

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, August 21, 2014. The following members of Council were present: Mayor Pro Tem, Leonard Blank, Garrett Milliken, Darren "Troy" Mullinax, Joshua P. Stokes, and Mayor Bill Woolsey, who presided. A quorum was present to conduct business.

Also present: Ashley Kellahan, Town Administrator, Bo Wilson, Town Attorney, Kristen Crane, Senior Town Planner, Mark Johnson, Public Works Coordinator, 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: Proposed zoning map amendment (rezoning) of property located at 1054 and 0 Dills Bluff Road (TMS #428-03-00-060 – 024-069) from the low density suburban residential (RSL) to the planned development district (PD) for a single family residential development.

Prior to receiving comments from the public, Senior Town Planner, Kristen Crane gave a presentation of the planned unit development. Mayor Woolsey opened the hearing at 7:07 p.m.

The following persons spoke:

Eric Draper

120 East Cooper, Folly Beach: Mr. Draper, the realtor for the Bright family, (sellers of the property), asked Council to approve the development. He commented that he has been working for the last 7-8 years to sell this property for the family and he believes this planned development is the least dense than any of the other uses that were proposed for it.

Arlene Branham

1181 Bradford Avenue: Ms. Branham asked what type of traffic study has been done for the Planned Development; where will the entrances be; and what will the impact be to the flow of traffic coming out onto Camp and Dills Bluff Roads.

Candace Gillespie

1170 Julian Clark: Ms. Gillespie asked why the land is being rezoned to a PD (planned development). In her opinion a PD would be denser than a residential zoning. She also asked for parks on this side of the island and does not understand why the Town is not trying to purchase a part of the property for a park.

Public Comments:

Arlene Branham

1181 Bradford: Ms. Branham had questions about the Trees Advisory Commission on tonight's agenda. She asked the necessity of establishing a committee for this and what will the committee be authorized to do. She asked if the Environmental and Beautification Committee could be utilized rather than creating another committee.

Tom Meteraud

473 Wade Hampton Drive: Congratulated the Mayor and Councilmembers on their recent election.

Carl Moore

1415 Fort Johnson Road: Mr. Moore asked Council to render a favorable decision on the rezoning request. He said this has been a long journey; and there are older relatives who would like to have closure to it before they pass away.

Consent Agenda:

- a. Minutes of July 17, 2014 Regular Town Council Meeting: Councilman Mullinax moved to approve the consent agenda and it passed unanimously.

Proclamation:

Mayor Woolsey read a proclamation in honor of Ercelle Moore Chellis, a resident of the Town of James Island, celebrating her 100<sup>th</sup> Birthday. A motion to approve the Proclamation was made by Councilman Stokes, seconded by Councilman Mullinax, and passed unanimously.

Information Reports:

- a. Finance Report: Finance Clerk, Jane Hale, presented the finance report for the new fiscal year for the period ending July, 2014. Total revenue was 6%; and total expenditures year-to-date was 2%.
- b. Town Administrator Report: Mrs. Kellahan reminded Council that the orientation for the new and re-elected Councilmembers will be held on Thursday, September 4<sup>th</sup> at 6:00 p.m. The votes for the color of the new Town signs have been tallied and 60.5% voted in favor of blue. Gullah Cultural Center: the Saint James Foundation met with the Bank Board on yesterday along with the Mayor and Town Administrator. The Bank Board gave a favorable response to the application. The Foundation will meet with the Finance Committee and County Council sometime next week and if approval is given at that level, the project will be on schedule to begin construction in December. Mrs. Kellahan also gave departmental reports: Building Services had 12 inspections and 8 re-inspections; Code Enforcement - 24 cases were opened; 30 were closed, and one conviction was made; Planning: the Complete Streets Corridor and Engineering Report for Folly Road were completed. The BCD Council of Governments will dedicate a page on its website with information about this project. The Riverland Drive Corridor Study held its fourth and final meeting on August 18. Mrs. Kellahan said after additional comments are added to the draft, the Plan will go back to the committee for review, to the COG Board for approval, and then it will come to Town Council (as a participating jurisdiction) for approval and adoption. Public Works: The contractor for the sidewalks on Fort Johnson Road will be presented to County Council next week. The Foxcroft sidewalk construction is scheduled to begin next week. The erosion control issues on Sweetgrass Creek will be advertised on Monday.
- c. Island Sheriff's Patrol Report: Island Sheriff's Patrol Sgt. Shawn James gave the crime report statistics for month of July. The Island Sheriff's Patrol worked a total of 302 hours for July, made 435 stops and issued 106 tickets. Sgt. James encouraged citizens to call the Charleston County Consolidated Dispatch at 743-7200 to report suspicious activity.

