if it just happened. He was personally insulted that 4 of the 7 Commissioners were not at the PSD meeting on Monday night; and these are the same four that has been hindrances to any kind of action about the PSD land.

Executive Session: Mayor Woolsey asked for a motion to enter into executive session in accordance with 30-4-70 (a) Code of Laws of SC to discuss Contractual Real Estate matters. Councilman Stokes moved, Councilman Blank seconded. Motion passed unanimously. Council entered the executive session at 5:03 p.m.

Return to Regular Session: Council returned to regular session at 5:54 p.m. Mayor Woolsey announced that Council took no action or vote during the executive session.

Discussion and action to authorize the acquisition of real property for the public purpose of constructing a Town Hall facility located near Dills Bluff Road and Camp Road: Mayor Woolsey asked if there is a motion to move forward to pursue the purchase of the PSD property. Councilman Milliken moved and Councilman Mullinax seconded for discussion.

Councilman Stokes said we have, through different folks inside each one of these organizations, have done quite a bit of negotiating back and forth over a long period of time, and we have given full disclosure that there are other alternatives that we are looking at. He said without having something in place more concrete than what we have now, he does not see the purpose of continuing to pursue that avenue when we have other things before us that we can pursue right now. We have to choose a path and go down that.

Councilman Blank stated that he hasn’t seen any real indication that the property was for sale.

Councilman Milliken said he would like to continue to pursue the PSD property. His reason for expressing interest in the motion is he feel it is a better piece of property. He knows that we have had difficulties in negotiating a clear offer, but he would like to believe that the PSD would do that. We have no evidence that they have yet, but he would like to hold a candle for that property. He does not want to reject it at this point but feel it is important to move forward with the purchase of the other property; and, if in fact, the PSD property becomes available for the next meeting, perhaps we can make a move for that property. This is his reason for expressing interest in the PSD property.

Councilman Mullinax said he agreed with Councilman Milliken’s comments but he is worried about the timeframe and from what happened at the last PSD meeting, they do not seem to have any interest. And, if

by their next meeting whether anything would change. He agrees with the general theory but worry about the timetable.

Mayor Woolsey said he likes the PSD property and the conceptual plan; but he is very concerned about the time issue. He expressed disappointment; that there was this perfect storm where they did not show up to have a meeting when it was on the agenda. There were no further discussion.

Mayor Woolsey said a “Yes” vote would be to pursue the PSD property; and a “No” vote, we would not. YES: Councilman Milliken. NO: Councilman Blank, Councilman Mullinax, Council Stokes, Mayor Woolsey. Motion failed 4-1.

Mayor Woolsey offered the following MOTION: Mayor Woolsey moved to authorize the Town Administrator and staff to pursue acquisition of real property for the public purpose of constructing a new Town Hall facility. The Town Administrator and staff are authorized to negotiate the purchase of necessary property and, if necessary, take all necessary steps to acquire necessary property by use of the Town's eminent domain powers. The Town Administrator is authorized to negotiate acquisition subject to monetary limits as discussed in executive session. The following properties shall be acquired:

1120 Dills Bluff Road  
James Island, SC 29412  
Tract 1, Cocked Hat  
TMS# 428-03-00-055

1126 Dills Bluff Road  
James Island, SC 29412  
Tract 2, Cocked Hat  
TMS # 428-03-00-054

Councilman Blank seconded the motion. There was no discussion. Motion passed unanimously.

Adjournment: There being no further business to come before the body, the meeting adjourned at 5:59 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk

# Town of James Island

% FY Complete 50%

## Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
<b>GENERAL FUND REVENUE</b>														
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	1,040,000
Franchise Fees	165,901	-	-	6,607	66,282	-	-	-	-	-	-	-	238,791	420,000
Brokers & Insurance Tax	-	-	25	-	-	48	-	-	-	-	-	-	73	375,000
Local Option Sales Tax (rev)	-	32,331	-	29,241	27,382	32,235	-	-	-	-	-	-	121,189	327,080
State Aid to Subdivisions	-	-	-	-	73,112	-	-	-	-	-	-	-	73,112	256,060
Business Licenses	-	4,636	-	-	-	10,790	-	-	-	-	-	-	15,426	190,000
Telecommunications	-	-	-	-	-	25	-	-	-	-	-	-	25	27,500
Liquor Licenses	-	-	-	2,000	-	-	-	-	-	-	-	-	2,000	16,500
Building Permit Fees	-	503	440	1,063	425	1,350	-	-	-	-	-	-	3,782	10,000
Planning & Zoning Fees	800	1,201	975	1,325	625	1,300	-	-	-	-	-	-	6,226	10,000
Miscellaneous	-	-	-	-	26	-	-	-	-	-	-	-	26	1,000
Interest Income	96	98	-	57	-	158	-	-	-	-	-	-	408	225
Transfer Funds Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	483,582
		<b>38,769</b>	<b>1,440</b>	<b>40,294</b>	<b>167,853</b>								<b>461,059</b>	<b>3,156,947</b>
													<b>% of Budget</b>	<b>15%</b>
<b>ADMINISTRATION</b>														
Salaries	15,867	15,875	15,749	24,021	16,507	19,667	-	-	-	-	-	-	107,686	205,200
Fringe Benefits	5,336	5,471	5,044	7,560	5,129	5,349	-	-	-	-	-	-	33,889	74,000
Copier	351	334	360	374	364	354	-	-	-	-	-	-	2,137	5,300
Supplies	976	223	359	852	301	959	-	-	-	-	-	-	3,670	13,000
Postage	223	355	(55)	257	-	300	-	-	-	-	-	-	1,080	6,700
IT	2,346	2,741	1,693	4,778	3,779	2,469	-	-	-	-	-	-	17,805	35,000
MASC Membership	-	-	-	-	5,341	-	-	-	-	-	-	-	5,341	5,500
Insurance	-	11,023	-	166	6,860	-	-	-	-	-	-	-	18,048	19,200
Legal Services	2,225	-	5,364	-	7,865	-	-	-	-	-	-	-	15,453	60,000
Town Codification	-	-	5,168	739	-	-	-	-	-	-	-	-	5,907	1,500
Advertising	128	-	606	460	467	228	-	-	-	-	-	-	1,889	5,000
Audit	-	-	-	-	-	12,500	-	-	-	-	-	-	12,500	12,000
Elections	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Mileage Reimbursement	-	56	302	29	60	27	-	-	-	-	-	-	474	800
Bonding	-	-	70	-	-	-	-	-	-	-	-	-	70	1,750
Employee Training / Screening	-	-	-	-	-	-	-	-	-	-	-	-	-	850
Dues and Subscriptions	35	-	110	174	-	-	-	-	-	-	-	-	319	1,060
Training & Travel	378	-	22	-	-	20	-	-	-	-	-	-	420	2,460
Mobile Devices	35	35	402	(36)	70	70	-	-	-	-	-	-	577	660
Children's Commission	-	-	-	190	146	-	-	-	-	-	-	-	337	1,000
Business Development Council	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
History Commission	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Employee Appreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Bank Charges	61	60	133	52	42	110	-	-	-	-	-	-	458	500
		<b>36,174</b>	<b>35,325</b>	<b>39,616</b>	<b>46,932</b>	<b>42,053</b>							<b>228,060</b>	<b>454,480</b>
													<b>% of Budget</b>	<b>50%</b>

