



Town of James Island, Regular Town Council Meeting
October 17, 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: (Councilwoman Mignano)
- 2) Public Hearing: Ordinance #2024-09: Proposed Zoning Map Amendment on property located at 1734 Camp Road (TMS# 425-02-00-152) from Low Density Suburban Residential (RSL) to Residential Office (OR) for a Personal Improvement Use (Pottery Studio)
- 3) Presentation: Jeff Wilson, President & CEO, Trident Medical Center
- 4) Presentation: 2024-205 Community Assistance Grant Requests
- 5) Public Comment:
- 6) Consent Agenda:
 - a) **Minutes** Town Council Regular Meeting, September 19, 2024
 - b) **Boy Scout Troop #50 Request** to Use PP Pavilion: (Oct. 29, 2024 – May 18, 2025)
- 7) Information Reports:
 - a) **Finance Report**
 - b) Island Sheriff's Patrol Report
 - c) **Public Works Report**
- 8) Requests for Consideration by Staff:
- 9) Requests for Consideration by Council:
 - **2024-2025 Community Assistance Grant Award Recommendations**
 - **AmeriCorps Housing Lease**

- **Security Proposal** for Reception Area

10) Committee Reports:

- a) Land Use Committee
- b) Environment and Beautification Committee
- c) Children's Committee
- d) Neighborhood Council
 - Tim McIntosh (Lawton Bluff)
 - Adam Moore (Lawton Bluff)
 - Elizabeth Stanley (Central Park Neighborhood)
- e) History Committee
 - Tom Robinson
- f) Rethink Folly Road
- g) Drainage Committee
- h) Business Development Committee
 - Appointments to Business Development Committee
 - Lexie Webb, Harvest Catering & Market
 - Kelsey Robbins, The Local Shoppe
 - Chase Barton, Martin's BBQ
- i) Trees Advisory Committee
- j) James Island Intergovernmental Council
- k) Accommodations Tax Committee

11) Proclamations and Resolutions:

- **Support of SCDOT** to Repave Portions of Camp and Dills Bluff Roads (Councilman Mullinax)
- **National Colonial Heritage Month**
- **World Pancreatic Cancer Day**

12) Ordinances up for First Reading:

Ordinance # 2024-09: Proposed Zoning Map Amendment on property located at 1734 Camp Road (TMS# 425-02-00-152) from Low Density Suburban Residential (RSL) to Residential Office (OR) for a Personal Improvement Use (Pottery Studio)

Ordinance #2024-10: Amending Zoning and Land Use Regulations Ordinance #2013-07: Exhibit A):Wetlands, Waterways, and OCRM Critical Line: Section 153.337 A1B:Section 153.337 A1C: Measurements, Computations and Exceptions; Dimensional Standards Defined: Section 153.066 B3

- 13) Ordinances up for Second/Final 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
- 14) Old Business:
- 15) New Business:
- 16) 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.
- 17) Return to Regular Session:
- 18) Announcements/Closing Comments:
Town Market, November 1
- 19) Adjournment:

The Town of James Island held its regularly scheduled meeting on Thursday, September 19, 2024 at 7:00 p.m. in person at 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: Dan Boles, Lewis Dodson, Cynthia Mignano, Troy Mullinax, and Mayor Brook Lyon who presided. Also, Brian Quisenberry, Town Attorney, Michael Hemmer, Executive Assistant to the Mayor, Becky Heath, Finance Officer, Keith LaDeaux, Public Works Coordinator/Project Manager, Kristen Crane, Planning Director, Melissa Flick, Permitting and Licensing Manager, Louton Sutley, Field Crew Leader, and Jackie Mays, Administrative Assistant II (for Frances Simmons, Town Clerk).

Opening Exercises: Mayor Lyon called the meeting to order at 7:00 p.m. Councilman Mullinax led Council in prayer and followed with the Pledge of Allegiance.

Public Hearing: Mayor Lyon opened the Public Hearing to receive comments on Ordinance #2024-06 to Rezone Real Property located at 849 Harbor View Road, TMS#454-09-00-018 General Office (OG) Zoning District to Low Density Suburban Residential (RSL) Zoning District.

Shawn Engleman, Interim Fire Chief, James Island PSD, 1108 Folly Road: informed Council that he and engineer, Troy Benning, are present to answer questions regarding the project.

Public Comments:

Henrietta Martin, 1235 Hepburn St: informed Council that she owns property at 1022 Greenhill Road and the fall of 2023 she learned that a house was going to be built adjacent to her property. She was unaware that the developer was going to dump 2 ½ feet of dirt to raise his property for the construction. She said because the builder raised his property line when it rains, the water runs onto her property and it floods every time it rains. She brought this to the former administration’s attention but no action was taken. She asked Council to approve the ordinance that would prohibit this from continuing to happen in the future..

Special Order of Business:

Commission of Code Enforcement Officer (Melissa Flick): Mayor Lyon complimented Melissa Flick for doing a great job in all departments and for helping Henrietta Martin to resolve her situation. She stated that she believes in cross-training and learned of Melissa’s passion for code enforcement. We are honored to commission Melissa as a code enforcement officer tonight.

Mayor Lyon called for a motion to Commission Melissa Flick as a Code Enforcement Officer for the Town of James Island. Councilman Mullinax moved, seconded by Councilwoman Mignano.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Motion passed Unanimously	

Mayor Lyon administered the Oath of Office and it is entered into the record.

Consent Agenda:

Minutes: Town Council Regular Meeting, August 15, 2024: Mayor Lyon thanked Jackie Mays for filling in for Town Clerk, Frances Simmons, who is on vacation. Motion to approve the minutes of the August 15, 2024 meeting was made by Councilman Dodson, seconded by Councilman Mullinax and passed unanimously.

Information Reports:

Finance Report: Becky Heath, Finance Officer, stated that the monthly Finance Report for the period ending August 1 was included in Council's packet and availed herself to answer questions. Report accepted as information .

Island Sheriff's Patrol Report: Lt. James presented Council with an update on recent crimes that occurred in the Town during last month. Report accepted as information.

Public Reports Report: Public Works Coordinator/Project Manager, Keith LaDeaux updated Council that the sod has been laid for the Quail Run project and it is officially completed. He said the wires are still exposed at the site so if anyone knows someone in the cable business please ask them to bury the cables as they have been exposed for quite some time and we have not had success with multiple requests to bury them. Public Works Report received as information.

Request for Consideration by Staff:

Purchase of Town Truck: Mayor Lyon reported at the last meeting a request came forth for the purchase a new truck and a Sedan. She said Melissa Flick has spent a lot of time pricing vehicles and it is very hard to find vehicles right now. She said the staff would like to propose the purchase of a truck this year and look at purchasing a Sedan next year. A big problem is when staff finds a vehicle, by the time it comes to Council it has been sold.

Mayor Lyon asked staff to speak on the request. Melissa Flick gave an overview of her search to find vehicle(s) to match what the Town already has; i.e., make/model, color, etc. She has contacted dealerships from Mt. Pleasant to St. George when staff considered purchasing a Sedan or a smaller SUV. Melissa said it is more pressing for staff to have a working truck. Especially if the AmeriCorps group comes here, having a Town truck would keep Keith from hauling and towing in his personal vehicle. Both Keith and Lauton spoke in support of purchasing a truck. Lauton added that while he is a new employee, he has identified ways to provide better quality service to our citizens and that comes with having the proper equipment.

Becky Heath added that the Finance Report included a budget transfer where the money for the truck would come from. She said there were several items in the budget that are not needed and the money for the truck would not be taken from a line item that is needed.

Mayor Lyon asked for a motion of \$50,000 for the purchase of a Town truck. Councilwoman Mignano moved for the approval, seconded by Councilman Dodson. Councilwoman Mignano spoke in support of the request.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Motion passed unanimously	

Charleston Regional Hazard Mitigation Plan, 2023-2024 Update: Mayor Lyon stated that this item is too notify Council of the 2023-2024 update of the Charleston Regional Hazard Mitigation Plan. Mike Hemmer is available to answer questions. Councilman Dodson asked if this would help lower flood homeowners insurance. Mr. Hemmer said he believes this would be a big part of the Community Rating System (CRS) and the Town's review is October 8. He said every number that we go down by is five (5) percent off the cost of flood insurance.

Request for Consideration by Council: None.

Committee Reports:

Land Use Committee: Mayor Lyon announced there was no BZA meeting this month. The Planning Commission met on September 12 and discussed a rezoning request for the fire station at 849 Harbor View Road which will come before Council later in the meeting.