Requests for Approval:

- a. Request to Approve Donation to James Island Youth Soccer Club: Mrs. Kellahan reported that \$14,000 has been budgeted for the James Island Youth Sports Program. \$2,000 of that amount was set aside to donate to the James Island Youth Soccer Club. The Soccer Club has come forth to request these funds from the Town. Councilman Blank moved for approval, seconded by Councilman Stokes. There was no discussion. Motion passed unanimously.
- b. Request to Approve Community Service Contributions: Mrs. Kellahan drew attention to the list of donations that were approved by Council last year. This year's budgeted amount for donations is \$10,000. Mrs. Kellahan announced that we received a request from the Friends of McLeod, Inc. for \$1,000 - \$2,000 for the purchase of a bench. Mayor Woolsey motioned to move the \$2,000 from Sea Island Habitat for Humanity for the bench, Councilman Blank seconded. Mayor Woolsey said a budget revision will be presented at the next meeting. He also stated that the Town hopes to partner with the Habitat for Humanity's Housing Rehabilitation Program. After discussing the motion to use the funds for the Sea Island Habitat for Humanity for the Friends of McLeod was approved unanimously. Mayor Woolsey motioned to approve the list of Community Service Contributions for FY 2013-2104; seconded by Councilman Blank and approved unanimously.
- c. Request to Approve Atlantic Business Continuity Services Bid for Town Emergency Plan: Mrs. Kellahan gave an update on the request for bids we had received and the selection process by which Atlantic Business Continuity Services was chosen. She introduced Scott Cave who gave an overview of the services Atlantic Business Continuity Services will offer to the Town for its Comprehensive Emergency Plan. They will also update and review the Town's Emergency Plan, provide emergency planning, data and technology disaster recovery services and coordinate and define the roles between all entities on the island during a disaster. A copy of the materials provided is attached. There was no discussion. A motion to approve the bid for the Town's Emergency Plan for \$17,500 was made by Councilman Milliken, seconded by Councilman Stokes and approved unanimously.

- d. Request to Approve Quote from VC3 for IT Services: Mrs. Kellahan stated that Council was approached in February with a request to hire an IT firm for the Town's information and technology services. Negotiation with a company we first selected was unsuccessful and staff would like to select another company. Mrs. Kellahan has reviewed presentations at the Municipal Association where VC3 participated as a vendor. She introduced Larry Mattox and he gave a presentation and discussed the services his company can offer the Town its hosted desktop solutions. VC3 provides this service for the Town of Kiawah and Seabrook Islands and they speak highly of the company's reputation. Mayor Woolsey asked for a motion in favor. Councilman Stokes moved, seconded by Councilman Mullinax. Councilman Blank questioned the Town entering into a five (5) year lease agreement, particularly if the staff is not satisfied with the service. Mr. Mattox answered his question and explained a clause in the agreement that is "for cause". However, he believes the Town will be satisfied with the service and product. Mr. Mattox also answered Councilmen Stokes and Milliken's questions. After discussion, the motion was approved unanimously.

#### Appointment to Boards:

- a. Appointments to Planning Commission (3 Seats): Mayor Woolsey moved to reappoint Ed Lohr for a four (4) year term expiring August 21, 2018. Councilman Blank seconded, and the motion was approved unanimously.

Councilman Stokes moved to appoint Ed Steers; seconded by Councilman Blank. Councilman Milliken moved to appoint Cheryl Crouch-Jones, seconded by Councilman Mullinax.

Votes recorded as follows:

Ed Steers: Councilman Stokes, Councilman Blank, Mayor Woolsey  
Cheryl Crouch-Jones: Councilman Milliken, Councilman Mullinax.

The vote was 3-2 in favor of appointing Ed Steers for a four (4) year term to expire August 21, 2018.

Councilman Blank moved to appoint Lyndy Palmer to serve the unexpired term of Garrett Milliken. Councilman Stokes seconded. The motion was approved unanimously to appoint Lyndy Palmer whose term will expire August 23, 2016.

- b. Appointments to the Board of Zoning Appeals (2 Seats): Councilman Blank moved to reappointment Sim Parrish to serve a four (4) year term to expire August 21, 2018, Councilman Stokes, seconded. The motion was approved unanimously.

Councilman Milliken moved to reappoint Roy Smith to serve a four (4) year term to expire August 21, 2018, Councilman Blank seconded. The motion was approved unanimously.

#### Committee Reports

James Island Land Use Committee: Councilman Blank reported that the Board of Zoning Appeals voted at its meeting on August 19 to deny the variance request for the reduction of a two-way drive aisle (Lex-Tech) from the required 23' to 15' for safety reasons.

James Island Public Safety Committee: Councilman Mullinax announced a meeting of the Neighborhood Council on Thursday, August 28<sup>th</sup> at 7 p.m. He thanked Sgt. Shawn James for what the Island Sheriff's Patrol is doing on Stone Post.

Appointment of Council Chair to Environmental and Beautification Committee: Councilman Blank moved to appoint Garrett Milliken as Chair; seconded by Councilman Stokes. Motion carried.

Appointment of Council Chair to the Business Development Council: Councilman Blank moved to appoint Joshua Stokes as Chair; seconded by Councilman Mullinax. Motion carried.

Appointment of Council Chair to Children's Commission: Mayor Woolsey moved to appoint Joshua Stokes as Chair; seconded by Councilman Mullinax. Motion carried.