# Town of James Island

% FY Complete 50%

## Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		

### ELECTED OFFICIALS

Salaries	3,769	3,769	3,769	5,654	3,769	3,769	-	-	-	-	-	-	24,500	50,000
Fringe Benefits	2,129	2,129	2,129	3,198	2,138	2,095	-	-	-	-	-	-	13,818	17,000
Mayor Expense	551	-	-	200	-	-	-	-	-	-	-	-	751	2,000
Council Expense	-	35	-	129	-	-	-	-	-	-	-	-	164	4,000
Mobile Devices	114	114	114	114	114	114	-	-	-	-	-	-	684	1,410
		<b>6,047</b>	<b>6,012</b>	<b>9,295</b>	<b>6,022</b>	<b>5,978</b>							<b>39,917</b>	<b>74,410</b>
													<b>% of Budget</b>	<b>54%</b>

### GENERAL OPERATIONS

Salaries	15,698	14,942	14,774	22,161	14,774	16,399	-	-	-	-	-	-	98,749	216,200
Fringe Benefits	5,271	5,021	5,156	7,714	5,142	5,308	-	-	-	-	-	-	33,613	73,500
		<b>19,964</b>	<b>19,931</b>	<b>29,875</b>	<b>19,917</b>	<b>21,707</b>							<b>132,362</b>	<b>289,700</b>
													<b>% of Budget</b>	<b>46%</b>

### PLANNING

Supplies	-	-	42	-	-	25	-	-	-	-	-	-	67	500
Advertising	128	225	128	-	64	-	-	-	-	-	-	-	545	2,000
Mileage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-	200
Dues and Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-	325
Training & Travel	85	-	220	-	-	-	-	-	-	-	-	-	305	1,000
Mobile Devices	35	35	35	(28)	35	35	-	-	-	-	-	-	148	660
Uniform / PPE	-	-	-	-	186	-	-	-	-	-	-	-	186	250
Planning Commission	-	250	200	258	450	200	-	-	-	-	-	-	1,358	4,000
Board of Zoning Appeals	-	-	200	176	200	316	-	-	-	-	-	-	892	4,000
		<b>510</b>	<b>825</b>	<b>406</b>	<b>935</b>	<b>576</b>							<b>3,501</b>	<b>12,935</b>
													<b>% of Budget</b>	<b>27%</b>

# Town of James Island

% FY Complete 50%

## Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
<b>BUILDING INSPECTION</b>														
Mileage Reimbursement	-	-	16	45	-	-	-	-	-	-	-	-	61	200
Mobile Devices	35	35	35	(28)	35	35	-	-	-	-	-	-	148	660
Supplies	-	-	210	-	-	-	-	-	-	-	-	-	210	1,000
Equipment / Software	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500
Uniform / PPE	-	-	-	-	-	-	-	-	-	-	-	-	-	250
Dues & Subscriptions	50	-	-	-	-	-	-	-	-	-	-	-	50	800
Travel & Training	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
		35	261	17	35	35							470	5,410
													Total	
													% of Budget	9%

<b>PUBLIC WORKS</b>														
Mileage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-	300
Training & Travel	-	-	-	189	-	-	-	-	-	-	-	-	189	1,000
Projects	2,135	3,218	7,955	271	8,112	323,675	-	-	-	-	-	-	345,365	725,500
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000
Permits	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Mobile Devices	54	54	54	-	54	54	-	-	-	-	-	-	269	660
Traffic Control Devices	-	-	-	-	143	-	-	-	-	-	-	-	143	30,000
Uniform / PPE	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Supplies	-	-	156	15	-	-	-	-	-	-	-	-	171	2,000
Emergency Management	-	4,714	-	1,189	796	51	-	-	-	-	-	-	6,749	12,000
Groundskeeping	-	180	820	-	3,680	10,590	-	-	-	-	-	-	15,270	30,000
		8,165	8,985	1,664	12,785	334,370							368,156	827,960
													Total	
													% of Budget	44%

<b>CODES &amp; SAFETY</b>														
Mobile Devices	54	54	54	-	-	-	-	-	-	-	-	-	161	660
Mileage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-	300
Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Radio Contract	-	342	-	-	342	-	-	-	-	-	-	-	684	2,740
Training	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Uniform / PPE	-	-	-	-	183	-	-	-	-	-	-	-	183	250
Sheriff's Office Contract	17,648	13,275	16,438	10,592	11,155	14,170	-	-	-	-	-	-	83,277	165,000
Unsafe Buildings Demolition	-	9,622	325	-	-	-	-	-	-	-	-	-	9,947	7,000
Overgrown Lot Clearing	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200
Crime Watch Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Neighborhood Council	399	589	-	-	-	-	-	-	-	-	-	-	988	1,500
Teen CERT Program	-	-	-	-	-	-	-	-	-	-	-	-	-	500
		23,882	16,816	10,592	11,680	14,170							95,240	182,150
													Total	
													% of Budget	52%