Environment and Beautification Committee: Councilwoman Mignano deferred to Stan Kozikowski to report as she was unable to attend last night's meeting. Stan, reported that James Island Pride had a litter pick up on September 7 and collected 21 bags of litter. Helping Hands will hold an event on September 28. He has obtained permission to obtain a battery-operated blower and hedge trimmer to provide service for our residents. Virginia Smith, Secretary of JI Pride, is working on obtaining a grant for a rain garden.

Children's Committee: No Report.

Public Safety Committee/Neighborhood Council: Councilman Boles reported at the September 26 Neighborhood Council meeting neighborhood maps were presented by Co-chair Bill Lyon.

History Committee: Mike Hemmer reported that the History Commission met on September 10 and the members are excited about the grant they received for an audio tour. The tour will focus on the Revolutionary War sites around town. A launch party will be held in November. The next meeting of the History Commission will be on October 8.

ReThink Folly Road: Mayor Lyon announced the next meeting is on September 25 at 3 p.m. in person at the Town Hall.

Drainage Committee: Councilman Mullinax reported on a productive meeting last month. Member discussed how drainage preparations helps in getting through hurricane season better. There was good citizen participation and a productive meeting overall. The next meeting date and time will be announced.

Business Development Committee: Councilman Dodson said his committee will be seated in October and will schedule a meeting.

Trees Advisory Committee: Mayor Lyon reported that the Trees Advisory Committee met on September 10 and is excited about its Tree Give-Away at the December Town Market. The trees will be contained in small pots so they can be planted easily. There will also be a raffle for magnolia trees and a Christmas wreath. The Town will have a booth at the Christmas Market.

An award will be given on Tuesday to the Lighthouse Point Community for a cedar tree on the Indian Mound; the second oldest tree in the state. The Town Market is continuing to grow and the next First Friday event will be on October 4. Mayor Lyon invited everyone to attend to enjoy the food trucks, vendors and other activities that are planned.

James Island Intergovernmental Council: Councilwoman Mignano announced the next meeting on October 30 at 7:00 p.m. at the Town Hall.

Accommodations Tax Committee: No Report.

Proclamations and Resolutions:

Proclamation: Top Ladies of Distinction: Mayor Lyon read into the record a proclamation recognizing the Top Ladies of Distinction and presented to Elizabeth Stanley. Ms. Stanley gave an overview of the organization and thanked Council for its support.

Resolution #2024-04: A Resolution to Obtain a Municipal Association of SC (MASC) Hometown Grant: Mayor Lyon explained this is a matching grant to support the Town's application of \$25,000 for a Hometown Economic Development Grant. The Town's match is \$3,750. Grant funds would be used to develop a community garden and passive park on the Hillman property adjacent to the Town Hall. Motion to approve was made by Councilman Boles, seconded by Councilman Dodson.

Vote

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

Motion passed unanimously

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: Mayor Lyon gave a presentation in support of Resolution #2024-05 to obtain funding for a passive park at 1259 Mill Point Road. (copy attached). Motion to approve made by Councilman Dodson, seconded by Councilwoman Mignano. Members of Council expressed their excitement of the possibility of having this passive park.

Vote

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

Motion passed unanimously

Ordinances up for First Reading:

Ordinance #2024-06: An Ordinance Rezoning Real Property 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: Mayor Lyon informed Council that this request was approved at the Planning Commission's August meeting. The PSD Town Engineer, PSD Fire Chief, and the Town's Planning Director is present to answer questions that may arise.

Mayor Lyon opened the floor to questions. Councilwoman Mignano asked about the zoning and Mayor Lyon stated that the request is a down zoning. Ms. Crane explained there are two properties. One is zoned General Office and the other Residential. The request is to abandon the lot line to make it one parcel. It was noted that the dentist office is zoned Office General. This is a down zoning to make it one residential parcel

and fire stations are an allowed use there.. Mayor Lyon noted that Harbor View Presbyterian Church submitted a letter in support of the request. Motion to approve was made by Councilman Boles, seconded by Councilman Dodson.

Vote

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

Motion passed unanimously

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: Mayor Lyon introduced the Ordinance. There was no discussion. A motion for approval was made by Councilman Mullinax, seconded by Councilman Dodson.

Vote

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

Motion passed unanimously

Ordinances up for Second/Final Reading:

Ordinance #2024-07: An Ordinance Amending the Town of James Island Existing Supplemental Stormwater Design Standards with Exhibits A and B: Motion to approve made by Councilman Boles, seconded by Councilwoman Mignano. Mayor Lyon commented that Henrietta Martin has promoted these changes. She thanked Laura Cabiness, the Town’s engineer who has worked tirelessly to help us make changes. She is hopeful this will help in the future avoid situations as Ms. Martin’s and others in the future.

Vote

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

Motion passed unanimously

Old Business: None.

New Business: None.

Executive Session: Mayor Lyon asked for a motion to 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 #328-010—0048, and the receipt of legal advice regarding litigation matters, including KEBS vs. Town of James Island and 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. A motion to enter the executive session was made by Councilwoman

Mignano, seconded by Councilman Dodson. No discussion. Motion passed unanimously. Council entered the executive session at 7:50 p.m.

Return to Regular Session: Mayor Lyon asked for a motion to return to regular session at 8:50 p.m. She announced that no votes were taken during the Executive Session.

A motion authorizing Mayor Lyon to sign the Charleston County Revenue Disclosure for 2024 was made by Councilman Dodson, seconded by Councilman Boles.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Motion passed unanimously	

Announcements/Closing Comments: Not recorded.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:10 p.m.

Respectfully submitted (Transcribed)

Frances Simmons

Town Clerk

Robin Sanders

Town of James Island

From: Sarah Young <sgmoise@gmail.com>
Sent: Monday, September 16, 2024 11:30 AM
To: Robin Sanders <rsanders@jamesislandsc.us>
Subject: Pinckney Park Pavilion

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

Good morning, Ms. Sanders,

I have attached the pavilion rental request for our cub scout meetings for 24/25. Please forgive me for being a little behind schedule with it this year. The dates are listed, but in case it's easier to see them in an email instead of on the form, they are:

October 29, 2024
November 12, 2024
December 10, 2024
January 7, 2025
January 21, 2025
February 4, 2025
February 18, 2025
March 4, 2025
March 18, 2025
April 1, 2025
April 15, 2025
April 29, 2025
May 13, 2025
May 18, 2025 - Blue & Gold Banquet (this is a Sunday)

I know your council members usually discuss this and put it to a vote. I hope that they will be willing to allow us to use the facility again this year for our cub scout meetings. It has been a wonderful location for us over the years.

Our den would be absolutely delighted to participate in any needed service projects for the park, and I would be the contact person if you need to get in touch: plantings, clean ups after storms, pollinator gardens, trees, flags, etc. We would love to give back to the park that has provided so well for us, and I hope we always leave it cleaner than we found it.

Thank you so much,
Sarah Young



Monthly Finance & Budget Report **September 2024**

This monthly financial summary report is for the period ending September 30, 2024. This represents 3 months into FY25, completion of Q1, and 25% of the total budget for this fiscal year.

Although some departments are over budget, most are under budget and expected to even out through the remainder of the fiscal year.

Highlighted items within the associated monthly table:

Public Works

- Charleston County Stormwater Reimbursement Fund – Balance confirmed with Charleston County and updated from \$500,000 to \$747,600.
 - FY25 Stormwater invoices will be evaluated and submitted for reimbursement.

Capital Expenses

- Vehicle Purchase – New truck; \$50,000 budgeted for purchase. The purchase price was \$47,399. The balance of \$2,600 will be moved to vehicle maintenance, as discussed during the request for approval.

Hospitality Tax

- Projects – JIACC – Roof repairs and waterproofing

JIPSD Tax Relief

- The Town received the signed Cost Share Agreement from the JIPSD, monthly payments were processed through October.

Additional details can be provided upon request.

