



Town of James Island, Regular Town Council Meeting
September 19, 2024; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

IN-PERSON MEETING

****NEW**** Watch Live and Meeting Recordings: <https://www.jamesislandsc.us/livestream-town-meetings>
Watch Archived Recordings on the Town's YouTube Channel: <https://www.youtube.com/channel/UCm9sFR-ivmaAT3wyHdAYZqw>

Notice of this meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

The Town encourages the public to provide comments prior to its Town Council meeting. Residents wishing to address the Council will be limited to three (3) minutes and must sign in to speak. Comments may also be sent ahead of the meeting by emailing to: info@jamesislandsc.us, mail to P.O. Box 12240, Charleston, SC 29422, or placed inside the drop box outside of Town Hall at 1122 Dills Bluff Rd.

- 1) Opening Exercises: (Councilman Mullinax)
- 2) Public Hearing: Ordinance #2024-06: An Ordinance Rezoning Real Property located at 849 Harbor View Rd. TMS# 454-09-00-018 from the General Officer (OG) Zoning District to the Low-Density Suburban Residential (RSL) Zoning District
- 3) Public Comment:
- 4) Special Order of Business:
 - Commission of Code Enforcement Officer (Melissa Flick)
- 5) Consent Agenda:
 - a) Minutes: Town Council Regular Meeting, August 15, 2024
- 6) Information Reports:
 - a) Finance Report
 - b) Island Sheriff's Patrol Report
 - c) Public Works Report
- 7) Requests for Consideration by Staff:
 - Purchase of Town Truck
 - Charleston Regional Hazard Mitigation Plan 2023-2024 Update
- 8) Requests for Consideration by Council:

9) Committee Reports:

- a) Land Use Committee
- b) Environment and Beautification Committee
- c) Children's Committee
- d) Public Safety Committee/Neighborhood Council
- e) History Committee
- f) Rethink Folly Road
- g) Drainage Committee
- h) Business Development Committee
- i) Trees Advisory Committee
- j) James Island Intergovernmental Council
- k) Accommodations Tax Committee

10) Proclamations and Resolutions:

Proclamation: **Top Ladies of Distinction**

Resolution #2024-04: A Resolution to Obtain a Municipal Assn. of SC (MASC) Hometown Grant

Resolution: 2024-05: A Resolution Authorizing the Town of James Island to Obtain Greenbelt Funds for Property located at 1259 Mill Point Road for a Passive Park

11) Ordinances up for First Reading:

Ordinance # 2024-06: An Ordinance Rezoning Real Property located at 849 Harbor View Rd. TMS# 454-09-00-018 from the General Officer (OG) Zoning District to the Low-Density Suburban Residential (RSLK) Zoning District

Ordinance #2024-08 An Ordinance for the Town of James Island to Amend Chapter 151 of the Code of Ordinances to Adopt Charleston County's Current Flood Damage Prevention Ordinance No. 2306

12) Ordinances up for Second/Final Reading:

Ordinance #2024-07: An Ordinance Amending the Town of James Island Existing Supplemental Stormwater Design Standards: **Exhibit "A"** **Exhibit "B"**

13) Old Business:

14) New Business:

15) Executive Session: The Town Council may enter into an Executive Session in accordance with Code of Laws of South Carolina 30-4-70 (A) (2) regarding discussion of proposed contractual matters and the proposed purchase of the Mill Point property, TMS #428-010-0048, and the receipt of legal advice regarding litigation matters, including KEBO v. Town of James Island & Charleston County, and KT Properties, LLC vs. Town of James Island. Upon returning to Open Session the Council may act on matters discussed in the Executive Session.

16) Return to Regular Session:

17) Announcements/Closing Comments:

18) Adjournment:



Code Enforcement Oath of Office

I, Melissa B. Flick, do solemnly swear on my honor,
that I will never betray my badge or office,
my integrity, my character or the public trust.

I will always have the courage to hold myself
and others accountable for our actions.

I will always uphold the Constitution of the United States,
the State of South Carolina,
the Ordinances of the Town of James Island
and the agency I serve,
so help me God.

Appeared before me this 19 September 2024

Melissa B. Flick
Code Enforcement Officer,
Town of James Island,

ATTEST

Frances Simmons
Town Clerk, Town of James Island

The Town of James Island held its regularly scheduled meeting on Thursday, August 15, 2024, at 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Rd., James Island, SC. This meeting was also live-streamed on the Town's website: www.jamesislandsc.us/livestream-townmeetings and was held in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present: Boles, Dodson, Mignano, Mullinax, and Mayor Lyon who presided. Also, Michael Hemmer, Executive Assistant to the Mayor, Keith LaDeaux, PW Coordinator/Project Manager, Lt. Shawn James, Island Sheriff's Patrol, Brian Quisenberry, Town Attorney, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Lyon called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Public Comment:

Chris Mitchell, 1128 Oceanview Rd. spoke to Council regarding the status and condition of the drainage ditches along Oceanview Road. Mr. Mitchell provided pictures of the drainage ditch in front of his home (attached) showing an exposed gas line and erosion occurring behind the rip rap. He mentioned being a firefighter for the Johns Island Fire Department and knows the seriousness of exposed gas lines. He is concerned for his young child and property value. He asked the Town to please make this right because it is unsafe.

Consent Agenda:

Minutes of Town Council Regular Meeting, July 18, 2024
Minutes of Town Council Special Meeting, August 5, 2024
Minutes of Town Council Special Meeting, August 9, 2024

Motion to approve the minutes of the July 18, August 5, and August 9 meetings was made by Councilman Mullinax, seconded by Councilwoman Mignano and passed unanimously.

Information Reports:

Finance Report: Mayor Lyon announced that the Town's Finance Officer, Becky Heath, suffered a loss in her family and is absent tonight. The Finance Report was included in Council's meeting packet and Mayor Lyon availed herself to answer questions.

Councilwoman Mignano asked about the County's Contract under Building Services for \$30,000. Mayor Lyon explained that we are planning to reallocate this expenditure in the budget amendment. This item was allocated for a County staff person that is no longer needed with the hire of Melissa Flick. Mayor Lyon noted that this could possibly be used to help pay for new Town vehicles if approved by Council. The budget report also highlighted items in "blue" for Council's information and "yellow" for potential budget amendments to be presented to Council in September.

Island Sheriff's Patrol Report: Lt. James gave the crime report and said that a vandalism occurred at Pinckney Park where graffiti was sprayed on walls in the restrooms. He said security will be stepped up to help prevent this from happening again. School has reopened and this was a good summer.

Public Works Report: Public Works Coordinator/Project Manager, Keith LaDeaux, provided an overview of the Public works Report that included projects and activities for Quail Run, Woodhaven, and the Oceanview projects.

Request for Consideration by Staff: None.

Request for Consideration by Council:

Thomas & Hutton: Additional Services Agreement for Piping of Oceanview Ditches: Mayor Lyon informed Council that this project is combined with the Landscape Pavers Oceanview Road Drainage Ditch Enclosure Project. She said Thomas & Hutton will provide the engineering services and Landscape Pavers will install the ditch piping. Mayor Lyon said this was the best and quickest way to handle the change order by using the same engineer and contractors. Rick Karkowski and Laura Cabiness (Town Engineer) is present to answer questions. She referred to the public comment expressed earlier that she and Council have seen the drainage along Oceanview Road and it is a dangerous situation in her opinion; the ditches are deep, extremely wide, and not able to stabilize. Mayor Lyon called for a motion to combine the two agenda items. Councilman Dodson moved, seconded by Councilman Mullinax. The motion to combine the items passed unanimously.

A motion to approve the Thomas & Hutton additional services agreement for piping and Landscape Pavers for the drainage ditch enclosure on Oceanview Road was brought forth for discussion by Councilwoman Mignano and seconded by Councilman Dodson. Mayor Lyon explained there are two estimates that need to be broken out if it is decided to move forward. However, she believes we may want to take the recommendations of the engineers about which option is best to choose.

Councilman Boles asked the difference between each piping method; and what would each option would give us; i.e., durability/desirability. Mr. Karkowski explained that HDPE is a plastic pipe and the other more expensive option is a reinforced concrete pipe, which is more durable. He said this is a yard application, not a road, so it is appropriate to go with a little less durable or stronger pipe. The HDPE could be installed but requires more care on the contractor's part to make sure it is embedded and compacted correctly; cars typically will not drive over it or constant traffic. He said if a dump truck pulled over it that would be an issue. Councilwoman Mignano asked the life span of both options and Mr. Karkowski said 75 years on both options. Councilman Dodson asked if the HDPE could be connected to the current concrete and he confirmed and also that a dewatering process would be done. Councilman Dodson asked if elevation was done on all pipes under homeowners' driveway and is there enough fall, to which Mr. Karkowski answered yes, there are 24, 30 and 36 inch pipes. Mayor Lyon discussed additional piping of drainage ditch by maintenance road next to home would require Army Corp of Engineer permit.

Councilwoman Mignano spoke about making the best decision even if that means a \$50,000 price increase. She asked Mr. Karkowski what he recommended and he replied the concrete option. Councilwoman Mignano commented about having the pipes installed correctly the first time so that in two or three years after the warranty expires we are not back where we started by saving \$50,000 and spending \$200,000 later.

After further discussion and with questions answered, Councilwoman Mignano withdrew her motion and Councilman Dodson withdrew his second. A new motion came forth to approve the Thomas & Hutton Additional Services Agreement for Piping of Oceanview Ditches and Landscape Pavers to install concrete ditch piping was made by Councilwoman Mignano, seconded by Councilman Boles.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye

Request to Consider Purchase of New Town Vehicles: Mayor Lyon reported that we were down three of our four vehicles. Two of the Town's vehicles is 10 years old and the Equinox and the 4x4 Chevy truck need to have expensive repairs if we are to continue to drive them. The cost to repair the Equinox is in excess of \$1,000 and the Chevy is over \$700 but could be more expensive once the gas tank is pulled and analyzed. Mayor Lyon said staff has been checking into costs to determine what can be done because these two vehicles are at least ten years old and have been ridden hard and are not in good condition. The request before Council is to purchase two new vehicles. Marchant Chevrolet (Ravenel) has two used fleet vehicles from U-Haul that has low mileage and new vehicles from Fleet Sales (Columbia). Mayor Lyon said Marchant had priced a new Equinox for the same price as the 1500 used Silverado's. Mayor Lyon said if we wanted to get another new car we could and a used truck for roughly the same price from Marchant. The Fleet Sales (Columbia) did not have any used ones but we priced four-wheel drives with 6 ½ foot bed, an Equinox, two-wheel drive with a 6.5 foot bed and a four-wheel drive with an 8ft. bed. The other two dealerships called did not have any vehicles to offer. Marchant is the only dealership that came to us with a trade yet. Mayor Lyon said in her opinion the car and the truck are in terrible shape and it appears they were not taken care of. Marchant has not seen our vehicles and she hopes the trade would still be offered if we decide to purchase from them. A quote that came later for a trade on the Equinox at \$4,000 and \$12,500 for the truck.

