

**TOWN OF ST. JAMES  
SPECIAL MEETING MINUTES  
October 16, 2025 at 10:00 AM**

The St. James Town Council held a Special Meeting on October 16, 2025 in the Earl Dye Council Chamber. Mayor Toner opened the Special Meeting at 10:00 AM.

**Council Members Present:** Mayor Jean Toner, Councilors Lynn Dutney, Jim Board and Dennis Barclay.

**Staff Present:** Town Manager Jeff Repp, Finance Director Pauline Haran and Town Clerk Jamie Burns

**Absent:** Mayor Pro-Tem David DeLong (Excused)

**Others Present:** State Port Pilot Reporter Eliot Duke and 22 residents

**CALL TO ORDER**

Mayor Toner opened the meeting at 10:00 a.m.

**PLEDGE OF ALLEGIANCE**

All in attendance joined Mayor Toner in honoring our flag.

**APPROVAL OF AGENDA**

Mayor Toner asked for a motion to approve the agenda. Councilor Board made a motion to approve the agenda as presented. The motion passed unanimously. (Vote: 4/0)

**NEW BUSINESS**

- 25-25 Motion to Appoint Harbor Development Corp., Canal Associates, LLC, D.R. Development Corporation, and Ward and Smith, P.A. (collectively, “Agents”), to act on the Towns behalf for the purpose of petitioning, applying, and otherwise interacting with the Town for: a) all applications, approvals, and permits relating to any Rezoning (including without limitation any Conditional Zoning) associated with Parcel ID 2040002101.**

Mayor Toner introduced the agenda item. Town Manager Jeff Repp provided an overview of the proposed action. He explained that the town has three items involved in the projected project: annexation, consideration of a conditional zoning application to rezone the property once annexed, and development agreement with the development group that will be discussed at a later time.

Mr. Repp clarified that the specific action being considered was related to the conditional zoning element. He noted that in the middle of the project area is a parcel that is owned by the town. Approximately eight acres of town owned land extending back to where the antenna is located is proposed to be in a property swap, trading the eight-acre town-owned property for a 10-acre parcel to be provided by the developer, located off Committee Drive.

To submit their conditional zoning application, which is anticipated to be submitted the following week for planning board review, the developers need authority from the town to represent the town's property in this rezoning since they cannot submit a rezoning application for property they don't own. Mr. Repp emphasized that today's action would only authorize the developers to include the town's property in their conditional zoning application and does not approve any zoning changes.

Mayor Toner requested a more detailed description of the property involved. Mr. Repp explained that the property is approximately 8 acres of land currently containing the town's small public works garage, the lay-down area for vegetation in case of a hurricane or storm event, and an antenna (which will remain under town ownership via an existing long-term lease).

Mayor Toner added that much of the property is not currently used because it is wetlands. Her understanding was that with the proposed swap, the town would have more usable property. Mr. Repp confirmed this, stating that the town would receive approximately 10+ acres of land, which would also include a potential site for a third fire station in the future if necessary.

#### PUBLIC COMMENT

Mayor Toner asked if there were any questions from council. Hearing none, she opened the floor for public comment on the specific action.

Resident Dave Kuncio (Marsh Point Lane) questioned why a developer would trade useable land for unusable land. Mr. Repp explained that the swap would allow the developers to include the town-owned land in their development plans, likely repurposing the useable portion for commercial or residential use.

Resident Cindy Black (Wyndmere Drive) expressed concerns about ecological impact on the wetlands. She asked if there were any guarantees that the wetlands would be preserved. Mr. Repp assured her that the developers would have to adhere to current state laws governing wetlands and would not be permitted to fill in wetlands without proper authorization. Councilor Board added further clarification that developers are required to obtain special permits from the U.S. Army Corps of Engineers to infringe on wetlands property, emphasizing the strict regulations in place.

Ken Greenman (Formerly of Loblolly Circle and presently at Marsh Winds) asked about people moving into the development, mentioning time spent in the indoor pool at St. James. Mr. Repp asked that questions be limited to the specific action currently before council (giving the developer authority to for zoning purposes). He stated that the mayor might open the floor for general comment at the end and also offered to speak with him after the meeting.