Becky Heath
Finance Director
Report date: 10/9/2024

www.JamesIslandSC.us

Town of James Island

% FY Complete 25%

Monthly Budget Report

Fiscal Year 2025 - September 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	1,845										157,730	765,000
Building Permit Fees	1,238	1,357											2,595	26,000
Business Licenses	33,727	2,422	11,165										47,315	480,000
Contributions/Donations-Park/Community Programs	25	170	20										215	
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	113,292										463,645	1,360,000
Local Option Sales Tax (MUNI)	48,601	106,965	51,105										206,672	580,000
Miscellaneous													-	100
Planning & Zoning Fees	1,081	2,007	1,532										4,620	16,200
State Aid to Subdivisions		75,066											75,066	300,266
Telecommunications			89										89	16,000
Homestead Exemption Tax Receipts													-	48,000
Facility Rentals	150	600	599										1,349	7,500
Stormwater Fees													-	8,000
Stormwater Reimbursement - Transfer Out														
	259,516	615,003	179,648	-	-	-	-	-	-	-	-	-	1,054,167	4,167,958
													% of Budget	25%

	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	28,030										83,627	353,000
Benefits, Taxes & Fees	11,582	11,965	12,169										35,717	155,500
Copier	707		546										1,252	4,500
Supplies	1,144	497	588										2,229	5,500
Postage	233	10	35										278	7,000
Information Services	6,326	5,777	6,009										18,112	116,680
Equipment/Software/Maintenance			852										852	400
MASC Membership													-	5,400
Insurance	23,217		2,435										25,652	70,000
Legal & Professional Services	45,833	11,250	30,096										87,179	90,000
Legal Settlement													-	-
Election Expenses													-	-
Town Codification													-	1,000
Advertising			377										377	3,500
Audit													-	13,500
Mileage Reimbursement	32	32	33										98	800
Employee Screening		135	120										255	149
Employee Training & Wellness	154												154	5,600
Dues and Subscriptions		336	175										511	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 & QB)	73	56	75										204	1,500
Bank Charges (Other)	86												115	300
Payroll Processing	487	460	552										1,499	6,000
	117,125	59,419	82,093	-	-	-	-	-	-	-	-	-	258,666	852,029
													% of Budget	30%

ELECTED OFFICIALS

Salaries	5,385	5,385	5,385										16,154	70,000
Benefit, Taxes & Fees	5,695	5,695	5,695										17,086	80,092
Mayor Expense	318												318	1,000
Council Expense		47	57										104	2,000
Mobile Devices													-	-
	11,398	11,127	11,137	-	-	-	-	-	-	-	-	-	33,662	153,092
													% of Budget	22%

	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	35,367										113,005	478,000
Benefits, Taxes & Fees	15,194	15,322	14,353										44,870	1,910,000
													157,875	2,388,000
													% of Budget	7%

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	199										598	4,500
Uniform / PPE													-	500
Planning Commission													-	3,800
Board of Zoning Appeals		196	600										796	3,800
	194	417	799	-	-	-	-	-	-	-	-	-	1,410	17,025
													% of Budget	8%

BUILDING SERVICES

County Contract													-	-	
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	2,900
													% of Budget	3%	

	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													-	747,600
Stormwater Expenses for Reimbursement	3,617	24,274	6,270										34,161	34,161
														713,439
Mileage Reimbursement														100
Training & Travel		285											285	1,500
Public Outreach			96										96	300
Projects		3,800	4,704										8,504	38,000
Signage	413		220										633	4,000
Mobile Devices													-	-
Uniform / PPE	547	377											924	1,200
Stormwater Professional Fees													-	5,000
Supplies	93	504	626										1,224	6,000
Emergency Management	381	4,565	281										5,227	20,000
Dues and Subscriptions	39	39											78	725
Asset Management	15,000												15,000	15,000
Tree Maintenance and Care	3,400	6,050	3,350										12,800	10,000
Groundskeeping	4,153	10,600	8,673										23,425	45,000
	24,026	26,220	17,950	-	-	-	-	-	-	-	-	-	68,196	146,825
													% of Budget	46%

CODES & SAFETY

Mileage Reimbursement													-	-
Equipment													-	1,000
Radio Contract													-	3,200
Training		178											178	800
Supplies	65		109										174	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	109	-	-	-	-	-	-	-	-	-	400	17,400
													% of Budget	2%

ISLAND SHERIFF'S PATROL

ISP Dedicated Officer Annual Expense													-	\$ 86,254
ISP Programs & Supplies	119	135	41										294	\$ 46,575
ISP Salaries	20,666	21,512	22,848										65,026	\$ 270,967
Benefits, Taxes & Fees-ISP	5,971	6,215	6,601										18,787	\$ 78,282
													84,106	\$ 482,078
													% of Budget	17%

	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	1,514										14,258	18,000
Special Events	52												52	2,000
Youth Sports Program													-	12,000
	193	12,603	1,514	-	-	-	-	-	-	-	-	-	Total	34,000
													% of Budget	42%

FACILITIES & EQUIPMENT

Utilities	3,776	3,695	2,584										10,055	27,000
Security Monitoring	458	76	76										610	1,500
Janitorial	3,549		4,850										8,399	15,000
Equipment / Furniture	4,637	1,888	2,379										8,904	4,000
Facilities Maintenance	3,557	18,880	2,944										25,381	31,000
Vehicle & Equipment Maintenance	1,713	433	3,148										5,294	12,000
Generator Maintenance													-	2,000
Street Lights	12,675	12,321	13,322										38,319	145,000
	30,366	37,292	29,304	-	-	-	-	-	-	-	-	-	96,963	237,500
													% of Budget	41%

COMMUNITY SERVICES

Repair Care Program													-	40,000
Drainage Council													-	500
History Council													-	5,000
History Council_Grant - Audio Driving Tour			9,550										9,550	12,000
Neighborhood Council													-	2,800
Business Development Council													-	500
James Island Pride			74										74	5,000
Helping Hands		27	101										128	1,500
Tree Council													-	5,000
Community Tutoring Programs		1,814											1,814	12,000
Community Service Contributions													-	50,000
	-	1,841	9,725	-	-	-	-	-	-	-	-	-	11,566	134,300
													% of Budget	9%

	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													-	
Regatta Road Sidewalk													-	125,000
Honey Hill Road Paving													-	58,800
Nabors Phase I													-	235,000
Traffic Calming Projects	132		131										263	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	131	0	0	0	0	0	0	0	66	0	263	1,902,800
OTHER CAPITAL EXPENSES														
Audio Visual Upgrades													-	1,000
Public Works Equipment													-	1,000
Vehicle Purchase			47,399										47,399	50,000
Dock Street Park Improvements													-	130,000
Pinckney Park Improvements													-	10,000
Park Acquisitions													-	370,000
<i>Total Other Capital Projects</i>	0	0	47,399	0	0	0	0	0	0	0	0	0	47,399	562,000
DRAINAGE PROJECTS														
Greenhill/Honey Hill Drainage Phase I-II													-	
Oceanview Stonepost Drainage Basin -I-II			6,405										6,405	
Drainage Improvement Projects		11,930											11,930	25,000
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	6,405	0	0	0	0	0	0	0	0	0	18,335	45,000
		11,930	53,935	0	0	0	0	0	0	66	0	0	65,931	2,509,800
													% of Budget	3%
													% of Budget	41%

HOSPITALITY TAX

Hospitality Tax Revenue	83,084		59,934										143,018	680,000
Hospitality Tax Transfer In													-	
TOTAL			59,934	-									143,018	680,000
														21%
GENERAL														
The Town Market	343	250	250										843	6,000
Rethink Folly - Staff Cost-Sharing													-	18,000
Santee Street Public Parking Lot	2,600	2,700											5,300	34,000
James Island Arts & Cultural Center Ops	2,138	3,775	1,997										7,910	170,000
JIACC Programs & Events	870	237	234										1,342	15,000
Promotional Grants		650											650	10,000
Public Safety of Tourism Areas	8,879	9,242	9,816										27,937	166,243
Camp and Folly Landscaping Maintenance													-	5,000
Entrepreneur and Small Business Support													-	
Guide to Historic James Island														1,000
Brantley Park OPS	14												14	2,400
Community Events	598	2,405	675										3,678	6,000
<i>Total Non-Capital Expense</i>	15,442	19,260	12,972	-	-	-	-	-	-	-	-	-	47,674	433,643

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
PROJECTS														
Camp/Folly Bus Shelter													-	25,000
Rethink Folly Road Phase 1													-	400,000
Camp and Folly Signage													-	35,000
Folly Road Beautification													-	5,000
Pinckney Park													-	12,500
James Island Arts & Cultural Center			18,766										18,766	150,000
Historic Ft. Johnson-MUSC NOA													-	
Holiday Decorations													-	2,000
Park Projects	141	3,760											3,901	20,000
ISP Dedicated Officer Initial Expense														
Folly Road Multi Use Path Wilton-Ft. Johnson													-	42,000
Other Tourism-Related Projects													-	50,000
<i>Total Projects</i>	141	3,760	18,766	-	-	-	-	-	-	-	-	-	22,667	741,500
	15,583	23,020	31,738	-	-	-	-	-	-	-	-	-		
													HT Total	70,341
													% of Budget	6%

Public Works Report for Town Council Meeting October 17, 2024

Woodhaven Project: IPW Contractor

- The Fence replacement has been completed, all that is left is replacing the sod at Cornerstone court and project will be complete.

Oceanview Project: Landscape Pavers Contractor

- The work for the change order to pipe the ditches was approved by DOT and work has begun.
- We will be monitoring the progress closely, as we have a tight timeline for this to be completed.