# Town of James Island

% FY Complete 50%

## Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
<b>PARKS &amp; RECREATION</b>														
Recreation	400	345	1,000	-	54	325	-	-	-	-	-	-	2,124	5,000
Pinckney Park	-	(3,150)	750	1,250	43	-	-	-	-	-	-	-	(1,107)	85,000
Special Events	146	-	-	-	526	2,087	-	-	-	-	-	-	2,760	12,000
Youth Sports Program	-	-	-	3,925	-	-	-	-	-	-	-	-	3,925	14,000
		(2,805)	1,750	5,175	623	2,412							7,702	116,000
													% of Budget	7%
<b>FACILITIES &amp; EQUIPMENT</b>														
Utilities	1,486	1,325	1,372	1,228	961	4,165	-	-	-	-	-	-	10,537	21,600
Rent	6,178	6,178	6,461	6,460	6,531	6,531	-	-	-	-	-	-	38,339	77,700
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Janitorial	440	477	440	477	465	477	-	-	-	-	-	-	2,777	6,620
Equipment / Furniture	-	336	-	-	-	27	-	-	-	-	-	-	364	3,000
Building Maintenance	65	-	276	220	1,005	32	-	-	-	-	-	-	1,599	12,000
Vehicle Purchase	-	-	-	27,118	-	-	-	-	-	-	-	-	27,118	25,000
Vehicle Maintenance Expense	65	77	51	163	67	133	-	-	-	-	-	-	557	5,000
Generator Maintenance	-	-	195	-	-	-	-	-	-	-	-	-	195	750
Street Lights	10,437	10,438	10,437	10,437	10,437	10,435	-	-	-	-	-	-	62,619	120,000
Town Hall	400	-	1,750	-	4,330	3,921	-	-	-	-	-	-	10,400	200,000
Lease Purchase	-	-	-	-	-	-	-	-	-	-	-	-	-	840,000
	19,071	18,832	20,982	46,103	23,795	25,721							154,504	1,314,670
													% of Budget	12%
<b>COMMUNITY SERVICES</b>														
Repair Care Program	-	-	-	-	-	4,036	-	-	-	-	-	-	4,036	30,000
Community Service Contributions	-	-	-	-	15,500	1,760	-	-	-	-	-	-	17,260	20,000
													21,296	50,000
													% of Budget	43%

# Town of James Island

% FY Complete 50%

## Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
<b>LOCAL OPTION SALES TAX ROLLBACK FUND</b>														
LOST Rollback	-	86,720	-	72,336	67,508	79,138	-	-	-	-	-	-	305,702	841,060
LOST Rollback - Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	475
Transfer In from Property Tax Credit Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	198,465
<b>Total</b>													<b>305,702</b>	<b>1,040,000</b>
<b>TREE MITIGATION FUND</b>														
Tree Mitigation revenue	1,480	1,968	1,968	488	2,456	-	-	-	-	-	-	-	15,246	8,732
Tree Mitigation expense	-	-	-	-	(150)	(375)	-	-	-	-	-	-	(525)	(8,732)
<b>Total</b>	<b>1,480</b>	<b>1,968</b>	<b>1,968</b>	<b>488</b>	<b>2,306</b>	<b>(375)</b>							<b>14,722</b>	<b>-</b>
<b>ART AUCTION</b>														
Art Auction donations	-	-	-	-	11	-	-	-	-	-	-	-	11	-
Art Auction revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>													<b>-</b>	<b>-</b>
Art Auction expense	-	-	-	-	-	-	-	-	-	-	-	-	-	300
<b>JAMES ISLAND PRIDE</b>														
James Island Pride donations	10	5	20	-	-	-	-	-	-	-	-	-	210	-
Helping Hands donations	-	-	-	-	-	-	-	-	-	-	-	-	426	-
<b>Total</b>													<b>-</b>	<b>-</b>
James Island Pride expense	252	75	58	70	76	50	-	-	-	-	-	-	581	2,200
Helping Hands expense	-	-	250	46	-	-	-	-	-	-	-	-	296	-
<b>Total</b>													<b>877</b>	<b>2,200</b>

# ADMINISTRATOR'S REPORT

Dec-15

## ADMIN NOTES

- a. Submitted two grants at the end of December - TST application (drainage and sidewalk improvements at Ft Johnson and Lighthouse Blvd) and PARD grant to assist with planning costs at Pinckney Park.
- b. Working on a Recreation Trails Grant for Pinckney park.
- c. Kick-off mtg for Pinckney Park Planning with Hussey Gay Bell is scheduled for Tues. 1/19.
- d. Paid in full 2 large Public Works projects in December - Ben Rd and Lemontree/Jeffrey funding. Ben Rd project was expended from encumbered funds from Prior fiscal yr.
- e. Camp Rd Sidewalk Phase 2 bid package scheduled to be bid out in January.
- f. Working on bidding out solicitation for Professional Engineering Services for Indefinite Delivery Contracts and also procuring construction firms for various drainage/road improvement projects.
- g. FY 16/17 Budget Schedule attached. Budget workshop is scheduled for March 3rd @ 6pm.

**TOTAL Business Licenses\* 14**

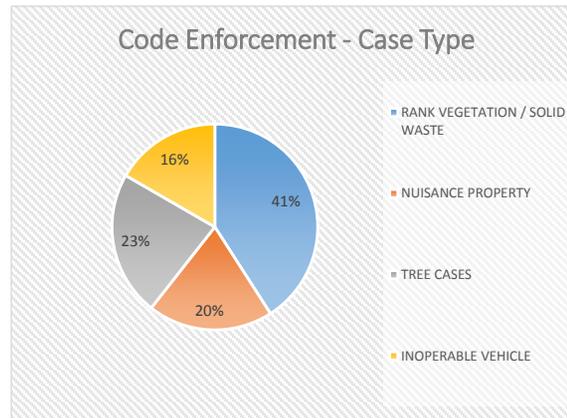
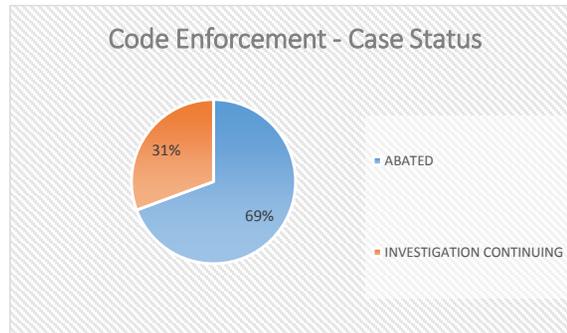
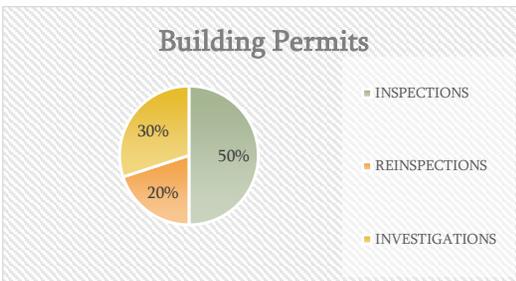
\*This number currently does not include renewals