Van Black (Wyndmere Drive) inquired about the permits and actions that town would authorize developers to execute on the town's behalf, specifically whether the town would have any mechanism to review, approve, or disapprove these actions before developers proceed. Mr. Repp confirmed that the town would have further reviews, including planning board review and a public hearing before the town council. He explained that this action simply allows the developers to include the property in their conditional zoning application to be submitted to the town.

With no further questions from the public on the specific action, Mayor Toner called for a motion. Councilor Dutney made a motion to accept the appointment of Harbor Development Corp., Canal Associates Development Corporation, and Ward Smith as agents to act on the town behalf for the purposes of petitioning, applying, and otherwise interacting with the town for the application approvals and permits relating to the rezoning of the associated parcels. Mayor Toner requested Councilor Dutney state the parcel number and Councilor Dutney provided Parcel ID 2040002101. Motion passed unanimously. (Vote: 4/0)

Mayor Toner then opened the floor for public comment on any topic.

Ken Greenman expressed concerns about increased usage of an already busy indoor pool within St. James Plantation during winter seasons. Mr. Repp responded that it would be a Troon decision having nothing to do with any action the town council is taking at any point in this process. This development will be part of the town, but not St. James Plantation managed by the Property Owners Association (POA). Troon would make any decisions on outside membership. When Mr. Greenman asked if developers were planning recreational facilities for buyers, Mr. Repp indicated that there is a two-acre recreational site in the development plans, though specific plans have not yet been presented. Mayor Toner added that although developers have not yet reached the point of specific plans, they anticipate an amenity center including a small clubhouse, swimming pool, and possibly pickle ball courts for this area. Greenman sought clarification about any crossover between the new development and existing facilities. Mayor Toner and Councilor Board clarified that it is not a town of St. James decision whether those new residents would be allowed to use Troon owned facilities. That decision rests solely with Troon.

Mayor Toner reminded everyone that the property is currently unincorporated under county control and would be built under county requirements. The developers have county approval to proceed, so development is coming whether under county or town jurisdiction. She emphasized that the town prefers to have control over the process, believing it's in the residents best interest.

Jim Maggiola (Moss Hammock Wynd) asked if this might provide impetus for the county to initiate plans to take over fire department services and include St. James. Mr. Repp indicated that the county won't take over the St. James Fire Department. The town will continue funding the St. James Fire Volunteer Department, an independent entity. Mr. Maggiola also asked about current manpower and services for the new development. Mr. Repp explained that the fire department has indicated no additional burden, and the developer would be providing a site for a potential future fire station if needed, similar to station two on Oceanic with the same footprint. Councilor Board added that the fire department already serves properties outside the plantation as part of their fire district, which has different boundaries than the plantation. With the new ladder truck and expected new pumper they will have adequate equipment, though volunteer recruitment remains important.

Cindy Black returned to express concerns about maintaining control over development. She asked how much control or influence the town would have regarding requiring developers to maintain trees and green spaces. Mr. Repp confirmed that the town's UDO requires maintenance of green space and trees. He emphasized that the development group is the same one that developed St. James, and they've indicated intentions to continue a similar architectural ambiance in the new area.

Jack Compton (Irwin Drive) asked if the land swap would require moving town hall. Mr. Repp clarified that everything, including the stormwater management pond area, remains in town ownership. Only land further north, about eight acres beyond the last parking area and wetland strip, would be swapped.

Terry Higgins (Holly Harbor Drive) asked about public hearings for rezoning. Mr. Repp confirmed the public hearing on rezoning is scheduled for December 3<sup>rd</sup>, assuming the application proceeds through the planning board, which meets November 3<sup>rd</sup> at 1:30 in a public session to consider the zoning application, with potentially a second meeting a week later for a recommendation vote.

Mayor Toner encouraged staying involved by watching for town notices about planning board meetings and the December town council meeting.

Brian Miller (Wingfoot Drive) asked about the best online location to see comprehensive development area information. Mr. Repp stated that information would be posted on the town's website with links to the most recent plans and maps showing previous submissions.

With no further questions Mayor Toner thanked everyone for attending and reminded them the meeting schedule is always posted publicly. She encouraged continued attention to these notices and asked for a motion to adjourn.

### **Adjournment**

At 10:31am, Councilor Board made a motion to adjourn this meeting. All were in favor.  
(Vote: 4/0)

Respectfully Submitted

Approved

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Jamie Burns, Town Clerk

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Jean R. Toner, Mayor