MELLICHAMP/HALE PROJECT: J EVANS SERVICES CONTRACTOR

- Project has been started and running smoothly
- ECD for completion is the week of 10/18/2024

CECIL CIRCLE PROJECT:

- Engineering drawings are complete, so we are moving ahead with the Cicil Circle project to replace the broken pipe and create an outfall in the existing drainage ditch.
- Currently are working with Hunter Quinn Contractors to gain an easement on one of their lots to help with the construction.

General Information:

- Melissa and I are continuing to answer citizen calls and requests
- Still trying to coordinate with DOT to get Mikell Drive dried up and flowing at the "Lake" in front of the school
- The new home for Helping Hands is here and ready for use
- Currently working the plans for our AmeriCorps Crew that will be arriving in early November
- We are working with Wendy Shelton on trying to procure funding for some of the projects we would like to accomplish through some grants that may be available to us.

2024-2025 COMMUNITY ASSISTANCE GRANTS REQUESTS

Amount Budgeted: \$50,000

Organizations Requesting Assistance	Completed Application	Description of Request	Amount Requested
JI Band Backers Assn. David Tinoco	x	Youth Development through music	\$5,000
Race for Achievement, Dominiique Gray	x	Youth empowerment/education in underserved communities	\$2,000
Pet Helpers, Chasity Taylor	X	Animal shelter/rehabilitation /adoption/humane education programs	\$5,000
Alpha Tent, Cynthia Smalls	x	Fraternity organization of christian women helping widows and homeless	\$2,000
Friends of Colonial Fort Johnson, Fred Whittle	x	Cultural and historic preservation on the island	\$500.00
Charleston County Parks Foundation, Matt Rosebrock	x	Sponsorship of 2025 Evening at McLeod fundraiser	\$2,000
True Vine Tabernacle Church, Helen Doiley	x	Food Pantry	\$2,000
James Island Outreach, Donna Norvelle	x	Food Pantry, emergency & financial needs of community	\$5,000
James Island Exchange, Scott Graule	x	Local community service	\$2,000
Camp Road Middle School, Janese Reed	x	Math and Science Competitions	\$500/1,000
Lowcountry Community Chaplaincy, Rob Dewey	x	Ministry and support to individuals	\$1,500
Assn. of Blind/Visually Impaired, Anne Reid	x	Support and education to blind and visually impaired persons	\$2,000
Seashore Farmers Lodge #767, Bill Wilder	x	Assist with security system to protect historic assets in the building	\$2,500
Waves 4 Women, Sarah Butler	x	Social, emotional, mental and physical needs for women/girls	\$2,000
Backpack Buddies, Allison Hubbard	x	Food/assistance to local schools	\$2,000/\$5,000
JI Lil Trojans, Shemika Champion	x	Youth Athletic Program	\$2,000
Liberty Hill Redevelopment Group	x	Home Repair for low income recipients	\$2,000
James Island HS Athletic Booster Club, Lisa Webb			\$2,000
			45,500

*Full Applications Provided Upon Request

6. PET POLICY: Tenant shall not house nor harbor, permanently or temporarily, any animals, domestic or wild, of any type or breed without prior written consent of the Landlord.

7. ACCEPTANCE OF PREMISES: The Tenant has inspected the Premises, and to the best of Tenant's ability, believes the Premises to be in a safe, fit and habitable condition. If, upon Tenant taking possession of the Premises or at any time after Tenant takes possession of the Premises, Tenant finds any of the electrical, plumbing, sanitary, heating, ventilating, air conditioning, or any other appliances and systems furnished with the Premises to be in disrepair, the Tenant shall notify the Landlord in writing of the defect and the defect shall be remedied by Landlord.

8. LANDLORD MAINTENANCE AND REPAIR: During the term of Tenant's possession of the Premises, Landlord shall make all repairs and replacements, structural or otherwise, necessary in order to keep in good order and repair. Landlord agrees to have the exterior grounds and landscaping at the Premises put in good order prior to Tenant taking possession of the Premises. During the term of Tenant's possession of the Premises, Landlord shall be responsible for maintaining the landscape. At the expiration of the term of Tenant's possession of the Premises, Tenant shall return the Premises to the Landlord in the same condition as at the commencement of this Lease, normal wear and tear excepted.

9. TENANT MAINTENANCE AND REPAIR: The Tenant shall keep and maintain the interior of the Premises and all windows and other glass, in good order and repair. Tenant shall keep the Premises reasonably safe and clean; dispose of all garbage, rubbish, and other waste in a clean and safe manner; use all appliances and all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities at the Premises in a reasonable and safe manner, not deliberately or negligently destroy, deface, damage, impair, or remove any part of the Premises or knowingly permit any person to do so, and require all persons on the Premises to conduct themselves in a manner that will not disturb other tenants or neighbors.

10. GARBAGE: Tenant hereby agrees to place all garbage and refuse in the receptacles provided.

11. ALTERATIONS: Any and all alterations or improvements Tenant wishes to make, including but not limited to painting, and wallpapering shall be made only with prior approval of the Landlord. All alterations and improvements shall become and remain a part of the Premises and may not be removed by the Tenant.

12. INSURANCE: Tenant may maintain insurance covering Tenant's and its AmeriCorps guests' personal property and all other property placed or allowed by Tenant in or upon the Premises. Landlord shall maintain at its sole cost and expense fire, extended coverage and property damage covering the building in which the Premises are located.

13. UTILITIES: Landlord shall pay for all telephone, gas, oil, electricity, WiFi and other utilities used upon and in connection with the Premises Landlord will pay any real property taxes and regime fees applicable to the Premises.

14. DESTRUCTION: In case of damage to all or a substantial portion of the Premises, Landlord and Tenant shall negotiate whether to terminate or continue this Lease.

15. EMINENT DOMAIN: If the whole or a substantial portion of the Premises is taken under the power of eminent domain or sold in lieu thereof, this Lease shall terminate and the Tenant shall pay the rent prorated through the time of such termination and thereafter Tenant shall have no claim against any award for the taking. In the event of a partial taking that does not render the Premises unsuitable for occupancy as a residence, as determined by Tenant, then rent shall be reduced by that proportion that the area condemned bears to the total area leased herein and Tenant shall have no claims against any award for the taking.

16. ENTRY BY LANDLORD: The Tenant shall permit the Landlord or any contractor or other representative of Landlord to enter the Premises during reasonable hours and upon forty-eight hours notice (in accord with the notice provisions of this Lease) for the purpose of: (a) inspecting the Premises and the Tenant's compliance with the terms of this Lease and (b) making such repairs, alterations, improvements, or additions thereto as the Landlord may deem appropriate, and (c) showing the Premises to prospective buyers.

17. SUBORDINATION: This Lease shall be subject and subordinate to the lien of any mortgage now existing or hereafter granted by Landlord without the need of any instrument being executed by Tenant, it being intended that this mortgage subordination shall be self-effecting without the need for the execution of any further instrument by or on behalf of Tenant. Without limiting the generality of the foregoing, Tenant shall, upon request by Landlord, execute a subordination of its rights under this Lease to any mortgage now existing or hereafter given by Landlord.

18. NOTICES: All written notices, demands or other communication hereunder shall be in writing and shall be deemed to have been duly given when hand delivered or two days following mailing first class, postage prepaid, addressed as follows:

AS TO TENANT: Town of James Island
Attn: Lewis Dodson
1122 Dills Bluff Rd.
James Island, SC 29412

AS TO LANDLORD: Christopher J. DiMattia
359 Bayview Dr.
Mt. Pleasant, SC 29464

or such other addresses as may hereafter be designated by a party for such purposes by proper notice.

19. ENTIRE LEASE AGREEMENT: This Lease constitutes the entire agreement between the parties and shall be binding upon the parties hereto, their heirs, legal representatives, successors and permitted assigns. This Lease may be modified only by writing executed by the parties hereto or their heirs or assigns.

20. RECORDATION: Landlord and Tenant agree that no Memorandum of this Lease shall be recorded in the RMC Office for Charleston County, South Carolina.

21. SMOKE DETECTORS: Landlord acknowledges that smoke detectors have been installed in Premises in accordance with South Carolina law. Tenant has been advised of the procedure for testing smoke detectors for proper operation and replacing batteries in any battery powered smoke detector. Landlord acknowledges that the smoke detector(s) is/are functioning properly and that it is the responsibility of Tenant to report any malfunction of the smoke detector(s) to Landlord in writing. Landlord shall be responsible to replace or repair a faulty smoke detector. No obligation is created hereby for the Landlord to provide batteries or battery powered smoke detectors after Tenant's original occupancy of the Premises.

22. GOVERNING LAW: This Lease and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of South Carolina, and the parties hereto specifically agree to submit to and be bound by the jurisdiction of the Court of Common Pleas, Charleston County, State of South Carolina. Venue for any action brought to enforce this Agreement shall lie Charleston County, South Carolina.