## Code Enforcement Case Thru Nov

<b>TOTAL CASES</b>	<b>111</b>
<b>ABATED</b>	<b>77</b>
<b>INVESTIGATION CONTINUING</b>	<b>34</b>
RANK VEGETATION / SOLID WASTE	27
NUISANCE PROPERTY	13
TREE CASES	15
INOPERABLE VEHICLE	11

## Building Permits

BUILDING PERMITS ISSUED	65
INSPECTIONS	10
REINSPECTIONS	4
INVESTIGATIONS	6



## PERMIT TYPE

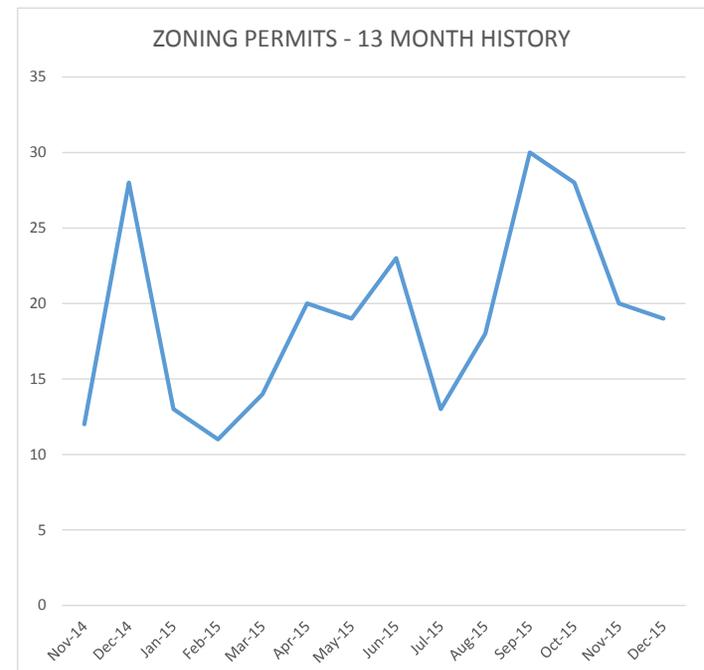
ACCESSORY STRUCTURE	1
CLEARING & GRUBBING	-
DEMOLITION PERMIT	-
EXEMPT PLATS	-
FIREWORK STAND	-
HOME OCCUPATION	2
LSPR	1
NON-EXEMPT PLAT	1
PD AMENDMENT (REZONING)	-
RESIDENTIAL ZONING	5
REZONING	-
SPR	-
SIGN PERMIT	-
SITE PLAN REVIEW	-
SPECIAL EVENT	-
SPECIAL EXCEPTION	1
TEMPORARY ZONING	2
TREE REMOVAL	3
TREE TRIMMING	-
VARIANCE	-
ZONING PERMIT	3

## PUBLIC WORKS NOTES

- a. A 2nd Stormwater Managers meeting was held at the end of December to follow-up on drainage concerns that were discussed a few weeks prior. County, Town, State and City representatives were in attendance.
- b. Temporary repairs were made to the pipe culvert under the sidewalk on Camp Rd at the James Island baptist church. Permenant repairs will be made after the pipe has been inspected and scope of work established.
- c. Replacement of the culvert at Eaglewood Retreat is scheduled to begin in Jan or Feb.
- e. Continued to perform Stormwater plan reviews.
- f. CCPW cleaned culvert under Kentwood Circle that was blocked.
- g. Town authorized County to move forward with emergency repairs to sinkhole that developed at N. Sterling.

## Island Sheriff's Patrol

Stats forthcoming



TOWN OF JAMES ISLAND  
BUDGET SCHEDULE FOR FY 2016-17

<u>Action</u>	<u>Date of Action</u>
Budget Request Forms Distributed to Staff	Tuesday, December 29 <sup>th</sup>
Forms Completed and Returned to Administrator	Monday, January 18 <sup>th</sup>
Budget Workshop	Thursday, March 3 <sup>rd</sup> @ 6
Draft Budget Presented to Council	Thursday, March 17 <sup>th</sup>
Notice to Newspaper on Budget Hearing	Friday, April 1 <sup>st</sup>
Notice is Published	Tuesday, April 5 <sup>th</sup>
Budget Hearing (Introduction and First Reading)	Thursday, April 21 <sup>st</sup>
Adoption of Budget (Final Reading)	Thursday, May 19 <sup>th</sup>

Note: All dates are subject to change



**Stantec Consulting Services Inc.**  
4969 Centre Pointe Drive, Suite 200  
North Charleston SC 29418-6952  
Tel: (843) 740-7700  
Fax: (843) 740-7707

January 11, 2016

Mrs. Ashley Kellahan  
Town Administrator  
Town of James Island  
1238-B Camp Road  
James Island, SC 29412  
(843) 795-4141

Dear Mrs. Kellahan,

**Reference: Seaside Lane Sidewalk Concept**

Stantec Consulting Services Inc. (Stantec) is pleased to submit this proposal to the Town of James Island (Client) for designing conceptual sidewalk improvements along Seaside Lane between Dills Bluff Road and Fort Johnson Road in James Island. This letter proposal is formatted to describe the scope of services offered and fees.

**SCOPE OF SERVICES**

Based on our understanding of the project, we propose to develop concept plans for new sidewalk on one side of Seaside Lane (approximately 3,500 feet). The project will run from Dills Bluff Road to Fort Johnson Road and crosswalks will be included at these intersections for sidewalk connectivity.

We will use Charleston County GIS data (property lines, aerials, etc.) acquired by the Town as basemap information for the concept plan. The concept plan will be presented as a color scroll plot. We will submit the concept plan to the Town for review and address any comments. We will also coordinate with Charleston County and SCDOT, if necessary.

**PROPOSAL FEE**

Stantec will perform the services described in the Scope of Services under the terms outlined in our Master Services Agreement with the Town. Stantec will perform these services for a lump sum fee of **\$9,500**.



January 11, 2016  
Mrs. Ashley Kellahan  
Page 2 of 2

## **CLOSING**

We appreciate the opportunity to offer these services to the Town and look forward to working with you on this project. Terms of our services will be in accordance with our Master Services Agreement. Your signature of the attached Task Order will serve as our notice to proceed. If you have any questions, please don't hesitate to call me at (843) 740-6348.

