



Town of James Island, Regular Town Council Meeting
June 18, 2015; 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 Hearing: Update to Town of James Island Comprehensive Plan, 2015
3. Public Comments
4. Presentation: Scott Cave: Draft Emergency Preparedness Plan
5. Consent Agenda
 - a. Minutes of May 21, 2015 Regular Town Council Meeting
 - b. Minutes of Special Town Council Meeting, June 9, 2015
6. Information Reports
 - a. Finance Report
 - b. Administrator's Report
 - c. Island Sheriffs' Patrol Report
7. Requests for Approval
 - Amendment to Financial Agreement for Jeffrey Drive/Lemontree Lane
 - Conceptual Plan for Dills Bluff Sidewalk
8. Committee Reports
 - Land Use Committee
 - Environment and Beautification Committee
 - Children's Commission
 - Public Safety Committee
 - History Commission
9. Resolutions: None
10. Ordinances up for Second Reading:
 - a. Ordinance #2015-05: An Ordinance to Adopt the Fiscal Year 2015-2016 Budget for the Town of James Island
11. Ordinances up for First Reading:
 - a. Ordinance #2015-06: An Ordinance to Introduce an Ad Valorem Property Tax in the Town of James Island
 - b. Ordinance # 2015-07: An Ordinance to Update the Town of James Island Comprehensive Plan, 2015

- c. Ordinance # 2015-08: An Ordinance Enacting a Code of Ordinance for the Town of James Island

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

14. Return to Regular Session

15. Adjournment

The Town of James Island held its regular meeting at 7:00 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC on Thursday, May 21, 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, Attorney Bo Wilson, James Hackett, Code Enforcement Officer, 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.

Public Hearing: Mayor Woolsey opened the Public Hearing at 7:03 p.m. to receive comments on the Town of James Island’s proposed Fiscal Year 2015-2016 Annual Budget. Some comments expressed here did not pertain to the budget. The following persons spoke:

Kent Bosworth said he hoped Council has received the proposal to create a passive park for James Island which would be an entrance that forms a natural barrier to the site and sound of the expressway. Since the proposal was brought forth, a fair amount of momentum has been gathered and they hope to create a park with contributions from municipalities, grants, and other conservation organizations to help prevent traffic accumulation beyond which can be managed and to have a natural gateway to James Island. The park will not require maintenance and it be an incentive to the people living on Harbor View Road, the Homeowners Association of Harbor Creek (HOA), and North Shore residents, to mitigate the incredible growth that has been seen almost overnight. Mr. Bosworth said he hopes Council will give this consideration.

Anne Possenti, President of Harbor Creek HOA, residing at 604 Harbor Creek Boulevard: Mrs. Possenti commented that she has lived over half of her life on James Island; first on Rivers Row; and later with her late husband in Harbor Creek. Having lived here for over 30 years, she has seen growth, both good and bad, that has gone from terrible in getting out of her driveway to horrible by taking your life into your hands each morning. She reiterated that the proposal is a once in a lifetime opportunity to make a change and have a beautiful piece of heaven on Harbor View. She asked Council to work with them to make this happen.

Donald Hollingsworth, James Island PSD Chairman, residing at 1853 Saxony Drive: Chairman Hollingsworth said he was speaking in opposition to some things in the Town’s proposed budget because of a proposed millage increase or an ad valorem tax that levied against the people in the Town; and about the Town taking over Solid Waste services. He said he did not understand why the Mayor would want to do that because under each of the Town’s incorporation the PSD had to sign a letter saying they would continue to provide services. If they did not agree, there would never have been any incorporations of the Town. He said the PSD continues to operate and provide services to the Town and the unincorporated areas, and it would be unfair to the residents in of the Town who already pay taxes. In his opinion, this borders on double taxation because the PSD’s Enabling Act requires them to provide Fire protection, Solid Waste removal, Sewer transportation, and Street Signs – he does not understand the Mayor’s reasoning for this. Chairman Hollingsworth said he and the Mayor have discussed this several times, when the Mayor asked the PSD to add

the Town's tax credit to their tax bill and was told that the PSD could not do it. He has also had discussions with Peter Tecklenburg (Charleston County), who said the County was not going to do it and if the County had a problem doing it, why would the PSD consider doing anything of that nature? He questioned why the Town wanted to take over services; that the Town would have to do their own start-up because the PSD was not going let any of their equipment go or lower its millage rate. Chairman Hollingsworth said this concerns him as something that does not need to be done. He want the Town and the PSD to work together, but this makes it hard because they don't understand what is coming from the Town. He said the best thing Town Council can do is to table the Resolution for the ad valorem tax and both entities meet and see if they can come to an amicable agreement.

Trent Kernodle, residing at 753 Swanson Avenue: Mr. Kernodle spoke as a private citizen. He commented that the Town's proposal was forwarded to him and several things in it caught his interest. He echoed Mr. Hollingsworth's comments, the Mayor as a founding father, and himself having had some involvement in the creation of the Town. He said one of the requirements for the Town's formation was to have the PSD agree to provide services (i.e. fire protection). He said a letter had to be signed that the PSD would agree to provide the services it provides and continue to operate autonomously as a self-taxing organization with elected officials. He said ever since the Town was formed the Mayor has tried to change that and it's not a good thing and wonders what affect that would have on the Town's charter. He also noticed reference to changing the PSD's Garbage and Fire Service to a contract, which he believes is something that is common under SC law: a transfer of service, under SC Code Section 5-3-300 and 310 (annexations). He said the Supreme Court ruled in Town #3, that an incorporation is not the same as an annexation, so he doesn't think this applies. Since 2000 with annexations the PSD has had contracts with the cities of Charleston and Folly Beach and those contacts specify that if you take over services you take them over but you continue to pay the PSD and they don't provide services. He said if this is the route the Town wants to go, he doesn't see how the City and Folly Beach would understand a different arrangement with the Town where they have to provide services and still pay the PSD. The day that the Town decides to do that, the PSD could simply say "ok", it's yours, take it. The Town would have to purchase its own Garbage Trucks because under the statute the Town would not acquire the equipment; and they would have to pay the PSD for a certain number of years to take care of the citizens and property owners. He doesn't know if this is something the Town contemplates doing. He is uncertain if everyone is familiar with that area of the law; but he suggests the Town consider a different way to do this.

June Waring, James Island PSD Commissioner, residing at 2050 Parkway, expressed concern about what she read in an email about the economic stability of the PSD. She said it sounded as if the PSD is almost destitute; which is far from it -- they are not going under. She said taxes were raised by 2%, and Sanitation Service was changed to once a week which will make money; taxes will not be increased for another 4-5 years. She said there was not a 4% raise; it was 2% to pay employees better. The Commission thought it was necessary to do this to provide higher, quality service to the citizens. She does not know how this was misconstrued, but the PSD is not destitute; it is financially solid. She also commented that the PSD cannot treat the Town any different from any other town that they have contracts with otherwise a citizen could sue them. She said if there is another way to help the Town to get its Local Option Sales Tax done within the parameters of the law, they would be happy to do that but they cannot violate any provisions in doing so.

Commissioner Waring said there is no vendetta against the Town and she hopes the Town and PSD can meet to see what can be done.

Susan Milliken, residing at 762 Fort Sumter Drive: asked Council to turn to the Budget Ordinance that shows that a public hearing was held on April 16, 2015, and she did not recall a public hearing held before this evening. Mrs. Milliken said she is really concerned about this Budget; having watched the process over the last few months, it has become so confusing that she doesn't know which end is up. She received an email at 10:15 p.m. last night with yet a new amendment to what she had previously seen, which is not in the Draft Budget online in the packet this evening. She believes that the people here this evening, many of whom are here on PARD, and on license video cameras are unaware what is before Council this evening. She said it is reminiscent of what is going on in Columbia where the Governor would like to issue a gas tax, and saying later that she will reduce income taxes. It looks like the issuance of an Ad Valorem Tax to pay for Solid Waste now and then get a Tax Credit later. What she sees is this Budget is predicated on what is happening at another governmental entity that had 4-5 workshops on their budget. These are elected commissioners who came to an agreement to pass a budget that is their right; they represent us. It looks like the Town's Budget is being predicated on what they are doing over there and what the millage is over there; and, with a lawsuit that has been filed. Mrs. Milliken said as a constituent and a taxpayer she has a real issue with her Town Budget being predicated on what is happening at the Public Service District, and what is happening with litigation that has been filed. She urged Council to vote against a tax to pay for Solid Waste to get a tax credit; she is opposed to that.

Public Hearing closed at 7:18 p.m.

Public Comments: No one signed in to speak. Citizen Ronald Scott asked to address Council and was granted. Mr. Scott shared a problem he is having with theft on his property where his tools are being taken. He said of 100 recorded thefts, he has been hit 4 times. He has installed a video camera which has identified the individual who took his tools. Mr. Scott asked Council for its help to establish a neighborhood watch in his community.

Mayor Woolsey explained the procedure by which public hearings and public comments are conducted.

Special Order of Business:

Commission of Code Enforcement Officer: Mayor Woolsey read the Oath of Office and swore in James Hackett as the Code Enforcement Officer for the Town of James Island.

Consent Agenda:

- a. Minutes of April 16, 2015 Regular Town Council Meeting
- b. National Beach Safety Week Proclamation (June 7-13)

A motion to approve the Consent Agenda was made by Councilman Milliken, seconded by Councilman Stokes and passed unanimously.

Information Reports:

- a. Finance Report: Senior Finance Clerk, Merrell Roe reported that the Town is in good financial standing. For the month ending April, 2015, 83% of the FY budget has been completed; revenues were 54%; and expenditures year-to-date for all department at 35% of the budget.
- b. Town Administrator's Report: Town Administrator, Ashley Kellahan welcomed James Hackett, Code Enforcement Officer, and Merrell Roe, Senior Finance Clerk to the Town staff. Charleston RiverDogs: The Charleston RiverDogs will host the James Island Night on Saturday, June 6 at the RiverDogs Stadium. The annual employee appreciation will be held in conjunction with this event. Request for Qualifications will be advertised soon for architectural services for a Town Hall. Mrs. Kellahan and Mayor Woolsey has met with Keith Bustraan, Interim County Administrator to discuss taking over brick and mortar business license processing at the Town Hall. Charleston County will continue to process licenses for contractors. Mr. Bustraan was agreeable and we are working with the County on that transition. Staff has met with John Rhoden, Executive Director for Sea Island Habitat for Humanity on the Repair Care Program. Advertising for minor home repairs will begin next week and applications will be available at the Town Hall. Work is underway with Stubbs Muldrow and Herrin on a bus shelter design for the Town. Mrs. Kellahan has met with the Building and Grounds Committee at James Island Presbyterian Church as a possible site for a Town Farmers' Market. Building Services: 55 new building permits have been issued. Planning and Zoning: Kristen Crane has been promoted to Planning Director and will assume all residential planning and zoning duties. Ben Road: paving has begun with the completion expected in June. The HAM Radio training will be held at the Town Hall on May 29-30 from 8-5 p.m. Emergency Management Plan is expected to come before Council in June for adoption. Ms. Kellahan responded to Mrs. Milliken's question regarding the Town Budget Hearing scheduled for April 16th. She said due to the JIM transition the notice was not published in time for the April meeting and was published for tonight.
- c. Update on Greenbelt Fund Projects:
Gullah Cultural Center: Mrs. Kellahan reminded Council that last year they authorized \$200,000 of its Greenbelt funds to the Gullah Cultural Center. Mrs. Kellahan said that money has been spent and property has been purchased according to Cathy Ruff, with the Charleston County Greenbelt Program. Mrs. Kellahan has been in contact with Rev. Heyward about building the Center and they are searching for an Executive Director. Plans are moving forward with the interpretive trail and they are also looking at contractors for the design. This will be open to the public.

Pinckney Park: Mrs. Kellahan announced that Attorney Bruce Berlinsky has informed the Town that the property owner, Mr. Harris, has filed a motion to dismiss the appeal. The motion should be heard within the next 30-60 days. Town Council will be updated as information becomes available. Councilman Milliken asked about the timeframe. His reason for asking is there may be other property that could potentially be available. He asked if the motion is dismissed if the Town could move forward with the sale. Mrs. Kellahan said if the appeal is dismissed, she see no reason why we couldn't close on the property.

- d. Island Sheriffs' Patrol: Detective M.L. Wilson gave an update on the crime statistics. He showed a map as of May 19th depicting home and automobile break ins. Detective Wilson availed himself to answer questions after the meeting.

Requests for Approval:

Purchase of two (2) Static Automobile License Plate Recognition (ALPR) Cameras: Mrs. Kellahan presented a request for the purchase of two (2) static automobile license plate recognition cameras. A presentation was given to Town Council at its April meeting by Sergeant James. The cost is \$22,000 which will be absorbed by the Island Sheriffs' Patrol's budget this year. Sergeant James believes a camera will do well on Folly Road and perhaps next year the Town can look at installing some on Harbor View Road. A motion to approve the purchase was made by Councilman Blank, seconded by Councilman Stokes. Councilman Blank asked and it was confirmed that \$22,000 is the cost for the two cameras. Councilman Stokes asked if the cameras will be owned by the Town or the Sheriffs' Office; Mrs. Kellahan responded that they will be owned by the Town. Councilman Stokes asked about the annual contract for ongoing maintenance costs and if it included service if the cameras become inoperable or stolen. Mrs. Kellahan answered that maintenance will cover these services. The annual contract for maintenance is \$2,700. The motion passed unanimously.

Committee Reports:

Land Use Committee: Update on the trees at the Preserve at Dills Bluff: Councilman Blank gave an update on the Preserve at Dills Bluff and the flags on the trees there. He said the developer does not want to clear cut the property but want to save as many trees as possible. He said the fences are to protect the tree roots from the use of heavy equipment. Councilman Milliken complimented the applicant for doing a good job in saving many trees; many of which are small ones that are not protected by Town Ordinance. Councilman Milliken asked about a BZA contingency that the grand trees be pruned and fertilized and if this will be done after construction. Councilman Blank said the trees are supposed to be pruned and fertilized; and the Planning Director will check into that.

Environment and Beautification Committee: Councilman Milliken reported on the Art Auction held in February. He said extra money was made because there were a few extra artists this year. This year the artists were offered a return on the donation of their artwork and because of this, twice the amount of artwork were available for bids. Of the 57 pieces of artwork, 42 were sold, \$2,177 was grossed from bids, and \$545 were raised from the raffle. This allowed \$448 to be returned to artists and \$244 was given to each of the seven Art Teachers. Councilman Milliken recognized the following persons for conducting a successful event: Katherine Williams, Chair of the Arts Committee; Mary Beth Berry, Susannah Sheldon, Pat Hiott-Mason, Inez Brown-Crouch, Delia Washington, and Anna Fludd. James Island Pride had a successful Adopt-a-Highway trash pickup on May 2nd 21; volunteers collected 34 bags of trash from our roadways. Mary Beth Berry was successful in coordinating a Hazardous Waste Collection pick-up with Charleston County Recycling, on May 2nd; filling almost two containers with hazardous waste materials. Thanks to Smokey Oak for providing a free lunch to all who participated. Next trash pick-up is

September 12. Green Fair will be held on Sunday, September 20. There will be no meeting of James Island Price in June.

Children's Commission: Councilman Stokes announced that the next meeting of the Children's Commission will be held on June 9th at 5:30 p.m.

Public Safety Committee: Councilman Mullinax announced that the next meeting of the Neighborhood Council will be Thursday, May 28 at 7:00 p.m.; representatives from the 9-1-1 Call Center will be present and give a presentation. Councilman Mullinax invited Ronald Scott to the Neighborhood Council meetings.

Councilman Mullinax presented two appointments to the Neighborhood Council: He moved to appoint Barbara Evans, representing Clark's Point; Councilman Blank seconded and the motion passed unanimously.

Councilman Mullinax moved to appoint June Murray, representing Harbor Bluff; Councilman Milliken seconded and the motion passed unanimously.

History Commission: Mayor Woolsey announced that the History Commission meeting scheduled for May 26th has been rescheduled for Tuesday, June 2nd at 6:00 p.m. at the Town Hall.

Resolutions:

- a. Resolution #2015-11: A Resolution in Support of CTC Funds for Camp Road Sidewalk Project: Mrs. Kellahan reported that the Town applied for TST funding for Phase II of the Camp Road sidewalk. She said the Town scored well but there were not enough funds available. Mrs. Kellahan requested that the Town request funding through the CTC funds. The Town's match is \$82,500. Councilman Milliken moved to approve, seconded by Councilman Stokes. There was no discussion. The motion passed unanimously.
- b. Resolution #2015-12: Municipal County Agreement for Lemon Tree Lane and Jeffrey Drive Project: Mrs. Kellahan reported that this is a Municipal Agreement with Charleston County for pervious pavement for Lemon Tree Lane and Jeffrey Drive. She announced that Molli LeMin, the Project Manager with Charleston County is present to answer questions of Council. Councilman Blank moved to approve, seconded by Councilman Stokes. Councilman Milliken expressed his appreciation that the pavement will be pervious. Motion passed unanimously.

Ordinances up for Second Reading: None

Ordinances up for First Reading:

- a. Ordinance #2015-05: An Ordinance to Adopt the Fiscal Year 2015-2016 Annual Budget for the Town of James Island: Mayor Woolsey asked for a motion for the First Reading for the Adoption of the FY 2015-2016 Annual Budget. Councilman Stokes moved, seconded by Councilman Blank.

Mayor Woolsey moved to make amendments to the 2016-2016 Budget along with all other editorial changes to adjust totals: The amendments are:

1. Changes to Budget Summary Page
From: Property Tax Credit, \$2,000,000 to Nonrefundable Property Tax Credit \$2,948,058
2. Changes to Revenue Page
From: Property Tax Revenue, \$2,000,000 to Property tax Revenue (17.7 mills) \$1,000,000
3. Changes to Public Works
Add: Solid Waste Collection \$1,000,000
4. Changes to Code and Safety
Delete: Fire Protection \$2,000,000

There was no discussion and Mayor Woolsey called for the vote on the amendment: The amendment passed upon a vote of 4-1; Councilman Milliken voted in opposition. Mayor Woolsey called for the vote on the main motion: There was no discussion and the main motion passed upon a vote of 4-1; Councilman Milliken voted in opposition.