Councilman Dodson made a motion to consider the purchase of new Town vehicles, seconded by Councilwoman Mignano.

Councilman Boles asked if there are maintenance records on the vehicles. Mayor Lyon did not know of any and explained that the vehicles are “banged up” and they do not drive well. Mayor Lyon asked Keith LaDeaux to speak to the condition of the vehicles. Councilman Boles asked how many vehicles does the Town have and Mayor Lyon answered there are four; 2017 Nissan, 2023 Silverado, 2014; 4x4 Chevy Silverado; and the 2014 Equinox.

Councilwoman Mignano asked who drives the Equinox and Mayor Lyon informed her the Code Enforcement Officer and Planner. She also asked the if staff could use their personal vehicles and get reimbursed for mileage. Councilman Boles expressed concern that if the motion passes to purchase these vehicles we would have spent a quarter of a million dollars tonight. He would like to have more financial insight before a decision is made. Mayor Lyon confirmed that at least \$68,000 is in the budget due to not needing various items. She commented that we could wait if Council would like to but there is no air condition in Equinox and safety concerns of driving the Chevy Truck. Discussion continued with Council expressing their thoughts about the type of vehicles to purchase and how many. One comment was to purchase a four-wheel drive vehicle from Allen Jay for under \$40,000; also there was an option that the Town could rent a truck for a month or so to allow more time to investigate the financial options. Councilman Boles noted that the PW staff knows more than he does, but he expressed that we be good stewards of Town monies. Councilman Dodson thought a new 4-wheel drive with a trade-in and a small inexpensive Sedan would be good to purchase with certified warranties. Based on discussion and feedback, Mayor Lyon asked that the motion on the floor be withdrawn and a new motion offered. Councilman Dodson withdrew his motion and Councilwoman Mignano her second. After discussion of the pros and cons of purchasing new Town vehicles along with the financial aspects, Councilman Boles moved for the Mayor to direct staff to secure good estimates for a certified new Four-wheel drive Truck and Sedan. Motion passed unanimously.

Committee Reports:

Land Use Committee: Mayor Lyon announced that every other year appointments or reappointments are made to the Planning Commission and Board of Zoning Appeals and presented the following reappointments.

Planning Commission:

Deborah Bidwell – appointed by Councilman Dodson
Patrick Broderick – appointed by Councilwoman Mignano
Kelly Hall – appointed by Councilman Mullinax

Board of Zoning Appeals:

David Savage – appointed by Mayor Lyon
Massey Yannitelli – appointed by Councilman Boles
Joshua Hayes – appointed by Councilman Mullinax

Motion to approve the reappointments to the Planning Commission and Board of Zoning Appeals was made by Councilman Mullinax, seconded by Councilman Boles and passed unanimously. These terms will expire August, 2028.

Environment and Beautification Committee: Councilwoman Mignano announced that James Island Pride will meet on Wednesday, August 21 at 6:30 p.m.

Children’s Committee: No Report.

Public Safety Committee/Neighborhood Council: Councilman Boles announced the next meeting on Thursday, August 22 at 6:00 p.m. and looks forward to seeing everyone there.

Appointment to Neighborhood Council: Mayor Lyon asked for a motion to amend the agenda to add Michelle Howard from Fort Johnson Estates to the Neighborhood Council. Motion was made by Councilman Boles, seconded by Councilman Mullinax and passed unanimously.

Lindsey Henderson, representing Affirmation Oaks, and Michelle Howard, Fort Johnson Estates were appointed to the Neighborhood Council upon a motion by Councilman Boles, and second by Councilman Mullinax. Passed unanimously.

History Committee: No Report. Next meeting scheduled for September 10 at 6:00 p.m.

ReThink Folly Road: No Report.

Drainage Committee: Councilman Mullinax announced a very productive Supplemental Stormwater and Drainage Workshop held August 14 and the Town's plans for future hurricanes and storms. He thanked Laura Cabiness and everyone that participated.

Business Development: No Report.

Trees Advisory Committee: Mayor Lyon announced that the Trees Advisory Committee met on Tuesday and have big plans for a tree give-away at the Town's Christmas Market in December and another one in May.

James Island Intergovernmental Council: Councilwoman Mignano announced that the Council met on July 31 and gave an overview of discussion held at the meeting that included citizens requesting the status of sidewalks on Nabors Drive; job openings at the JIPSD, JIPSD's new ladder truck and updates on sewer from Harbor View to Plum Island, Adopt a Highway will be held on September 5, and the Town's receipt of a \$12,000 grant for an audio driving tour.

Accommodations Tax Committee: No Report.

Proclamations and Resolutions: None.

Ordinances up for First Reading:

Ordinance #2024-07: An Ordinance Amending the Town of James Island Existing Supplemental Stormwater Design Standards: Included in the packets were Exhibits "A" and "B": Mayor Lyon reported that this subject was addressed last evening by Laura Cabiness in the workshop. She called for a motion to approve and a second for discussion. Councilman Mullinax moved for approval, seconded by Councilwoman Mignano. Councilman Boles mentioned that staff and Laura Cabiness work with the Board of Zoning Appeals for guidance for decisions of the ordinance to determine why a variance may or may not be granted so if it is ever reviewed by a judge it will have a foundation for their decisions.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye

Ordinances up for Second/Final Reading: None.

Old Business: None.

New Business:

Mayor Lyon announced the next Town Market on Friday, September 6 and invited everyone to attend. She shared that one of the vendors at the Market, Brigmon Farms suffered great loss during tropical storm Debby.

Executive Session: Mayor Lyon asked for a motion to enter into an Executive Session in accordance with Code of Laws of South Carolina 30-4-70(A) (2) regarding discussion of proposed contractual matters and the proposed purchase of the Mill Point property, TMS#428-010-0048, and the receipt of legal advice regarding litigation matters, including KEBO vs. Town of James Island & Charleston County and KT Properties, LLC vs. Town of James Island. Upon return to Open Session the Council may act on matters discussed in the Executive Session.

Council entered into the Executive Session upon a motion by Councilman Boles, and a second by Councilwoman Mignano at 8:14 p.m.

Return to Regular Session: Mayor Lyon asked for a motion to return to regular session at 9:28 p.m. She announced that no votes were taken during the Executive Session. Councilman Mullinax moved and Councilman Boles seconded to return to regular session.

Councilman Dodson moved that Council accept the landscaping maintenance and additional lighting costs at the Fort Johnson/Camp Road round-about, Councilman Mullinax seconded and passed unanimously.

Announcements/Closing Comments:

Councilmembers Boles, Dodson, Mullinax, Mignano and Mayor Lyon thanked everyone for their hard work during Tropical Storm Debby. Councilman Mullinax also thanked Councilman Boles and Mayor Lyon for working the sandbag operation during the storm.

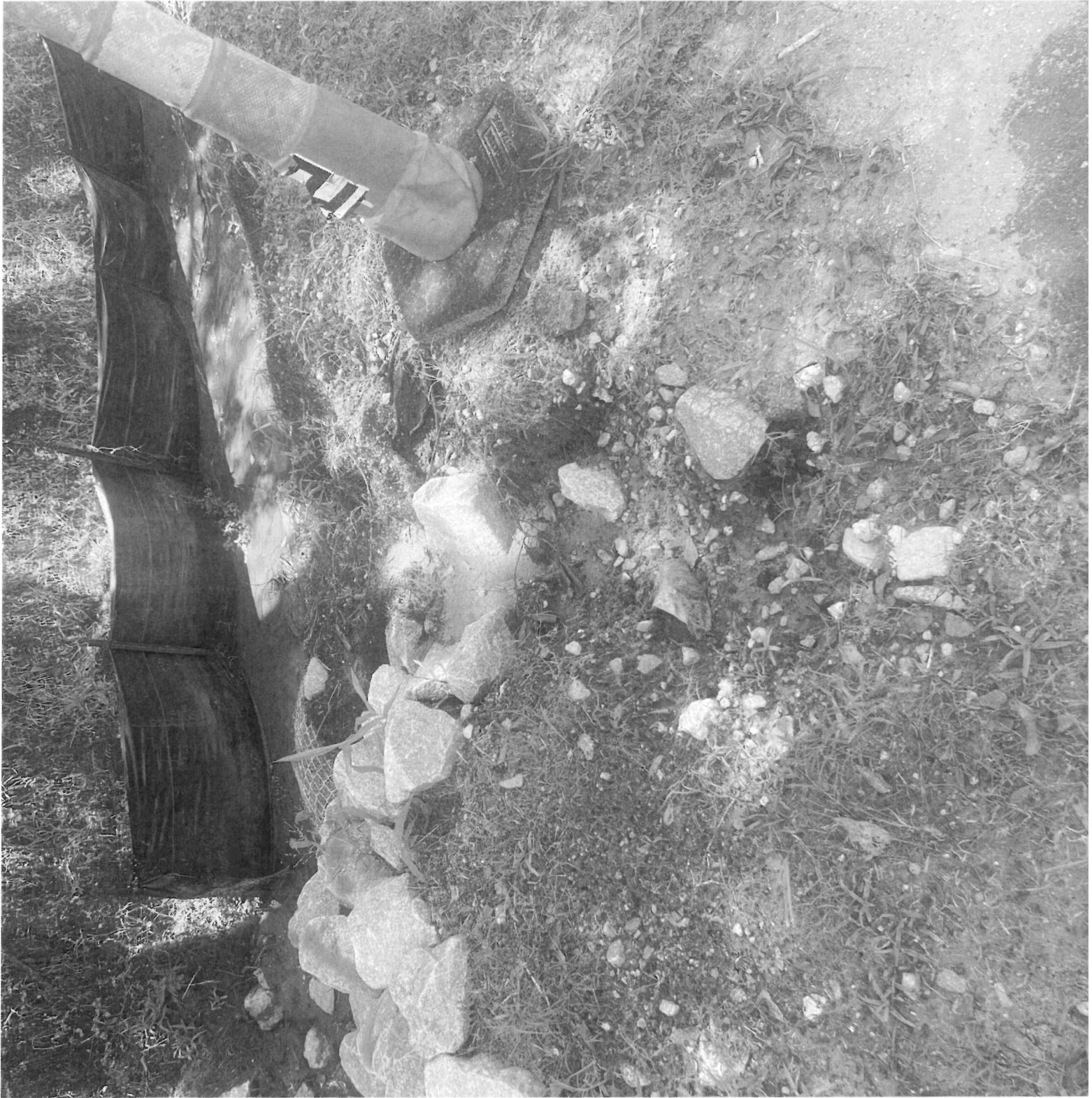
Adjournment: There being no further business to come before the body, the meeting adjourned at 9:31 p.m.