Regards,

**STANTEC CONSULTING SERVICES INC.**

Bret Gillis, P.E.  
Senior Associate, Transportation  
bret.gillis@stantec.com

# Town of James Island

## Public Works Department

### Project Brief

January 15, 2016

Project: Tidal Backflow Prevention Device Installation

Project Location (s): Outfall between 1500 and 1508 Relyea Avenue and Outfall on Sea Aire, across from 1248 Sea Aire Drive.

Project Specifications:

Relyea Component:

This will be the installation of a 24" in-line flexible check valve to act as a backflow prevention device. This device will prevent tidal water from flow back up the stormwater drainage culvert. This action has historically and chronically caused flooding of properties in the collection areas of this system.

Estimated costs: Valve \$9,000, Labor and other expenses \$7,000. Total: \$16,000

Sea Aire Component:

This will be the installation of a 48" metal check valve to act as a backflow prevention device. This device will prevent tidal water from flow back up the stormwater drainage culvert. This action has historically and chronically caused siltation and blockage of the drainage system due to heavy infiltration of marsh pluff mud and debris on high tides. This results in a constant need for ditch cleaning and maintenance.

Estimated costs: Valve \$25,000, Labor and other expenses \$12,000. Total: \$37,000

These estimates were based on comparable costs from Charleston County Public Works and may not reflect true and accurate costs for applications in the Town of James Island. Actual costs would be obtained prior to installation or final approval of Project.

Respectfully submitted:

Mark Johnson  
Public Works Coordinator  
Town of James Island



843.795.4141  
Fax: 843.795.4878  
Town Hall  
1238-B Camp Road  
James Island, SC 29412

Zoning/Planning

---

January 21, 2016

TMS #428-03-00-060

Preserve at Dills Bluff, PD-101

**REQUEST:**

Subdivision #19549-F – Lands of Pulte Home Corporation – The owners of this 11.078 acre subdivision are proposing to dedicate to the public the road right-of-way and drainage system. This phase of the road has been constructed to Primary Town of James Island Road Code standards (except for the attached items that were specifically approved by the Town of James Island), which include asphalt surface, rolled curb and gutter. The drainage system has also been constructed to Town of James Island/Charleston County standards and includes drainage easements of various widths. The property and improvements has been field checked by Planning and Public Works staff who have determined that the roads and drainage system are constructed to applicable standards, except for the construction of required sidewalks, and can be accepted for public dedication and maintenance. The developer is proposing to install the required sidewalks after final plat approval under a performance bond and encroachment permit awaiting completion of homes to prevent damages from construction equipment. The Public Infrastructure Bonding Agreement for the future completion of sidewalks in the amount of \$116,737.50 is being held by Town staff.



Daniel C. Pennick, AICP  
Planning Department Director

843.202.7200  
Fax: 843.524.7218  
Lonnie Hamilton III Public Services Building  
4045 Bridge View Drive, Suite B232  
North Charleston, SC 29405

April 17, 2015

Mr. John Lester, P.E. & L.S.  
HLA, Inc.  
29 Leinbach Drive – Bldg. A-2  
Charleston, South Carolina 29407-6800

RE: THE PRESERVE AT DILLS BLUFF - APPLICATION NO. SBMa-19549-P

Dear Mr. Lester:

The revised construction plans submitted for The Preserve at Dills Bluff subdivision received April 16, 2015 (cover sheet dated October 6, 2014, last revised dated April 15, 2015, and signed by engineer on April 15, 2015) have now been reviewed by this department for meeting a proposed publicly maintained Primary County Road Standard. The plans are now in compliance the Town of James Island Road Code Primary County Road Standard, except for the following items which were specifically approved by the Town of James Island.

1. Street centerline does not meet the minimum centerline radius of 125' (Road Code Appendix A, page A-23).
2. Proposed roll curbing shown does not meet Road Code minimum width of 2' feet (see Road Code Appendix A, detail page A-56).
3. Tree to remain (or proposed to be planted) in the right-of-way must meet the requirements of ZLDR Chapter 8 article 8.9. Roll curbing is considered as an open shoulder; therefore trees must be 10' from back of the proposed curb and gutter to remain in right-of-way.
4. The location of some of the proposed water and sewer lines are less than the minimum requirement of 5' behind the back of the curb and gutter.

A set of the construction plan original drawings must be submitted to this office so they may be stamped for approval.

If you have any questions, please call me at 202-7205.

Sincerely,

  
John Carullo, Jr., P.E.  
Planner III

- c. Matthew Fountain, PE, PG; Engineering Manager  
Ashley Kellahan, Town of James Island Administrator

LINE	BEARING	LENGTH	CURVE DATA	BEARING	CHORD
L1	S 123.45° E	15.64			
L2	S 65.18° E	4.09			
L3	S 132.21° W	14.30			
L4	S 38.04° E	14.30			
L5	S 185.15° E	25.00			
L6	S 65.18° W	25.00			
L7	N 65.18° W	25.00			
L8	N 23.23° W	25.00			
L9	N 23.23° W	25.00			
L10	S 64.18° W	25.00			
L11	NOT USED				
L12	NOT USED				
L13	S 65.18° E	21.09			
L14	N 65.18° E	70.83			
L15	N 65.18° E	71.54			
L16	N 21.08° E	10.77			
L17	N 21.08° E	5.41			
L18	N 61.48° W	66.03			
L19	N 61.48° W	63.08			
L20	N 27.44° W	48.82			
L21	NOT USED				
L22	NOT USED				
L23	NOT USED				
L24	NOT USED				
L25	N 185.15° W	25.74			
L26	S 65.28° E	17.86			
L27	N 24.31° W	15.00			
L28	S 65.28° E	5.91			
L29	S 43.42° W	73.02			
L30	S 43.42° W	90.00			
L31	N 61.48° W	66.03			
L32	N 61.48° W	63.08			
L33	N 27.44° W	48.82			
L34	N 27.44° W	17.43			
L35	N 62.13° W	48.47			
L36	N 62.13° W	22.83			
L37	S 21.08° E	64.72			
L38	S 21.08° E	9.00			
L39	N 61.48° W	66.03			
L40	N 61.48° W	23.44			
L41	S 21.08° W	14.50			
L42	N 21.08° W	13.46			
L43	N 21.08° W	37.02			
L44	N 61.48° E	66.28			
L45	N 61.48° E	66.28			
L46	S 21.08° E	42.89			
L47	S 21.08° E	18.36			
L48	S 21.08° E	11.98			
L49	S 21.08° E	11.98			
L50	S 21.08° E	11.98			
L51	S 21.08° E	11.98			
L52	S 21.08° E	11.98			
L53	S 21.08° E	11.98			
L54	S 21.08° E	11.98			
L55	S 21.08° E	11.98			
L56	S 21.08° E	11.98			
L57	S 21.08° E	11.98			
L58	S 21.08° E	11.98			
L59	S 21.08° E	11.98			
L60	S 21.08° E	11.98			
L61	S 21.08° E	11.98			
L62	S 21.08° E	11.98			
L63	S 21.08° E	11.98			
L64	S 21.08° E	11.98			
L65	S 21.08° E	11.98			
L66	S 21.08° E	11.98			
L67	S 21.08° E	11.98			