- b. Ordinance #2015-06: An Ordinance to Introduce an Ad Valorem Property Tax in the Town of James Island: Mayor Woolsey moved to postpone consideration to the June meeting, Councilman Blank seconded. There was no discussion. Motion passed unanimously.

New Business: None

Executive Session: Not needed

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:55 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

A Special Meeting of the Town of James Island was held on Tuesday, June 9, 2015 at 3:02 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC: 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.

Also Present: Town Attorney, Bo Wilson, Attorney Danny Crowe, Town Administrator, Ashley Kellahan, and Town Clerk, Frances Simmons.

Opening Exercises:

Mayor Woolsey called the Special Meeting to order. He opened in prayer, which was 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.

Executive Session: Mayor Woolsey motioned to enter into an executive session in accordance with 30-4-70(a) Code of Laws of South Carolina for receipt of legal advice regarding Local Option Sales Tax (LOST) and requested to add Real Estate matters. The motion was seconded by Councilman Blank, and carried. Town Council entered the executive session at 3:03 p.m.

Return to Regular Session: Town Council returned to regular session at 4:54 p.m. Mayor Woolsey announced that Council took no action or a vote while in the Executive Session.

Adjourn: The Special Meeting of Town Council adjourned at 4:56 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

STATEMENT OF NET POSITION AT May 30, 2015

TOWN OF JAMES ISLAND

GENERAL FUND	\$	1,021,873
PROPERTY TAX CREDIT FUND	\$	2,126,592
BEN ROAD PROJECT FUND	\$	180,000
TREE FUND	\$	7,683
TOTAL FUNDS (4 Banks)	\$	3,336,148

BUDGET REPORT
May 2015
PERCENT OF F/Y COMPLETED: 92%

REVENUE	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
L.O.S.T. PROPERTY TAX CREDIT	143,851	\$ 689,175	841,060	82%
L.O.S.T. MUNI. REVENUE FUND	25,074	\$ 235,980	327,080	72%
STATE AID TO SUBDIVISIONS	54,843	\$ 248,602	256,060	97%
FRANCHISE FEES	63,603	\$ 426,064	390,500	109%
TELECOMMUNICATIONS		\$ 44,300	25,000	177%
PARD REIMBURSEMENT		\$ 3,861		
ACCOMMODATIONS TAX		\$ 257	5,000	5%
BROKER'S & INSURANCE TAX		\$ 3,494	356,300	1%
BUSINESS LICENSES		\$ 202,211	190,000	106%
BUILDING PERMIT FEES	646	\$ 6,574	10,000	66%
PLAN REVIEWS		\$ 500	1,300	38%
ALCOHOL LICENSES		\$ 15,000	7,000	214%
TREE PERMITS	200	\$ 1,575	1,500	105%
REZONINGS		\$ 1,723	300	574%
BOARD OF ZONING APPEALS		\$ 500	500	100%
ZONING REQUESTS	325	\$ 5,350	500	1070%
DONATIONS-J.I. PRIDE		\$ 655		
DONATIONS - Arts Committee.	760	\$ 3,307		
INTEREST INCOME	91	\$ 881		
TREE MITIGATION		\$ 10,873		
MISCELLANEOUS	441	\$ 1,479	500	296%
TRANSFER FUNDS BALANCE		\$ -	570,000	
TOTAL REVENUE \$	289,834	\$ 1,902,382	2,982,600	64%

EXPENDITURES	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
ADMINISTRATION				
Salaries	\$ 15,083	\$ 180,102	\$ 198,040	91%
Fringe Benefits	3,589	\$ 75,875	68,500	111%
Copier	341	\$ 4,122	5,300	78%
Supplies	133	\$ 11,895	12,700	94%
Postage		\$ 2,316	2,500	93%
Mobile Devices	54	\$ 905	1,300	70%
Information Services	456	\$ 26,164	30,000	87%
MASC Membership		\$ 5,341	5,500	97%
Insurance		\$ 21,221	21,000	101%
Legal Services	18,381	\$ 44,098	51,350	86%
Town Codification		\$ 3,985	5,000	80%
Advertising	2,587	\$ 6,085	5,000	122%
Audit		\$ 12,000	12,000	100%
Elections		\$ 9,956	10,000	100%
Mileage Reimbursement	53	\$ 387	800	48%
Bonding	350	\$ 1,400	1,400	100%
Employee Screening	40	\$ 105	200	53%
Dues and Subscriptions		\$ 1,021	1,000	102%
Training and Travel		\$ 147	460	32%
Children's Commission		\$ -	1,000	0%
Bank Charges		\$ 5	-	
Employee Appreciation	35	\$ 311	500	
TOTAL ADMINISTRATION \$	41,101	\$ 407,442	\$ 433,550	94%
ELECTED OFFICIALS				
Salaries	\$ 3,769	\$ 39,880	\$ 50,000	80%
Fringe Benefits	2,403	\$ 16,456	36,500	45%
Mayor Expense		\$ 357	2,000	18%
Council Expenses		\$ 1,072	4,000	27%
Mobile Devices	114	\$ 1,095	1,180	93%
		\$ -		
TOTAL ELECTED OFFICIALS \$	6,286	\$ 58,860	\$ 93,680	63%
GENERAL OPERATIONS				
Salaries	\$ 11,590	\$ 151,366	\$ 207,715	73%
Fringe Benefits	9,198	\$ 53,632	58,500	92%
		\$ -		
TOTAL GENERAL OPERATIONS \$	20,788	\$ 204,998	\$ 266,215	77%

PLANNING	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
Supplies		\$ 224	\$ 500	45%
Advertising	\$ 177	\$ 1,494	4,000	37%
Mileage Reimbursement		-	200	0%
Dues and Subscriptions		-	325	0%
Training and Travel		\$ 25	1,000	3%
Cell Phone	54	587	660	89%
Uniform/PPE		\$ 126	250	51%
Planning Commission		\$ 257	1,000	26%
Board of Zoning Appeals		\$ 27	1,000	3%
		\$ -		
TOTAL PLANNING	\$ 230	\$ 2,740	\$ 8,935	31%
BUILDING INSPECTION	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
Mileage Reimbursement		\$ 9	200	5%
Cell Phone	\$ 54	\$ 582	660	88%
Supplies		\$ 19	500	4%
Uniform/PPE		\$ 126	250	51%
Dues and Subscriptions		\$ -	800	0%
Travel and Training		\$ 840	1,000	84%
		\$ -		
TOTAL BUILDING INSPECTION	\$ 54	\$ 1,576	\$ 3,410	46%
PUBLIC WORKS	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
Mileage Reimbursement		\$ -	\$ 300	0%
Training	115	289	1,000	29%
Projects	9112	134,131	780,000	17%
Engineering Services		\$ -	25,000	0%
Permits		\$ -	1,000	0%
Cell Phone	\$ 54	\$ 582	660	88%
Traffic Control Devices		\$ 120	25,000	0%
Uniform/PPE		\$ 126	250	51%
Supplies	19	190	2,000	10%
Emergency Management	5200	14,858	12,000	124%
Groundskeeping	1592.43	12,481	30,000	42%
TOTAL PUBLIC WORKS	\$ 16,092	\$ 162,777	\$ 877,210	19%
		\$ -		
CODE & SAFETY	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
Cell Phone	\$ 54	\$ 585	\$ 660	89%
Mileage Reimbursement		\$ 108	300	36%
Emergency Equipment		\$ -	1,000	0%
Radio Contract		\$ 1,026	3,700	28%
Training		\$ 99	1,000	10%
Supplies		\$ 656	500	131%
Uniform/PPE		\$ 245	250	98%
Sheriff's Office Contract	12,593	129,413	165,000	78%
Unsafe Buildings Demolition		\$ -	7,000	0%
Overgrown Lot Clearing		\$ -	1,200	0%
Crime Watch Materials		\$ -	500	0%
Neighborhood Council		\$ 144	1,000	14%
Animal Control		\$ 120		
TOTAL CODE & SAFETY	\$ 12,646	\$ 132,396	\$ 182,110	73%
PARKS AND RECREATION	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
James Island Pride	\$ -	\$ 1,037	\$ 2,000	52%
Arts Committee	205	2,818		
Recreation		\$ 18,583	20,000	93%
Special Events	438	8,809	7,500	117%
James Island Youth Sports Program	5,450	7,450	14,000	53%
TOTAL PARKS AND RECREATION	\$ 6,092	\$ 38,697	\$ 43,500	88%
FACILITIES AND EQUIPMENT	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
Utilities	\$ 979	\$ 10,823	\$ 14,000	77%
Rent	6,178	67,142	73,240	92%
Security Monitoring	104	3,589	1,380	260%
Janitorial	473	5,508	6,620	83%
Equipment/Furniture		\$ 2,056	3,000	69%
Building Maintenance	65	3,196	12,000	27%
Vehicle Maintenance	283	813	3,000	27%
Generator		\$ -	750	0%
Street Lights	10,534	40,388	114,850	35%
Signage		\$ 5,150	5,150	100%
TOTAL FACILITIES AND EQUIPMENT	\$ 18,615	\$ 138,666	\$ 233,990	59%
COMMUNITY SERVICES	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
		\$ 10,000	\$ 40,000	
		\$ -		
TOTAL COMMUNITY SERVICES		\$ 10,000	\$ 40,000	25%
PROPERTY TAX CREDITS			\$ 800,000	
TREE FUND		\$ 5,861		
TOTAL EXPENDITURES	May 2015	FYTD	AMENDED BUDGET	PERCENT OF BUDGET
	\$ 106,880	\$ 1,029,680	\$ 2,982,600	35%

Town Administrator's

Report Town Council

Meeting 6/18/15

1. Administration

- a. An RFQ for Architectural Services for our new Town Hall has been advertised with a good bit of interest already received. Proposals are due in on July 8th.
- b. Continuing to work with Chas County continues on transitioning business licensing processing for Brick and mortar business to the Town.
- c. We've been receiving applications for the Repair Care program and working through them to identify candidates.
- d. An intern for this summer has been selected and will be beginning the week of June 15th.
- e. Kristen and I are working with Sam Herrin of Stubbs Muldrow Herrin on a bus shelter design for the Town. The County is working to incorporate the cost for construction changes needed within the Folly /Camp intersection project.
- f. Continuing to work on fleshing out a Farmer's Market program . James met with Mt Pleasant farmers market coordinators to gain more info on their process.
- g. Working on the Town's first National Night Out event to promote Police and Community partnership as well as Crime Watch Awareness. The event is scheduled for Tues. Aug 4th, 6:30 to 8 at Camp Center parking lot.
- h. 12 Business license issues / renewals for April

2. Codes and Safety

- a. Code enforcement case numbers will resume for June's report

ISP stats for May –

Traffic Stops:	767
Hours Worked:	497
Tickets:	124
Written Warnings:	689
Arrests:	15
Calls for Service:	55
Field Interviews:	18

3. Building Services

- a. 56 New building permits issued in the Town by Chas County
 - i. 10 Building inspections
 - ii. 2 Re-inspections
 - iii. 4 Investigations into work w/o permits

4. Planning and Zoning

- a. Issued 18 permits
 - i. 5 Zoning Permit
 - ii. 2 Home Occupations

- iii. 6 Tree removals
- iv. 2 Temporary Zoning Permit
- v. 2 Accessory Structure
- vi. 1- Limited Site Plan Review

5. Public Works

- a. Updated Concept plan for the Riverland Drive / Camp sidewalk has been prepared by Stantac and currently scheduling another meeting to go over with all stakeholders
- b. Continued to work on Drainage issues in several basins on James Island, including Oceanview-Stonepost-Sea Aire, McCall's Corner and Greenhill-Williams- Honey Hill. Charleston County Stormwater has inspected the Oceanview-Sea Aire drainage system and is beginning to re-establish the ditches and clean all structures along the route. This should continue into the summer. Expect to have a neighborhood meeting in June to discuss drainage plans for Greenhill-Williams- Honey Hill.
- c. Fort Johnson Sidewalk Project is substantially complete. Contractor is completing punch list items.
- d. TOJI PW Staff attended the Certified Stormwater Plan Reviewer course in Columbia. This certification allows Town Staff to perform stormwater reviews of residential and commercial building plans and subdivision plans.
- e. Ben Road Paving Project started in May and is now completed.
- f. Worked with SCE&G on low hanging telecommunications wires in our residential neighborhoods
- g. Teen CERT program continues to grow. At our May meeting the group went over hurricane plans, evacuation routes and emergency kits.
- h. A class for amateur radio technician licensing was held at Town Hall and 8 people attended the class and passed the FCC Licensing Exam. The new HAM's are waiting for their radio call signs to be assigned.

COUNTY OF CHARLESTON)
TOWN OF JAMES ISLAND)

**FIRST AMENDMENT TO THE
INTERGOVERNMENTAL
AGREEMENT FOR THE PAVING OF
LEMON TREE LANE AND JEFFERY
DRIVE**

THIS FIRST AMENDMENT to the INTERGOVERNMENTAL AGREEMENT FOR THE PAVING OF LEMON TREE LANE AND JEFFERY DRIVE (hereinafter "Amendment") is entered into this ____day of _____, 2015, by and between the County of Charleston (hereinafter referred to as the "County") and the Town of James Island, South Carolina (hereinafter referred to as the "Town").

WHEREAS, the County will be constructing Lemon Tree Lane and Jeffery Drive to a pervious pavement asphalt surface; and

WHEREAS, the Town has granted municipal consent of the planned construction pursuant to Town Resolution 2014-20;

WHEREAS, the Town has agreed to provide a 50% match of funds, up to \$100,000.00, from the town's Public Works Budget for construction of Lemon Tree Lane and Jeffery Drive pursuant to Town Resolution 2013-04; and

WHEREAS, the Town herby agrees to provide additional match funds, up to \$52,000.00, from the town's Public Works Budget for construction of Lemon Tree Lane and Jeffery Drive pursuant to Town Resolution 2013-04.

NOW, THEREFORE, in consideration of the foregoing premises mutual promises contained herein and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the County and the Town hereby agree as follows:

Obligations of the Town:

1. The Town agrees to provide additional match funds to a maximum of \$52,000.00 from the Town's Public Works Budget.

BE IT FURTHER AMENDED, that all other terms and conditions of INTERGOVERNMENTAL AGREEMENT FOR THE PAVING OF LEMON TREE LANE AND JEFFERY DRIVE remain in effect.

IN WITNESS WHEREOF, the parties hereto by their authorized representative have signed sealed and delivered this agreement at Charleston, South Carolina on the day year written above.

WITNESSES:

COUNTY OF CHARLESTON

By: Keith Bustraan
Its: County Administrator

WITNESSES:

TOWN OF JAMES ISLAND

By: Bill Woolsey
Its: Mayor



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

June 7, 2015

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

Dear Mrs. Kellahan,

Reference: Dills Bluff Road and Fort Sumter Drive 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 Dills Bluff Road and Fort Sumter Drive 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 a new sidewalk on one side of Dills Bluff Road and on Fort Sumter Drive. The project will run from the new development, approximately 750 feet north of Camp Road where it will tie into the sidewalk being constructed for a separate development by others, to Fort Sumter Drive. The sidewalk will then run eastward along Fort Sumter Drive to Harbor View Road. The project length is approximately 6,100 feet along Dills Bluff Road and 1,800 feet along Fort Sumter Drive, for a total length of 7,900 feet.

Stantec will develop the concept plan to establish the sidewalk's general layout and roadway shoulder section. 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 **\$11,500**.



June 7, 2015
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.

A handwritten signature in blue ink that reads "Bret Gillis".

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



Stantec

MASTER SERVICES AGREEMENT TASK ORDER

Attached to and forming part of the MASTER AGREEMENT

BETWEEN:

TOWN OF JAMES ISLAND

(hereinafter called the "CLIENT")

- and -

STANTEC CONSULTING SERVICES INC.

(hereinafter called "STANTEC")

EFFECTIVE: June 7, 2015

This TASK ORDER is issued under the **MASTER SERVICES AGREEMENT** (dated April 5, 2013) between STANTEC CONSULTING SERVICES INC. ("STANTEC") and TOWN OF JAMES ISLAND ("CLIENT") for Services to be provided by STANTEC on the Dills Bluff Road and Fort Sumter Drive Sidewalk Concept project ("Project"), as more fully described below. This Task Order is incorporated into and part of the Master Services Agreement.

The CLIENT's representative shall be: Mrs. Ashley Kellahan

SERVICES: STANTEC shall perform the following SERVICES:
Services as described in the attached proposal
(hereinafter called the "SERVICES")

CONTRACT TIME: Commencement Date: June 10, 2015
Estimated Completion Date: July 31, 2015

CONTRACT PRICE: Subject to the terms below, CLIENT will compensate STANTEC as follows:
Lump Sum Fee not to exceed \$11,500.00

Where not stated as being included in the fees, project specific subconsultant, contractor, lab and other similar third party charges will be charged as invoiced to STANTEC with a zero percent (0%) markup.

Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required.

Where the SERVICES or services conditions change, STANTEC shall submit to the CLIENT in a timely manner, documentation of the revisions to this Task Order adjusting the Contract Services Time and Price as required.

Unless otherwise specified, charges for SERVICES are based on STANTEC'S hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time.

ADDITIONAL CONDITIONS: The following additional conditions shall be read in conjunction with and constitute part of this Task Order:

No Additional Concerns

ADDITIONAL ATTACHMENTS: The following additional attachments shall be read in conjunction with and constitute part of this Task Order:



MASTER SERVICES AGREEMENT
TASK ORDER

Stantec

INSURANCE REQUIREMENTS:

Before any services are provided under this agreement, STANTEC shall procure, and maintain in effect during the term of this agreement, insurance coverage in amounts and on terms not less than set forth below.

General Liability: Commercial general liability insurance for personal and bodily injury, including death, and property damage in the amount of \$1,000,000 each occurrence and not less than \$2,000,000 in the aggregate.

Automobile Liability: Automobile liability insurance for bodily injury, including death, and property damage in the amount of \$1,000,000 each occurrence.