23. SMOKING POLICY: Landlord forbids any smoking to occur by Tenant or guests within the interior of the Premises. Tenant agrees to this policy and to inform any guests at the Premises of this policy.

IN WITNESS WHEREOF the undersigned have executed this Lease Agreement as of the date first written above.

WITNESSES:

TENANT:

LANDLORD:



1501 Saint Andrews Road
Columbia, SC 29210
(803) 714-9680 F (803) 714-9725
michael@palmettostateglass.com

Proposal

TO: Deputy King

PROJECT: James Island Town Hall

LOCATION: 1122 Dills Bluff Rd. Charleston SC.

FOR THE SUM OF: \$51,320.00 (Fifty-one thousand three hundred and twenty dollars)

WE PROPOSE TO FURNISH & INSTALL MATERIALS AS DESCRIBED BELOW:

- **Ballistic panels for wall**
 - **Quantity (2) 4'-11 1/2" w x 2'-8" h 1 1/4" thick "Black" Plastic Laminated Level-3 fiberglass lined opaque panels**
- **Reception desk**
 - **Quantity (1) 9'-9 1/2" w x 5'-2 3/4" h BULLETBLOCK 44-250 "clear" or "dark bronze" anodized aluminum three lite frame glazed with 1 1/4" thick bullet/abrasion resistant SP 1.25 Polycast acrylic (UL rated level 3 ballistic protection). Includes (1) No. 6D stainless steel level 3 speak-thru, (1) 16" x 10" x 2" stainless steel counter mount deal tray**
- **Door**
 - **Quantity (1) 5'-10 1/2" w x 8'-1" h BulletBlock 44-450 "clear" or "dark bronze" anodized aluminum frame divided into one side lite and quantity (1) 36" x 94 1/2" 44-350 full vision 5" wide stile aluminum door. Door hardware includes: Select SL-11HD continuous aluminum hinge and prep for balance of compatible hardware by "others". Door and sidelite to be glazed with 1" CLEAR ARMOR-GARD BALULN25 BR LAM - U.L. TESTED LEVEL-3 .44 MAGNUM - 3 SHOTS - NO SPALL glass clad polycarbonate with edge seal. Door handle style TBD**
- **Perimeter sealant silicone**
 - **1 Exterior bead**
 - **1 Interior bead**

Fasteners and caulking included

Exclude any electric and access control door hardware

Excludes any materials not specifically listed in this proposal, protection of materials after installation and cleaning of glass and aluminum. Workspace must be cleared prior to beginning work. We are not responsible for moving any fixtures or damages incurred to fixtures not cleared from work area. All work to be performed during regular business hours. Price protected for 15 days.

Payment Terms: 50% deposit 50% upon date of completion

Payment Terms: 30 days upon date of completion

Payment with credit card is acceptable for an additional 4% fee.

Acceptance of these goods and services constitutes your good agreement to pay 1% per month interest on any unpaid balance, and if this account is placed in the hands of an attorney for collection, you will be responsible for attorney fees and costs related thereto.

Palmetto State Glass, Inc.

Michael Purves

By: Michael Purves

Date: 7-26-2024

Unable to proceed with job until signed proposal or purchase order is received
****Please Send Contracts and Purchase Orders to service@palmettostateglass.com****

The undersigned accepts this proposal and agrees that this writing shall be a binding contract between the parties. With my signature, I agree to the above payment terms.

COMPANY: _____

PRINTED NAME: _____

SIGNATURE: _____

DATE: _____



PROCLAMATION

In Support of

South Carolina Department of Transportation

Repaving of Camp and Dills Bluff Roads

WHEREAS portions of both Camp Road and Dills Bluff Road have been designated poor by the SCDOT, and;

WHEREAS according to the SCDOT, these portions of the roads are designated to be repaved sometime in 2026, and;

WHEREAS this request is being made based upon constituent complaints regarding the present condition of these primary Town roads,

NOW, THEREFORE BE IT RESOLVED THAT, the Town of James Island Council respectfully request that the schedule to repave these roads be moved up to next year.

In witness whereof, I have hereunto set my hand and caused the Seal of the Town of James Island, South Carolina, to be affixed this _____ day of October, 2024.

Brook Lyon, Mayor

Frances Simmons, Town Clerk



Proclamation

WHEREAS, The CHARLES TOWNE CHAPTER, of the National Society Colonial Dames XVII Century of Charleston, South Carolina, is locally sponsoring **National Colonial Heritage Month** during the month of October 2024; and

WHEREAS, **National Colonial Heritage Month** brings to mind the first courageous settlers who arrived in America and who determined the direction for the formation of our country; and

Whereas, the members of this Society, by virtue of their lineal descent from those early arrivals, feel an obligation to work for the preservation of the priceless legacy that there early arrivals left to all American citizens; and

Whereas, they continue to convey the true meaning of the inheritance by reminding us that our privilege to live in a free country has stemmed from "loving our country, obeying its laws, respecting its flag and defending it against all enemies."

NOW THEREFORE, I, Brook Lyon and the members of Town Council, BY VIRTUE OF THE AUTHORITY VESTED IN ME AS MAYOR OF THE TOWN OF JAMES ISLAND, SOUTH CAROLINA, DO HEREBY PROCLAIM THE MONTH OF OCTOBER, 2024, AS

NATIONAL COLONIAL HERITAGE MONTH

In the Town of James Island, South Carolina, and encourage all citizens of the Town of James Island, to observe this month as a means of reinforcing the priceless legacy that we inherit with our citizenship, in order to help preserve our rich culture and heritage with deep respect for the principles upon which our great country was founded.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of James Island, South Carolina, to be affixed this _____ day of October 2024.

Frances Simmons, Town Clerk

Brook Lyon, Mayor



Town of James Island
World Pancreatic Cancer Day
PROCLAMATION

Declaring November 21 as World Pancreatic Cancer Day in the Town of James Island.

WHEREAS in 2024, an estimated **66,440** people will be diagnosed with pancreatic cancer in the United States and **51,750** will die from the disease;

WHEREAS pancreatic cancer is one of the deadliest cancers, is currently the third leading cause of cancer death in the United States, and is projected to become the second leading cause around 2030;

WHEREAS pancreatic cancer is the only major cancer with a five-year relative survival rate at just **13 percent**;

WHEREAS when symptoms of pancreatic cancer present themselves, it is generally in later stages, and **91 percent** of pancreatic cancer patients die within the first five years;

WHEREAS approximately **920 deaths** will occur in South Carolina in 2024;

WHEREAS pancreatic cancer is **the seventh most common** cause of cancer-related death across the world;

WHEREAS there were an estimated **510,992 new pancreatic cancer cases diagnosed worldwide in 2022**;

WHEREAS the good health and well-being of the residents of the Town of James Island are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments; therefore be it

RESOLVED that Mayor Brook Lyon and the members of Town Council designates November 21 as World Pancreatic Cancer Day in the Town of James Island.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of James Island, south Carolina, to be affixed this 17 October, 2024.

Brook Lyon, Mayor

Frances Simmons, Town Clerk

ORDINANCE 2024-09

AN ORDINANCE REZONING REAL PROPERTY LOCATED AT 1734 CAMP ROAD (TMS# 425-02-00-152) FROM THE LOW-DENSITY SUBURBAN RESIDENTIAL (RSL) ZONING DISTRICT TO THE RESIDENTIAL OFFICE (OR) ZONING DISTRICT (EXHIBIT A).

WHEREAS, property located at 1734 Camp Road, identified as Tax Map Number 425-02-00-152 and referenced on the attached exhibit is currently zoned as Low-Density Suburban Residential (RSL) Zoning District; and

WHEREAS, the applicant requests this parcel be zoned to the Residential Office (OR) Zoning District to a open pottery studio, which is considered a Personal Improvement Use; 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 1734 Camp Road, identified as Tax Map Number 425-02-00-152, and referenced on the attached “Exhibit A”, from the Low-Density Suburban Residential (RSL) Zoning District to the Residential Office (OR) 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 452-02-00-152 referenced on the attached “Exhibit A”, is amended to Residential Office (OR) 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 21st day of November 2024.