Respectfully submitted:

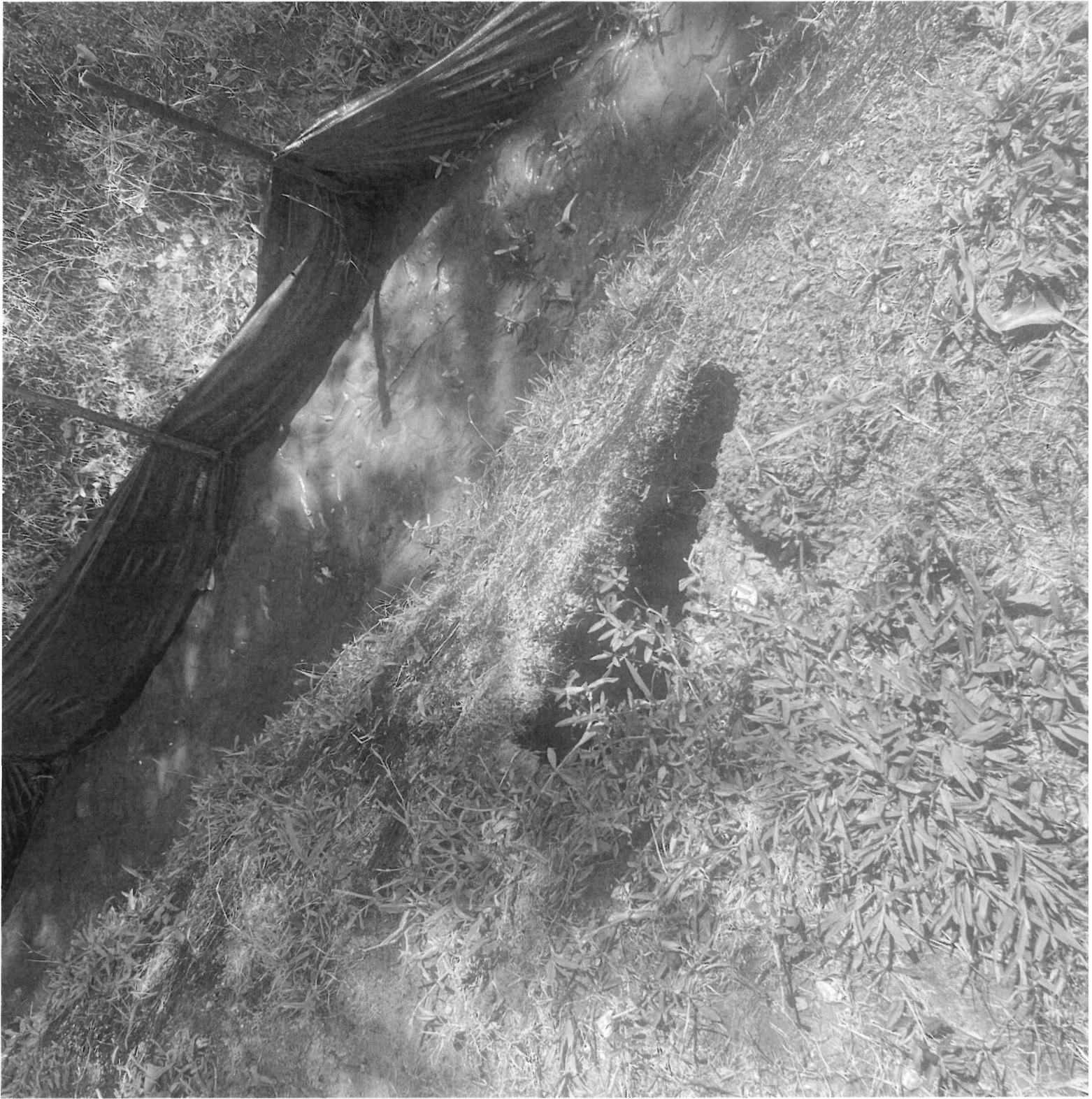
Frances Simmons
Town Clerk







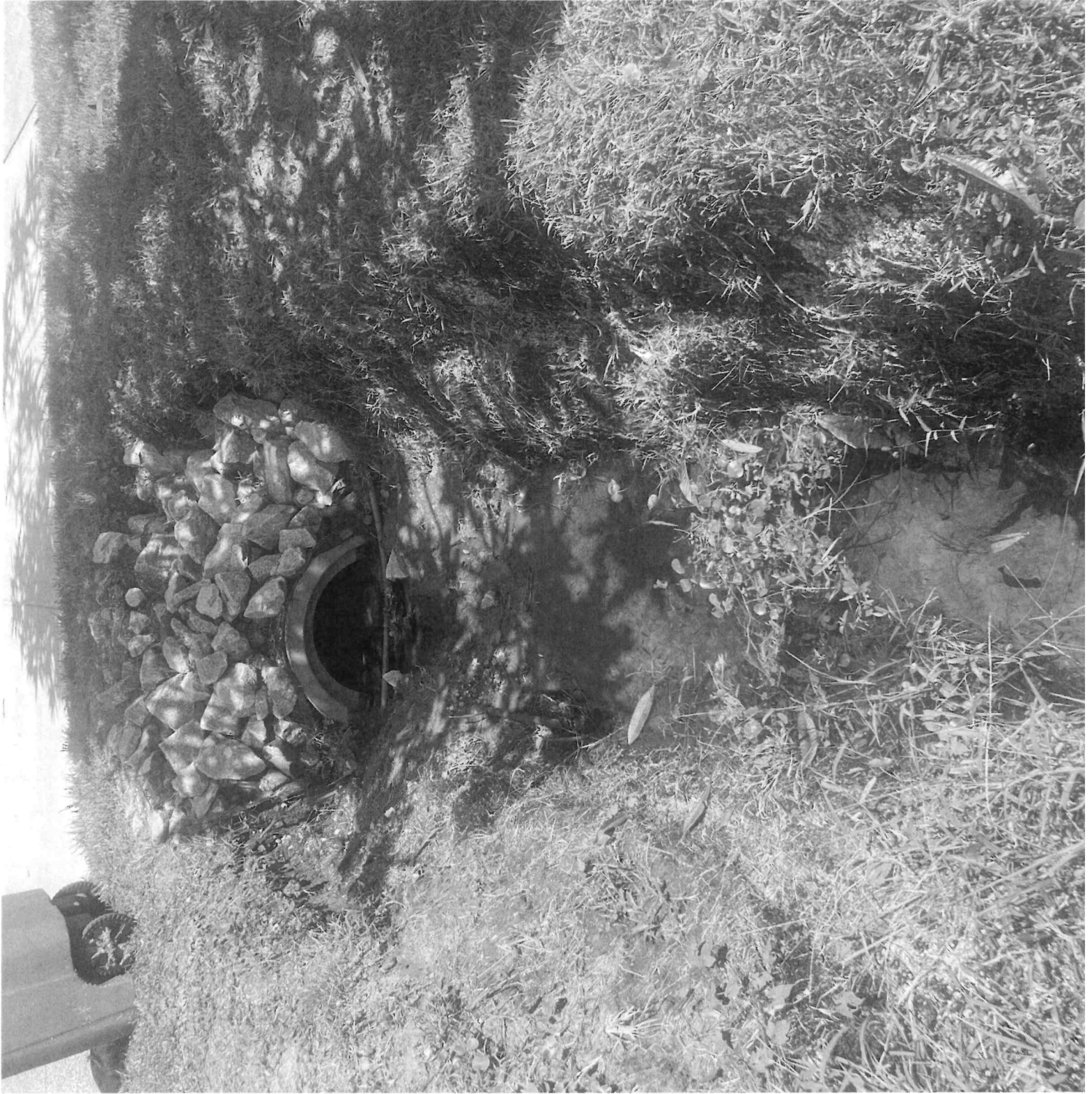














Monthly Finance & Budget Report **August 2024**

This monthly financial summary report is for the period ending August 31, 2024. This represents 2 months into FY25 and 17% of the total budget for this fiscal year.

Highlighted items within the associated monthly table:

General Fund Revenue

- Business License – Although it is a sharp decrease from last month, consistent with previous budget years.
- Contributions/Donations – Received into this budget item but transferred to associated item, e.g. Helping Hands and JIACC

Public Works

- Stormwater Expenses – Previously approved Theroform PVC liner – see budget notes
- Emergency Management – Tropical Storm Debby expenses, sandbags and costs related to sandbag operations.
- Tree Maintenance and Care – Large tree in an easement, multiple limbs not associated with TS Debby.

Parks & Recreation

- Park Maintenance – Parking lot grading and roof repairs

Facilities & Equipment

- Facilities Maintenance – Concrete slab and maintenance for Facilities/Public Works shed & yard

Hospitality Tax

- Community Events – Annual CCPRC Holiday Festival of Lights sponsorship

JIPSD Tax Relief – Payments pending JIPSD approval

www.JamesIslandSC.us

FY25 Budget

Budget Clarification:

- The Town can request reimbursement for stormwater expenses from Charleston County from the stormwater fees collected by the County. According to our records we have approximately \$500,000 available for reimbursement requests. The Town must pay for the expense initially, then request reimbursement. Additionally, stormwater related work orders completed by Charleston County are paid for out of this fund.

Budget Transfer Requests:

- Decrease:
 - Building Services/County Contract, contract no longer in effect. \$30k reduction
 - Public Works/Asset Management, subscription costs reduced by \$15k.
 - Public Works/Projects, reduce to align with previous fiscal year expenditures by \$30k. Historically, this budget item has been used to pay for miscellaneous projects that we now manage departmentally.
 - Facilities & Equipment/Utilities, reduce to align with previous fiscal year expenditures by \$15k
 - Total overall reduction - \$90,000
- Increase:
 - Capital Projects/Other Capital Expenses/Public Works Vehicle, establish this budget item to purchase a new vehicle, \$50k request. Balance will be transferred to Facilities & Equipment/Vehicle & Equipment Maintenance for vehicle maintenance needs.
 - Capital Projects/Drainage Projects/Drainage Improvement – increase to align with project needs and previous fiscal year costs by \$10k
 - Administration/Legal & Professional Services – increase to align with projected needs by \$15k
 - Facilities Maintenance – increase to meet projected needs by \$15k
 - Total overall increase - \$90,000

Additional details can be provided upon request.