Professional Liability: Professional liability insurance for damages incurred by reason of any negligent act, error or omission committed or alleged to have been committed by STANTEC in the amount of \$1,000,000 per claim and in the aggregate.

Workers' Compensation: As prescribed by applicable law.

Certificates: Upon request, STANTEC shall provide certificates of insurance evidencing coverage required above. Each certificate shall provide that the coverage therein afforded shall not be cancelled except with thirty (30) days prior written notice to the CLIENT.

TOWN OF JAMES ISLAND

STANTEC CONSULTING SERVICES INC.

Ashley Kellahan, Town Administrator

Bret Gillis, Senior Associate

Print Name and Title

Print Name and Title

Per:

Per:

Bret Gillis

Print Name and Title

Print Name and Title

Per:

Per:

AN ORDINANCE ADOPTING THE FISCAL YEAR 2015-2016
BUDGET FOR THE TOWN OF JAMES ISLAND, SC

AN ORDINANCE TO ADOPT THE FISCAL YEAR 2015-2016 BUDGET FOR THE TOWN
OF JAMES ISLAND, SOUTH CAROLINA

WHEREAS, the Town of James Island requires a Budget to guide and direct the receipt and expenditure of revenues during Fiscal Year 2015-2016 and,

WHEREAS, Section 5-7-260 of the South Carolina Code of Laws, 1976, as amended, requires that certain acts by Municipal Councils be done by Ordinance, including the adoption of a Budget; and,

WHEREAS, South Carolina law requires that a duly noticed Public Hearing be held prior to the adoption of a Municipal Budget; and,

WHEREAS, this duly noticed Public Hearing was held on May 21, 2015.

NOW THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF JAMES ISLAND, SOUTH CAROLINA:

Section 1: Purpose

This Ordinance is adopted to provide the Town of James Island with an Operating Budget for Fiscal Year 2015-2016.

Section 2: Creation of the Fiscal Year 2015-2016 Budget for the Town of James Island, South Carolina

By passage of this Ordinance, the Town of James Island adopts as its Budget for Fiscal Year 2015-2016 "Exhibit A," incorporated fully herein by reference.

Section 3: Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such part had not been included. If said Ordinance, or any provision thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Section 4: Effective Date and Duration

This Ordinance shall be effective from July 1, 2015 to June 30, 2016.

Public Hearing: 05-21-15

First Reading: 05-21-15

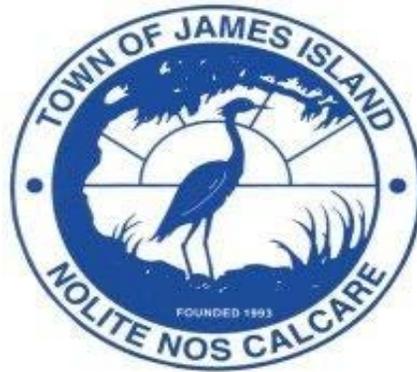
Second/Final Reading: 06-18-15

Bill Woolsey
Mayor

ATTEST

Frances Simmons
Town Clerk

**TOWN OF JAMES ISLAND
SOUTH CAROLINA**



DRAFT BUDGET

FISCAL YEAR 2015-2016

AMENDED 5/21/2015

**TOWN OF JAMES ISLAND
SOUTH CAROLINA**



**FISCAL YEAR 2015-2016
DRAFT BUDGET**

MAYOR

W. BILL WOOLSEY

MAYOR PRO-TEM

LEONARD A. BLANK

TOWN COUNCIL

GARRETT MILLIKEN

DARREN "TROY" MULLINAX

JOSHUA STOKES

BUDGET SUMMARY

**TOWN OF JAMES ISLAND
BUDGET SUMMARY**

	FY 2014 - 2015	FY 2015 - 2016
REVENUES	AMENDED	DRAFT
OPERATING REVENUES	2,412,600	2,634,865
TRANSFER FROM FUNDS BALANCE	570,000	483,582
TOTAL REVENUES	\$ 2,982,600	\$ 3,118,447
EXPENDITURES	AMENDED	DRAFT
ADMIN	433,550	453,980
ELECTED OFFICIALS	93,680	74,410
GENERAL OPERATIONS	266,215	289,700
PLANNING	8,935	12,935
BLDG. INSP	3,410	5,410
PUBLIC WORKS	877,210	1,656,692
CODE AND SAFETY	182,110	182,150
PARKS AND RECREATION	43,500	118,500
FACILITIES & EQUIPMENT	233,990	274,670
COMMUNITY SERVICES	40,000	50,000
TAX CREDIT	800000	
TOTAL	\$ 2,982,600	\$ 3,118,447

TOWN FUNDS	FY 2014 - 2015 Estimate	FY 2015 - 2016 DRAFT
BEN ROAD PROJECT FUND	\$ 180,000	\$ -
PROPERTY TAX CREDIT FUND*	\$ 2,106,523	\$ (0)
TREE FUND*	\$ 7,232	\$ -
TOWN HALL BUILDING FUND	\$ -	\$ 200,000
UNEMCUMBERED FUND BALANCE AVAILABLE	\$ 1,377,209	\$ 2,841,685

NONREFUNDABLE PROPERTY TAX CREDIT		\$2,948,058
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REVENUES

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD REVENUES 1/12/15	ESTIMATED REVENUES FY 2014-2015	DRAFT FY 2015-2016
REVENUES				
Property Tax Revenue (17.7 mills)				1,000,000
Local Option Sales Tax - rev	327,080	128,484	311,920	327,080
State Aid to Subdivisions	256,060	84,073	260,000	256,060
Franchise Fees*	390,500	223,804	418,750	420,000
Telecommunications	25,000	18	27,500	27,500
Accommodations Tax	5,000		-	
Brokers and Insurance Tax	356,300	13	375,000	375,000
Business Licenses	190,000	37,459	190,000	190,000
Building Permit Fees	10,000	3,188	10,000	10,000
Planning and Zoning Fees			13,250	10,000
Plan Reviews	1,300			
Liquor Licenses	7,000	6,000	16,500	16,500
Tree Mitigation		1,275	1,500	1,500
Tree Permits	1,500	550		
Rezoning	300	1,200		
Board of Zoning Appeals	500	500		
Zoning Requests	500	3,100		
Miscellaneous	500	1,688	2,000	1,000
Donations (James Island Pride)		105		
Interest Income		332	290	225
TOTAL	1,571,540	491,789	1,626,710	2,634,865
Local Option Sales Tax - property tax	841,060	339,621	831,100	841,060
Interest Income - property tax			375	475
Transfer Funds Balance	570,000		570,000	483,582
TOTAL TOWN REVENUE	2,982,600	831,410	3,028,185	3,118,447

EXPENDITURES

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
ADMINISTRATION				
Salaries	198,040	104,369	199,000	205,200
Fringe Benefits	68,500	37,611	74,000	74,000
Copier	5,300	2,049	5,100	5,300
Supplies	12,700	7,549	13,700	13,000
Postage	6,000	1,391	4,800	6,700
Information Services	25,000	12,414	28,632	35,000
MASC Membership	5,500	5,341	5,341	5,500
Insurance	15,000	16,679	16,679	19,200
Legal Services	60,000	25,717	50,000	60,000
Town Codification	5,000	3,985	5,000	1,500
Advertising	5,000	1,975	4,500	5,000
Audit	14,000	12,000	12,000	12,000
Elections	5,000	9,500	9,500	500
Mileage Reimbursement	800	223	500	800
Bonding	2,150	-	1,750	1,750
Employee Training / Screening	200	-	200	850
Dues and Subscriptions	1,000	245	1,060	1,060
Training and Travel	2,460	60	500	2,460
Mobile Devices	900	461	900	660
Children's Commission	1,000	-	1,000	1,000
Business Development Council	-	-	500	1,000
History Commission				1,000
Employee Appreciation			500	500
TOTAL	\$433,550	\$241,569	\$435,162	\$453,980

DRAFT BUDGET
FY 2015-2016

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
ELECTED OFFICIALS				
Salaries	50,000	20,730	48,998	50,000
Fringes	36,500	7,587	15,174	17,000
Mayor Expense	2,000	357	500	2,000
Council Expenses	4,000	604	2,000	4,000
Mobile Devices	1,180	461	1,180	1,410
TOTAL	\$93,680	\$29,739	\$67,852	\$74,410

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 1/26/2015	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
General Operations				
Salaries	207,715	97,557	185,000	216,200
Fringe Benefits	58,500	30,811	58,500	73,500
TOTAL	266,215	128,368	243,500	289,700

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
PLANNING				
Supplies	500	224	500	500
Advertising	4,000	64	1,000	2,000
Mileage Reimbursement	200	-	200	200
Dues and Subscriptions	325	-	325	325
Training and Travel	1,000	-	1,000	1,000
Cell Phone	660	267	660	660
Uniform / PPE	250	126	250	250
Planning Commission	1,000	195	500	4,000
Board of Zoning Appeals	1,000	27	500	4,000
TOTAL	\$8,935	\$903	\$4,935	\$12,935

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
BUILDING INSPECTION				
Mileage Reimbursement	200	9	100	200
Cell Phone	660	267	660	660
Supplies	500	19	250	1,000
Equipment/Software	-			1,500
Uniform / PPE	250	126	250	250
Dues and Subscriptions	800	50	800	800
Travel and Training	1,000	504	1,000	1,000
TOTAL	\$3,410	\$975	\$3,060	\$5,410

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
PUBLIC WORKS				
Mileage Reimbursement	300	-	100	300
Training and Travel	1,000	504	1,000	1,000
Projects	780,000	108,478	258,478	545,500
Engineering Services	25,000	3,500	25,000	25,000
Permits	1,000	-	1,000	1,000
Cell Phone	660	267	660	660
Traffic Control Devices	25,000	120	25,000	30,000
Sharrows	-		-	-
Uniform / PPE	250	126	250	500
Supplies	2,000	116	2,000	2,000
Emergency Management	12,000	9,658	17,500	12,000
Groundskeeping	30,000	5,176	20,000	30,000
Tree Fund Expense		515	5,515	8,732
Solid Waste Services			0	1000000
TOTAL	\$877,210	\$128,460	\$356,503	\$1,656,692

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
CODES AND SAFETY				
Cell Phone	660	268	660	660
Mileage Reimbursement	300	64	200	300
Equipment	1,000	-	-	1,000
Radio Contract	3,700	684	1,368	2,740
Training	1,000	99	500	1,000
Supplies	500	272	500	500
Uniform / PPE	250	126	250	250
Sheriff's Office Contract	165,000	63,898	127,796	165,000
Unsafe Buildings Demolition	7,000	-	2,500	7,000
Overgrown Lot Clearing	1,200	-	1,200	1,200
Crime Watch Materials	500	-	-	500
Neighborhood Council	1,000	144	500	1,500
Teen CERT Program				500
TOTAL	\$182,110	\$65,555	\$135,474	\$182,150

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
PARKS AND RECREATION				
James Island Pride	2,000	668	2,000	2,500
Recreation	5,000	1,275	5,000	5,000
Pinkney Park	-	-	-	85,000
Special Events	7,500	8,372	8,372	12,000
Youth Sports Program	14,000	-	7,000	14,000
Donations	15,000	15,000	15,000	-
TOTAL	\$43,500	\$25,315	\$37,372	\$118,500

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
FACILITIES & EQUIPMENT				
Utilities	14,000	7,221	15,000.00	21,600
Rent	73,240	36,237	73,240	77,700
Security Monitoring	1,380	234	1,500	3,000
Fire Safety	-	-	-	-
Janitorial	6,620	3,241	5,491	6,620
Equipment/Furniture	3,000	1,401	3,000	3,000
Building Maintenance	12,000	737	12,000	12,000
Vehicle Purchase	-	-	-	25,000
Vehicle Maint.Expense	3,000	595	3,000	5,000
Generator Maint.	750	-	750	750
Street Lights	114,850	-	60,000	120,000
Signage	5,150	1,500	5,150	-
TOTAL	\$233,990	\$51,166	\$179,131	\$274,670

**DRAFT BUDGET
FY 2015-2016**

	AMENDED BUDGET FY 2014-2015	YTD EXPENDITURES 12/31/2014	ESTIMATED EXPENDITURES FY 2014-2015	DRAFT FY 2015-2016
COMMUNITY SERVICES				
Housing Rehabilitation Program	30,000	-	15,000	30,000
Community Service Contributions	10,000	10,000	10,000	20,000
TOTAL	\$40,000	\$10,000	\$25,000	\$50,000

AN ORDINANCE TO INTRODUCE AN AD VALOREM PROPERTY TAX IN THE TOWN OF JAMES ISLAND

WHEREAS, SECTION 5-7-30 South Carolina Code of Laws, 1976, as amended, authorizes municipal corporations to levy and collect taxes on real and personal property;

WHEREAS, Town Council has determined that a valorem property tax is necessary to fund public services directly or by contract necessary for the public health and safety of the community;

NOW, THEREFORE BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF JAMES ISLAND, SOUTH CAROLINA:

SECTION 1. ANNUAL LEVY AND ASSESSMENT.

The Council shall impose by ordinance an annual tax at such rate, in its discretion, as will yield an amount necessary for the general purpose of the municipality not exceeding the limit permitted by law, exclusive of any tax levied with respect to any outstanding bond issues. Such tax shall be levied by the Council on the property within the municipality as assessed for taxation for county and state purposes, as provided in this chapter.

SECTION 2. UNIFORMITY OF PROPERTY TAX LEVY.

Taxes for township, schools, municipal, and all other purposes provided for or allowed by law shall be levied on the assessment, which shall be that made for county taxes.

SECTION 3. LIABILITY FOR TAXES.

Any person owning real and personal property within the municipality as of December 31 of any calendar year shall be subject to taxation for the ensuing fiscal year.

- A) Personal Property is defined as vehicles, business personal property, rental residential personal, marine equipment, stock tax (SCTC), manufacturer, utilities, railroads, special levy, and airplanes.

SECTION 4. TAX LIEN ON PROPERTY.

That all ad valorem taxes herein levied and imposed shall constitute a specific lien on the property taxed for a term of ten years from the time the liability for the taxes shall accrue, which lien shall be paramount and in preference to all judgments, mortgages, liens, and pledges, general and specific, except taxes imposed by the state, and it shall be the duty of the Treasurer of the county to record in the tax duplicates kept by him or her for this purpose the amount of the taxes claimed against each piece of property so taxable, and that each piece of property must be separate and apart, on a line by itself, which record shall show the names of the person in whose name the piece is returned, an accurate description of the property, and the value of the property as fixed by the County Board of Assessment Control, and the amount of the taxes claimed and the cost and

penalties accruing thereto, and shall be open to the public for personal inspection in the office of the Treasurer of County.

SECTION 5. TO WHOM TAXES ARE PAYABLE: DUE DATE.

All taxes levied in accordance with this chapter shall be paid to the Treasurer of the County in conformity with all of the rules and regulations in effect for the collection in the county and shall be payable at such time as the Treasurer of the County shall prescribe.

SECTION 6. NONPAYMENT OF TAXES.

That for nonpayment of ad valorem taxes levied at the time at which they are made payable such penalties, collection costs, and execution costs as are now in the county shall be added for the nonpayment of such taxes within the prescribed time.

EFFECTIVE DATE: This Ordinance shall be effective upon its enactment by the TOWN COUNCIL FOR THE TOWN OF JAMES ISLAND.

First Reading: _____

Second Reading: _____

Bill Woolsey
Mayor

ATTEST

Frances Simmons
Town Clerk

Town of James Island Comprehensive Plan



Bill Woolsey
Mayor

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Adopted XXX --, 2015

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Chapter 1: Introduction and Background

1.1: Introduction

The Town of James Island Comprehensive Plan Update is the future vision for preservation and development in the Town of James Island (the Town) for the next 10 years. In February of 2014, the Town of James Island planning committee began the comprehensive planning process with a discussion of the requirements of the state Planning Enabling Act of 1994. Previously in 2012, the Land Use and Community Facilities elements were completed as part of the process to establish the Towns Zoning and Land Development Regulations Ordinance. These elements have been updated as part of the process to complete the Town's Comprehensive Plan by completing all required elements.

South Carolina State Law (§6-29-510) requires that comprehensive plans be reviewed at least once every 5 years and updated at least once every 10 years. In 2007, the South Carolina Priority Investment Act (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. The Act requires that two new elements be included in the Comprehensive Plan, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require an analysis of local regulatory barriers to the provision of affordable housing and to utilize incentives to encourage development of affordable housing. The primary goal of The Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

This Comprehensive Plan represents the original Plan to be reviewed in 5 years and updated in 10 years. The Town's Planning Commission held several workshops to review and refine the elements, goals and strategies for the Comprehensive Plan as part of the monthly meeting process. Each meeting was open to the public. The Town Council held a public hearing prior to adopting this Plan.

1.2: Purpose and Intent

The Town of James Island Comprehensive Plan Update will guide public decision-making affecting the quality of life in the Town through the year 2025. The elements of the Plan articulate goals for the future regarding the location, quality and intensity of land uses, the preservation of natural and cultural resources, economic development, housing availability, and the provision of public facilities. The Plan also establishes strategies or actions to implement the Town's goals.

1.3: Plan Organization

This Plan is organized based on the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Act), as amended, and contains the nine required Comprehensive Plan elements. Each element includes a purpose and intent statement, an inventory of existing conditions, a statement of needs and goals, and implementation strategies with time frames.

A goal is a statement of a desired end-state or target and sets the tone for the individual strategies for each element. A strategy is a focused, achievable action the Town or its designated agency could undertake in pursuit of a goal statement.

The nine Comprehensive Plan elements, along with a brief description, are listed below:

1. Land Use Element: Includes an overview of the existing land use and strategies to shape the future of the Town's landscape regarding location, quality, and quantity of land uses.
2. Economic Development Element: Includes a description of the Town's economic environment and strategies for future employment/business development in the Town to support the population.
3. Natural Resources Element: Recognizes the diverse natural features in the Town and includes strategies to preserve and protect them.
4. Cultural Resources Element: Recognizes the rich history and culture of the Town and includes strategies to preserve and protect the Town's historical and cultural assets.
5. Population Element: Includes an inventory of population and demographic data to establish existing conditions and strategies to monitor the needs of future populations.
6. Housing Element: Includes an assessment of the housing conditions and needs in the Town and strategies to ensure adequate and affordable housing availability.
7. Transportation Element: Describes the existing transportation system in the Town and includes strategies to coordinate with area transportation agencies.
8. Community Facilities Element: Inventories existing facilities serving the Town's population and includes strategies to coordinate with service providers to ensure continued quality service provision in the future.
9. Priority Investment Element: Prioritizes the investment of Town resources into the various strategies of the Plan and includes strategies to continue coordination with adjacent jurisdictions and service providers.