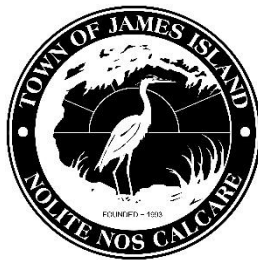
TOWN OF JAMES ISLAND COUNCIL

By: _____
Frances H. Lyon
Mayor of the Town of James Island

ATTEST:

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

Public Hearing: October 17, 2024
First Reading: October 17, 2024
Second Reading: November 21, 2024



**ZONING/PLANNING
DEPARTMENT**

Zoning Map Amendment

PC: October 10, 2024

Case Summary: ZOR-8-24-015

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

FIRST READING: OCTOBER 17, 2024

SECOND READING: NOVEMBER 21, 2024

History and Overview:

1734 Camp Road is located about 500 feet to the west of the Camp Road and Folly Road intersection. The property currently has one single-family home located on it and is currently going through permitted renovations. The parcel included in the current Zoning Map Amendment Request is 0.37 acres in size and is in the RSL Zoning District. The parcel is considered a legal conforming lot.

The applicant and owner, Mr. William Albrecht III is seeking to rezone the parcel from the RSL Zoning District to the OR Zoning District to open a pottery studio, which is considered a Personal Improvement Use that is allowed with an OR zoning designation, according to Use Table 153.110.

Adjacent Zoning:

Surrounding properties on the north, east, and west side are in the RSL Zoning District in the Town of James Island and have residential uses. Property to the south is zoned Community Commercial (CC) in the Town with commercial retail uses and Short-Term Rental uses.

Approval Criteria:

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) 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: In the *Comprehensive Plan*, the Land Use Element Goal states, "*The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character and natural ecosystems of the area.*" by "*implementing sustainable and flexible development guidelines and integrate development with growth to maintain the suburban character of*

the Town". The applicant's letter of intent states that he intends to "fill a need for the local artists of James Island to have a collaborative space to create art that is Local, unique, and passion based". Because the owner intends on using the existing home for the pottery studio while maintaining the residential use, the proposed amendment may be consistent with the intent and purpose of the Residential Office Zoning District and the Comprehensive Plan.

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

Staff's response: Nearby properties range from RSL zoning and uses to CC zoning and uses, with the immediate adjacent properties being mixed between these two zoning classifications as well. If approved, the subject property will retain its residential use capability. Uses that are allowed in the OR Zoning District are compatible with existing uses in the vicinity, therefore, the proposed amendment may allow development that is compatible with existing uses and zoning of nearby property.

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 is currently being 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 "*it is my sincerest intent to keep this low impact for my neighboring community as I fully plan to self contain parking and noise and implement fair member rules to reduce noise at odd hours and eliminate the possibility for parking issues to be sure my neighbor's quality of life is not negatively affected at all and only intend to positively impact my community and neighbors.*" Since the property has been fully developed as a single-family home and the owner/applicant intends on residing in the home full-time as well as operating the studio with minimal site changes, the proposed use should not result in significant adverse impacts.

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 RSL. The subject property also meets the minimum standards for the Residential Office zoning designation including parcel size and parcel configuration. The parcel has direct access from Camp Road.

Planning Commission Meeting: October 10, 2024

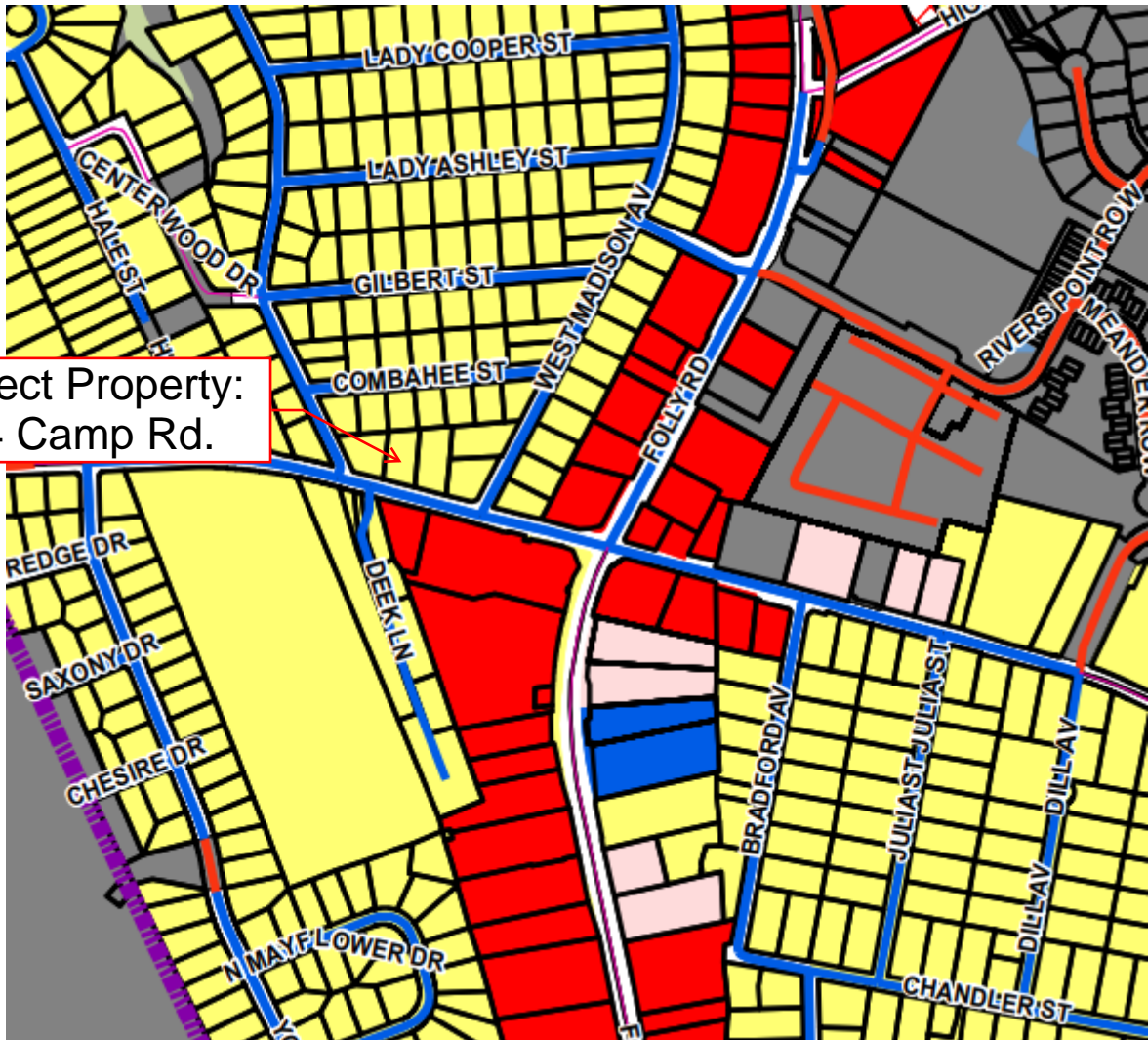
Recommendation: TBD

Speakers in Support: TBD

Speakers in Opposition: TBD

Notifications:

A total of 71 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 October 2, 2024. Additionally, this request was noticed in the Post & Courier on October 2, 2024, and the property was posted on October 2, 2024. The meeting notice was also sent to the Town News email recipients and was posted on the Town's Facebook page and website.



Subject Property:
1734 Camp Rd.



ORDINANCE 2024-10

AN ORDINANCE

AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07: (EXHIBIT A): WETLANDS, WATERWAYS, AND OCRM CRITICAL LINE: SECTION 153.337 A 1 B; SECTION 153.337 A 1 C; MEASUREMENTS, COMPUTATIONS AND EXCEPTIONS; DIMENSIONAL STANDARDS DEFINED: SECTION 153.066 C 3.

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Sections 6-29-310, et seq., 6-29-510 et seq., 6-29-710 et seq. and 6-29-110 et seq., of the Code of Laws of South Carolina, 1976, as amended, authorizes the Town of James Island to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed text of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has recommended that the Town of James Island Council adopt the proposed text amendments of the ZLDR as set forth in Sections 153.337, and 153.066 herein; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Town Council held at least one (1) public hearing and after close of the public hearing, Town Council approves the proposed text amendments based on the Approval Criteria of Section 153.042 (F) of the ZLDR;

WHEREAS, the Town Council has determined the proposed text amendments meet the following criteria:

- (1). The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition; and
- (B). The proposed amendment is consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and
- (C). The proposed amendment is to further the public welfare in any other regard specified by Town Council.

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

SECTION I. FINDINGS INCORPORATED

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

SECTION II. TEXT AMENDMENT OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Town of James Island Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Sections 153.337, and 153.066 and is attached hereto as “Exhibit A” and made a part of this Ordinance by reference.

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 following second reading by the Town Council.

ADOPTED and APPROVED in meeting duly assembled this 21st day of November 2024.