OWNER/REPRESENTATIVE	DEED RECORDING	DEED BOOK	PAGE	DATE
1. PLAT BY SIGMA ENGINEERS, INC. DATED APRIL 25, 1986 AND RECORDED IN PLAT BOOK 5, PAGE 27, CHARLESTON COUNTY RAC.				
2. PLAT BY ROBERT S. HILLS DATED AUGUST 22, 1986 AND RECORDED IN PLAT BOOK 1, PAGE 88, CHARLESTON COUNTY RAC.				
3. PLAT BY RANDOLPH L. GRICE DATED JUNE 27, 1986 AND RECORDED IN PLAT BOOK EC, PAGE 287, CHARLESTON COUNTY RAC.				
4. WETLAND DEMARCATION DRAWING BY TIM ELBER DATED SEPTEMBER 7, 2007.				
5. DEED RECORDED IN BOOK C24, PAGE 25, CHARLESTON COUNTY RAC.				
6. DEED RECORDED IN BOOK US4, PAGE 558, CHARLESTON COUNTY RAC.				
7. PLAT BY H.A. MC DATED MARCH 24, 2014, RECORDED IN PLAT BOOK L14, PAGE 0114, CHARLESTON COUNTY RAC.				
8. DEED RECORDED IN DEED BOOK 0436, PAGE 041, CHARLESTON COUNTY RAC.				
9. PRELIMINARY PLAT APPROVED BY THE TOWN OF JAMES ISLAND 12-11-14.				

**NOTES**

- THIS NO. 428-03-00-060.
- AREA DETERMINED BY COORDINATE METHOD.
- PROPERTY IS LOCATED IN FLOOD ZONE X AND AE (EL. 12).
- AS PER FEMA MAP NUMBER 1500000771, COMMUNITY PANEL 455412 0877, EFFECTIVE DATE NOVEMBER 17, 2004, FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- FLOOD ZONE AE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
- WATER SERVICE IS PROVIDED TO EACH LOT BY CHARLESTON.
- SEWER SERVICE IS PROVIDED TO EACH LOT BY CHARLESTON.
- PROPERTY IS ZONED PD #101.
- OPEN CRITICAL LINE APPROVED JANUARY 9, 2014 BY D. J. THOMPSON.
- ALL NEW PROPERTY CORNERS ARE TO BE 5/8" REBAR.
- PER THE ARMY CORPS OF ENGINEERS (SAC-2013-0127-245) THERE ARE NO FEDERALLY DEFINED WETLANDS ON THE SUBJECT PROPERTY; LETTER DATED MARCH 25, 2014.
- THESE PROPOSED TO REMAIN IN THE RIGHT-OF-WAY MUST MEET THE REQUIREMENTS OF CHAPTER 6.8, WHICH WOULD ONLY BE ALLOWED IF AN ENCROACHMENT PERMIT IS APPROVED.
- INSTALLATION AND MAINTENANCE OF STREET SIGNS ON PUBLIC ROADS OR HIGHWAYS SHALL BE THE RESPONSIBILITY OF THE PUBLIC HOMEOWNERS ASSOCIATION, OR PROPERTY OWNERS IN ACCORDANCE WITH THE TOWN OF JAMES ISLAND ROAD CONSTRUCTION STANDARDS IN APPENDIX A OF THIS ORDINANCE, UNLESS OTHERWISE SPECIFIED IN ORDINANCES AS AMENDED.
- ALL HOA AREAS AND PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE MAINTAINED BY THE PRESERVE AT DILLS BLUFF HOMEOWNERS ASSOCIATION, INC.
- ANY EASEMENT FOR UTILITIES OR OTHER ENCROACHMENTS IN THE AREA TO BE DEDICATED FOR STREETS, HIGHWAYS, DRAINAGE OR OTHER PUBLIC OR PRIVATE USE ARE SUBJECT TO PUBLIC IMPROVEMENTS DUE TO THE CONSTRUCTION OR MAINTENANCE OF PUBLIC ROADS OR HIGHWAYS. SUCH EASEMENTS SHALL BE BORNE BY THE HOLDER OF THE EASEMENT AND/OR UTILITY COMPANY.
- BRIGHT COURT STREET HAS APPROVED OCTOBER 8, 2014.
- THE TOWN OF JAMES ISLAND (CHARLESTON COUNTY) WILL MAINTAIN PUBLIC DRAINAGE FACILITIES TO DISMIS THAT PUBLIC DRAINAGE SYSTEMS FUNCTION AS DESIGNED, (STAKE, STORAGE CAPACITY OF THE POND AREAS AND/OR QUANT).)
- ALL HOA AREAS AND PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE MAINTAINED BY THE PRESERVE AT DILLS BLUFF HOMEOWNERS ASSOCIATION, INC.
- ANY EASEMENT FOR UTILITIES OR OTHER ENCROACHMENTS IN THE AREA TO BE DEDICATED FOR STREETS, HIGHWAYS, DRAINAGE OR OTHER PUBLIC OR PRIVATE USE ARE SUBJECT TO PUBLIC IMPROVEMENTS DUE TO THE CONSTRUCTION OR MAINTENANCE OF PUBLIC ROADS OR HIGHWAYS. SUCH EASEMENTS SHALL BE BORNE BY THE HOLDER OF THE EASEMENT AND/OR UTILITY COMPANY.