Chapter 2: Goals

2.1: Goal Statements

The following statements have been carefully crafted to establish specific goals for the various elements of the Plan. These goals are reiterated later in the Plan as part of the policies and capstones for each element.

1. Land Use Element Goal
The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character of the area.
2. Economic Development Element Goal
Improve the suburban character of the area by limiting commercial activities to designated areas and improving the Site Plan Review process.
3. Natural Resources Element Goal
Protect, preserve and enhance the natural environment.
4. Cultural Resources Element Goal
Promote the awareness and management of the island's historic resources and cultural heritage.
5. Population Element Goal
Continue population growth through annexation to fill in the pockets of land that have not been annexed. This will allow the Town of James Island to have a better defined service area and more of a sense of community.
6. Housing Element Goal
Encourage high quality, affordable housing for people of all ages, incomes, and physical abilities.
7. Transportation Element Goal
A transportation system that respects the suburban character of the Town and its natural and cultural resources and that is coordinated with land use patterns.
8. Community Facilities Element Goal
Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and linked to land use planning and development decisions.

9. Priority Investment Element Goal

Adequate public facilities and services will be prioritized through coordination with adjacent and relevant jurisdictions and agencies and will not have a negative impact on the Town's suburban character or its natural, cultural, and historic resources.

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Chapter 3: Comprehensive Plan Elements

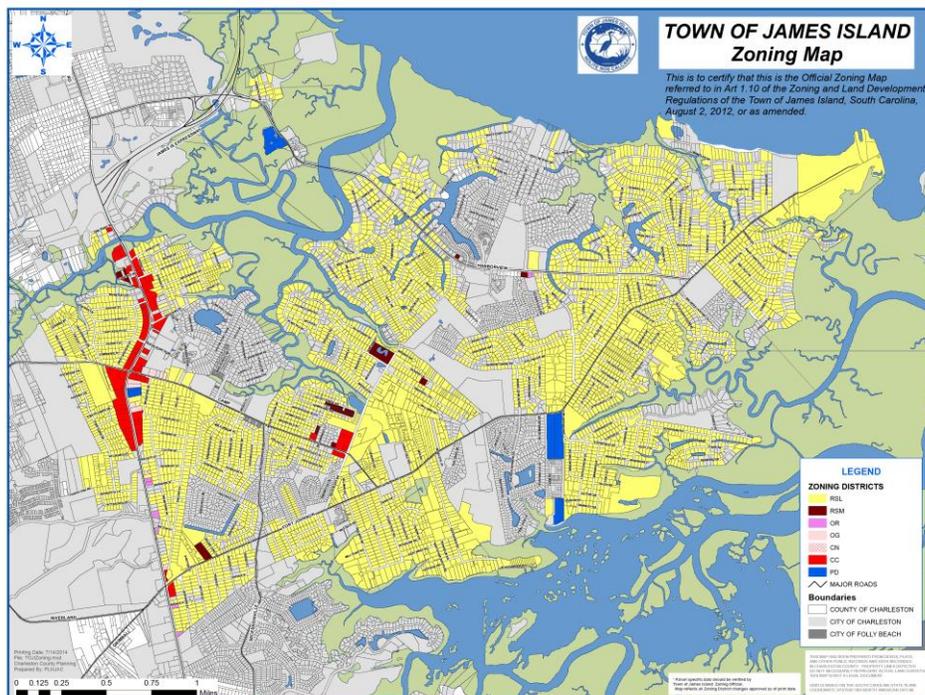
Chapter 3.1: Land Use Element

3.1.1: Overview and Purpose and Intent

The Land Use Element of the Plan deals with the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, institutional (schools, churches, government facilities, etc.), open space, and undeveloped land. All previously detailed elements influence the land use element. The findings, projections, and conclusions from each of the other Comprehensive Plan elements will influence the amount of land needed for various uses.

The natural environment in which the Town is situated is an important asset which makes James Island a pleasing place in which to live, while at the same time making it attractive for future development. The economic and aesthetic well-being of the entire community is largely dependent upon the maintenance of its suburban setting. This Comprehensive Plan includes strategies to preserve the many desirable characteristics of the Town, while allowing for positive growth patterns.

The purpose of the following land use information, goal, and strategies is to encourage sustainable development¹ practices to allow for growth while preserving the environmental, cultural, historic and aesthetic integrity of the Town.



(Figure 3.1.1 Town of James Island Zoning Map)

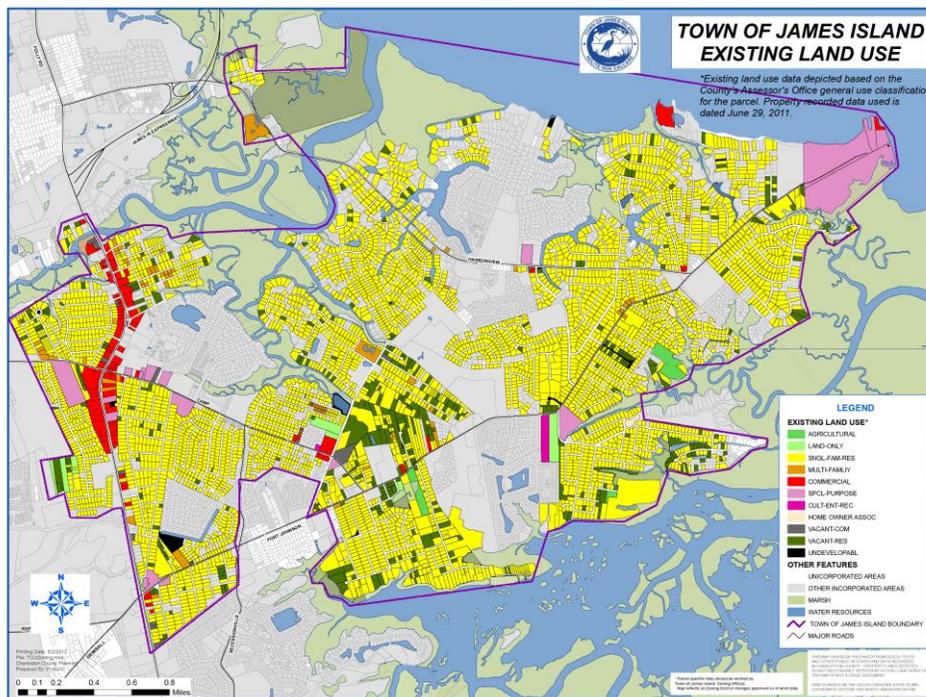
¹ Please see *sustainable development* definition on page (Resources and References).

3.1.2: Background and Inventory of Existing Conditions

The majority of the land within the corporate limits of the Town of James Island is currently in residential or commercial uses. The Town has retained its desired suburban residential character through policies encouraging residential and small commercial development. Commercial development across all of James Island serves the needs of the Town's population. Additionally, many of the residents do not work in Town; rather, they commute to the employment centers of Charleston and North Charleston.

As a result, the Town has a suburban character and many scenic views across marshland and tidal creeks. James Island is surrounded by expanses of wetlands and open waters which add to the beauty of the area. Cultural and historical resources are also abundant in the Town. Protection of these resources is very important to the Town as evidenced by the efforts of James Island residents to preserve and commemorate many locations and actions that have occurred on the island through the years.

The Town of James Island is bounded by unincorporated Charleston County, the City of Folly Beach, and the City of Charleston. The land uses in these jurisdictions are similar to those in the Town with the majority of land being used for single family residences and commercial activities. Single family residential and supporting commercial uses along Folly Road, Harbor View Road and the Camp Road/Dills Bluff Road intersection are cornerstones of the plan for the Town. One issue that should be addressed is the number of parcels currently in a state of legal nonconforming status that should be rezoned or have a new zoning classification created for the use of those parcels.



(Figure 3.1.2 Town of James Island Existing Land Use Map)

3.1.3: Future Land Use Categories

The following are the future land use categories in the Town of James Island.

Residential

The Residential Future Land Use Category is intended to maintain the Town's low density single family residential character. This area should generally be developed with low residential densities. Incentives to retain the suburban character of the area such as flexible site planning guidelines and conservation design should be provided in the zoning ordinance to preserve open space and protect natural and historic features.

Community Commercial

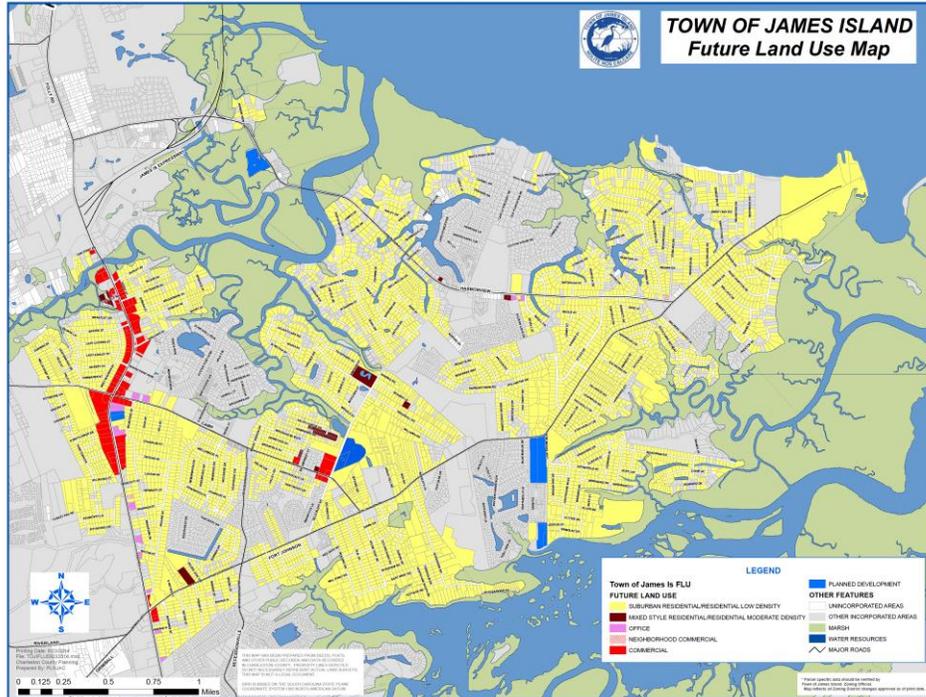
The Community Commercial Future Land Use Category is intended to allow retail and service uses that serve the residential population of the Island, and that do not negatively impact the surrounding community.

Neighborhood Commercial

The Neighborhood Commercial Future Land Use Category is intended to allow office uses and neighborhood oriented commercial uses that serve the residential population of the Town and that do not negatively impact the surrounding community.

Institutional/Special Purpose

The Institutional Future Land Use Category is intended to allow churches, schools, community and governmental centers, recreation, and other uses that comprise the Town's sense of community.



(Figure 3.1.3 Town of James Island Future Land Use Map)

3.1.4: Land Use Element Needs

Land Use element needs include, but are not limited to the following:

- Preserving the suburban character of the area;
- Preserving the natural, cultural, historic and aesthetic integrity of the Town; and
- Encouraging sensitive and sustainable development practices.

3.1.5: Land Use Element Goal

The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character of the area.

3.1.6: Land Use Element Strategies and Time Frames

The following strategic actions should be undertaken by the Town in support of the purpose and intent of the Land Use Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- LU 1. Protect and enhance the environmental quality of the Town's natural features.
- LU 2. Preserve and enhance the cultural, historic and archaeological assets of the Town.
- LU 3. Maintain the low density, single family residential character of the Town.
- LU 4. Implement sustainable and flexible development guidelines to maintain the suburban character of the Town.

- LU 5. Encourage commercial structures that are in character with the suburban nature of the area.
- LU 6. Identify parcels currently in use as a different type than the current zoning district allows (existing nonconforming) and examine rezoning or developing a new district to allow the existing use.

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Chapter 3.2: Economic Development Element

3.2.1: Overview and Purpose and Intent

The Economic Development Element of the Comprehensive Plan contains information on the number and characteristics of the labor force, where people who live in the community work and available employment characteristics and trends. The purpose and intent of this element is to provide strategies to balance economic development with the suburban residential character of the Town.

3.2.2: Background and Inventory of Existing Conditions

Historically, James Island was inhabited by Native American wandering tribes who made their living by hunting. James Town was designated a “colony” of 12,000 acres in the late 17th century and settlers were granted half-acre lots in the town with ten-acre “planting lots” which were located adjacent to the town as well as several larger plantation tracts laid out for various settlers of the area. By this time, settlements were occurring primarily along navigable waterways. However, the size of the island garnered use for roadways with “the King’s Highway” (Riverland Drive) and “Drake’s Highway” (section of Secessionville Rd from Camp Rd to Ft. Johnson Rd) as the earliest known travel ways.

An important economic activity during the early colonial period included the raising of livestock for beef and pork which was salted and shipped to the West Indies. During colonial times, growing indigo was fairly common and rice was speculated to be grown on the island as well. It is believed that during the colonial period, the majority of the population on James Island was black, with the black settlers bringing their economic skills of cattle management, rice cultivation techniques, boating, fishing, hunting, leatherworking, pottery-making, basketry, woodworking, metal-working, weaving and herbal medicine to the islands. The plantation economy was based on Slave labor, brought from Africa for their agricultural expertise.

A shipyard operating from c.1742 to c.1772 was an industrial economic contributor to the Island with the largest vessel of record built being the Charming Nancy, which was 130 tons and built in 1752. Because boats were the principal means of transportation, facilitating boat traffic between Charles Town and the islands was a necessity and the opening of the Wappoo Cut during the colonial period gave the Island’s economy a boost. The economy at this time was largely water-based, due to the dependency on waterways for travel, trade and food.

After the economic depression of the Revolution had passed, cotton became the major cash crop of the Sea Islands due to the fact that “Sea Island Cotton” had a longer fiber and was more profitable than its inland counterpart. The emancipation of slaves had effects on labor and economy, resulting in the formation of the James Island Agricultural Society in 1872 to coordinate labor management policies. Due to insect and diseases, mainly the boll weevil, cotton ceased to be the cash crop that it was by the 20th century. During this time, the growing of vegetables for market (truck farming), dairy farms, raising beef cattle and orange orchards were also economic contributors to James Island.

Transportation improvements in the early to middle 1900's included the opening of the John F. Limehouse Memorial Bridge, the Wappoo Bridge and the Stono River Bridge, as well as the creation of a bus line. These improvements helped foster the rise of suburbanization. The eventual decline of farming and dairy operations on the island increased the pace of development.

Many landowners, who had been growing tomatoes as part of their farms, turned more toward real estate development in the 1950s, 60, and 70's. By the 1980's James Island was a well formed suburban community. The economic hub was, and continues to be, the Folly Road Corridor. Folly Road serves as the main access route through the island and leads to Folly Beach along the Atlantic Ocean, which is a popular destination.

Many of the businesses along Folly Road cater to the needs of tourists traveling to the beach as well as the suburban community on the island. Most of these businesses are service oriented, including grocery stores, fast food restaurants, convenience stores, and neighborhood service activities. The same holds true for other business areas on the island such as Maybank Highway, Harborview Road, and the Camp Road and Dills Bluff Road intersection.

Current Business Environment

There are a high number of businesses along Folly Road to employ residents, but most businesses have less than 50 employees. The Town has approximately 750 Business Licenses registered for Fiscal Year 2014. About 200 of these licenses are for "brick and mortar" businesses. 454 licenses are for contractors, some of which operate as home occupations. Small business entrepreneurship is a major factor in the Town's economic cycle.

The Town is projecting close to \$200,000 for fiscal year 2013-14 business license fees. Fiscal Year 2014 saw \$210,000 in revenues, some of which likely will be accrued back to the previous year. \$190,000 is projected for fiscal year 2015. Overall business license revenues have been growing slowly region wide since 2011, following the housing market crash of 2008, but have not yet approached 2008 levels.

Conclusions

James Island has existed as a suburban, primarily residential, community for the past 50 years. Economic activities on the island reflect this setting. The land use pattern on the island has largely been determined as there is not much undeveloped land in the area, and what is undeveloped is largely expected to be residential in nature. The future of economic development in the Town must take this setting into account.

3.2.3: Economic Development Element Needs

Economic Development needs include, but are not limited to the following:

- Identify economic indicators along with census information to better understand the variables affecting economic development in the Town; and

- Identify existing commercial corridors and investigate developing planning techniques to assist redevelopment efforts to improve Town aesthetics; and
- Identify appropriate future commercial areas and/or uses that could contribute to the local economy and serve the residents of the Town.

3.2.4: Economic Development Element Goal

Improve the suburban character of the area by limiting commercial activities to designated areas and improving the Site Plan Review process.

3.2.5: Economic Development Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the Goal of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- ED 1. Develop a list of employment codes suitable for attracting opportunities to the Town in anticipation of redevelopment opportunities in a suburban setting.
- ED 2. Ensure all new commercial development is of a style and character similar to the desired pattern of buildings and structures in the Town of James Island.

Chapter 3.3: Natural Resources Element

3.3.1: Overview and Purpose and Intent

The Town's natural environment is an important asset which makes James Island an aesthetically pleasing place in which to live, work and play. The natural setting plays an important role in the way of life for many residents who enjoy fishing, boating and the many scenic vistas throughout the island.

The purpose and intent of the Natural Resources Element is to promote protection of the Town's natural resources, to sustain natural environments, habitats, and wildlife, to ensure that development does not have a negative impact on the environment, and to promote sustainable development² practices.