TOWN OF JAMES ISLAND COUNCIL

By: _____

Frances H. Lyon
Mayor of the Town of James Island

ATTEST:

By: _____

Frances Simmons
Town Clerk of the Town of James Island

First Reading: October 17, 2024
Public Hearing November 21, 2024
Second Reading: November 21, 2024

§ 153.337 WETLANDS, WATERWAYS, AND OCRM CRITICAL LINE(A) *Wetland buffers and setbacks*(1) *Intent.*

~~(b) *Reduction of OCRM critical line setbacks.* The Zoning Administrator shall be authorized to reduce OCRM critical line setbacks to a distance not less than the buffer depth, when deemed necessary by the Director to accommodate reasonable development of the parcel and when it is determined by the Director that the setback reduction will not have a significant adverse impact on public health or safety.~~

~~— (c) *Reduction of buffers and setbacks on parcels created prior to April 21, 1999.* When the application of buffer/setback requirements contained within this chapter render a parcel that existed prior to April 21, 1999, unbuildable, the Zoning Administrator shall be authorized to reduce front, side, and rear yard buffers/setbacks as necessary to make a parcel buildable. The Zoning Administrator cannot reduce any front and/or rear yard buffer in an amount which would result in the placement of a structure closer to either the front or rear property line than any structure on an adjacent property. Any further reduction in any required buffer shall be made by appeal to the Board of Zoning Appeals.~~

§ 153.066 MEASUREMENTS, COMPUTATIONS AND EXCEPTIONS; DIMENSIONAL STANDARDS DEFINED.(C) *Setbacks.*

~~— (3) *Setback reductions.* Where the front, interior, side, and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Zoning Administrator shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning/Zoning Department shall be for more than 15 feet per side.~~

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.

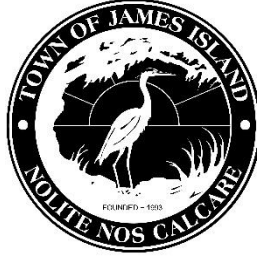
TOWN OF JAMES ISLAND COUNCIL

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

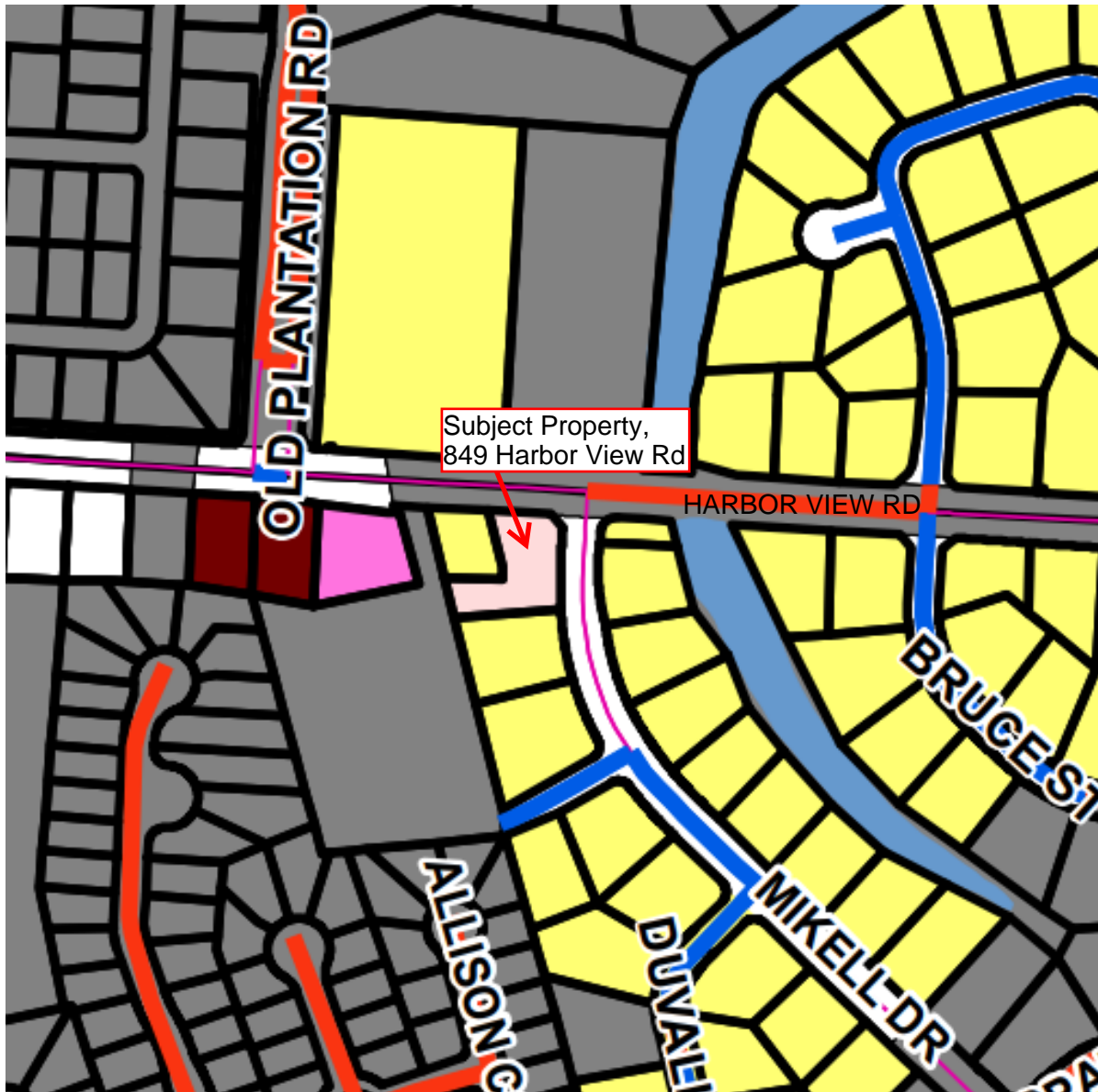
Recommendation: TBD

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: 09/19/2024
Second Reading/Final Reading: 10/17/2024

Effective this _____ day _____, 2024

Brook Lyon
Mayor

ATTEST:

Frances Simmons
Town Clerk

Proposal Number: 12053
Project: Town of James Island - SC
Date: 9/19/2024 Expires: 60 days



PROJECT PROPOSAL: Town of James Island - SC

Customer: Town of James Island
Street: 1122 Dills Bluff Road
City: Charleston
State: SC
Zip: 29412
Country: USA

Ship to Company: Town of James Island
Ship to Street: 1122 Dills Bluff Road
Ship to City: Charleston
Ship to State: SC
Ship to Zip: 29412
Country: USA

OUR PROVEN PROCESS



OUR GUIDING PRINCIPLES

Customer Experience – We deliver an outstanding customer experience on every project.

Customization – We solve security problems and provide innovative, customized solutions.

Speed – We deliver bulletproof barrier systems in as little as four weeks using state of the art equipment and highly-trained craftsmen.

Paul Batista
Commercial, Corporate and Retail Market
P: 517 219 4762
E: pbatista@tssbulletproof.com

Chad Mobley
Sales Manager
P: 517-223-7807 Ext. 294
E: cmobley@tssbulletproof.com



Proposal Number: 12053
Project: Town of James Island - SC
Date: 9/19/2024 Expires: 60 days

SUMMARY: SCOPE OF WORK

During our initial conversations, we have determined that the main objectives of this project are:

Ballistic Baffle Transaction Window

Furnish & Install UL752 Tested and rated Level 3 - Layered Polycarbonate (LP1250BR) 1-1/4" fabricated into a BL1.75 clear anodized level 3 two piece channel and u-channel

Unit Size: Total Opening 121-1/2" x 65-1/2"

Features: (1) Counter mounted deal tray 16" x 10" x 2"

Ballistic Opaque Fiberglass Unfinished Level 3 1/2" to cover the knee space behind the transaction window under the desk. Total 60 Sqf of coverage

Ballistic Door and Side Lite

Furnish & Install UL752 Tested and rated Level 3 - Aluminum Narrow Stile Full Vision Door with Glass Clad Polycarbonate 1-1/4" Low Spall (003 1-1/4" L/S) and a BL1.75 white powder coated frame to match existing storefront level 3 - The system will extend up to 9' and will be place in the opening in front of current door and side lite. Protecting the front desk entrance door and meeting room

Unit Size: Total opening 70-3/4" x 108" (ceiling is 113")

Door Details: (1) 3/0 x 8/0 with a 35" x 96" side lite and 70-3/4" x 12" transom

Includes Standard Hardware and *prepped for access control by others*

Qualifications and Exclusions:

- 1.) The prices do not include any applicable tax
- 2.) Prices include crate and freight
- 3.) TSS will field measure, deliver and install the above system. The wood finish and trim on reception window will not be done by TSS and wall portion that will include the fiberglass will not be finish by TSS.
- 4.) Project Management and logistics
- 5.) Terms: 50% down / 50% prior to installing

xxxxxxxxxxxxxxxxxxxxxxxxxxxx

Total Due does NOT include Sales Tax, if applicable.