**SPECIAL NOTES**

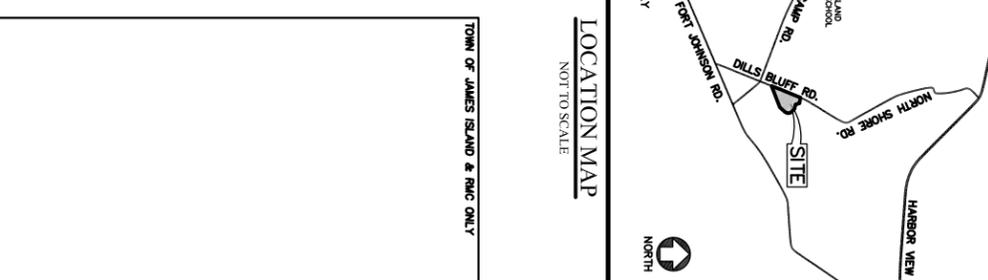
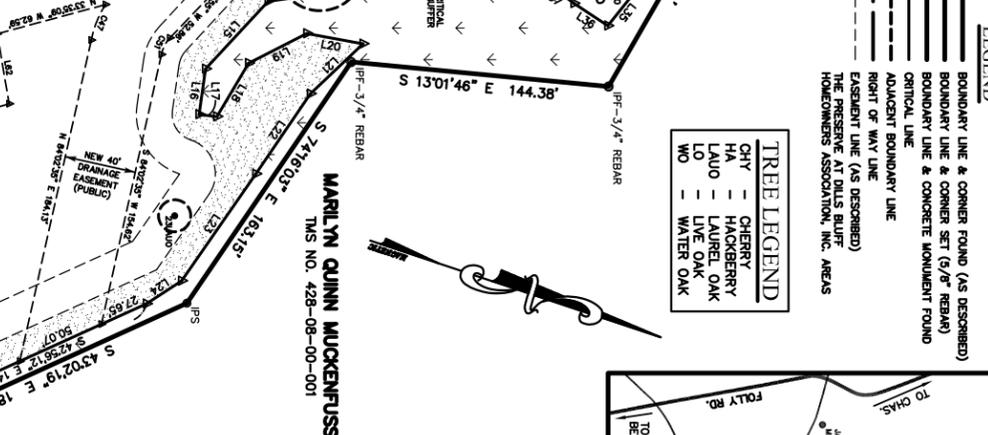
- ANY FURTHER SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT ORDINANCES WITH MINIMUM STANDARDS FOR THE TOWN OF JAMES ISLAND AND ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY/TOWN OF JAMES ISLAND ROAD SYSTEM. THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON/TOWN OF JAMES ISLAND STANDARDS.
- BE AWARE THAT THE COUNTY OF CHARLESTON/TOWN OF JAMES ISLAND IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELIANT TO THE TOWN OF JAMES ISLAND AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.

**LEGEND**

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (6/8" REBAR)
- BOUNDARY LINE & CONCRETE MONUMENT FOUND
- CRITICAL LINE
- ADVANTAGE BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- EXISTING AND PROPOSED DRAINAGE EASEMENTS
- HOMEOWNERS ASSOCIATION, INC. AREAS

**TREE LEGEND**

- CHY - CHERRY
- HA - HACKBERRY
- LA - LAUREL OAK
- LO - LIVE OAK
- MO - WATER OAK



TOWN OF JAMES ISLAND & TRAC ONLY  
 NOT TO SCALE  
 LOCATION MAP  
 NORTH

**REFERENCES**

- PLAT BY SIGMA ENGINEERS, INC. DATED APRIL 25, 1986 AND RECORDED IN PLAT BOOK 5, PAGE 27, CHARLESTON COUNTY RAC.
- PLAT BY ROBERT S. HILLS DATED AUGUST 22, 1986 AND RECORDED IN PLAT BOOK 1, PAGE 88, CHARLESTON COUNTY RAC.
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- DEED RECORDED IN DEED BOOK 0436, PAGE 041, CHARLESTON COUNTY RAC.
- PRELIMINARY PLAT APPROVED BY THE TOWN OF JAMES ISLAND 12-11-14.

**DEDICATION STATEMENT**  
 BY THE RECORDING OF THIS PLAT AND UPON ACCEPTANCE BY THE TOWN OF JAMES ISLAND, I HEREBY DEDICATE THE 50' RIGHT-OF-WAY AND PUBLIC DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

**OWNER/REPRESENTATIVE**

**DEDICATION STATEMENT**  
 BY THE RECORDING OF THIS PLAT AND UPON ACCEPTANCE BY THE TOWN OF JAMES ISLAND, I HEREBY DEDICATE THE AREAS, PRIVACY, COMMON FEAS, PRIVATE OPEN SPACES TO THE PRESERVE AT DILLS BLUFF HOMEOWNERS ASSOCIATION, INC.

**OWNER/REPRESENTATIVE**

**DEVELOPMENT SUMMARY**

- TOTAL SITE - 11,078 ACRES
- LOTS 1 - 30 - 5,154 ACRES
- HOA AREAS - 3,664 ACRES
- RIGHT-OF-WAY - 1,257 ACRES
- BELOW CORRAL - 1,003 ACRES
- CRITICAL LINE - 1,003 ACRES

**CRITICAL LINE APPROVED 1-9-14 BY D.J. THOMPSON**  
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

**PULTE HOME CORP.**  
 THIS NO. 428-03-00-060  
 11,078 AC. TOTAL  
 10,075 AC. HIGHLAND  
 1,003 AC. BELOW CRITICAL LINE

**FIRST BAPTIST CHURCH OF JAMES ISLAND**  
 THIS NO. 428-03-00-023

**RUTH ANN LAVAYETTE ET. AS.**  
 THIS NO. 428-03-00-007

**MARTIN J. JOHNSON, JR.**  
 THIS NO. 428-03-00-003

**GERALD FECHTER**  
 THIS NO. 428-03-00-002

**FINAL PLAT SHOWING**  
 THE SUBDIVISION OF TMS NO. 428-03-00-060  
 CONTAINING 11,078 ACRES  
 INTO  
 LOTS 1 THROUGH 30 (5,154 ACRES),  
 HOA AREAS (3,664 ACRES)  
 AND  
 RIGHT-OF-WAY (1,257 ACRES)  
 OWNED BY  
 PULTE HOME CORPORATION  
 LOCATED IN  
 TOWN OF JAMES ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 DATE: JUNE 24, 2015  
 REVISION: NOVEMBER 17, 2015  
 SCALE: 1" = 50'