3.3.2: Background and Inventory of Existing Conditions

Climate

One of the best natural features of the James Island area is the climate. Winters are generally mild. Spring, summer, and fall are all usually well suited to outdoor activities and outdoor plant growth. The average annual temperature is 65 degrees Fahrenheit. The average temperature during January is 50 degrees Fahrenheit, while the average temperature in July is 80 degrees Fahrenheit. Precipitation averages approximately 48 inches per year. There are approximately 101 clear days, 151 cloudy days, and 113 partly cloudy days. The average date for the first frost is December 10, with the average date for the last frost being February 19.

There is a peak of rainfall in the summer months with the occurrence of afternoon thunderstorms. The greatest amount of rainfall usually occurs in July with an average of 7.7 inches for that month. Rainfall is usually at its minimum in November with an average of 2.1 inches for that month.

One of the most serious weather concerns to James Island is the occurrence of tropical storms and hurricanes. The height of hurricane season lasts from late summer to early fall. Hurricanes bring threats of high winds, flooding, and strong wave action. The last major hurricane to affect Charleston County was Hugo, which made landfall in September 1989. Building codes and ordinances to improve building quality help reduce storm damage from hurricanes and tropical storms.

Seismic Activity

One unusual feature of Charleston County's geology is its high level of seismic activity. The National Building Code has designated Charleston County as a zone of high susceptibility to earthquakes. The earthquake centered at Middleton Place on August 31, 1886 is estimated to have been a higher intensity than any other recorded quake east of the Mississippi River. Limited seismic activity centered in the North Charleston/ Summerville area continues to this day. Unlike those in other areas, the Charleston earthquakes are not associated with

² Please see *sustainable development* definition on page (Resources and References).

well-defined fault lines that can be mapped. The causes of the Charleston earthquakes are unknown. Because of the potential for these types of activities, it is important that building codes are used to reduce loss of life and structural damage as much as possible.

Soils, Geology, Ground Water and Drainage

The soils and geology of James Island are consistent with those typically found in the Atlantic Coastal Plain. The County is mostly level but in places is slightly undulating. Elevations range from sea level to 70 feet. Most of the area within the town limits of James Island is close to sea level. The region is indented by tidal streams that provide natural outlets for drainage. Unconsolidated, water-layered deposits of sands and clays, 6 to 20 feet in thickness, are underlain by thick beds of soft marl. Fine-textured sediments in the tidal marshes are of recent origin. New deposits are being aided by the action of tidal waters. James Island is classified as part of the Tidewater Area of Coastal South Carolina (SCDNR, 1997) with soils associated with the Bohicket – Capers and Kiawah – Foxworth – Yonges associations of soil types. These soils have the characteristics of loamy topsoil layers rich in organic matter with lower layers or highland layers of a mix of sand and clay. These soils are typical of those that experience flooding and sedimentary deposits on a regular basis making them good locations for agriculture uses (National Oceanographic and Atmospheric Administration, 2011).

James Island has a Floridian aquifer type at the layer under the surficial aquifer, which is the water table aquifer which is sandy and less than 40 feet thick. In Charleston County the depth to the ground water table is often very shallow (32.9% of the land area in Charleston County has a ground water table elevation of between 0 and 15” below grade, and an additional 22.3% of the land has a ground water table elevation of 0” below grade). Ground water is generally close to the surface on James Island, especially close to the wetlands, salt marsh areas and rivers. Monitoring wells are generally shallow as well, staying above whatever limestone layers are encountered (Waters, 2003).

James Island is located in the Charleston Harbor/Stono River Watershed Basin and consists primarily of the Charleston Harbor and its tributaries, and the Stono River with its tributaries from Wappoo Creek to the Atlantic Ocean. This segment of the Stono River, classified SFH (Shell Fish Harvesting), accepts drainage from James Island Creek or Ellis Creek (Simpson Creek, Wolfpit Run), Holland Island Creek, and Green Creek. The Folly River (Folly Creek, Oak Island Creek, Robbins Creek, King Flats Creek, Cutoff Reach, Cole Creek), classified SFH, drains into the mouth of the Stono River. Robbins Creek and King Flats Creek are also connected to the Stono River through Green Creek. Lighthouse Creek (Block Island Creek, Rat Island Creek, Ft. Johnson Creek, First Sister Creek, Second Sister Creek) flows between Folly Island and Morris Island and through Lighthouse Inlet to the Atlantic Ocean. Ft. Johnson Creek connects the Lighthouse Creek drainage to Clark Sound (Seaside Creek, Secessionville Creek). The sound drains into Charleston Harbor through Schooner Creek near Fort Sumter.

The Hydrography is that of a coastal interior island with salt marsh, tidal creeks, brackish rivers and estuaries and freshwater wetlands in the interior. Protected by the barrier

islands of Morris Island and Folly Beach from the Atlantic Ocean, James Island does not experience ocean wave action erosion.

Vegetation

The tidal waterways near James Island have a great deal of influence on regional vegetation. Most of the salt water tolerant vegetation is found in tidal marshes, which comprise about 20% of Charleston County. Common types of marsh grasses are spartina and smooth cordgrass. The region also contains extensive freshwater swamp areas. Deep water swamps support bald cypress - tupelo forest types while the shallow swamps support willow, hackberry-elm-ash, maple-redgum-oak, and alder-birch forests.

Drier areas support primarily loblolly pine forests, though longleaf and other pine varieties are common. Numerous varieties of oak trees, hickory trees, and other hardwood trees are also indigenous. The state tree, the cabbage palmetto, occurs naturally along the coast and has been introduced extensively throughout the area. In areas where forest management is not practiced, understory vegetation is very dense and consists of many varieties of shrubs and ferns.

Wetlands

Because of the tremendous ecological benefit of wetlands, extreme care must be taken to insure their continued existence. Wetlands hold water, purify water, create habitat for many types of animals and insects, and act as flood buffers from surrounding properties. Property located along rivers and streams is most likely to be classified as wetland. If there is any indication that a property is a wetland, all activity should stop until an official determination can be made by a qualified person or agency. The US Army Corps of Engineers provides wetlands determinations for South Carolina.

Flood Plains

As with wetlands, flood plain determination should be made prior to any construction activity. The US Army Corps of Engineers provides maps to use as guides for the location of flood plains. As a result of the Town's low elevation and close proximity to the Atlantic Ocean, approximately one-half of the Town lies within the 100-year flood plain - meaning that those areas will be subjected to flooding on the average of once every hundred years.

Endangered Species

The only federally endangered species (listed as endangered under the Endangered Species Act or ESA) that is tightly associated with James Island is the Wood Stork. A small colony of Wood Storks nest (the past few years in spring) at the Dill Sanctuary near Stono River. Wood Storks are also fairly common, particularly in summer and early fall, in and near marshes, tidal creeks and ponds on/within and adjacent to James Island. Wood Storks often roost in trees near tidal marsh and tidal waterways.

Within Charleston Harbor, and particularly in large tidal waterways within and adjacent to James Island, there is a possibility for at least the occasional occurrence of four species listed under the ESA. Florida Manatee (both federally and state of SC endangered) is seen

in such areas, mostly in summer. Also, Loggerhead Sea Turtle (both federally and state of SC endangered) occasionally enters Charleston Harbor and even Stono River. Both Shortnose Sturgeon and Atlantic Sturgeon (both listed as endangered under the ESA) occur in Charleston Harbor, and both (particularly Atlantic Sturgeon) could occasionally use Stono River and larger creeks and waterways within or adjacent to James Island.

Bald Eagle, though no longer listed under the ESA, is federally protected under the Bald and Golden Eagle Protection Act. Bald Eagle is also listed as threatened by the state of SC. There is a Bald Eagle nest on James Island near the soccer fields south and east of James Island Charter High School.

Several species that at least pass over (through) James Island while foraging or migrating are listed as either endangered or threatened by the state of SC. Least Tern (state of SC threatened) does not nest on James Island, but it commonly forages for small fish in waters (mostly estuaries) within or adjacent to James Island. American Swallow-tailed Kite (state of SC endangered) also does not nest on James Island, but it likely passes through during migration.

Species that are listed as threatened or endangered by the state of SC are protected from any type of harassment, particularly activities that may disturb nesting or breeding. Such species are also obviously protected from any activity that may kill or injure these species. Protected species require a permit from the state of SC for any type of research that might include handling or disturbing the animals.

Billy McCord (Department of Natural Resources, 10/28/2014)

3.3.3: Natural Resources Element Needs

Natural Resources Element needs include, but are not limited to the following:

- Ensuring that development does not have a negative impact on the environment; and
- Promoting sustainable development practices as defined by the World Commission on Environment and Development.

3.3.4: Natural Resources Element Goal

Protect, preserve and enhance the natural environment.

3.3.5: Natural Resources Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- NR 1. Continue to encourage sustainable development practices to protect the environment from negative impacts of development.
- NR 2. Continue to work to improve the quality of James Island waterways.
- NR 3. Continue to work to reduce the amount of litter in Town limits.

- NR 4. Continue to work with the appropriate agencies to increase safety on the Intracoastal Waterway and other rivers and creeks.
- NR 5. Continue to manage defined trees through the tree preservation ordinance.
- NR 6. Continue to encourage retention of native vegetation in new developments to reduce the amount of polluted run-off, reduce the need for water, and maintain the suburban character of the Town.
- NR 7. Continue to monitor development in flood plains and adjacent to wetland areas to lessen the potential damage to property and the natural system that could result from natural disasters. Ensure that development activities on properties containing wetlands are developed according to regulations.

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Chapter 3.4: Cultural Resources Element

3.4.1: Overview and Purpose and Intent

The Town of James Island is rich in both history and cultural resources and, therefore, recognizes the importance of history and natural beauty to the quality of life in the Town. The purpose and intent of the Cultural Resources Element is to ensure the proper management of the Town's significant historic resources and cultural heritage.

3.4.2: Background and Inventory of Existing Conditions

Area History

In the prehistoric era, James Island was inhabited by wandering tribes of Native Americans who made their living by hunting. Their homes probably were temporary, crude shelters of animal hides or makeshift lean-tos. When the game in any area was depleted, they moved on to new hunting grounds. By the time the Native American inhabitants of James Island came into contact with Europeans in the first part of the seventeenth century they were settled agrarian tribes.

The Stono Indians and the European settlers appear to have had a brief period of good relations. But trouble arose because the Stono, apparently not understanding the concept of domesticated animals, treated the settlers' hogs, turkeys, and geese as fair game, and the settlers retaliated by killing some of the Indians. This led to a rebellion in 1674 which was subsequently put down within the next decade and the Stono were weakened as a result. The 1707 Act for Regulating the Indian Trade contains the last documented reference to the Stono tribe.

Charles Towne was the first permanent European settlement in South Carolina, founded in 1670. In December 1671 the Council of the Province ordered a town to be established on James Island. The town was named for James, the Duke of York, brother and heir of Charles II. The town survived for a short time, last showing up in contemporaneous records in 1686. By this time James Island had scattered settlements located primarily along navigable waterways. The name "James Island" was being used in public documents.

In the early 1700s more activity came to James Island. A legislative act creating highways led to the establishment of the "King's Highway" along part of present day Riverland Drive, and "Drake's Highway" along present day Secessionville Road from Camp Road to Fort Johnson Road. As a result of an invasion that took place during the War of the Spanish Succession, in which a French squadron loaded with Spaniards and Indians attacked James Island, a fort was constructed in 1709 at Windmill Point to guard the entrance to Charles Towne harbor. It was named Fort Johnson after Sir Nathaniel Johnson, the Governor of the Province from 1703 to 1709.

The raising of livestock was important to the colonial economy before the development of successful cash crops. The major cash crop for planters on James Island was indigo, which was used to produce a beautiful blue dye used by England's developing textile industry. There was also a shipyard operating on James Island during the 1700s. It was during this

time that Proprietary rule was brought to an end and South Carolina became a royal colony. The Province was divided into parishes and James Island became a part of Saint Andrew's Parish.

Following an economic downturn coinciding with the Revolutionary War years, prosperity returned to James Island in the 1790's due to the development of Sea Island cotton. Also, Belle-Vue, an establishment containing a rice mill, sawmill, and cotton gin, was in operation from 1821 until the Civil War. Several summer villages also appeared as planters sought a respite from malaria and yellow fever.

In the 1820's tensions began to rise between the North and South over tariffs, slavery, and states' rights. By 1860 South Carolina had seceded from the Union. Fort Johnson was held by rebel forces while Federal forces still occupied Fort Sumter in Charleston Harbor. On April 12, 1861 shells were fired upon Fort Sumter, signifying the start of the Civil War. Federal forces quickly gained control of Port Royal, Beaufort, and Folly Island. In order to protect the approaches to Charleston, Confederate forces constructed defensive fortifications throughout James Island. Engagements took place on James Island, particularly along the Stono River and in the Secessionville area.

Emancipation occurred following the end of the Civil War which brought a change to the labor system on James Island. The Freedman's Bureau worked to negotiate contracts between the planters and groups of wage-earning workers. By 1870 the tenant farm system was in place. Landless black farmers preferred tenancy because it enabled them to be free from direct white supervision, and gave them the hope of accumulating capital with which to buy their own land. This system resulted in the division of great plantations into small farms. Sea Island cotton continued to be of great importance and was improved upon with the development of "Rivers Cotton" or "Centerville Cotton" which was resistant to wilt diseases. In 1917 the boll weevil was observed on the Sea Islands and within a few years Sea Island cotton had vanished.

Truck farming (the growing of vegetables for market) became an important aspect in the island way of life. This began to decline in the 1920's when changing demographics lead to a labor shortage. Also, Lawton Plantation had become the largest dairy in the Charleston area. Beef cattle were also raised on the island. Eventually a move toward suburbanization began. Wappoo Hall and Riverland Terrace were first laid out in the 1920s.

World War II brought an expansion of suburbanization as the region began a buildup in support of the war effort. Bridges were in place that connected James Island to Folly Island and the mainland in West Ashley. More land was converted to residential use and major roads were paved. The influx of more residents and development has continued to the turn of the century, converting James Island from a rural agrarian focused area to a largely suburbanized region.

One community that has persevered through all the changes that have occurred on James Island is the Gullah-Geechee way of life that has abided with the descendants of former slaves throughout the coastline of South Carolina, Georgia and northern Florida. While

suburbanization has had an impact on the fabric of this culture, there has been a revived appreciation of the customs and language among the younger generation of island inhabitants.

Source: James Island and Johns Island Historical Survey. Preservation Consultants, 1989

Historic Sites

Because of the area's long history, James Island contains a number of sites of historic interest. The sites below were identified in the James Island and Johns Island Historical Survey.

Individual National Register Listings on James Island:

- Fort Pemberton
- Fort Johnson Powder Magazine
- Unnamed Beach Battery at Fort Johnson
- Marshlands Plantation House
- Stiles Point Plantation
- McLeod Plantation

Secessionville National Register Historic District:

- Fort Lamar and Union Soldiers Grave Site
- Seabrook-Freer House
- William B. Seabrook House
- Elias Rivers House

Civil War Defenses of Charleston National Register Thematic Resources Listing:

- Fort Pemberton
- Unnamed Beach Battery at Fort Johnson
- Fort Lamar
- Battery #1, James Island Siege Line
- Unnamed Battery #1
- Unnamed Battery #2
- Historic Battery #5
- Fort Pringle
- Battery Leroy
- Battery Tynes
- Battery Cheves

3.4.3: Cultural Resources Element Needs

Cultural Resources Element needs include, but are not limited to the following:

- Preserving the Town's significant historic resources and cultural heritage; and
- Documenting more of the Island's history and historic resources.

3.4.4: Cultural Resources Element Goal

Promote the awareness and management of the island's historic resources and cultural heritage.

3.4.5: Cultural Resources Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CR 1. Support efforts to identify and document the Island's cultural resources and history.
- CR 2. Monitor inventories and studies conducted by other agencies to identify new or recently discovered historic or cultural resources.
- CR 3. Support efforts to preserve and restore important community buildings, sites, districts and landscapes.
- CR 4. Encourage and support the efforts of nonprofit groups to promote the Island's history and culture.

Chapter 3.5: Population Element

3.5.1: Overview and Purpose and Intent

The Population Element of the Comprehensive Plan identifies the demographics of the current and future population of the Town. This element typically includes past demographic trends, existing conditions, and future projections regarding the number, size, and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other demographic information.

The purpose and intent of the population data contained in this element is to identify future service and land use needs of the population which can be addressed through this Comprehensive Plan update and to help guide policy decisions.

3.5.2: Background and Inventory of Existing Conditions

The population data contained in this element is derived from the 2000 and 2010 Census, the most recent Census data available at the time of this update. One problem due to the timing of the Town's incorporation is that Census information was not collected at the level of the Town's jurisdictional boundary. Census Tracts that included any of the Town's parcels were identified and the population is included. Information from the 2010 Census was able to be determined at the Census Block level, which more closely aligns with the Town's jurisdictional boundary. The same level of information was not available from the 2000 Census. Complete population and demographic information will not be available until the 2020 Census is complete. That information will be available to be included in the next Comprehensive Plan ten year update.

Population

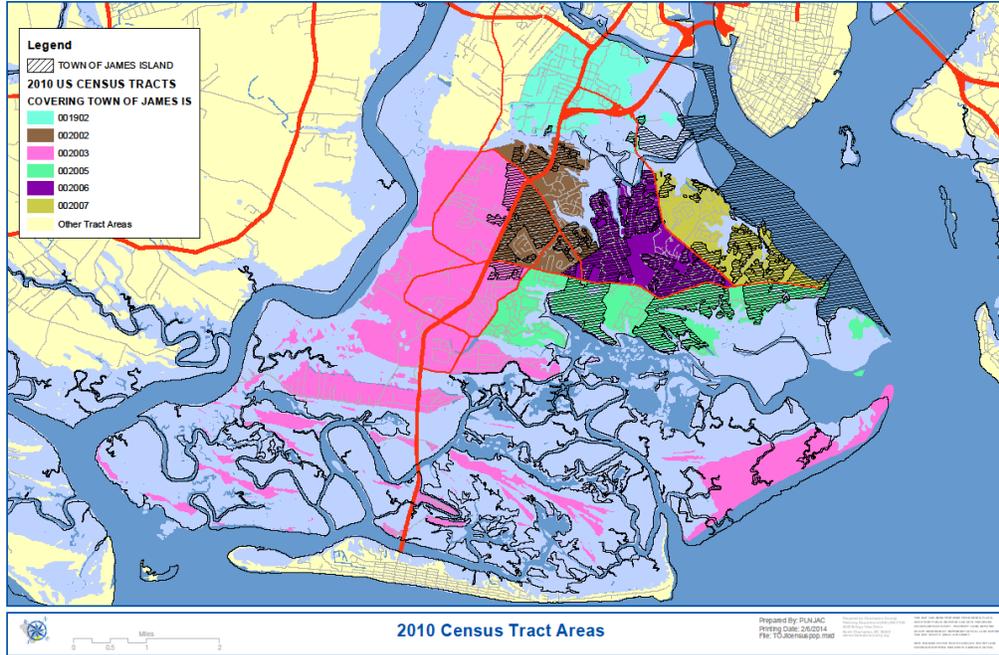
Population growth in Census Tracts that contain Town parcels increased significantly between 2000 and 2010 when the population grew by approximately 35 percent. Figure 3.5.1 shows the population change in Census Tracts that include Town parcels between 2000 and 2010.