Note: This Quote Shall Remain In Effect for (60) Days, Total Security Solutions Reserves The Right To Review and Update All Pricing Associated with this Quote to Reflect Current Market Conditions Prior To NTP, LOI, and Total Security Solutions Fabrication Process.

Proposal Number: 12053
 Project: Town of James Island - SC
 Date: 9/19/2024 Expires: 60 days



PROPOSAL SUMMARY

Acknowledgment of acceptance on Customer Acceptance Form means that prices, specification and conditions listed are satisfactory and hereby accepted. Options and alternatives accepted or declined will be added or removed from scope as indicated. Payment terms are fixed as provided in the quote. In the event of conflicts or discrepancies among the contract documents, interpretations will give priority to the Total Security Solutions Approval Drawings over the proposal, or any other document included with the agreement. This quote shall remain in effect for 60 days from date created. Customer is responsible for payment of state taxes.

Subtotal: \$34,340.00
Tax:
Total Due: \$34,340.00
Payment Terms: 50% Down/Bal. Due Prior to Install

QUALIFICATIONS AND EXCLUSIONS

- Structural calculations not included.
- Testing for ballistics only. A fully tested assembly unit is not rated for air or water leakage, wind debris, forced entry, fire suppression and/or thermally broken characteristics.
- Standard anodized selections limited to clear satin and dark bronze. Other options may be requested at an extra charge.
- Proposal does not include installation unless noted. Customer responsible for their own material take-offs.
- Warranty is from 1-year of ship date or installation (if noted). For all orders where TSS furnishes material only, warranty covers cost of replacement material only.
- 30% restocking fee for TSS approved returns. No returns on custom made items (i.e. doors, windows and/or systems).
- Total Security Solutions will not pay for liquidated damages for failure to meet customer's delivery or construction schedules.
- In the event of conflicts or discrepancies among specifications and plans, Total Security Solutions' proposal document serves as the defining document.
- Paint, anodized & veneers finishes not included in the above scope are subject to price review and/or change order.



Proposal Number: 12053
Project: Town of James Island - SC
Date: 9/19/2024 Expires: 60 days

CUSTOMER ACCEPTANCE FORM

Signature of purchaser below represents Purchaser personally (a) has read, understands, and agrees with the terms herein, (b) is holding him or herself out to be authorized to bind his or her company or organization to the terms herein, (c) and that his or her company or organization is of sound financial standing so has to accommodate specifically the payment terms herein expressed.

Signature: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____

Material Need by Date: _____ *** SUBJECT TO TSS APPROVAL**

Contact Phone: _____

Contact Email: _____

Purchase Order Number: _____

SUM: \$34,340.00 * DOES NOT INCLUDE SALES TAX UNLESS SPECIFIED

Tax Exempt: Yes / No (if yes, attach copy of Tax Exempt Certificate)

Payment Terms: 50% Down/Bal. Due Prior to Install

AP Name: _____

AP Phone: _____

AP Email: _____

Bill to Name: Town of James Island _____

Bill to Address: 1122 Dills Bluff Road _____

Bill to City: Charleston _____

Bill to State: SC _____

Bill to Zip: 29412 _____

Bill to Country: USA _____

Proposal Number: 12053
 Project: Town of James Island - SC
 Date: 9/19/2024 Expires: 60 days



SALES TERMS AND CONDITIONS

Terms contrary or inconsistent with those stated herein which may appear on a purchaser's purchase order will not be binding. Typographical and clerical errors are subject to correction. All orders are subject to final acceptance by the seller.

1. **PRICES:** Market fluctuations and price discrepancies make it necessary for us to reserve the right to adjust prices without notice. All prices are in U.S. Dollars and must be paid in U.S. Dollars.
2. **ORDERS:** Orders, Contracts are considered FINAL upon receipt of a signed proposal, or full payment.
3. **CANCELLATIONS:** Any Order canceled after receipt of a deposit and no work has been performed will be subject to a \$500.00 administrative fee. For all other Orders canceled, the customer will be responsible for the work performed up to the date of cancellation including all special-order material.
4. **PAYMENT:** Net 30 Days for established Credit Accounts from the date of invoice. For first time customers or where the purchaser has not established adequate credit, shipments will be made on a prepaid basis only. Advance deposits may be required on special order or unusually large purchases. TSS reserves the right to withhold deliveries on delinquent accounts and to curtail further purchases without prior notice. If Total Security Solutions, Inc. proceeds with collection of amounts past due by Customer by law or through an attorney or under the advice thereof, the undersigned agrees to pay all of Total Security Solutions' costs of collection.
5. **CREDIT CARDS:** We accept Visa, MasterCard, Discover and American Express. A convenience fee of 4% is applied to credit card payments and is due at time of payment.
6. **CHECKS:** Projects paid by check must clear the bank prior to shipment. Returned checks will be assessed a service charge of \$35.00 and payment must be made via wire transfer or cashier's check within 7 seven days or be placed in collection.
7. **QUOTATIONS:** All quotes are valid for 60 days from date of quotation unless otherwise stated. TSS reserves the right to correct any typographical errors in pricing, descriptions, and terms. For International Quotes, prices do not include Duties, Customs, Broker or Banking Fees.
8. **INTERNATIONAL ORDERS:** TSS will gladly accept any order outside of the U.S.A. and Canada. The only accepted form of payment for an international order is Wire Transfer. Please place your Order, and, we will email you the Order Amount Total including all Fees and Wire Transfer information. Your order will be shipped as soon as the funds are received.
9. **TAXES:** Taxes are additional. TSS collects taxes on orders from customers in AL, AZ, CA, CT, FL, GA, IL, IN, MD, MI, MN, MS, NC, ND, NE, NJ, NV, NY, OK, PA, SC, TN, TX, VA, WA and WV. If you are tax exempt in these states please submit a tax exempt certificate to TSS to ensure your account is setup as such. All applicable taxes will be charged for points of delivery if a tax exemption form is not on file. No refunds will be issued should sales tax be assessed and collected due to not having a form on file. If taxes were not collected and tax liability is later determined by a governmental taxing agency, the purchaser agrees to reimburse all taxes paid plus applicable penalties and interest.
10. **SHIPPING:** All orders are subject to Freight Charges. All orders are FOB Shipping Point except as agreed in writing. TSS does our best to get you the best Freight Rate available and ship to the closest location to the customer. Freight charges will be prepaid or added to invoices for open accounts. Separate freight charges may apply if your order contains items shipping from multiple locations. Additional charges may be assessed for other special charges not communicated prior to shipping (i.e. lift-gate, 24hr notice, re-consignment fees, etc.) TSS retains a security interest in each shipment of product until that shipment is paid in full.
11. **SHIPPING CLAIMS:** The customer is responsible for inspection of received goods on the date of delivery. Claims for short shipment or damaged goods must be noted on the Bill of Lading at the time of delivery. If goods are damaged pictures must be taken of all damaged material, including crate and sent to TSS. TSS should be contacted immediately. TSS assumes no responsibility for delays in shipping. Claims for inaccurate order filing or concealed damage must be made in writing within 5 days of material receipt.
12. **SPECIAL ORDERS:** Items that are non-stocked, custom ordered and/or fabricated just for you are non-cancellable and non-returnable for any reason. Items ordered in unusually large quantities are also non-cancellable and non-returnable.
13. **RETURNED GOODS:** Returns or exchanges are relative to product condition and warranty. Approval for returning any item must have a Return Merchandise Authorization number (RMA Number) prior to return. Returns must be in new and unused condition in original packaging. Discontinued, shop and weather worn, and unboxed items are excluded and will not be eligible for credit. Returns must be shipped prepaid. Returns are subject to a restocking fee of 30% depending upon the item and reason for return. Credits for returned goods will be issued less applicable handling and restocking charges. No returns after 30 days. Important – Items shipped without an RMA number will not be considered for credit.
14. **CLEANING:** The customer is responsible to clean glazing products with the correct cleansers. It is the customers' responsibility to review and understand the cleaning directions completely prior to first unsupervised cleaning. It is the customer's responsibility to share the cleaning information with the correct channels to mitigate any damages. The customers will utilize the provided cleaning materials from TSS, and/or approved alternates from cleaning directions ONLY.
15. **MANUFACTURERS WARRANTY:** TSS commits to being an advocate for the customer on all warranty issues. Our staff will work to resolve warranty issues in a timely and satisfactory manner. Purchaser shall not be entitled to recover from TSS any consequential damages, liquidated damages to property, damages for loss of use, loss of time, loss of profits or income, or any other incidental damages.

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Project: Town of James Island - SC
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