Becky Heath

Finance Officer

Report date: 9/12/2024

BUDGET TRANSFER

Fiscal Year: FY25
Date: 9/12/2024

Budget Item	Decrease	Increase
Building Services/County Contract	30,000	
Public Works Asset Management	15,000	
Public Works Projects	30,000	
Facilities & Equipment/Utilities	15,000	
Capital Projects/Other Capital Expenses/Public Works Vehicle (new item)		50,000
Capital Projects/Drainage Projects/Drainage Improvement		10,000
Administration/Legal & Professional Services		15,000
Facilities Maintenance		15,000
Total	\$ 90,000.00	\$ 90,000.00

Town of James Island

% FY Complete 17%

Monthly Budget Report

Fiscal Year 2025 - August 2024

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
GENERAL FUND REVENUE														
Accommodations Tax (allowable percentage)													-	27,500
Brokers & Insurance Tax		155,885											155,885	765,000
Building Permit Fees	1,238	1,357											2,595	26,000
Business Licenses	33,727	2,422											36,149	480,000
Contributions/Donations-Park/Community Programs	25	170											195	
Grants	9,600												9,600	17,192
Filing Fees													-	500
Franchise Fees		34,665											34,665	320,000
Interest Income													-	187,000
Alcohol Licenses -LOP	3,000												3,000	6,000
Local Assessment Fees	46,147	1,461											47,607	2,700
Local Option Sales Tax (PTCF)	115,948	234,405											350,353	1,360,000
Local Option Sales Tax (MUNI)	48,601	106,965											155,566	580,000
Miscellaneous													-	100
Planning & Zoning Fees	1,081	2,007											3,088	16,200
State Aid to Subdivisions		75,066											75,066	300,266
Telecommunications													-	16,000
Homestead Exemption Tax Receipts													-	48,000
Facility Rentals	150	600											750	7,500
Stormwater Fees													-	8,000
Stormwater Reimbursement - Transfer Out														
	259,516	615,003	-	-	-	-	-	-	-	-	-	-	874,519	4,167,958
													% of Budget	21%

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

ADMINISTRATION

Salaries	27,067	28,530											55,597	353,000
Benefits, Taxes & Fees	11,582	11,965											23,547	155,500
Copier	707												707	4,500
Supplies	1,144	497											1,641	5,500
Postage	233	10											243	7,000
Information Services	6,326	5,777											12,103	116,680
Equipment/Software/Maintenance													-	400
MASC Membership													-	5,400
Insurance	23,217												23,217	70,000
Legal & Professional Services	45,833	11,250											57,083	75,000
Legal Settlement													-	-
Election Expenses													-	-
Town Codification													-	1,000
Advertising													-	3,500
Audit													-	13,500
Mileage Reimbursement	32	32											65	800
Employee Screening		135											135	149
Employee Training & Wellness	154												154	5,600
Dues and Subscriptions		336											336	1,000
Training & Travel		95											95	2,400
Grant Writing Services													-	4,000
Employee Appreciation	70	162											232	2,800
Mobile Devices	114	114											228	1,500
Credit card (Square)	73	56											129	1,500
Bank Charges (Other)	86												115	300
Payroll Processing	487	460											947	6,000
	117,125	59,419	-	-	-	-	-	-	-	-	-	-	176,573	837,029
													% of Budget	21%

ELECTED OFFICIALS

Salaries	5,385	5,385											10,770	70,000
Benefit, Taxes & Fees	5,695	5,695											11,390	80,092
Mayor Expense	318												318	1,000
Council Expense		47											47	2,000
Mobile Devices													-	-
	11,398	11,127	-	-	-	-	-	-	-	-	-	-	22,525	153,092
													% of Budget	15%

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

GENERAL OPERATIONS

Salaries	38,576	39,062											77,638	478,000
Benefits, Taxes & Fees	15,194	15,322											30,516	1,910,000
													108,155	2,388,000
													% of Budget	5%

PLANNING

Supplies	16												16	400
Advertising													-	1,500
Mileage Reimbursement													-	200
Dues and Subscriptions													-	725
Training & Travel													-	1,600
Mobile Devices													-	
Equipment/Software	178	221											399	4,500
Uniform / PPE													-	500
Planning Commission													-	3,800
Board of Zoning Appeals			196										196	3,800
	194	417	-	-	-	-	-	-	-	-	-	-	611	17,025
													% of Budget	4%

BUILDING SERVICES

County Contract													-	30,000	
Mobile Devices													-	600	
Dues and Subscriptions													-	800	
Equipment/Software													-	300	
Mileage Reimbursement													-	-	
Supplies													-	300	
Travel and Training		95											95	500	
Uniform/PPE													-	200	
Community Outreach													-	200	
	-	95	-	-	-	-	-	-	-	-	-	-	Total	95	32,900
													% of Budget	0%	

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

PUBLIC WORKS

Charleston County Stormwater Reimbursement Fund													-	500,000
Stormwater Expenses for Reimbursement	3,617	24,274											27,891	27,891
														472,109
Mileage Reimbursement														100
Training & Travel		285											285	1,500
Public Outreach													-	300
Projects		3,800											3,800	68,000
Signage	413												413	4,000
Mobile Devices													-	-
Uniform / PPE	547	377											924	1,200
Stormwater Professional Fees													-	5,000
Supplies	93	504											597	6,000
Emergency Management	381	4,565											4,946	20,000
Dues and Subscriptions	39	39											78	725
Asset Management	15,000												15,000	30,000
Tree Maintenance and Care	3,400	6,050											9,450	10,000
Groundskeeping	4,153	10,600											14,753	45,000
	24,026	26,220	-	-	-	-	-	-	-	-	-	-	50,246	191,825
													% of Budget	26%

CODES & SAFETY

Mileage Reimbursement														-	-
Equipment														-	1,000
Radio Contract														-	3,200
Training		178												178	800
Supplies	65													65	250
Uniform / PPE		48												48	250
Unsafe Buildings Demolition														-	8,000
Overgrown Lot Clearing														-	750
Inoperable Vehicle Towing														-	200
Animal Control														-	2,500
Crime Watch Materials														-	200
Mobile Devices														-	-
Membership/Dues														-	250
	65	225	-	-	-	-	-	-	-	-	-	-	Total	291	17,400
													% of Budget		2%

ISLAND SHERIFF'S PATROL

ISP Dedicated Officer Annual Expense														-	\$ 86,254
ISP Programs & Supplies	119	135												253	\$ 46,575
ISP Salaries	27,555	28,683												56,238	\$ 270,967
Benefits, Taxes & Fees-ISP	7,961	8,286												16,247	\$ 78,282
														72,738	\$ 482,078
													% of Budget		15%

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

PARKS & RECREATION

Dock Street Park Maintenance													-	1,000	
Pinckney Park Maintenance														1,000	
Park Maintenance	141	12,603											12,744	18,000	
Special Events	52												52	2,000	
Youth Sports Program													-	12,000	
	193	12,603	-	-	-	-	-	-	-	-	-	-	Total	12,796	34,000
													% of Budget		38%

FACILITIES & EQUIPMENT

Utilities	3,776	3,695											7,471	42,000	
Security Monitoring	458	76											534	1,500	
Janitorial	3,549												3,549	15,000	
Equipment / Furniture	4,637	1,888											6,525	4,000	
Facilities Maintenance	3,557	18,880											22,437	16,000	
Vehicle & Equipment Maintenance	1,713	433											2,146	12,000	
Generator Maintenance													-	2,000	
Street Lights	24,982	24,996											49,979	145,000	
	42,674	49,968	-	-	-	-	-	-	-	-	-	-	92,641	237,500	
													% of Budget		39%

COMMUNITY SERVICES

Repair Care Program													-	40,000	
Drainage Council													-	500	
History Council													-	17,000	
Neighborhood Council													-	2,800	
Business Development Council													-	500	
James Island Pride													-	5,000	
Helping Hands		27											27	1,500	
Tree Council													-	5,000	
Community Tutoring Programs		1,814											1,814	12,000	
Community Service Contributions													-	50,000	
	-	1,841	-	-	-	-	-	-	-	-	-	-	1,841	134,300	
													% of Budget		1%

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

CAPITAL PROJECTS

INFRASTRUCTURE													-	
Dills Bluff Sidewalk Phase III-Seaside to Winborn													-	
Dills Bluff Sidewalk, Phase IV-Winborn to HBVR													-	
Regatta Road Sidewalk													-	125,000
Seaside Lane Sidewalk Design													-	
Camp and Riverland Sidewalk (match)													-	
Town Hall 2nd Floor													-	
1129 Hillman													-	
Hillman Street Property													-	
Capital Improvement Projects													-	
Secessionville to Ft. Johnson Sidewalk Connector													-	
Honey Hill Road Paving													-	58,800
Nabors Phase I													-	235,000
Underground Power Lines													-	
Traffic Calming Projects	132												132	30,000
Septic Tank Testing													-	10,000
RIA Sewer Project (Connections)													-	1,000,000
James Island Creek Septic and Sewer Projects													-	444,000
<i>Total Infrastructure</i>		0	0	0	0	0	0	0	0	0	66	0	132	1,902,800
OTHER CAPITAL EXPENSES														
Audio Visual Upgrades													-	1,000
Public Works Equipment													-	1,000
Dock Street Park Improvements													-	130,000
Pinckney Park Improvements													-	10,000
Park Projects													-	
Park Acquisitions													-	370,000
<i>Total Other Capital Projects</i>	0	0	0	0	0	0	0	0	0	0	0	0	-	512,000
DRAINAGE PROJECTS														
Greenhill/Honey Hill Drainage Phase I-II													-	
Oceanview Stonepost Drainage Basin -I-II													-	
Drainage Outflow Valve Devices													-	
Drainage Improvement Projects		11,930											11,930	15,000
James Island Creek Basin Drainage Improvements													-	15,000
Woodhaven Drainage Improvements													-	
Quail Run Drainage Improvements													-	5,000
<i>Total Drainage Projects</i>	0	11,930	0	0	0	0	0	0	0	0	0	0	11,930	35,000
		11,930	0	0	0	0	0	0	0	66	0	11,996	12,062	2,449,800
													% of Budget	0%
													% of Budget	34%

HOSPITALITY TAX

Hospitality Tax Revenue	83,084												83,084	680,000
Hospitality Tax Transfer In													-	
TOTAL													83,084	680,000
														12%
GENERAL														
The Town Market	343	250											593	6,000
Rethink Folly - Staff Cost-Sharing													-	18,000

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

ACCOMMODATIONS TAX FUND

Accommodation Tax Revenue - County		1,774											1,774	
Accommodation Tax Revenue - State	26,171												26,171	
Transfer out to General Fund													-	
Advertising and Promotions													0	
Tourism Related Expenditures													0	
Total														

TREE MITIGATION FUND

Tree Mitigation revenue		2,175												500
Tree Mitigation expense													-	1,200
	-	2,175	-	-	-	-	-	-	-	-	-	-	-	-
Total													-	-

JIPSD FIRE & SOLID WASTE SERVICES

JIPSD Tax Relief													-	1,360,000	
Auditor Expense													-	1,000	
													Total	-	1,361,000
% of Budget														0%	

Public Works Report for Town Council Meeting September 19, 2024

Quail Run Project: IPW Contractor (No changes since last meeting)

Woodhaven Project: IPW Contractor

- All pipes and boxes have been laid, and major excavation has been completed.
- We are moving into restoration and cleanup
- The Fence replacement has begun and will continue to completion The fencing that the town is responsible for will be complete by 9/13/24. The contractor will be completing their portion over the next couple of weeks.