Figure 3.5.1: Town of James Island Census Tract Population Growth, 2000-2010*

Census	Population	Change	Percentage
2000	24,005	0	0
2010	32,417	8,412	35

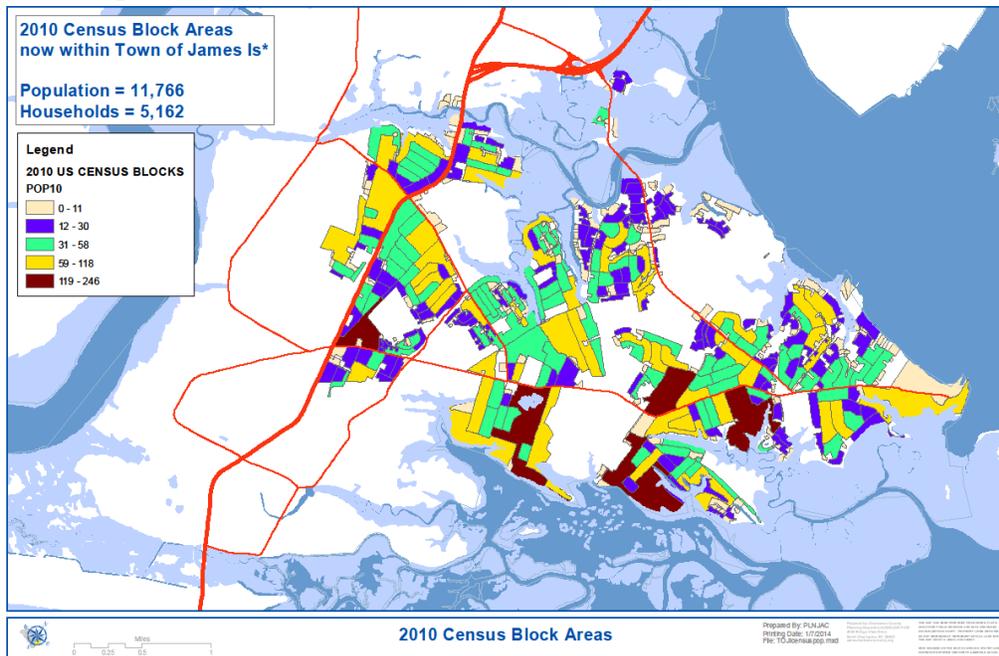
*Source: All data was derived from the U.S. Census Bureau and includes only Census Tracts that contain parcels located in the Town of James Island.

Figure 3.5.2 James Island Census Tracts containing Town of James Island Parcels



An analysis of Census Block data, which is smaller than a Census Tract, and is the measurable data unit that most closely matches the Town’s jurisdictional boundary, indicates that the 2010 population of the Town is 11,766. The data also indicates there are 5,162 households in the Town.

Figure 3.5.3 James Island Census Tracts containing Town of James Island Parcels



Due to the constraints of available Census information the closest reliable data for demographics is based on the 29412 Zip Code, which includes all of James Island. The 2020 Census will contain demographic information at the Town of James Island scale.

Age and Gender Distribution

Age/Gender/Race information was available from both the 2000 and 2010 Census at the Zip Code level. This includes parcels within the Town of James Island, City of Charleston, and unincorporated James Island. While the figures do not exactly match the Town’s boundary, some general trends and issues may be identified to help direct the Town’s future until more precise data is acquired in the 2020 Census.

The island, as a whole, increased in population by more than twelve percent. This increase is evenly distributed between males and females. Children aged five and younger increased by over eleven percent while all other minor aged groups declined, particularly the ten to fourteen year old age group which dropped by more than twenty-five percent.

The number of young adults (age 20-34 years) increased significantly while the 35-44 year age group was the only adult age group to see a decline. The older adult age groups experienced large increases, particularly the 85+ age group, which increased by almost sixty percent.

The percentage of adults living on James Island increased during the 2000-2010 period by almost eighteen percent, with the percentage of males slightly leading the percentage of females. This pattern holds for the other adult categories as well, with all groups increasing between ten and twenty percent.

Figure 3.5.2: Age/Gender Breakdown, 2000-2010

	2000	2010	Percent Change (2000-2010)
Total Population	31,923	35,850	12.30%
Male	15,311	17,217	12.45%
Female	16,612	18,633	12.14%
Age			
Under 5 Years	1,721	1,912	11.10%
5-9 Years	1,809	1,729	-4.42%
10-14 Years	2,140	1,601	-25.19%
15-19 Years	1,814	1,703	-6.12%
20-24 Years	2,058	2,852	38.58%
25-34 Years	4,669	6,865	47.03%
35-44 Years	5,197	4,475	-13.89%
45-54 Years	4,628	4,959	7.15%
55-59 Years	1,723	2,304	33.72%
60-64 Years	1,456	2,068	42.03%
65-74 Years	2,493	2,860	14.72%
75-84 Years	1,744	1,771	1.55%
85+ Years	471	751	59.45%
18+ Years	25,079	29,570	17.91%
Male	11,788	14,095	19.57%
Female	13,291	15,475	16.43%
21+ Years	24,079	28,459	18.19%
62+ Years	5,574	6,575	17.96%
65+ Years	4,708	5,382	14.32%
Male	1,909	2,258	18.28%
Female	2,799	3,124	11.61%

Source: U.S. Bureau of the Census for zip code 29412, which includes all of James Island including the Town, City of Charleston and unincorporated James Island.

Race

Between 2000 and 2010, the African American population decreased just over eleven percent while the White population increased just more than seven percent. The Hispanic population had the largest percentage increase while the Other Race category had the largest decrease at more than sixty-eight percent.

Figure 3.53: Population by Race, 2000-2010

	2000	2010	Percent Change (2000-2010)
White	24,898	29,183	17.21%
African American	6,364	5,650	-11.22%
Hispanic (of any race)	383	704	83.81%
Other Race	992	313	-68.45%

Source: U.S. Bureau of the Census

3.5.3: Population Element Needs

Population Element Needs include, but are not limited to the following:

- Monitoring local and national demographic trends and shifts; and
- Developing policies to meet the needs of the Town’s population.

3.5.4: Population Element Goal

Continue population growth through annexation to fill in the pockets of land that have not been annexed. This will allow the Town of James Island to have a better defined service area and more of a sense of community.

3.5.5: Population Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- P 1. Identify and propose annexation of the pockets of land surrounded by the Town limits.
- P 2. Monitor population growth trends and demographic shifts as indicators of population change and use this information in future updates to the Comprehensive Plan.
- P 3. Continue to monitor and evaluate local and national demographic trends for their potential impacts on land use and development patterns.

Chapter 3.6: Housing Element

3.6.1: Overview and Purpose and Intent

The Housing Element of the Comprehensive Plan helps to tell the story of where the community has been and how it will progress in the future. As the Town of James Island continues to expand its boundaries, the need for a variety of housing options could be one of the greater challenges of the future. Each dwelling brings with it a set of issues that will be addressed by Town government at one time or another including how utilities will be extended to new development and how safe access will be provided.

The purpose and intent of the Housing Element is to help answer these and other questions by ensuring policies are in place to promote a supply of safe and structurally sound homes and the preservation of the existing housing stock.

3.6.2: Background and Inventory of Existing Conditions

The following data is provided to illustrate the inventory of housing on the whole of James Island (zip code 29412). The housing data contained in this element is derived from the 2000 and 2010 Census, the most recent Census data available at the time of this update. One problem due to the timing of the Town’s incorporation is that Census information was not collected at the level of the Town’s jurisdictional boundary, leaving the zip code area as the closest boundary with information that can be compared. This document presents the Town’s view of how housing issues should be addressed within the Town’s jurisdictional boundary, and should contribute, along with the Charleston County Comprehensive Plan and the City of Charleston’s Comprehensive Plan, to the overall issue of housing on the Island.

Total Housing Units

Between 2000 and 2010, James Island had a 24% increase in the number of housing units. This increase in housing units grew faster than the rate for Charleston County.

Figure 3.6.1 shows the total number of housing units on James Island, which increased by 24 percent, rising from 13,948 units in 2000 to 17,302 units in 2010.

Figure 3.6.1: Total Housing Units, 2000-2010

	2000	2010	% Change
James Island 29412	13,948	17,302	+24
Charleston County	141,031	169,984	+20

Source: U.S. Bureau of the Census

Households

The trend of decreasing household size has been seen around the nation. As couples elect to have fewer children or no children at all, as the numbers of single parents and adults living alone increase, etc. household size decreases. This trend is slightly different for James Island. While there has been a decrease in household size for owner occupied units, there

Figure 3.6.2: Average Household Size, 2000-2010

	2000	2010
Owner occupied	2.48	2.34
Renter occupied	2.1	2.12

Source: U.S. Bureau of the Census

has been a slight increase in the size for renter occupied units. It is important to note that the number of households and the population both increased.

Occupancy

Figure 3.6.4 illustrates the change in owner versus renter occupied housing units. The majority of the housing in James Island is owner occupied. Rental property is only a minor facet of the housing market here. Rental units can be a lower cost alternative to purchasing a home. They can also serve to provide decent housing until a down payment for a home can be made. Decent and affordable rental units can be a bonus to a local economy by keeping people within an area until a permanent housing alternative can be found.

Figure 3.6.3: Occupancy, 2000-2010

Owner Occupied Housing Units

	2000	2010	% Change
James Island 29412	9,676	10,650	+10%
Charleston County	75,267	87,068	+16%

Renter Occupied Housing Units

	2000	2010	% Change
James Island 29412	3,662	5,071	+38%
Charleston County	48,059	57,241	+19%

Source: U.S. Bureau of the Census

However, it should also be noted that those who are renting are often spending a higher percentage of their total income on rent alone, as opposed to homeowners. This fact can be caused by high rents combined with lower incomes.

As shown in Figure 3.6.3, owner occupied units increased in both James Island and Charleston County over the past decade, although the percent increase in James Island was lower than that of the County. Meanwhile the percentage of renter occupied units increased at a much higher rate on James Island than in the County as a whole.

In 2000 The homeowner occupied units vacancy rate was .8% and the renter occupied vacancy rate was 5%. In 2010 the homeowner occupied vacancy rate rose to 2.3% while the rental vacancy rate climbed to 10.8%. A community’s vacancy rate is an indication of the health of the housing market. On average, a municipality wants to have some vacant, quality housing to encourage new people to buy a home and move to the area. On the other hand, too much vacant housing can indicate a flooded housing market with depressed prices or a substandard quality of available housing.

Homes for Seasonal Use

Housing units for seasonal or recreational use can be a significant factor in housing issues for an area like James Island, which is close to Folly Beach and the Downtown Charleston peninsula. In 2000 112 (.8%) units were listed as being seasonal/recreational housing units. This figure increased to 308 (1.8%) in 2010.

Conclusions

James Island has seen some changes in the real estate market since 2000. While every community experiences fluctuations in housing for a variety of reasons it may be likely that many of the changes James Island is experiencing are related to the economic downturn that

began in 2008. A bubble in the overall housing market played a key role in that downturn and communities across the nation were affected. James Island's proximity to both Folly Beach and the Downtown Charleston peninsula may have also played a role. While it may be more desirable to live near the beach and peninsula, affordable homes for the middle class are usually found farther from those areas, making rentals a more viable option for the short term as job security concerns may prevent some residents from entering into long term mortgages. The conversion of single family homes into duplexes is another issue that faces James Island. In some cases this process is not handled properly and can add to overcrowding issues.

3.6.3: Housing Element Needs

Housing Element needs include, but are not limited to the following:

- Promoting opportunities to ensure long term housing market stability;
- Promoting a diverse housing stock with access to facilities and services; and
- Ensuring a sufficient supply of safe and structurally sound homes.
- Encouraging the provision of high quality, affordable homes in keeping with the single-family residential character of the Town.

3.6.4: Housing Element Goal

Encourage high quality, affordable housing for people of all ages, incomes, and physical abilities.

3.6.5: Housing Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- H 1. Continue to enforce the Building Code to protect the general health, safety and welfare of the population.
- H 2. Remaining undeveloped residential property should be developed in a manner consistent with the Town's Single Family Residential pattern.
- H 3. The Harbor View Corridor should be evaluated for anticipated impacts of road widening on residential properties.

Chapter 3.7: Transportation Element

3.7.1: Overview and Purpose and Intent

In 2007, South Carolina State Law was amended to require that transportation be a stand-alone element in the Comprehensive Plan, separate from the Community Facilities Element, where it was previously located. Transportation is an important element because it provides strategies tying the movement of people and goods with economic development, land use, and community facilities.

The purpose and intent of the Transportation Element is to present information and strategies that respect the Town's suburban character and natural and cultural resources in the provision and use of any transportation system, consider the impacts of development on the transportation system, encourage the provision of safe, convenient, pedestrian and bicycle systems in appropriate areas, and support emergency evacuation and transportation planning policies.

3.7.2: Background and Inventory of Existing Conditions

Roads

The 120 roads owned by the Town of James Island are neighborhood streets. Other roads in the Town are owned either by Charleston County or the South Carolina Department of Transportation. Maintenance of Town roads is managed through an intergovernmental agreement with the Charleston County Public Works Department. Ben Road is scheduled to be paved in the spring of 2015. The next paving projects are scheduled for Jeffrey and Lemontree Roads. The Town will continue to advocate for the paving of roads within its corporate limits based on resident requests or government agency requests.

In 2006, Charleston County completed a Comprehensive Transportation Plan as part of the Charleston County Half Cent Transportation Sales Tax Program. The Transportation Plan includes a forecast of Charleston County road projects over the next twenty-five years, a review of funding sources and leverage options and a review of the County's mass transit system. Other funding mechanisms for Charleston County roads include: The Charleston County Transportation Committee (CTC), a group of professionals appointed by the Legislative Delegation from all legislative bodies within the County whose purpose is to distribute gas tax funding for small construction and resurfacing projects; and SC Department of Transportation, whose Commission determines the funding priorities for the federal aid program following each new federal highway bill and annual appropriations act. This includes the funding level allocated to the BCD Council of Governments through the Charleston Area Transportation Study (CHATS).

Figure 3.7.1 shows the traffic counts at traffic count stations in the James Island area in 2003 and 2013. Maybank Highway at the Stono Bridge saw the greatest traffic increase over the period, rising from 19,700 vehicles per day to 23,300 vehicles per day. The James Island Connector at Harbor View Road saw the greatest traffic decrease, dropping from 30,900 vehicles per day to 22,400 vehicles per day. Overall the largest increases in traffic

on James Island occurred on the western edge heading toward Johns Island at Riverland Drive and Central Park (7,200 to 10,400) and Maybank Highway at the Stono Bridge (19,700 to 23,200). This information is collected by the Berkeley-Charleston-Dorchester Council of Governments which keeps traffic count data for all three counties.

Figure 3.7.1, James Island Area Traffic Counts, 2003-2013

Station	General Location	2003	2013	Change 2003-2013
233	Folly Road and Oak Island Road	13,100	10,700	-2,400
237	Folly Road and Grimball Road	14,300	14,200	-100
241	Folly Road and Fort Johnson Road	28,200	24,800	-3,400
245	Folly Road and Harbor View Road	33,600	30,700	-2,900
269	Maybank Highway at Stono Bridge	19,700	23,200	3,500
369	Riverland Drive and Central Park Road	7,200	10,400	3,200
372	Camp Road and Dills Bluff Road	5,400	4,800	-600
376	Riverland Drive and Camp Road	4,400	5,300	900
377	Dills Bluff Road and James Drive	2,700	3,100	400
384	Harbor View Road and Harborview Lane	23,800	22,400	-1,400
387	Fort Johnson Road and Grand Concourse	7,300	7,400	100
410	James Island Connector at Harbor View Road	30,900	26,500	-4,400
607	Maybank Highway and Fleming Road	2,500	2,700	200

Source: BCD Council of Governments, 2003 SC DOT, 2014.

Folly Road Improvements

Folly Road is a key five lane wide artery, connecting James Island with the West Ashley areas of Charleston to the north and to the town of Folly Beach to the south. The 7.87 mile segment of Folly Road between Center Street on Folly Beach and the Wappoo Cut Bridge truly is James Island’s Main Street. However, Folly Road is facing multiple issues including inefficient traffic operations, inadequate sidewalks, limited bike lanes, and little infrastructure to support CARTA’s bus system. At times of heavy rain, many storm drains prove inadequate for the storm water generated in the area. On weekends in the spring and summer beach season, daytime traffic is impacted by residents and tourists making their way to and from Folly Beach.

In addition to area comprehensive plans, local governments on James Island came together to recently create The Folly Road Corridor Overlay Zoning District (FRC-O). This Overlay fronts on the east and west sides of Folly Road from its intersection with Tatum Road south to Folly River. The FRC-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated

Charleston County concerning land use and design standards. While the City of Charleston did not adopt the Overlay, the other jurisdictions along the roadway have done so, and it is the intent of all jurisdictions to work cooperatively together of Folly Road related issues.