29 Leitchfield Drive, A2 Charleston, SC 29407-6988  
 tel 843.763.1166 fax 843.763.1909

RESOLUTION HONORING ISLAND SHERIFFS' PATROL (ISP)  
FOURTH QUARTER AWARD WINNER  
DEPUTY COREY SHELTON

**WHEREAS**, the Town of James Island promotes the protection, safety, and welfare of its citizens by utilizing the services of the Island Sheriffs' Patrol, and

**WHEREAS**, Deputy Shelton's performance this quarter was exceptional by enforcing the laws in the Town of James Island, and

**WHEREAS**, Deputy Shelton has proven to be an invaluable member of the Island Sheriffs' Patrol by his supervisors and peers;

**NOW, THEREFORE, BE IT RESOLVED** that the Town of James Island Council does hereby recognize Deputy Corey Shelton as the Island Sheriffs' Patrol, Deputy of the Fourth Quarter, for November 2015 through January, 2016.

Enacted this the 21<sup>st</sup> day of January, 2016

\_\_\_\_\_  
Bill Woolsey  
Mayor

ATTEST

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

RESOLUTION TO REQUEST MORATORIUM EXTENSION

WHEREAS, there are currently plans to allow a 300 plus unit expansion of the current Gathering Place project on Maybank Highway; and

WHEREAS, the current Moratorium is set to expire at the end of January with many important items such as the completion of a necessary updated traffic study yet to be complete; and

WHEREAS, the expansion of this project will adversely affect the citizens of the Town of James Island by increasing the traffic on the existing roads throughout the island therefore making it imperative that these important studies be properly complete and considered;

NOW, THEREFORE, BE IT RESOLVED that the Town of James Island request that the City of Charleston extend the current Moratorium through the end of March so these necessary studies can have the time needed to be implemented and concluded.

Adopted this 21<sup>st</sup> day of January 2016

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Bill Woolsey  
Mayor

ATTEST

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Frances Simmons  
Town Clerk

**Memorandum of Understanding Among  
The City of Charleston, the City of Folly Beach, the Town of James Island, and Charleston  
County, The Charleston Area Transportation Study (CHATS) Metropolitan Planning  
Organization (MPO), and the Berkeley Charleston Dorchester Council of Governments  
(BCDCOG)**

**WHEREAS**, the City of Charleston, the City of Folly Beach, Charleston County, the Town of James Island, the Charleston Area Transportation Study (CHATS) Metropolitan Planning Organization (MPO), and the Berkeley Charleston Dorchester Council of Governments (BCDCOG), herein referred to as the “Parties,” collectively desire to establish a multi-jurisdictional Vision for the Folly Road Corridor known as the Rethink Folly Road Plan (the “Plan”); and

**WHEREAS**, the Vision of the Plan is to be accomplished through implementation actions identified in the Plan that address issues related to designing a “Complete Street” that balances the needs of all modes of travel, including storm evacuation, facilitation of multimodal transportation conversions along the corridor (walking, biking, and transit), coordination and cooperation among various governmental bodies with regard to zoning, land development and design standards, and the preparation of standards for new development along the corridor that provide clear guidance to state and local agencies, community stakeholders, the general public, and the private sector; and

**WHEREAS**, goals of the Plan include reversing negative physical and environmental impacts of the transportation infrastructure and future development; improving the transportation network as it relates to transportation facilities and proposed residential and non-residential development; producing quality urban design that enhances livability for both the established residential neighborhoods and newly proposed development; and

**WHEREAS**, the Plan builds on and coordinates with previous and ongoing planning and development activities from the public and private sectors, and community-based organizations; and

**WHEREAS**, the Plan identifies strategies and provides the basis for setting priorities to achieve desired outcomes that can protect and enhance the Folly Road Corridor area towards a more safe, connected, green, valuable, and synced corridor for all residents and visitors of the Charleston Region;

**NOW, THEREFORE, IN RECOGNITION OF THE FOREGOING**, the Parties hereby jointly understand, agree and commit as follows:

**A.** To formally establish the *Rethink Folly Road Planning Committee* as an ongoing forum for communication and collaborative planning and implementation activities among local, regional and state agencies for the long-term health and vitality of the Folly Road Corridor. The *Rethink Folly Road Planning Committee*, as through the support of the BCDCOG, shall develop an operating agreement for communication and coordination protocols and establish a regular meeting schedule and means of affirming commitments, sharing information, reporting progress and celebrating accomplishments.

**B.** That the *Rethink Folly Road Planning Committee* membership shall include, at a minimum, the City of Charleston, City of Folly Beach, Charleston County, Town of James Island, James Island Public Service District, BCDCOG, South Carolina Department of Transportation, with coordination and convening responsibility lying with the BCDCOG.

- C. To work in partnership to adopt and implement the Plan in a coordinated and consistent manner.
- D. To work in partnership to improve economic opportunity and quality of life, and protect and maintain the cultural resources and environmental conditions for the benefit of everyone in the Folly Road Corridor area.
- E. To supplement the vehicular road network in the Folly Road Corridor area with an interconnected non-motorized transportation network offering clearly defined, convenient and safe travel options linking origins and destinations within the Folly Road Corridor area and to adjacent areas.
- F. To enhance and establish attractive and safe transportation options serving the Folly Road Corridor area and increasing travel choices available to people of all means and abilities.
- G. To continue working to improve neighborhood safety and expand opportunities for residents' access to open space, parks and natural resources in order to promote a healthy living environment and high quality of life in the area.
- H. That this Memorandum of Understanding may be revised from time to time as circumstances warrant, and may be amended only in writing and signed by all Parties to indicate concurrence of the City of Charleston, City of Folly Beach, Charleston County, the Town of James Island, CHATS, and the BCDCOG.
- I. That any party may withdraw unilaterally and without cost or expense from the MOU by giving sixty days (60) advance notice to all other signatory parties.

\_\_\_\_\_  
Name (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title  
**City of Charleston**

\_\_\_\_\_  
Name (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title  
**City of Folly Beach**

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Name (signature)

---

Date

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Title

**Town of James Island**

---

Name (signature)

---

Date

---

Title

**Charleston County**

---

Name (signature)

---

Date

---

Title

**Charleston Area Transportation Study (CHATS)**

---

Name (signature)

---

Date

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Title

**Berkeley Charleston Dorchester Council of Governments**