



JAMES ISLAND PLANNING COMMISSION
Town Hall
1238-B Camp Road, James Island, SC 29412

MEETING AGENDA
February 9, 2017
6:00PM

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

- I. CALL TO ORDER
- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. APPROVAL OF JANUARY 12, 2017 MINUTES
- VI. PUBLIC COMMENTS
- VII. STAFF COMMENTS
- VIII. DISCUSSION OF PROPOSED AMENDMENTS TO THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) INCLUDING:
 - Recommendations concerning amendment regarding murals (Ordinance 2017-01)
- IX. CHAIR'S COMMENTS
- X. COMMISSIONERS COMMENTS
- XI. NEXT MEETING DATE: MARCH 9, 2017
- XII. ADJOURN

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, January 12, 2017 at 6:00 p.m. Commissioners present: Lyndy Palmer, Zennie Quinn, Bill Lyon, Ed Steers, and Chairman, David Bevon, who presided.

Also present: Planning Director, Kristen Crane, Town Administrator, Ashley Kellahan, Councilmembers Leonard Blank and Garrett Milliken, Public Works Director, Mark Johnson, and Town Clerk and Secretary to the Planning Commission, Frances Simmons.

Call to Order: Chairman Bevon called the meeting to order at 6:00 p.m.

Prayer and Pledge: Chairman Bevon led in prayer and followed with the Pledge of Allegiance.

Compliance with the Freedom of Information Act: Chairman Bevon announced that this meeting was noticed in compliance with the South Carolina Freedom of Information Act.

Approval of December 8, 2016 Meeting Minutes: Chairman Bevon moved for approval of the December 8, 2016 meeting minutes; Commissioner Steers seconded and passed unanimously.

Public Comments: None

Staff Comments: None

Chairman Bevon introduced the cases on tonight's agenda. There are three (3) requests by the Town of James Island to rezone properties located in the Low-Density Suburban Residential (RSL) District to the Residential Office (OR) District. Because of the similarities in all three cases, Mrs. Crane reviewed each case under one presentation.

Zoning Map Amendment: Case #ZOR-12-16-006: Request to rezone property located at 1122 Dills Bluff Road from the Low-Density Suburban Residential District (RSL) to the Residential Office (OR) for government office use (Town of James Island Town Hall). Mrs. Crane provided the history and overview of the 1122 Dills Bluff property. The Commission was also shown an aerial of the property. The rezoning exhibits were provided in their packets. The property is located close to the intersection of Camp and Dills Bluff Road and is adjacent to the annex building of First Baptist Church (formerly known as the Apple Charter School). The property currently has no structures on it. The parcel included in the current Zoning Map Amendment request is .76 acres and is in the RSL Zoning District. Mrs. Crane reviewed zonings that are adjacent to the property along with five (5) approval criteria that must be met. Additionally, Mrs. Crane stated letters and emails were sent to owners of properties within 300 feet of the boundaries of the proposed zoning map amendment, to James Island interested parties, and, an ad was noticed in the Post and Courier and posted at the property address.

Commissioner Quinn asked who is the owner of the property, the Church or the Town. Mrs. Kellahan spoke that the Church is the current owner but the Town will do a swap with them for the part we are cutting out. Commissioner Quinn's question about a bridge over the ditch was answered. **MOTION:** Chairman Bevon moved to approve Case #ZOR-12-16-006, Commissioner Steers seconded. Both Commissioner Steers and Chairman Bevon said this is a win/win for the entire community. Motion passed unanimously.

Zoning Map Amendment: Case #ZOR-12-16-007: Request to rezone property located at 1126 Dills Bluff Road from the Low-Density Suburban Residential District (RSL) to the Residential Office (OR) for government office use (Town of James Island Town Hall): The property at 1126 Dills Bluff Road is located close to the intersection of Camp and Dills Bluff Roads, and is adjacent to the corner of Hillman Road. The property currently has a few dilapidated structures on it, including a house, shed and several concrete pads. The parcel included in the current Zoning Map Amendment request is .71 acres and is located in the RSL Zoning District. **MOTION:** Chairman Bevon moved to approve Case #ZOR-12-16-007, Commissioner Quinn seconded. Motion passed unanimously.

Zoning Map Amendment: Case #ZOR-12-16-008: Request to rezone property located at 1109-B Camp Road from the Low-Density Suburban Residential District (RSL) to the Residential Office District (OR) for government office use (Town of James Island Town Hall): The property at 1109-B Camp Road is located close to the intersection of Camp and Dills Bluff Roads, and is adjacent to the annex building of First Baptist Church (formerly Apple Charter School). The property currently has no structures on it. The parcel is 1.36 acres total in size. The Town is only looking to rezone .6 acres of that parcel to OR. The remaining .76 acres will remain zoned RSL and will remain with First Baptist Church. Before the rezoning goes before Council for final reading, a property line adjustment will have been created and recorded to separate this parcel into the two pieces mentioned previously. After that property line adjustment, the parcel that is .6 acres in size will be zoned OR. **MOTION:** Chairman Bevon moved to approve Case #ZOR-12-16-008, Commissioner Palmer seconded. Motion passed unanimously.