Currently an effort is underway to perform a Complete Streets Corridor Study and Engineering Report for Folly Road. Participants in this effort include with the Berkeley/Charleston/ Dorchester Council of Governments (BCD-COG), the South Carolina Department of Transportation (SCDOT), the Charleston Area Regional Transit Authority (CARTA), the Town of James Island, the City of Charleston, the City of Folly Beach, Charleston County, and key advocacy organizations such as Charleston Moves, the Coastal Conservation League, and the Palmetto Cycling Coalition.

The vision for Folly Road includes greater vehicular capacity, friendly spaces and environments for walking and bicycling, innovative storm water management techniques, and convenient and efficient mass transit options. The plan should also address land use and devise a landscape and urban design concept for the roadway that encourages pedestrian activity and presents a pleasing face for James Island's Main Street.

Another project that is occurring along Folly Road is the Charleston County ½ Cent Sales Tax improvements to the intersection of Folly Road and Camp Road. This project involves improvements to Folly Road from approximately 1,000 feet south of Camp Road to the intersection with Eugene Gibbs Street and Rivers Point Row and improvements to Camp Road from West Madison Avenue to Oyster Point Row. Major components of the project include: widening Folly Road and Camp Road to provide additional turn lanes, realigning Eugene Gibbs Street and Rivers Point Row to include turn lanes, adding bicycle lanes and sidewalks within the project area, upgrading stoplights to include pedestrian hand/man signals for crosswalks, and improving drainage and water quality measures. Numerous grand live oak trees that line Camp Road will be protected during construction. Currently SCE&G utility pole relocations are underway, and road and drainage construction is expected to start in the fall of 2014.

The BCD-COG is working on a study of the Riverland Drive Scenic Byway. Riverland Drive was designated as a scenic byway in the South Carolina Scenic Highways Committee in 1988. A Corridor Management Plan should be completed in 2014. The Plan will address issues related to the byway such as historic and cultural preservation, roadway safety, and economic development. It will specifically outline how to preserve, protect, and enhance the byway's character and assets that define the corridor. The CMP plan will also define how the corridor should look like in 10-15 years with the goals and implementation strategies on how to get there.

Harbor View Road Improvements

Harbor View Road is an Urban Minor Arterial on James Island that connects Folly Road with Fort Johnson Road, a distance of approximately 3.7 miles. The project proposes to improve Harbor View Road between North Shore Drive and Fort Johnson Road (2.1 miles) by providing a center two-way left-turn lane between North Shore Drive and Affirmation

Boulevard, adding right turn lanes at major intersections, traffic signals at Fort Sumter Drive and Mikell Drive, a roundabout at the intersection with Fort Johnson Road, and adding pedestrian and bicycle facilities for the length of the project. The purpose of the project is to improve traffic flow and safety on Harbor View Road and to provide adequate bicycle and pedestrian facilities. Construction is scheduled to begin in the fall of 2014.

Bicycle Lanes and Sidewalks

Bicycle lanes and sidewalks are spread intermittently throughout the island. Recently the Town has undertaken an effort to connect and extend these alternative methods of transportation. Within the past five years sidewalks have been extended along Fort Johnson Road and Honeyhill Road. Currently a sidewalk is being constructed on Foxcroft Road.

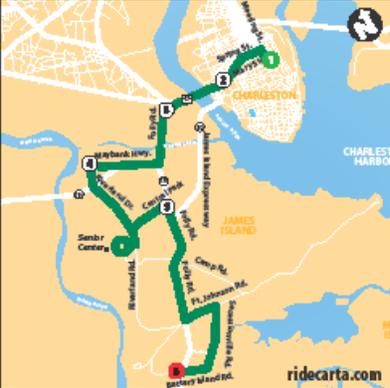
Sidewalk projects scheduled for the near term include: Fort Johnson Road Phases 3 and 4 (filling gaps from Near Harborview Road to Camp Road), the Jerdone/Stiles sidewalk (connecting Fort Johnson Road sidewalk to Mikell Drive sidewalk) permitting for Camp Road (Fort Johnson Road to Dills Bluff Road), and Dills Bluff Road (Camp Road to Fort Johnson Road). Engineering work is being conducted for a sidewalk extension on Camp Road from Dills Bluff Road to Secessionville. Additionally sidewalk projects are in the conceptual phase for Quail Drive and Lighthouse Road.

Public Transportation

The Charleston Area Regional Transportation Authority (CARTA) was formed in 1997 and is responsible for public transportation in the Greater Charleston area, providing transit services to 206,745 residents in the urban areas of Berkeley, Charleston and Dorchester Counties. Between 2009 and 2013, ridership on CARTA's fixed route and demand response service increased 20% from nearly 4.1 million riders in 2009 to 4.9 million riders in 2013. Route 31 covers James Island and connects the island to South Windermere in West Ashley and Downtown Charleston through the use of six stops. CARTA has received requests for additional transit service on James Island, more frequency during the peak commute hours. There have been requests, although fewer for service on Harbor View Road and out to SC Department of Natural Resources on Fort Johnson Road.

	CARTA Express Service 1 Riders	CARTA James Island Route 31
2011	249,555	87,280
2012	231,998	95,061
2013	213,466	80,801

31 **Folly Road**
SOUTHBOUND con rumbo al sur



SATURDAY el sábado

	1	2	3	4	5	6
	Mary St./Meeting St.	Spring St./President St.	Folly Rd. @ S. Windermere	Wappoo Dr./Riverland Dr.	Folly Rd./Central Park Rd.	Battery Island Rd./Folly Rd.
a.m.	8:00	8:08	8:13	8:24	8:34	8:46
	9:30	9:38	9:43	9:54	10:04	10:16
	11:00	11:08	11:13	11:24	11:34	11:46
p.m.	12:30	12:38	12:43	12:54	1:04	1:16
	2:00	2:08	2:13	2:24	2:34	2:46
	3:30	3:38	3:43	3:54	4:04	4:16
	5:00	5:08	5:13	5:24	5:34	5:46
	6:30	6:38	6:43	6:54	7:04	7:16

SUNDAY el domingo

	1	2	3	4	5	6
	Mary St./Meeting St.	Spring St./President St.	Folly Rd. @ S. Windermere	Wappoo Dr./Riverland Dr.	Folly Rd./Central Park Rd.	Battery Island Rd./Folly Rd.
a.m.	6:15	6:23	6:28	6:39	6:49	7:01
	8:00	8:08	8:13	8:24	8:34	8:46
	9:30	9:38	9:43	9:54	10:04	10:16
	11:00	11:08	11:13	11:24	11:34	11:46
p.m.	12:30	12:38	12:43	12:54	1:04	1:16
	2:15	2:23	2:28	2:39	2:49	3:01
	3:45	3:53	3:58	4:09	4:19	4:31
	5:15	5:23	5:28	5:39	5:49	6:01
	6:45	6:53	6:58	7:09	7:19	7:31

All general information about how to ride CARTA is available in the overall CARTA system map.

843.724.7420

SOUTHBOUND con rumbo al sur

ROUTE 31

Folly Road

Effective October 17th, 2010

Meeting St. and Mary St./Visitors Center

Senior Citizens Center

Folly Rd. and Battery Island Dr.

843.724.7420
ridecarta.com

CARTA Express Route 1 runs during the morning and afternoon peak periods. The Express Route station is located at the James Island Walmart and delivers passengers back and forth to Downtown Charleston. Express Routes are free for College of Charleston and MUSC students and faculty. Marketing and awareness of these services could increase usage, mitigating traffic on James Island. Sidewalks are an essential building block for good transit service. All CARTA buses are equipped with bicycle racks and are equipped for riders with disabilities. Additionally, Tel-A-Ride is a specialized curb-to-curb transportation service that is available to persons with disabilities who are unable to use the local public bus service.

3 **Dorchester Rd./ Summerville EXPRESS**



WEEKDAYS *de los laborables*

Stop	1	2	3	4	5	6	7
Dorchester Village Shopping Center	5:15	5:31	5:39	5:47	6:05	6:10	6:15
Beach Ctrp.	5:45	6:01	6:09	6:17	6:35	6:40	6:45
Johns Isl. Shopping Center	6:15	6:31	6:39	6:47	7:05	7:10	7:15
Beating	7:02	7:18	7:26	7:34	7:52	7:57	8:02
Visitor Center	7:32	7:48	7:56	8:04	8:22	8:27	8:32
Colman St./ Ashley St.	8:02	8:18	8:26	8:34	8:52	8:57	9:02
Colman St./ Jonathan Lucas St.	—	—	—	—	3:06	3:11	3:15
Beating	2:55	3:06	3:11	3:19	3:37	3:42	3:46
Johns Isl. Shopping Center	—	—	—	—	4:15	4:20	4:24
Beating	4:19	4:30	4:35	4:43	5:03	5:08	5:13
Visitor Center	4:50	5:01	5:06	5:14	5:34	5:39	5:43
Colman St./ Ashley St.	5:28	5:39	5:44	5:52	6:09	6:14	6:18
Colman St./ Jonathan Lucas St.	6:17	6:28	6:33	6:41	6:56	7:01	7:05
Beating	6:47	6:57	7:01	—	—	—	—
Dorchester Village Shopping Center	7:19	7:29	7:33	—	—	—	—

SOUTHBOUND *con rumbo al sur*

3 **Dorchester Rd./ Summerville EXPRESS**



WEEKDAYS *de los laborables*

Stop	1	2	3	4	5	6	7
Colman St./ Jonathan Lucas St.	6:16	6:20	6:35	6:41	6:46	6:57	—
Beating	6:46	6:50	7:05	7:11	7:16	7:27	—
Johns Isl. Shopping Center	7:16	7:20	7:35	7:41	7:46	7:57	—
Beating	8:03	8:07	8:22	8:28	8:33	8:43	—
Visitor Center	8:33	8:37	8:52	8:58	9:03	—	—
Colman St./ Jonathan Lucas St.	9:03	9:07	—	—	—	—	—
Beating	—	—	2:20	2:30	2:38	2:53	—
Johns Isl. Shopping Center	3:17	3:21	3:41	3:51	3:59	4:14	—
Beating	3:48	3:52	4:12	4:22	4:30	4:45	—
Johns Isl. Shopping Center	4:26	4:30	4:50	5:00	5:08	5:23	—
Beating	5:15	5:19	5:39	5:49	5:57	6:12	—
Visitor Center	5:45	5:49	6:09	6:19	6:27	6:42	—
Colman St./ Ashley St.	6:20	6:24	6:44	6:54	7:02	7:17	—
Colman St./ Jonathan Lucas St.	7:07	7:11	7:31	7:41	7:49	8:04	—

NORTHBOUND *en dirección norte*

- HOW TO RIDE EXPRESS**
Riding Express is easy! Just follow these steps:
1. To learn about the Express routes, call our information line at 724-7420, or visit our website at www.ridecarta.com.
 2. Look for the signs indicating Express parking areas.
 3. Please try to arrive at the bus stop at least 5 minutes before scheduled pick-up times.
 4. Please be prepared to board CARTA Express quickly and find your seat.
 5. Cost to ride is only \$2.00 per ride. Please have exact change, bus drivers are unable to make change.
 6. Each Express route features just a handful of convenient route stops—please be prepared to exit the bus as your stop approaches, stay seated until the bus comes to a stop.

PARKING FOR CARTA EXPRESS
For commuters who would prefer to use CARTA to get to work, but don't want to walk to the bus stop, parking lots adjacent to the Express stops provide an essential service - a place to leave the car.

All parking lot locations are served by CARTA Express routes with service every half hour in the morning and afternoon peak periods.

- K-Mart parking lot on Rivers Avenue in North Charleston
- Citadel Mall parking lot near Orleans Road at the CARTA Bus Shelter
- Wando Crossing Wal-Mart parking lot in Mt. Pleasant
- Wal Mart on Folly Road
- Visitor Center Parking Garage at Mary Street in Downtown Charleston (Paid Parking)
- Dorchester Village Shopping Center at the corner of Dorchester Rd. and Trolley Rd.

CARTA assumes no liability for vehicles left at these locations. Parking is at your own risk.

All Express buses are also equipped with bike racks, should you wish to take your bike with you. Please know that a maximum of two bikes can fit onto the front of a CARTA bus at any time.

FARE INFORMATION
Exact change only, please. Drivers cannot make change.
REGULAR FARED ROUTE FARE - \$1.75
EXPRESS FARE - \$3.00
TRANSFER - \$3.00 Available only on original boarding. Transfers accepted for one direction travel at points where routes intersect.
DISCOUNTED FARE: \$1.00 (Monday 9 a.m. - 3:30 p.m. and after 4:00 p.m. Monday through Friday and all day Weekends and Holidays. You must show a valid ID for the discounted fare - a Medicaid card or ID card with a photo - \$3.00)
CHILDREN Age six and under ride free provided they are accompanied by a paying customer.
DISABLED FARE: \$3.00 all day, every day with CARTA issued ID.

BUS PASS INFORMATION
All passes good on most routes.
All day pass (available on all CARTA vehicles) - \$4.00
7 day Pass - \$17.00
30 day Pass - \$50.00
10 trip - \$14.00
Transfer - \$4.00
Express Monthly Pass - \$88.00 (also good on all fixed route) (Student Pass per semester - \$75.00)

GENERAL INFORMATION
Arrive at your stop at least five minutes before the bus is scheduled. Make sure you have your correct fare or schedule ready to show the driver before you board. When you see your bus, signal the driver to stop for you. Check the destination sign before you board.

- BUS SAFETY**
- It is our desire to furnish you with a safe ride and a dependable schedule. You may help us accomplish this by:
 - Please take your seat as soon as possible. Do not change seats unless absolutely necessary. Allow senior citizens and people with disabilities to use the seats designated as "Priority Seating."
 - Use your transfer when you first board your CARTA Bus unless the driver allows boarding passengers to use the front door and helps to keep the bus on schedule.
 - Do not lean from the center door when leaving a CARTA Bus. This action often allows boarding passengers to use the front door and helps to keep the bus on schedule.
 - Please do not carry open cans or bottles on CARTA Vehicles.
 - Playing individual radios on CARTA Vehicles distracts the driver and other passengers. For this reason we ask you to please turn off your radio when you are on the bus or trolley.
 - CARTA Buses, Bicyc Trolleys, and The A. Bus Vehicles are non-smoking areas.
 - Alcoholic beverages are not allowed on CARTA Vehicles.
 - Please do not use profanity on CARTA Vehicles.

Wheelchair Accessibility and CARTA Buses: All of CARTA's vehicles are wheelchair accessible. CARTA is a member of the Access Charterist Program.

Remember: Please allow senior citizens and people with disabilities to use the seats designated as "Priority Seating." Signs are posted above these seats. The driver may direct non-disabled riders to move in order to allow senior/disabled riders the use of the designated seats and/or wheelchair accommodation devices.

HOLIDAY SCHEDULES
CARTA is operated 365 days a year. CARTA shuttles do not operate, and all other routes follow a Sunday schedule on the following days: New Year's Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.
Send Comments and Complaints to CARTA:
34 John St., Charleston, SC 29403 (843) 724-7420
For Scheduling Information call (843) 747-0922
For Lost and Found call (843) 747-0922
[ridecarta.com](http://www.ridecarta.com)

EXPRESS

Rt. 1 James Island - North Charleston
Rt. 2 Mt. Pleasant - West Ashley
Rt. 3 Dorchester Rd. - Summerville

Park & Ride at:

- K-Mart - Rivers Avenue
- Citadel Mall - West Ashley
- Wal Mart - Oakland Plantation
- Wando Crossing Wal-Mart - Mt. Pleasant
- Wal Mart - James Island
- Dorchester Village Shopping Center - Dorchester/Trolley Summerville

Effective June 2nd, 2014

CARTA Express 843.724.7420
ridecarta.com

Airports

There are no airports in the Town of James Island. The closest full-service airport is the Charleston International Airport, located in North Charleston. The other closest airport is the Charleston Executive Airport, a local general aviation airport located on the eastern edge of Johns Island next to the Stono River.

3.7.3: Transportation Element Needs

Transportation Element needs include, but are not limited to the following:

- Ensuring that the provision and use of any transportation system respects the Town's suburban character and natural and cultural resources;
- Mitigating the impacts of a changing population on the existing transportation system;
- Providing safe, convenient, pedestrian and bicycle systems in appropriate locations; and
- Supporting emergency evacuation and transportation planning policies.

3.7.4: Transportation Element Goal

A transportation system that respects the suburban character of the Town and its natural and cultural resources and that is coordinated with land use patterns.

3.7.5: Transportation Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- T 1. Work with appropriate agencies to investigate how to improve roads within the Town.
- T 2. Consider the impacts of a changing population on the transportation system, including impacts on and from surrounding jurisdictions.
- T 3. Ensure that the provision and use of any transportation system respects the Town's suburban character and natural and cultural resources.
- T 4. Ensure that roads are constructed in a way that promotes safe vehicle passage and pedestrian use and provides sufficient drainage.
- T 6. Require traffic impact studies consistent with the Zoning and Land Development Regulations Ordinance.
- T 7. Require that adequate transportation infrastructure be in place prior to, or concurrent with, additional development.
- T 8. Coordinate transportation strategies with growth management and land use strategies.
- T 9. Monitor the status of population evacuation for emergency preparedness for natural or manmade disasters.
- T 10. Support the services provided by CARTA.
- T 11. Transit shelters should be considered depending on the size of new development as determined by the Town and in consultation with public sector transportation agencies.

Chapter 3.8: Community Facilities Element

3.8.1: Overview and Purpose and Intent

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires a Community Facilities Element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities. This element should contain a detailed documentation of the available resources and goals for future development of utilities, transportation, governmental, and educational facilities. Given this background of knowledge, the Town can properly direct growth in areas that can accommodate it and discourage growth where the infrastructure is not adequate. South Carolina State Law regarding comprehensive plans was amended in 2007 to require that transportation be a stand-alone element in the Comprehensive Plan; therefore, transportation information, needs, goals and strategies are contained in the Transportation Element. The community facilities element must be updated every five years to ensure that the Town has current information.

3.8.2: Background and Inventory of Existing Conditions

Many agencies are involved in the provision of public facilities and services. Some of these agencies are outside of the purview of the Town of James Island. While this Plan can establish general strategies for the Town to follow, the actual provision of most services and facilities is managed by outside agencies.