Oceanview Project: Landscape Pavers Contractor

- The engineers have recommended the acceptance of the request for Substantial Completion as of June 13, 2024
- We are now looking at having the ditches on Oceanview “piped” as a change order to make the completed project safer for our citizens.
- We are in the DOT permitting phase on the change order to pipe the ditches

General Information:

- Melissa and I are continuing to answer citizen calls and requests
- We are working with DOT to get Mikell Drive dried up and flowing at the “Lake” in front of the school
- The new home for Helping Hands/additional Town storage has been ordered and will arrive soon

Town of James Island

Brook Lyon
Mayor



Council Members

Daniel C. Botes
Dr. Cynthia Mignano
Lewis Dodson
Darren "Troy" Mullinax

Sean Dove, Floodplain Management Coordinator
Building Services Department
4045 Bridge View Drive
North Charleston, SC 29405

Date: September 20, 2024

RE: *Charleston Regional Hazard Mitigation Plan Report*

Dear Mr. Dove:

Per your request, I have provided copies of the summary report on the *Charleston Regional Hazard Mitigation Plan* revisions for this year to the members of the James Island Town Council at their September 19, 2024 Regular Council Meeting. I have also informed the Town Council that a complete copy of the 2024 Annual update of the Plan is available to both Council Members and the general public on the Charleston County Building Services Department webpage (<https://www.charlestoncounty.org/departments/building-inspection-services/hazard-mitigation-plan.php>) and that a printed copy of the Plan is available in Building Services, Room A-311 of the Lonnie Hamilton Public Services Building.

If you have any questions or need any additional information, please let me know. You can contact me at (843) 795-4141 or at mhemmer@jamesislandsc.us.

Sincerely,



Mike Hemmer – Executive Assistant to the Mayor
Town of James Island

www.JamesIslandSC.us

Summary of Changes Made to the Charleston Regional Hazard Mitigation Plan for 2023-2024 Update:

Table of Contents

- Updated page numbers

Section 1: Introduction

- Community Profile (1.2): Generally updated tables and statistics
- Updated weather averages

Section 2: Goals

- No updates

Section 3: Planning Process

- Planning Process Summary (3.6): Added the most recent public meetings about the Plan.
- Added new plan approval Date of March 20th, 2024 for 5 year FEMA Approval
- Table 3-E updated

Section 4: Hazard Assessment

- Updated the table of all hazard events occurring in 2023.
- Updated Flood Prone Areas of Charleston County
- Updated Historical Occurrences for sections 4.2-4.15, where applicable.

Section 5: Problem Assessment

- Updated all jurisdictions for each hazard listed.
 - This may include flood prone areas, historical occurrences, probability, location, problem statements, repetitive loss areas, vulnerabilities (including buildings, infrastructure, and (critical facilities), higher regulatory standards, population trends, economic impact and SFHA information.

Section 6: Possible Activities

- No updates

Section 7: Adopting Resolution and Jurisdiction-Specific Action Plans

- Updated Action Plans for 2023-2024

Section 8: Appendices

- Updated Table 1: Designated Members of the Committee

A complete copy of the 2024 Annual update of the Plan is available to Council Members and the general public on the Building Services Department webpage (<https://www.charlestoncounty.org/departments/building-inspection-services/hazard-mitigation-plan.php>), and a printed copy of the Plan is available in Building Services, Room A-311 of the Lonnie Hamilton Public Services Building.

Email: FloodServices@charlestoncounty.org for any questions or concerns or to be added to the Interested Parties Email list.

PROCLAMATION



WHEREAS, James Island Town Council recognizes that the foundation of our community is grounded in those who give of themselves selflessly to help others; and,

WHEREAS, James Island Town Council, from time to time, has the privilege of recognizing a community service organization that exemplifies such a commitment; and,

WHEREAS, Top Ladies of Distinction, Incorporated, Greater Charleston Chapter, is chartered on September 21, 2024, as a non-profit educational, humanitarian organization, with the following as charter members: Ms. Kimberly Greene, Ms. Elizabeth C. Stanley, Mrs. Sshune Rhodes, Ms. April Rivers, Mrs. Crystalyn Bragg, Ms. Petrice Brown, Ms. Linda Chisolm-Haynes, Ms. Marva Scott, Ms. Viette Aikens, Ms. Dolores Greene, Mrs. Adrienne Grimes, Mrs. Alonia Hilton, Mrs. Leslie Keeton, Ms. Vertelle Middleton, Mrs. Vickie Stuckey, and Mrs. Kendra Woody-Simmons, as a group of distinguished and respected women answered the call to help alleviate the myriad of social issues confronting youth in our communities.

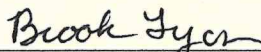
WHEREAS, Top Ladies of Distinction, Incorporated, Greater Charleston Chapter represents a cross-section of resourceful women, all of whom work tirelessly to enhance the quality of life for our fellow human beings by serving youth and adults, thereby inspiring hope and a brighter future for our community.

WHEREAS, Ongoing programs and projects are crucial to fulfilling TLOD's mission and four organizational thrusts, which include "Top Teens of America," "The Status of Women," "Senior Citizens," "Community Beautification," and "Community Partnership," engaging our community in meaningful ways.

NOW, THEREFORE, I, Brook Lyon, Mayor of the Town of James Island, do hereby proclaim September 21, 2024, as:

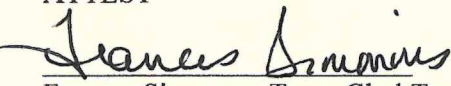
Top Ladies of Distinction, Incorporated Greater Charleston Chapter Day

IN WITNESS WHEREOF, I hereby set my hand and cause the seal of James Island, South Carolina, to be affixed on this 21st day of September in the year 2024.



Brook Lyon, Mayor
Mayor

ATTEST



Frances Simmons, Town Clerk
Town Clerk

RESOLUTION #2024-04

RESOLUTION COMMITTING THE TOWN OF JAMES ISLAND TO PROVIDE A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT AND FOLLOWING ITS PROCUREMENT POLICY WHEN SECURING SERVICES AND PRODUCTS WITH GRANT FUNDS

BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF JAMES ISLAND, duly assembled on this 19th day of September 2024, that the James Island Town Council hereby commits to provide a local cash/in-kind match of at least \$3,750, which equals the minimum 15% percent local match required by the Municipal Association of South Carolina, to support the Town of James Island's application for a \$25,000 Hometown Economic Development Grant. These grant and local matching funds will be used to develop a community garden and passive park on the Hillman property adjacent to the Town Hall.

BE IT FURTHER RESOLVED that the Council will follow its procurement policy adopted in accordance with SC Code of Laws Section 11-35-50 when securing all services and products purchased with funds awarded from a Hometown Economic Development Grant. This Resolution is made in regard to the submission of an application for Hometown Economic Development Grant funds to the Municipal Association of South Carolina on or before September 27, 2024.

Brook Lyon, Mayor
Town of James Island, South Carolina

ATTEST:

Frances Simmons, Clerk to Council
Town of James Island, South Carolina

Done this 19th September, 2024

RESOLUTION #2024-05

A RESOLUTION AUTHORIZING THE TOWN OF JAMES ISLAND TO OBTAIN GREENBELT FUNDS FOR PROPERTY LOCATED AT 1259 MILL POINT ROAD FOR A PASSIVE PARK

WHEREAS, the allocation of Greenbelt Funds for the Town of James Island is currently \$938,716; and;

WHEREAS, the Town of James Island desires to work with the Greenbelt Committee for the creation of a public park on 6.6 acres located on James Island adjacent to a tidal creek; and

WHEREAS, in accordance with the Greenbelt application process established by Charleston County for the approval of Greenbelt funds, the Town of James Island must submit an application for funding in the sum of \$938,716 for the property bearing TMS #428-010-0048 and TMS #427-030-0028; and

WHEREAS, the Town of James Island desires to acquire the Mill Point Property and upon acquisition it shall be perpetually protected as open space, and shall provide an area for a passive park and recreation uses for the citizens, residents, and visitors to the Town;

FURTHER, the acquisition of this property would provide public access to the tidal creek and conserve the character of James Island through the protection of the significant trees, soil, wildlife and marsh.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the members of Council of the Town of James Island, duly assembled that the Town approves the submittal to Charleston County to request funding in \$938,716 for the acquisition of the Mill Point property.

This Resolution shall become effective upon adoption by Town Council.

Done this _____, 2024.

Brook Lyon
Mayor

ATTEST

Frances Simmons
Town Clerk

ORDINANCE 2024-06

AN ORDINANCE REZONING REAL PROPERTY LOCATED AT 849 HARBOR VIEW ROAD (TMS# 454-09-00-018) FROM THE GENERAL OFFICE (OG) ZONING DISTRICT TO THE LOW-DENSITY SUBURBAN RESIDENTIAL (RSL) ZONING DISTRICT (EXHIBIT A)

WHEREAS, property located at 849 Harbor View Road, identified as Tax Map Number 454-09-00-018 and referenced on the attached exhibit is currently zoned as General Office (OG) Zoning District; and

WHEREAS, the applicant requests this parcel be zoned to the Low-Density Suburban Residential (RSL) Zoning District to complete a lot line abandonment for the future reconstruction of James Island Public Service District's Fire Station 2; and

WHEREAS, the applicant has submitted a complete application for Zoning Map Amendment (rezoning) pursuant to Section 153.043 of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR); and

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed Zoning Map Amendment and adopted a resolution, by majority vote of the entire membership, and recommended that the Town of James Island Council (Town Council) approve the proposed Zoning Map Amendment based on the Approval Criteria of Section 153.043 F of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Town Council held at least one public hearing and after close of the public hearing, Town Council approved the proposed Zoning Map Amendment based on the Approval Criteria of Section 153.043 F of the ZLDR; and

WHEREAS, Town Council has determined the Zoning Map Amendment meets the following criteria;

- A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of the Ordinance;
- B. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;
- C. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;
- D. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tracts or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife and natural resources; and
- E. The subject properties are suitable for the proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of natural resources and amenities.