Chairman Bevon announced that the Town Council will hear these requests at their January 19th Public Hearing at 7:00 p.m. at Town Hall. These requests must undergo two readings and approval at Council's discretion.

Election of Planning Commission Officers: Chairman and Vice Chairman

Chairman Bevon announced that local Planning Commissions must elect one of its members as a chairperson and one as vice chairperson for one-year terms. These appointments will begin immediately through the end of 2017.

Chairman: Commissioner Steers moved to nominate David Bevon as Chair, Commissioner Quinn seconded. There were no other nominations. The motion passed unanimously for David Bevon to serve as Chairman.

Vice Chair: Chairman Bevon moved to nominate Lyndy Palmer as Vice Chair, Commissioner Steers seconded. There were no other nominations. The motion passed unanimously for Lyndy Palmer to serve as Vice Chair.

Chair's Comments: None

Commissioners Comments: None

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, February 9, 2017.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 6:17 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission

DRAFT

Amendment recommended by Town Council at their January 19, 2017 Council Meeting:

Murals on exterior building walls are permitted when included in the number and square footage applying to wall/façade signs (See Table 153.341 C). Other murals visible to the public or neighboring property owners may be permitted due to artistic, historic or other cultural interest by Special Exception.

Amendment recommended by Staff:

§153.336 ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

(C) (3) Building Color

(c) Murals on exterior building walls are allowed when included in the number and square footage requirements applying to wall/façade signs (See Table 153.341 C). Any additional or larger murals visible to the public or neighboring properties may be permitted by the Planning Director because of artistic, historic or other cultural interest.

*Proposed additions are indicated by ***bold & italicized*** font

**To view all of §153.336, please visit www.amlegal.com/codes/client/james-island_sc/

Town of James Island

Bill Woolsey
Mayor



Council Members
Leonard Blank
Garrett Milliken
Darren Troy Mullinar
Joshua P. Stokes



seeks to enhance the quality of life of James Islanders by promoting awareness of James Island artists and their work, and supporting art education on the Island.

We are part of James Island Pride, a citizens' committee sponsored by the Town of James Island, whose reach extends to all residents of the island, regardless of political boundaries.

Chair

Katherine Williams

Secretary

Pat Hiott-Mason

Treasurer

Garrett Milliken

Artists' Liaison

Sherry Browne

Community Underwriting

Pat Hiott-Mason

Corporate Underwriting

Katherine Williams

Communications

Susan Milliken

Teachers' Liaison

Laura De La Maza

Members-at-large

Mary Beth Berry
Inez Brown-Crouch
Catherine Lamkin

Council Liaison

Garrett Milliken

31 January 2017

Planning Commission
Town of James Island
1238-B Camp Road
James Island SC 29412

Esteemed Commissioners:

As the Town of James Island's committee on arts and culture, the members of James Island Arts, wishing to be of service to the Town in this regard, respectfully propose alternative language to govern murals in the Town of James Island.

We ask that "murals" be removed from the sign ordinance (153.341) and be included in a new category called "Public Art" to be governed as follows:

No painting, picture, statue, monument, historical marker, fountain, sculpture, or other work of art shall hereafter be permanently displayed or erected on any public street or park unless it first has been recommended by a representative of James Island Arts in collaboration with the Director of Planning and the Chair of the Town of James Island Planning Commission, subject to final approval by James Island Town Council.

The application process could be as follows:

1. An application is made to the Town of James Island Planning Director that includes a draft image of the public art or mural, including a rough plan of execution, and a provision for art conservation to be the responsibility of the property owner and the artist.
2. The proposal is distributed to the Chair of James Island Arts and the Chair of the Planning Commission.
3. Recommendations are gathered by the Planning Director and presented to James Island Town Council for a vote.
4. The applicant is notified by the Planning Director of the James Island Town Council's decision.

It would be necessary to include some definitions in the Town of James Island Zoning and Land Development Regulations to clarify and accommodate the new "Public Art" category. We propose these definitions as follows:

(please turn to p.2)

James Island Arts
to Planning
Commission, p.2.

“Public art” is art in any medium, including but not limited to murals, paintings, statues, monuments, historical markers, fountains, sculptures, planned and executed with the intention of being exhibited in a public space. Public Art may be privately owned but in view on a public street, as in the case of commercial signage.

“Historical marker” is an indicator, such as a plaque or sign, to commemorate an event or person of historic interest, and to associate that point-of-interest with a specific locale one can visit.

“Mural” is a painting or other work of art in two dimensions executed directly onto a wall.

“Sculpture” is a work of art in three dimensions.

“Monument” is a statue, building, or other structure erected to commemorate a famous or notable person or event.

It is our opinion that “Logos” are distinct from “Public Art” in the following way: logos and signage constitute advertisement or communication for commercial purposes, whereas public art is a carefully curated expression of community. We respectfully propose that logos on public display should remain within the sign ordinance, but more clearly defined.

We ask that the Planning Commission take our proposal under consideration at their meeting on February 9, 2017. Please contact us in the meantime with any questions or concerns you might have. We plan to attend this meeting, and contribute our expertise to the discussion of public art as a key ingredient of any vibrant community that would bring joy and character to our town.

Very truly yours,



Katherine Williams, Chair
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