1. Water Supply and Wastewater

Nearly all Town residents have water service from the Charleston Water System and waste water and sanitary service from the James Island Public Service District. The District Office is located on Signal Point Road.

2. Solid Waste Management and Recycling

The James Island Public Service District provides residential collection services including twice a week curbside collection of containerized refuse and once a week pickup of yard debris, manmade and metal materials. All refuse and materials picked up are packed into packer trucks or transfer trailers for transport to the Charleston County Bees Ferry Landfill facility. The Charleston County Environmental Management Department provides biweekly curbside pickup. Additionally, there are two recycling convenience centers and drop site locations located on James Island.

Currently, the Solid Waste Department serves over 9,000 homes and businesses on James Island. The Solid Waste Department runs an operation with a fleet of 21 vehicles, which includes 6 packer trucks, 2 Knucklebooms (crane type vehicles), 4 transfer trucks with 6 trailers, 3 front end loaders, 1 dump truck and 3 pickup trucks. This department employs 31 employees.

3. Fire Protection

Fire Protection is provided by the James Island Public Service District. Presently the District has 57 employees in the Fire Department. Their facilities within the Town are located at 1622 Camp Road, which serves as the main station, and 853 Harbor View Road. There are two more District fire stations at 78 Plymouth Avenue and 1833 Folly Road. These stations house four engine companies and one ladder truck plus additional reserve and support vehicles. Other specialized capabilities of the department include hazardous materials, confined space entry, trench rescue, auto extrication and high level response. Currently the Fire Department ISO rating is 3. The James Island Public Service District works with the City of Charleston Fire Department, which has a fire station at Fort Johnson Road. This is within the boundary of the Town, but on property annexed to the City of Charleston.

4. Emergency Medical Services

Emergency Medical Services are provided to the citizens of the Town by Charleston County. The station is located outside of the boundaries of the Town, on Folly Road and Signal Point Road. James Island also has a Charleston County EMS response unit (Medic #4) located on Plymouth Road. The James Island Public Service District provides EMS services to augment the County EMS system and to provide more timely response to medical emergencies. First responder calls are answered from County-wide Consolidated Dispatch Center.

5. Law Enforcement

Law Enforcement is provided by the Charleston County Sheriff's Office. The Sheriff's Office maintains a station outside of the boundaries of the Town on Riverland Drive. The Town of James Island has an Intergovernmental Agreement with the Sheriff's Office to contract for additional deputies dedicated to policing the Town. This program is known as the Island Sheriff's Patrol. Residents also utilize the magistrate's services located in the Riverland Drive complex. An emergency 9-1-1 system is in place countywide to provide dispatch for police, fire, and Emergency Medical Services. For non-emergencies residents may call (843) 743-7200.

6. Medical Care

Charleston County has some of the best medical facilities in the Southeast, including the Medical University of South Carolina and Roper St. Francis Healthcare. Their proximity to the Town, particularly in downtown Charleston, and the recent establishment of Nason Medical Center and Roper St. Francis facilities near the Folly Road and Maybank Highway intersection, makes any additional hospitals in the Town unnecessary.

7. Town Government Facilities

Town Hall is located at 1238-B Camp Rd. It is a rented facility in a shopping complex. The Town Hall currently has four enclosed offices and nine cubicles. It has a large meeting room that seats approximately 100. It is anticipated that the Town will eventually purchase an existing facility or build a Town Hall as the Town grows and

revenues make this economically feasible. The Intergovernmental Agreement for Public Services for the Town of James Island is an agreement between the Town of James Island and Charleston County that the County will provide the following public services: Building Inspections Services, Revenue Collection, Zoning and Planning and Stormwater Management. The Town is in the process of taking on more of these services as the Town grows and becomes more established.

8. Emergency Preparedness

Emergency Preparedness is a coordinated effort between State, County and the local jurisdictions. The James Island Public Service District provides emergency and natural disaster response to the citizens of James Island, and the James Island Public Service District Fire Chief is designated as the Emergency Management Designee. During an emergency, the Mayor will participate as a member of the Emergency Council at the new Charleston County Emergency Operations Center (EOC), located on the Palmetto Commerce Parkway. While Charleston County Emergency Management coordinates the efforts of all local jurisdictions, and the Town is responsible for mitigating damage following a natural disaster, the Town has its own Emergency Preparedness Plan which is currently being updated, and budgets funds for disaster relief.

9. Public Libraries

The James Island branch of the Charleston County Library is located at 1248 Camp Road. It is open Monday through Saturday. The branch circulated more than 277,000 items in 2010. It has internet access and Wi-Fi capability.

10. Parks and Recreation Services

Recreational facilities are an asset to any residential community. Public spaces such as parks, playgrounds or other community areas are important to the health of a community. It is important to acquire land for these sites before the area is completely developed. Parks available for residents of the Town are: James Island County Park, the Dock Street Park, Sunrise Park, Stephen Washington Park, and the Ft. Johnson Park. Many of these parks are located in the corporate limits of the City of Charleston on James Island. Dock Street Park is owned and maintained by the Town of James Island. The James Island Recreation Complex includes a pool, gymnasium and ball fields located on James Island within the corporate boundaries of the City of Charleston. The complex is owned and operated by the City of Charleston, however Town residents may participate. The Town has adopted a James Island Youth Sports Program which is an intergovernmental agreement with the City of Charleston which allows Town residents to participate at the reduced City rate and the Town reimburses the City for this expense. Other public recreational facilities on James Island include the Maybank Tennis Center on Houghton Drive, Plymouth Park on Plymouth Avenue (includes public boat ramp), and the Charleston Municipal Golf Course on Maybank Highway. Furthermore, the Town is looking to purchase land for additional park space with Charleston County Greenbelt Funds designated to the Town of James Island.

11. Educational Facilities

The Town of James Island is in District 3 of the Charleston County School District. The public schools within the boundaries of the Town are: Stiles Point Elementary, Apple Charter, Fort Johnson Middle, James Island Middle, and James Island Charter High School. The area presently has two private schools, James Island Christian School, and the Nativity School.

12. Roads, Sidewalks and Drainage

Roads are named and addressed through coordination with the U.S. Postal Service, the Charleston County Zoning and Planning Department, and Charleston County 911.

The Town has an Intergovernmental Agreement with Charleston County to provide routine maintenance services up to a certain amount designated each budget year, as well as provide stormwater utility services. The primary and secondary roads in the Town are under SCDOT jurisdiction, which repairs and maintains them. Many neighborhood streets are also under SCDOT jurisdiction, however many are under the jurisdiction of the Town. Town roads are maintained by Charleston County or are private roads. Current levels of congestion suggest that improvements on many primary and secondary roads are desirable. Currently, improvements are being undertaken for Harbor View Road, for the corner of Folly Road and Camp Road, and a traffic signal has been installed at the intersection of Camp Road and Dills Bluff Road. The Town is working towards paving dirt roads that still exist in the Town at the request of the residents. Ben Road will be paved in 2014, with additional paving of Jeffrey Road and Lemontree Road to occur next. The sidewalk network includes partial sidewalks on Camp Road and Fort Johnson Road. The Town is working towards completing sidewalk connectivity along the island, and is currently working towards completing sidewalks along Foxcroft, Camp Road, Jerdone, Fort Johnson Road and Lighthouse Blvd. Sidewalks will soon be constructed on Harborview Road. Most neighborhoods do not have sidewalks.

Community Facilities Element Needs

Community Facilities Element needs include, but are not limited to, the following:

- Continuing to evaluate and plan for community facilities and service; and
- Coordinating with the various service providers in the Town.
- Continue quarterly stakeholder meetings to address island Stormwater drainage issues.

Community Facilities Element Goal

Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and linked to land use planning and development decisions.

Community Facilities Element Strategies and Time Frames:

The Town should undertake the following action strategies to support the Community Facilities Goal. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- **Bicycle, Walking & Jogging Paths:**
 - Explore improving the walkability of Folly Road between Ellis Creek and the Town limits south of Camp Road.
 - Explore the potential to extend bicycle lanes as part of the Battery to the Beach initiative.

- **Parks and Recreation Services:**
 - Take advantage of Charleston County Greenbelt Funds designated to the Town of James Island and purchase property(s) for a Town park(s).
 - Coordinate any additional parks and recreation programs with the City of Charleston.
 - Continue to explore additional cost-sharing services with the City of Charleston.

- **Roads and Drainage:**
 - The remaining dirt roads are very expensive to maintain. Continue paving roads with the agreement of residents.

- **Town Government Facilities:**
 - Establish a Town Hall of sufficient size to accommodate Town needs and allow for future growth.
 - Explore development of a joint facility to be shared with the James Island Public Service District and possibly the Charleston County Sheriff's Office.

Chapter 3.9: Priority Investment Element

3.9.1: Overview and Purpose and Intent

In 2007, the South Carolina Priority Investment Act (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. The Act requires that two new elements be included in the Comprehensive Plan, the Transportation Element and the Priority Investment Element. The primary goal of The Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

As discussed throughout this Plan, the Town of James Island is a suburban residential community with a commensurate level of public services. The Town itself does not provide all of the public facilities and services offered; instead, the majority of these services are provided by outside agencies. However, the Town has a long history of coordinating with adjacent jurisdictions and agencies concerning land use issues and provision of the public services available to balance adequate public facilities/services and protection of the Town's suburban residential character.

The purpose and intent of the Priority Investment Element is to prioritize the implementation actions for the Town over the next ten years through goals and strategies. The main focus of the Town's investment over the next ten years is to continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities/services and protection of the Town's suburban residential character.

3.9.2: Background and Inventory of Existing Conditions

The elements of this Comprehensive Plan identify where and how growth in the Town of James Island should occur over the next ten years. The strategies contained in those elements are carried forward through the Priority Investment Element. The other Plan elements focus on retaining the Town's suburban residential character and protecting its natural and cultural/historic resources while providing Town residents with employment opportunities, safe, affordable housing, and adequate public facilities and services.

The Town intends to continue to maintain the public facilities and services that are in place today. Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

- The Town's General Fund;
- The South Carolina Parks and Recreation Development Fund
- Other grant/funding programs for which the Town is eligible.

3.9.3: Priority Investment Element Needs

Priority Investment Element needs include, but are not limited to the following:

- Coordination with adjacent jurisdictions and agencies;
- Maintaining the Town's suburban residential character; and
- Providing adequate public facilities and services.

3.9.4: Priority Investment Element Goal

Adequate public facilities and services will be prioritized through coordination with adjacent and relevant jurisdictions and agencies and will not have a negative impact on the Town's suburban residential character or its natural, cultural, and historic resources.

3.9.5: Priority Investment Element Strategies and Time Frames

The following strategic actions should be undertaken by the Town in support of the purpose and intent of the Priority Investment Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- PI 1. Continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities/services and protection of the Town's suburban residential character as well as its natural, cultural, and historic resources.
- PI 2. Review and update the Zoning and Land Development Regulations Ordinance to ensure these standards reflect the recommendations of the Comprehensive Plan Elements including, but not limited to suburban preservation, development quality, and resource protection.
- PI 3. Improve mobility and quality of life by constructing sidewalks and paving roads when requested by Town residents.
- PI 4. Initiate funding program for the construction of a new Town Hall.
- PI 5. Develop and implement site plan and improvements for Town parks.
- PI 6. Improve participation in the public transportation process through seeking representation on CARTA and dedicating funds for improved benches or shelters.

Resources and References

1. BCD Council of Governments, 2009
2. Historical and Architectural Survey Charleston County, South Carolina. Preservation Consultants, 1992
3. U.S. Bureau of the Census: derived from the U.S. Census Bureau; 2000 and 2010 numbers are from the respective Censuses.
4. Geo community. (1990-1995). *James Island Hydrography*. USGS.
5. National Oceanographic and Atmospheric Administration (2011?). *Characterization of the ACE Basin, South Carolina*. NOAA.
6. SCDNR. (1997). *General Soil Map of South Carolina*. Clemson, South Carolina: Clemson University.
7. Waters, K.E. (2003). *Ground-Water Levels in South Carolina*. SCDNR.
8. *Sustainable development definition requested by Ed Lohr for discussion at 2/12/15 meeting:*

More than one hundred definitions of sustainable development exist, but the most widely used one is from the World Commission on Environment and Development, presented in 1987. It states that sustainable development is “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” Sustainable development promotes the idea that social, environmental, and economic progress are all attainable within the limits of our earth’s natural resources. Sustainable development approaches everything in the world as being connected through space, time and quality of life.

AN ORDINANCE ENACTING A CODE OF ORDINANCES FOR THE TOWN OF JAMES ISLAND, SOUTH CAROLINA, REVISING, AMENDING, RESTATING, CODIFYING AND COMPILING CERTAIN SUBJECTS EMBRACED IN SUCH CODE OF ORDINANCES, AND DECLARING AN EMERGENCY

WHEREAS, the present general and permanent ordinances of the Town of James island are inadequately arranged and classified and are insufficient in form and substance for the complete preservation of the public peace, health, safety and general welfare of the Town of James Island and for the proper conduct of its affairs; and

WHEREAS, the Acts of the Legislature of the State of South Carolina empower and authorizes the Town of James Island to revise, amend, restate, codify and compile any existing ordinances and all new ordinances not heretofore adopted or published and to incorporate such ordinances into one ordinance in book form; and

WHEREAS, the Legislative Authority of the Town of James Island has authorized a general compilation, revision and codification of the ordinances of the Town of James island of a general and permanent nature and publication of such ordinance in book form; and

WHEREAS, it is necessary to provide for the usual daily operation of the Town of James Island and for the immediate preservation of the public peace, health, safety and general welfare of the Town of James Island that this ordinance take effect at an early date.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE AUTHORITY OF THE TOWN OF JAMES ISLAND:

Section 1. The general ordinances of the Town of James Island as revised, amended, restated, codified, and compiled in book form are hereby adopted as and shall constitute the “Code of Ordinances of the Town of James Island.”

Section 2. Such Code of Ordinances as adopted in Section 1 shall consist of the following Titles:

- Title I: General Provisions
- Title III: Administration
- Title V: Public Works
- Title VII: Traffic Code
- Title IX: General Regulations
- Title XI: Business Regulations
- Title XIII: General Offenses (Reserved)
- Title XV: Land Usage

Table of Special Ordinances

- Annexations
- Franchises
- Inter-local Agreements
- Zoning Map Amendments

Parallel References: References to South Carolina Code

Index

Section 3. All prior ordinances pertaining to the subjects treated in such Code of Ordinances shall be deemed repealed from and after the effective date of this ordinance except as they are included and re-ordained in whole or in part in such Code; provided, such repeal shall not affect any offense committed or penalty incurred or any right established prior to the effective date of this ordinance, nor shall such repeal affect the provisions of ordinances levying taxes, appropriating money, annexing or detaching territory, establishing franchises, or granting special rights to certain persons, authorizing the public improvements, authorizing the issuance of bonds or borrowing of money, authorizing the purchase or sale of real or personal property, granting or accepting easements, plat or dedication of land to public use, vacating or setting the boundaries of streets or other public places; nor shall such repeal affect any other ordinance of a temporary or special nature or pertaining to subjects not contained in or covered by the Code.

Section 4: Such Code shall be deemed published as of the day of its adoption and approval by the Town of James Island and the Clerk of the Town of James Island is hereby authorized and ordered to file a copy of such Code of Ordinances in the Office of the Clerk.

Section 5: Such Code shall be in full force and effect as provided in Section 6, and such Code shall be presumptive evidence in all courts and places of the ordinance and all provisions, sections, penalties and regulations therein contained and of the date of passage, and that the same is properly signed, attested, recorded, and approved and that any public hearings and notices thereof as required by law have been given.

Section 6: This ordinance is declared to be an emergency measure necessary for the immediate preservation of the peace, health, safety and general welfare of the people of this municipality, and shall take effect at the earliest date provided by law.

PASSED AND ADOPTED by the Town of James Island, South Carolina on this _____ day of _____, 2015.

First Reading: _____

Second Reading: _____

Bill Woolsey
Mayor

ATTEST

Frances Simmons
Town Clerk

ORDINANCE 2015-07

AN ORDINANCE ADOPTING THE TOWN OF JAMES ISLAND COMPREHENSIVE PLAN INCLUDING ECONOMIC DEVELOPMENT, NATURAL RESOURCES, POPULATION, HOUSING, TRANSPORTATION AND PRIORITY INVESTMENT ELEMENTS WITH AMENDMENTS TO THE EXISTING LAND USE AND COMMUNITY FACILITIES ELEMENTS.

WHEREAS, the Town of James Island Council (the "Town Council") adopted Ordinance 2012-05, effective October 10, 2012, that includes the Land Use and Community Facilities Elements, which enacted the Town of James Island Comprehensive Plan (the "Comprehensive Plan") in compliance with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Title 6, Chapter 29 of the Code of Laws of South Carolina 1976, as amended) ("Planning Act"); and

WHEREAS, the Town of James Island Planning Commission (the "Planning Commission") adopted a resolution completing the update of the Comprehensive Plan on April 9, 2015, and directed staff to draft amendments to implement the findings of their review and gather public input on the proposed amendments; and

WHEREAS, the Planning Commission has reviewed the proposed amendments and updates to the Comprehensive Plan in accordance with the procedures established in State law and the Town of James Island Zoning and Land Development Regulations Ordinance; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Town Council held at least 1 public hearing and after close of the public hearing, Town Council approves the proposed amendments to the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of James Island, South Carolina, in meetings duly assembled, as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. AMENDMENTS TO THE COMPREHENSIVE PLAN

Town Council adopts the Comprehensive Plan included by reference as Attachment A to include the Land Use, Economic Development, Natural Resources, Cultural Resources, Population, Housing, Transportation, Community Facilities and Priority Investment Elements.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its approval following second reading by the Town Council.

ADOPTED and APPROVED in meeting duly assembled this 9th day of July, 2015.

TOWN OF JAMES ISLAND, SOUTH CAROLINA

By: _____
Bill Woolsey
Mayor

ATTEST:

By: _____
Frances Simmons
Town Clerk

Public Hearing: June 18, 2015
First Reading: June 18, 2015
Second Reading: July 9, 2015