NOW, THEREFORE, be it ordained by the Town of James Island Town Council, in meeting duly assembled, finds as follows:

SECTION 1. FINDINGS INCORPORATED

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

SECTION II. REZONING OF PROPERTY

- A. Town of James Island Council rezones the property located at 849 Harbor View Road, identified as Tax Map Number 454-09-00-018, and referenced on the attached "Exhibit A", from the General Office (OG) Zoning District to the Low-Density Suburban Residential (RSL) Zoning District; and
- B. Any and all development of the subject parcel must comply with the ZLDR and any and all other applicable ordinances, rules, regulations, and laws; and
- C. The Zoning Map of Tax Map Number 454-09-00-018 referenced on the attached "Exhibit A", is amended to Low-Density Suburban Residential (RSL) in accordance with Section 153.043 H of the ZLDR.

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 approval of Town Council following second reading.

ADOPTED AND APPROVED in meeting duly assembled this 17th day of October 2024.

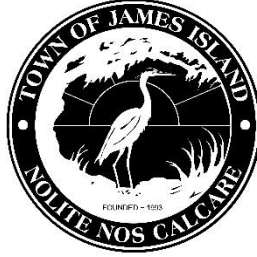
TOWN OF JAMES ISLAND COUNCIL

By: _____
Brook Lyon
Mayor of the Town of James Island

ATTEST:

By: _____
Frances Simmons
Town Clerk of the Town of James Island

Public Hearing: September 19, 2024
First Reading: September 19, 2024
Second Reading: October 17, 2024



**ZONING/PLANNING
DEPARTMENT**

Zoning Map Amendment

PC: September 12, 2024

Case Summary: ZRSL-4-24-014

Request to rezone from the General Office (OG) Zoning District to the Low-Density Suburban Residential (RSL) Zoning District

FIRST READING: SEPTEMBER 19, 2024

SECOND READING: OCTOBER 17, 2024

History and Overview:

849 Harbor View Road is located near the corner of Mikell Drive and Harbor View Road and is adjacent to the current James Island Public Service District's Fire Station 2, which is in the Low-Density Suburban Residential (RSL) Zoning District. The property currently has one building located on it and is the former location of Three Trees Dental Office. The parcel included in the current Zoning Map Amendment Request is 0.493 acres in size and is in the OG Zoning District. The parcel is considered a legal conforming lot.

The applicant (JIPSD) and representative (G. Robert George and Associates), are seeking to rezone the parcel from the OG Zoning District to the RSL Zoning District to complete a property line abandonment between the subject parcel and the neighboring parcel (853 Harbor View Rd) in order to create one larger parcel with matching zoning for the future replacement of the existing Fire Station 2. The JIPSD is the owner of both lots.

Adjacent Zoning:

Surrounding properties on the east and south side of Mikell Drive are in the RSL Zoning District in the Town of James Island, as well as a JIPSD Pumpstation that is also zoned RSL. Property to the north of Harbor View Road is owned by Harbor View Presbyterian Church and is zoned RSL in the Town and SR-1 in the City of Charleston. To the west of the subject property are parcels zoned OR (Residential Office) and RSM (Moderate-Density Suburban Residential) in the Town and a parcel zoned Conservation and owned by Charleston Water System.

Approval Criteria:

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) approval may be approved only if Town Council determines that the following criteria are met:

1. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;

Staff's response: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, specifically the Priority Investment Element Strategies, which states, "*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*". Additionally, the Purpose and Intent of the Zoning Ordinance states the chapters are intended to "*protect the health, safety, and general welfare of existing and future residents by facilitating the adequate provision or availability of transportation, police and fire protection*" as well as *securing from fire, flood and other dangers*", amongst other purposes and intents.

2. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

Staff's response: Nearby properties have a range of existing uses (religious assembly, single-family residential, utility pumping station, and public facilities), and zoning (office residential, moderate and low-density suburban residential, and conservation). If approved, the subject property will retain its residential use capability and will be combined with the adjacent property that is currently zoned RSL in order to reconstruct the existing Fire Station. Therefore, the proposed amendment may be compatible with existing uses and zoning of nearby properties.

3. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

Staff's response: The subject property has previously been serviced by public facilities and the Town and other service providers will be able to continue these public facilities and services while maintaining adequate levels of service to existing development.

4. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife and natural resources; and

Staff's response: The applicant's letter of intent states that "*the JIPSD is planning on replacing the existing Fire Station with a newer, larger fire station to better accommodate the growing population of James Island*". Since both parcels involved in the lot line abandonment are under the same ownership with the same use being proposed as is currently there, there should be no significant adverse impacts on property in the vicinity of the subject tract or the environment. The subject parcel has been previously fully developed.

5. **The subject property is suitable for proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of resources and amenities.**

Staff's response: The subject property is a legal conforming lot in its current zoning designation of OG. The subject property also meets the minimum standards for a Low-Density Suburban Residential (RSL) zoning designation including parcel size and parcel configuration. The parcel has direct access from both Mikell Drive and Harbor View Road.

Planning Commission Meeting: September 12, 2024

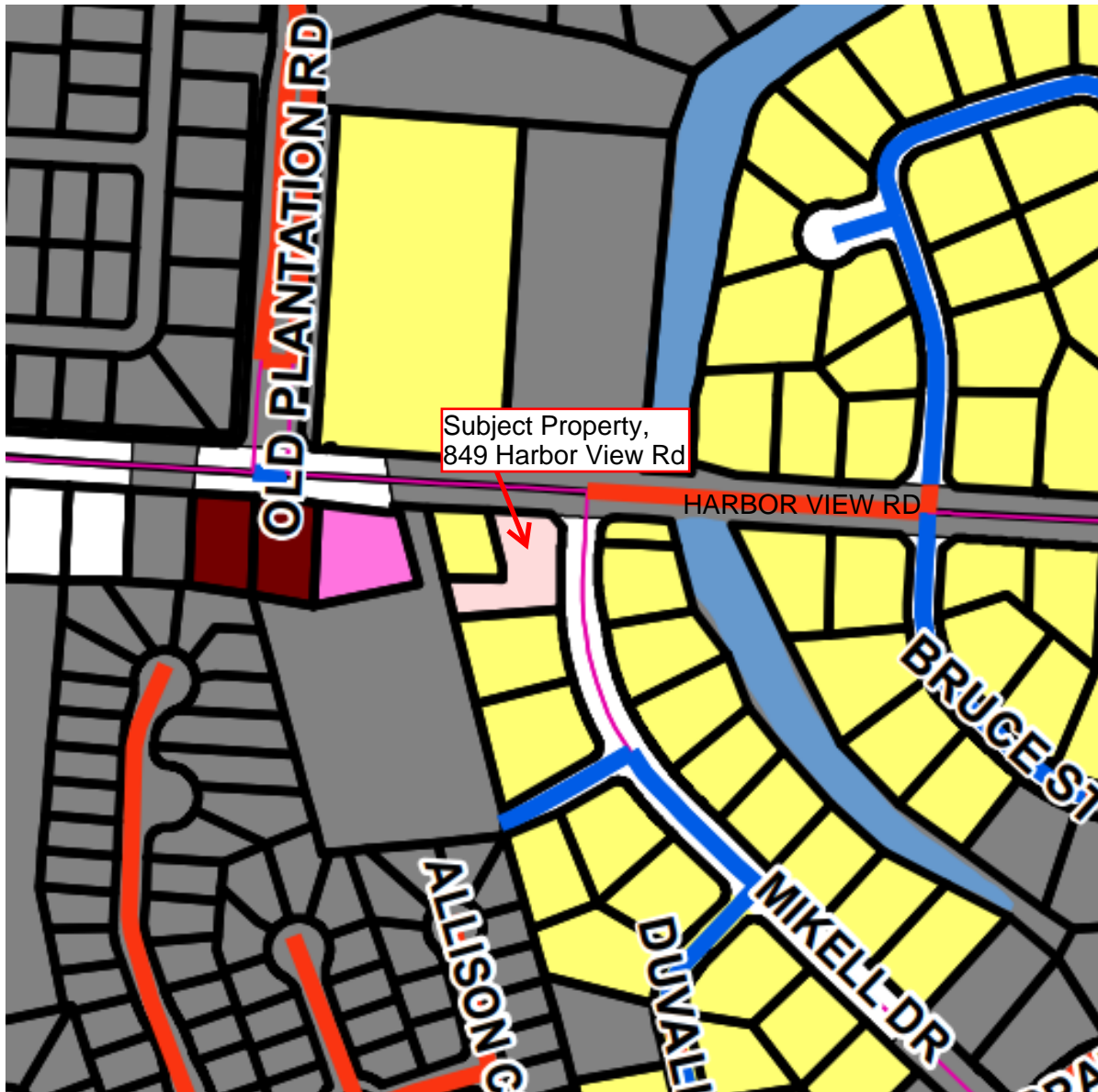
Recommendation: TBD

Speakers in Support: TBD

Speakers in Opposition: TBD

Notifications:

A total of 97 notification letters and emails were sent to owners of property within 300 feet of the boundaries of the proposed zoning map amendment and to the James Island Interested Parties List on July 31, 2024. Additionally, this request was noticed in the Post & Courier on July 31, 2024 and the property was posted on July 31, 2024. The meeting notice was also sent to the Town News email recipients and was posted on the Town's Facebook page and website.








