

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](http://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, Lauton 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.

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 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 #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

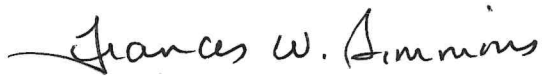
Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Motion passed unanimously	

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