Resolutions

Resolution #2014-19: to Create Citizens Committee: Trees Advisory Commission: Mayor Woolsey asked for a motion in favor. Councilman Milliken moved, seconded by Councilman Mullinax. Councilman Milliken spoke in favor of the resolution. He stated that James Island looks a lot different from Mount Pleasant, West Ashley, and many other communities because our forbearers had the insight to preserve our trees. James Island has beautiful trees of tremendous diversity and size that many other communities do not have because we have preserved our trees. The Tree Advisory Commission is a great idea because it does not have authority to advise people what trees to cut down and what to spare. The Commission is meant to be educational working with many levels of the community: schools and residents, and to make recommendations about the choices of tree species to plant, where to plant them and to make those types of recommendations to Town Council. Councilman Milliken said he believes there are lots of things that can be done with a Trees Commission. He said this Commission is separate from James Island Pride and he sees it as a very necessary and additional component to what our Town can offer. This Commission could collaborate with other entities (i.e., County, City, PSD) to determine ways to work together and come up with a cohesive plan for planting trees along some of the corridors that we share. Beyond that, there can be a means by which to identify James Island's own Angel Oak. This Commission could provide manpower and expertise by having some arborists on staff with the Commission; it could be a resource for the BZA or Planning Commission when they need help to determine whether a tree is diseased or need to come down. It could also be a resource to help staff when facing tough decisions about trees. December 5<sup>th</sup> is Arbor Day and children can benefit by learning about trees in their school yards. This Commission could help to coordinate with the City's 10,000 trees program and acquire trees to plant at some of the schools. Councilman Milliken said he sees this as a win/win situation; and a great thing, not an onerous task, but a benefit for the Town.

Councilman Blank commented that we have an arborist at Charleston County; that is free, for our staff. He did not think that we needed to have anyone else. He related to a comment that referenced the purpose of the Beautification Committee and he does not see much difference with this Committee. Councilman Blank said we should keep our government as small as possible; to add another Commission is adding to the cost of running the Town. He does not have a problem with the Beautification Committee dealing with trees, but the word Commissioners upsets him because we elect Commissioners to the PSD; the Town appoints committees. He is unsure how this stacks up legally as far as forming a Commission in the Town. Councilman Milliken addressed the comments. He said the Town appoints members to the Planning Commission and the BZA and there is a mechanism to do that with our committee structure. Also that appointing Commissioners is a common thing. This Commission will not cost the Town anything; the arborist that we have at the County might cost us something at some time, because someone is paying them. He said this will be a citizens committee that will not charge a fee; it will be a service. After discussion, Mayor Woolsey called for the vote.

Councilman Blank	opposed
Councilman Stokes	opposed
Councilman Milliken	yes
Councilman Mullinax	yes
Mayor Woolsey	opposed

The motion failed by a vote of 3-2.

Resolution #2014-20: Municipal County Project Agreement: Ben Road and/Ben Road Extension:

Mrs. Kellahan reported that this agreement is for the paving of Ben Road. The Town has an \$180,000 match. Charleston County will obtain an OCRM permit for land disturbance and permits from the SCDOT for the apron to tie into road. Once of these are done, the bids will be advertised in September or October. Councilman Blank moved to approve; seconded by Councilman Mullinax. No discussion. Motion passed unanimously.

Ordinances up for Second Reading:

- a. Ordinance #2014-08: to Amend Ordinance 2013-07, Town of James Island Zoning and Land Development Regulations (Development Standards) Chapter 9, §9.4.6 Tree Fund: Councilman Blank moved for second reading; Councilman Stokes seconded. Councilman Milliken asked for an explanation of how the Ordinance will read in the Comprehensive Plan if adopted. Mayor Woolsey answered that the Town would be authorized to use money in the Tree Fund to plant trees anywhere on James Island. Councilman Blank further explained that through the planting of trees in the Town of James Island was stricken and the Ordinance now reads through the planting of trees on James Island. The motion was approved unanimously.

Ordinances up for First Reading:

- a. Ordinance #2014-10: Proposed Zoning Map Amendment (rezoning) of property located at 1054 and 0 Dills Bluff (TMS# 428-03-00-060,-024,-069) from Low Density Suburban Residential (RSL) to the Planned Development District (PD) for a Single Family Residential Development: Mayor Woolsey asked for a motion in favor. Councilman Blank moved, seconded by Councilman Stokes. Councilman Blank said he wanted to clear any misunderstandings. He said this is a 10 acre parcel, and our Land Use Ordinance allows three (3) units per acres. This means 30 homes would be allowed to be built. He said the developers chose to leave green space and create wetlands by building smaller lots. He said Planned Developments are authorized by the Comprehensive Planning Act of SC and the developers have all rights to apply for that zoning and the Town has to consider it. Councilman Blank said what is being built will be a benefit to the area rather than a subdivision with basic clear cuttings. Votes were recorded as follows:

Councilman Blank	yes
Councilman Milliken	opposed
Councilman Mullinax	yes
Councilman Stokes	yes
Mayor Woolsey	yes

The motion passed upon a vote of 4-1.

New Business: None

Executive Session: Not needed

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:18 p.m.

Respectfully submitted:



Frances Simmons  
Town Clerk