LEGEND

CURRENT ZONING





ZONING DISTRICTS

-  RSL
-  RSM
-  OR
-  OG
-  CN
-  CC
-  PD

STREETS

-  SC DOT
-  TOWN OF JAMES IS
-  CITY OF CHAS
-  COUNTY CHARLESTON
-  Split

Boundaries

-  TOWN OF JAMES ISLAND
-  CITY OF CHARLESTON
-  CITY OF FOLLY BEACH
-  COUNTY OF CHARLESTON

AN ORDINANCE FOR THE TOWN OF JAMES ISLAND TO AMEND CHAPTER 151 OF THE CODE OF ORDINANCES TO ADOPT CHARLESTON COUNTY’S CURRENT FLOOD DAMAGE PREVENTION ORDINANCE NO. 2306

WHEREAS, it is in the best interests of the citizens of the Town of James Island to have an updated Ordinance for the management of the flood hazard areas in the Town in order for the citizens of the Town of James Island to be able to receive federal flood insurance through the National Flood Insurance Program, and to receive discounts thereto as a result of the participation by the Town in the Community Rating System; and

WHEREAS, the flood insurance rate maps (FIRM) for Charleston County, dated January 29, 2021, copies of which are on file in the Charleston County Office of Building Inspection Services and online at charlestoncounty.org and msc.fema.gov, were updated by the Federal Emergency Management Agency (FEMA) into a countywide format that provides more accurate risk data than previously available; and

WHEREAS, as the environment changes, rising floodwaters due to sea level rise and insufficient drainage systems are a growing concern in the Town; and

WHEREAS, this Ordinance takes strides to reduce flooding risk in adaptive and innovative ways to protect citizens; and

WHEREAS, Town Council finds it in the public interest and a benefit to the general health, safety and welfare of the residents of the Town to adopt this Ordinance amending the Town’s current floodplain management regulations.

NOW, THEREFORE, BE IT ORDAINED that the Town of James Island’s code of Ordinances be amended as follows by vote of the Town Council:

Charleston County Ordinance No. 2306, adopted on August 13, 2024, and replaced Chapter 9 of the Code of Ordinances, Charleston County, Entitled “Flood Damage Prevention and Protection” is hereby adopted by reference and declared to be as full a part of Chapter 151 of the Code of Ordinances of the Town of James Island.

First Reading: _____

Second Reading/Final Reading: _____

Effective this _____ day of _____, 2024

Brook Lyon
Mayor

ATTEST:

Frances Simmons
Town Clerk

TOWN OF JAMES ISLAND

ORDINANCE NO. 2024-07

AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND EXISTING SUPPLEMENTAL STORMWATER DESIGN STANDARDS

WHEREAS, the Town Council of the Town of James Island, approved Ordinance 2020-05 on May 21, 2020 to adopt the Town’s Supplemental Stormwater Design Standards Manual and incorporated the Manual within Title V: Public Works of the Town Code of Ordinances; and

WHEREAS, the Town Council of the Town of James Island desires to amend the Supplemental Stormwater Design Standards Manual to reflect necessary changes to help protect the health and general welfare of the residents of James Island; and,

WHEREAS, it is the finding of the Town Council of the Town of James Island that the existing Manual as found in Exhibit “A” be replaced with the proposed changes as found in Exhibit “B”.

NOW BE IT ORDAINED that the Town Council of the Town of James Island accepts this Supplemental Stormwater Design Standards Manual and hereby incorporates the Manual by reference.

INTRODUCTION AND FIRST READING: August 15, 2024
SECOND AND FINAL READING: September 19, 2024

ADOPTED this ____ day of _____, 2024 at James Island, South Carolina.

Brook Lyon, Mayor

ATTEST:

Frans Simmons
Town Clerk

1.0 INTRODUCTION

As a coastal community, the Town of James Island is acutely cognizant of and sensitive to the effects of stormwater management. Within recent years, the Town has experienced an increase in both widespread flooding due to storm surge, tidal events, and historical rainfall as well as reported nuisance flooding during smaller common storm events. Stormwater management has never been more important to communities like the Town of James Island than it is now. The effects of future climate change ensure that the sea level will rise, and the frequency and intensity of rain events will increase. The future vitality of the Town's growth, development, and economy depends on its ability to effectively manage stormwater today for the future.

Within James Island there are three governing authorities, the Town of James Island, Charleston County, and the City of Charleston. The Town of James Island has adopted the Charleston County Stormwater Design Manual. The City of Charleston has its own Stormwater Design Manual, which is being updated and expected to be effective in July 2020. The County is in the process of updating its stormwater design manual, however, the future effective date has not been established. The Town of James Island, in an effort to ensure the best stormwater management practices are being implemented in a timeframe commensurate with its needs, has developed supplemental stormwater design standards. As an incorporated town, the Town has ordinances governing stormwater management within its jurisdiction and employs staff to implement, review, and enforce its Stormwater Management Program. While, the Town will continue to follow the Charleston County Stormwater Design Manual, the supplemental stormwater design standards in the following sections are to be incorporated in all construction projects within the Town's jurisdiction and applied to all construction activities applying for a permit starting on its effective date. Where there is conflict between the County design manual and these supplemental standards, the Town's stormwater design standards will supersede.

The Town of James Island Supplemental Stormwater Design Standards provide design requirements directly affecting stormwater quantity control. The standards are to be implemented for both single family residence and non-single-family residence sites. These standards have been coordinated between the County and City to ensure stormwater management on James Island is well-coordinated and effective between the three governing entities.

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2.0 TOWN OF JAMES ISLAND REQUIREMENTS

2.1 Construction Activity Approval Process

All development within the Town of James Island shall have a preliminary planning meeting with the Town's Public Works Director to ensure the proposed site improvements are coordinated with the Town's stormwater master plan.

3.0 STORMWATER QUANTITY CONTROL DESIGN STANDARDS

3.1 Rainfall and Design Storms

The 24-hour precipitation depths/intensities corresponding to various probabilities for exceedance in any given year are shown in Table 1 and are to be used for projects within the Town. These values contain a 10 percent safety factor to account for uncertainties in the design process and the increasing intensity of future storms.

Table 1: 24-hour design storm precipitation data for Town of James Island, South Carolina

	100%	50%	20%	10%	4%	2%	1%
Return Frequency (Year)	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Precipitation (Inches)	3.8	4.6	6.1	7.2	8.7	9.9	11.3

3.2 Single Family Residence (SFR) Design Standards

Impervious area for individual residential lots, to include those within a larger planned community, shall not exceed 40% of the total property area. If the impervious area exceeds 40%, the runoff volume from a 25-year, 24-hour storm event shall be retained on site for the impervious area above 40%. For example, if the impervious area for a new home site is 52% of the total property, the site must retain the 25-year, 24-hour storm runoff volume for 12% of the total property area on site. Reference the Low Impact Development in Coastal South Carolina: A Planning and Design Guide for recommended best management practices.

3.3 Redevelopment Design Standards

Redevelopment shall be defined as a change to previously existing, improved property, where the impervious surface exceeds 20% of the total site and proposed improvements to the property exceed 50% of the total site value. Redevelopment design will apply to SFR and non-SFR site improvements. Improvements may include, but are not limited to, the demolition or construction of structures, filling, grading, paving, excavating, exterior improvements, interior remodeling, and resurfacing of paved areas. Improvement activities excluded from redevelopment include ordinary maintenance activities that do

not materially increase or concentrate stormwater runoff or cause additional nonpoint source pollution.

To improve stormwater management on existing developed sites, redevelopment activities for single family residence (SFR) and non-single-family residence sites shall implement at least one of the following performance standards:

- a. **Reduce Impervious Cover:** Reduce impervious cover to ensure it does not exceed 40% of the total lot area or retain runoff from 25-yr, 24-hour storm from the impervious area in excess of 40%. Confirm the post-development peak discharge rate does not exceed the pre-development peak discharge rate for the 50% AEP storm event. Confirm the post-development volume does not exceed the pre-development volume for the 10% and 4% AEP storm events.
- b. **Reduce Runoff Volume:** Achieve a 10% reduction in the total volume of runoff generated from the site by a 50% annual exceedance probability (AEP) storm event (2-year storm). Runoff calculations shall be based on a comparison of existing site conditions at the time of submittal of a Construction Activity Application to the post-development site conditions. Confirm the post-development peak discharge rate does not exceed the pre-development peak discharge rate for the 50% AEP storm event.
- c. **Reduce Peak Discharge Rates:** Achieve a 20% reduction of the existing peak discharge rates at the time of submittal of a CAA for the 10% and 4% AEP storm events (10-year and 25-year storms) based on a comparison of existing round cover at the time of submittal of a CAA to post-development site conditions. Confirm the post-development volume does not exceed the pre-development volume for the 10% and 4% AEP storm events.
- d. **Combination of Measures:** A combination of (a), (b), or (c) above that is acceptable to the Town.

3.4 Runoff Reduction Requirements

All SFR and non-SFR sites of less than a half-acre with an increase of 500 square feet or more of impervious area, shall offset the increase in runoff through implementation of runoff reduction practices. Runoff reduction practices include disconnected downspouts, rain garden, infiltration trench, rain barrels, etc. See Table 2 for a list of accepted runoff reduction practices.

Table 2: Runoff Reduction Practices

Reduction Practice	Requirement
Disconnect Downspouts from Impervious Areas or Piped Systems	500 sf of impervious area allowed per 500 sf of roof area disconnected
Install Rain Barrel	500 sf of impervious area per 50-gallon rain barrel installed at downspout
Install Rain Garden	500 sf of impervious area allowed per 50 sf of rain garden installed
Install Infiltration Trench	1' deep x 2' wide trench filled with clean coarse sand along each side of surface features such as driveways or patios with no more than 15 feet of linear unit area flowing to the feature
Remove and Replace	500 sf of impervious area allowed per 500 sf of existing impervious area removed and replaced with approved permeable material

Per Low Impact Development in Coastal South Carolina: A Planning and Design Guide, rain barrels should be used where there is a direct corollary reuse demand. In absence of such, an orifice outlet should be used to slowly drain to permeable surfaces.

3.5 Site Grading Requirements

Site fill is to be limited to the greatest extent possible to prevent disruption of existing overland stormwater flow patterns. If fill is required to elevate the site above existing grade, the following buffer requirements shall be met:

- a. 3H:1V slopes 1 foot in height or more above adjoining property shall maintain a 5-foot-wide vegetated buffer area for every additional 1 foot of height. (e.g., a 4-foot embankment would equate to a 15-foot buffer.)
- b. 4H:1V slopes 1 foot in height or more above adjoining property shall maintain a 3-foot-wide vegetated buffer area for every additional 1 foot of height. (e.g., a 4-foot embankment would equate to a 9-foot buffer.)
- c. 5H:1V slopes 1 foot in height or more above adjoining property shall maintain a 1-foot-wide vegetated buffer area for every additional 1 foot of height. (e.g., a 4-foot embankment would equate to a 3-foot buffer.)

The buffer may overlay other vegetated buffers and may contain stormwater features designed to manage stormwater generated by the fill slope. For grades between listed slopes, the necessary buffer shall be interpolated. Grading shall prevent runoff onto adjacent property.

Compaction of non-structural fill shall be minimized during construction. Soils in landscaping areas should be protected and amended as needed. Disturbed soils in areas of fill or heavy equipment operation that will be vegetated in the final site stabilization shall be scarified or treated as directed by the designer to improve infiltration and water retention prior to final establishment of vegetation.

3.6 Soil Infiltration

Any non-structural fill brought on-site shall have adequate permeability to allow water to infiltrate. Soils must have an infiltration rate of a minimum of 0.3 inches per hour as determined by a soil scientist or geotechnical engineer. The permeability test results must be submitted and approved prior to scheduling a certificate of occupancy or certificate of construction completion inspection. Soil infiltration best management practices (BMPs) shall be incorporated into the site design. Infiltration BMPs must be consistent with the most current version of the Low Impact Development in Coastal South Carolina: Planning and Design Guide.

3.7 Floodplain Storage

Construction activities that reduce storage within the floodplain, commonly known as “fill and build”, shall be prevented. The floodplain will be the 1% AEP floodplain as established by Federal Emergency Management Agency (FEMA) plus 2.5 feet elevation. The 100-year floodplain is defined by Special Hazard Area Zones A, AE, AH, AO, A99, V, and VE. The 2.5 ft will be added to the elevation of the 100-year flood plain. In cases where floodplain storage impacts are proposed, impacts shall be mitigated with a minimum 1.25:1 replacement based upon total storage volume to prevent deterioration of basin stormwater storage capacity over time. Mitigation shall be within the same basin effecting the same water surface elevations and hydraulics as the proposed impact.

1. INTRODUCTION

As a coastal community, the Town of James Island is acutely cognizant of and sensitive to the effects of stormwater management. Within recent years, the Town has experienced an increase in both widespread flooding due to storm surge, tidal events, and historical rainfall as well as reported nuisance flooding during smaller common storm events. Stormwater management has never been more important to communities like the Town of James Island than it is now. The effects of future climate change ensure that the sea level will rise, and the frequency and intensity of rain events will increase. The future vitality of the Town's growth, development, and economy depends on its ability to effectively manage stormwater today for the future.

Within James Island there are three governing authorities, the Town of James Island, Charleston County, and the City of Charleston. The Town of James Island has adopted the Charleston County Permitting Standards and Procedures Manual dated May 2017. The City of Charleston has its own Stormwater Design Manual. The latest edition is dated January 2020. The Town of James Island, in an effort to ensure the best stormwater management practices are being implemented in a timeframe commensurate with its needs, has developed supplemental stormwater design standards. As an incorporated town, the Town has ordinances governing stormwater management within its jurisdiction and employs staff to implement, review, and enforce its Stormwater Management Program. While, the Town will continue to follow the Charleston County Permitting Standards and Procedures Manual, the supplemental stormwater design standards in the following sections are to be incorporated in all construction projects within the Town's jurisdiction and applied to all construction activities applying for a permit starting on its effective date. Where there is conflict between the County design manual and these supplemental standards, the Town's stormwater design standards will supersede.

The Town of James Island Supplemental Stormwater Design Standards provide design requirements directly affecting stormwater quantity control. The standards are to be implemented for both single family residence and non-single-family residence sites. These standards have been coordinated between the County and City to ensure stormwater management on James Island is well-coordinated and effective between the three governing entities.

2. TOWN OF JAMES ISLAND PRELIMINARY PLANNING MEETING

All development within the Town of James Island shall have a preliminary planning meeting with the Town’s Public Works Director to ensure the proposed site improvements are coordinated with the Town’s stormwater master plan.

3. STORMWATER QUANTITY CONTROL DESIGN STANDARDS

3.1. Rainfall and Design Storms

The 24-hour precipitation depths/intensities corresponding to various probabilities for exceedance in any given year are shown in Table 1 and are to be used for projects within the Town. These values contain a 10 percent safety factor to account for uncertainties in the design process and the increasing intensity of future storms.

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Precipitation (Inches)	3.8	4.6	6.1	7.2	8.7	9.9	11.3

3.2. Single Family Residence (SFR) Design Standards

Single Family Residence for the purpose of these design standards means a single lot zoned for construction of a detached single family residence.

3.2.1. Impervious Area for SFR Lots

An impervious surface is a monolithic surface made of non-porous material that prevents water from infiltrating. Examples of impervious surfaces include

structures, concrete or asphalt slab, driveway, sidewalk, patio, pools, rooftop, street, curbing, and elevated decks constructed to prevent water from passing through to underlying soil.

Impervious area for individual residential lots, including those within a larger planned community, shall not exceed 40% of the total property area.

3.2.2. Fill

Fill or filling means placement of natural sands, dirt, soil or rock above the natural grade to raise the elevation of the ground, and may also include concrete, cement, soil cement, brick or similar material as approved on a case-by-case basis. Large quantities of fill can alter drainage, may lessen rainfall infiltration, accelerate runoff and/or displace water onto neighboring properties and downstream communities.

Projects that will alter drainage patterns and/or increase stormwater runoff shall provide a topographic grading and drainage plan prepared by a licensed design professional which demonstrates compliance with these standards. The grading and drainage plan shall be accompanied with a statement or letter signed by the design professional which states that the proposed project and associated activity will not adversely impact offsite properties or rights-of-way. Upon completion of the project the property owner shall produce a letter signed by the design professional that states that the project has been completed in accordance with the approved plan and that it does not adversely impact offsite properties.

Property owners shall not impede the natural flow of runoff from their neighbors, and they shall not dispel their runoff in a manner that will negatively impact their neighbors. Fill placed within the footprint of the foundation shall not exceed that amount required to prevent accumulation of water beneath the structure.

Fill material within the 10 ft set back abutting adjacent properties shall not be sloped greater than 1 ft vertical to 6 ft horizontal. The slope of fill material outside the foundation perimeter shall not be greater than 1 ft vertical to 6 feet horizontal.

Drainage swales must be created to provide positive drainage to the existing drainage system in accordance with an approved grading and drainage plan.

3.2.3. Foundation Types

Slab-on-grade foundations are difficult to elevate, and water can flood buildings through cracked or settled slab-on-grade foundations. Sea levels are expected to rise, which will increase flood risk in the special flood hazard areas (SFHA) and expand the extent of the SFHA. In order to address increasing flood levels, flood hazards, and the associated damage caused by the importation of fill, the following shall apply within the SFHA of the town limits.

Beginning January 1, 2025 (the "effective date"), the permitting of certain foundation types shall be prohibited for all new single-family dwellings.

The most current version of Appendix B to the Federal Emergency Management Agency's National Flood Insurance Program (NFIP) Flood Insurance Manual (the "appendix") is hereby incorporated by reference and shall govern acceptable foundation types, as may be supplemented and amended by the town's Supplemental Stormwater Design Standards.

The foundations depicted in Diagrams 1A, 1B, 2A, 2B, and 3 of the appendix are prohibited for detached single-family dwellings. In addition, the use of structural fill for support of the foundation is prohibited to include raised slab foundations.

The floodplain manager or his/her duly authorized agent shall review elevation certificates to ensure the proper type of foundation has been used pursuant to this section.

3.3. Redevelopment Design Standards for Non SFR Development

Redevelopment shall be defined as a change to previously existing, improved property, where the impervious surface exceeds 20% of the total site and proposed improvements to the property exceed 50% of the total site value. Redevelopment design will apply to non-SFR site improvements. Improvements may include, but are not limited to, the demolition or construction of structures, filling, grading, paving, excavating, exterior improvements, interior remodeling, and resurfacing of paved areas. Improvement activities excluded from redevelopment include ordinary maintenance activities that do not materially increase or concentrate stormwater runoff or cause additional nonpoint source pollution.

To improve stormwater management on existing developed sites, redevelopment activities for non-single-family residence sites shall implement at least one of the following performance standards:

- a. Reduce the impervious cover on the site by at least 20 percent, based on a comparison of existing impervious cover at the time of submittal of a Construction Activity Application.
- b. Reduce Runoff Volume: Achieve a 10% reduction in the total volume of runoff generated from the site by a 50% annual exceedance probability (AEP) storm event (2-year storm). Runoff calculations shall be based on a comparison of existing site conditions at the time of submittal of a Construction Activity Application to the post-development site conditions. Confirm the post development peak discharge rate does not exceed the pre-development peak discharge rate for the 50% AEP storm event.
- c. Reduce Peak Discharge Rates: Achieve a 20% reduction of the existing peak discharge rates at the time of submittal of a CAA for the 10% and 4% AEP storm events (10-year and 25-year storms) based on a comparison of existing round cover at the time of submittal of a CAA to post-development site conditions. Confirm the post-development volume does not exceed the predevelopment volume for the 10% and 4% AEP storm events.
- d. Combination of Measures: A combination of (a), (b), or (c) above that is acceptable to the Town.

3.4. Soil Infiltration

Non-structural fill is that which is incorporated into the site with the purpose of increasing infiltration and reducing the rate and volume of stormwater runoff. Any non-structural fill brought on-site shall have adequate permeability to allow water to infiltrate. Soils must have an infiltration rate of a minimum of 0.3 inches per hour as determined by a soil scientist or geotechnical engineer. The permeability test results must be submitted and approved prior to scheduling a certificate of occupancy or certificate of construction completion inspection. Soil infiltration best management practices (BMPs) shall be incorporated into the site design. Infiltration BMPs must be consistent with the most current version of the Low Impact Development in Coastal South Carolina: Planning and Design Guide.

Compaction of non-structural fill shall be minimized during construction. Soils in landscaping areas should be protected and amended as needed. Disturbed soils in areas of fill or heavy equipment operation that will be vegetated in the final site stabilization shall be scarified or treated as directed by the designer to improve infiltration and water retention prior to final establishment of vegetation.

3.5. Floodplain Storage

Non-SFR construction activities that reduce storage within the floodplain, shall be prevented. The floodplain will be the 1% AEP floodplain as established by Federal Emergency Management Agency (FEMA). The 100-year floodplain is defined by Special Hazard Area Zones A, AE, AH, AO, A99, V, and VE. In cases where floodplain storage impacts are proposed, impacts shall be mitigated with a minimum 1:1 replacement based upon total storage volume to prevent deterioration of basin stormwater storage capacity over time. Mitigation shall be within the same basin effecting the same water surface elevations and hydraulics as the proposed impact.