



**JAMES ISLAND PLANNING COMMISSION**  
**Town Hall**  
**1122 Dills Bluff Road, James Island, SC 29412**

**MEETING AGENDA**  
**December 12, 2019**  
**6:00 PM**

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 JULY 11, 2019 MINUTES
- VI. PUBLIC COMMENTS
- VII. STAFF COMMENTS
- VIII. PROPOSED AMENDMENTS TO THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) INCLUDING:
  - a. 153.332 Off- Street Parking and Loading: Addition of section (J) "Bicycle Parking" with standards for bicycle parking facilities.
  - b. 153.093 FRC-O, Folly Road Corridor Overlay District (6): amending *Rethink Folly Road Standards* section to include (b) Required bicycle parking shall be installed in accordance with Section 153.332 (J).
  - c. 153.093 FRC-O, Folly Road Corridor Overlay District (G)(1): adding (a) Prohibited uses. Vehicle Sales (new or used) in North Village area.
  - d. 153.093 FRC-O, Folly Road Corridor Overlay District (H)(1)(a): adding Vehicle Sales (new or used) to prohibited uses in Commercial Core Area.
  - e. 153.093 FRC-O, Folly Road Corridor Overlay District (I)(1)(a): adding Vehicle Sales (new or used) to prohibited uses in South Village Area.
  - f. 153.093 FRC-O, Folly Road Corridor Overlay District (J)(1): adding (a) Prohibited uses. Vehicle Sales (new or used) in Neighborhood Preservation Area.
  - g. 153.093 FRC-O, Folly Road Corridor Overlay District (K)(1): adding (a) Prohibited uses. Vehicle Sales (new or used) in Conservation Area.
- IX. CHAIR'S COMMENTS
- X. COMMISSIONERS COMMENTS
- XI. NEXT MEETING DATE: JANUARY 9, 2020
- XII. ADJOURN

The Planning Commission met in Council Chambers at the Town of James Island, 1122 Dills Bluff Road, James Island, SC on Thursday, July 11, 2019 at 6:00 p.m. Commissioners present: Bill Lyon, Zennie Quinn, Ed Steers, Lyndy Palmer, Vice Chair, and Chairman, David Bevon, who presided. Also, Kristen Crane, Planning Director, Leonard Blank, Town Council and Mayor Pro-Tem, and Ashley Kellahan, Town Administrator (for Frances Simmons, Town Clerk/Secretary to the Planning Commission).

Call to Order: Chairman Bevon called the meeting to order at 6:00 p.m. A quorum was present to conduct business.

Prayer and Pledge: Chairman Bevon led the Planning Commission 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 March 14, 2019 Minutes: Chairman Bevon moved for approval of the March 14, 2019 meeting minutes, seconded by Lyon, Steers, Palmer and passed.

Public Comment: None

Staff Comment: None

Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) including: 153.341(3)(a)(12) Prohibited Signs:

Planning Director, Kristen Crane, explained that the proposed amendment is to add a sentence to the Zoning and Land Development Ordinance (ZLDR) to allow approval of LED message boards for civic and institutional uses, with approval at the discretion of the Zoning Administrator. Mrs. Crane stated that this change would allow schools and government entities the ability to relay important messages to the public; and specifically during emergencies, this could be a useful tool. Mrs. Crane added that the Charleston County School District uses LED message boards as their standard sign for their schools, and that the Town will soon have a new middle school on Camp Road that will wish to utilize this type of signage. No discussion. Chairman Bevon moved to approve, Commissioner Steers seconded. The motion passed unanimously.

Chairman Bevon announced that Town Council would hold a Public Hearing and First Reading on this amendment at its meeting on July 25. The Town Council meeting this month is being held on the 4<sup>th</sup> Thursday.

Proposed Amendments to the Town of James Island Zoning Map: Case #ZCC-5-19-010: Zoning Map Amendment for the rear portion of two (2) Low-Density Suburban Residential (RSL) Districts lots (front portion of RSL lots to remain RSL) to the Community Commercial (CC) District to combine with adjacent CC zoned lot for parking lot use.

Planning Director, Kristen Crane gave an overview of the request that included the history of the businesses in the surrounding area, adjacent zonings, and aerials of the subject property. The applicant, Mr. Joseph M. Walters is seeking to rezone the rear portion of both lots from the RSL Zoning District to the Community Commercial (CC) Zoning District, to enable the use of the rear portion as a pervious parking lot for surrounding businesses as it will be combined with the already CC Zoned 792 Folly Road property. If approved, the proposed parking lot would only be accessed from the existing rear parking lot of 792 Folly

Road. The front portion of the RSL lots are to remain RSL along Jordan Street. If approved, the applicant intends on abandoning the lot line between the two residential lots, resulting in one conforming residential lot of 14,520 square feet, which meets the minimum lot size required for RSL Zoning. Mrs. Crane reviewed the approval criteria under Section §153.043 of the Zoning and Land Development Regulations (attached) and informed the Planning Commission that the request must meet all of the five (5) required criteria.

Questions from the Planning Commission: There were no questions for staff.

Applicant Presentation: Mr. Joseph Walters, 520 Folly Rd., informed the Planning Commission that he would answer any questions they have.

In Support: No one spoke

In Opposition: No one spoke

Chairman Bevon asked for a motion from the Commission in order to have discussion. Motion was made by Chairwoman Palmer and seconded by Commissioner Steers.

Questions to the Applicant: Commissioner Steers asked and it was confirmed that the applicant would be installing a fence midway between the two lots. Commissioner Lyon stated that this seemed to be a reasonable solution to him.

There was brief discussion about the ditch between Jordan Street and the residential lots that if someone drove through it they would have to be towed but Commissioner Steers said he thought it was pretty much self-contained.

After discussion, Chairman Bevon called for the vote and the motion passed unanimously.

Town Council will hold a Public Hearing and First Reading on this amendment at its meeting on July 25

Commissioners Comments: None

Chair Comments: None

Next Meeting Date: The next meeting of the Planning Commission is scheduled for Thursday, August 8 at 6:00 p.m.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 6:20 p.m.

Respectfully submitted:

Transcribed by: Frances Simmons  
Town Clerk and Secretary to the Planning Commission

§ 153.332 OFF-STREET PARKING AND LOADING.

**(J) Bicycle Parking.**

**(1) Purpose. Bicycle parking encourages customers, employees, and other visitors to use bicycles by providing a convenient, safe and readily accessible place to park bicycles. Bicycle parking should serve the main entrance of a building and should be visible to pedestrians and bicyclists.**

**(2) Rate of provision. One bicycle parking space shall be required per every 10 off-street required parking spaces, rounding bicycle parking spaces up when the number is not a multiple of 10. (6 automobile parking spots required = 1 bicycle parking space; 12 automobile parking spots required = 2 bicycle parking spaces)**

**(3) Standards. Required bicycle parking must meet the following standards:**

**(a) Location. Bicycle parking must be:**

**1. Outside a building; and within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route, or no further from the building's main entrance than the closest automobile parking space, whichever is closer.**

**2. At the same grade as the sidewalk or at a location that can be reached by an accessible route; and**

**3. If required bicycle parking is not visible from the street or main building entrance, a sign must be posted at the main building entrance or in a highly visible and used location indicating the location of the parking.**

**(b) Design. Bicycle parking must meet the following standards:**

**1. Bicycle lockers. Where required bicycle parking is provided in lockers, the lockers must be securely anchored.**

**2. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following standards:**

**- The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;**

**- A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet**

\*All Changes are highlighted

\*Proposed additions are indicated by **bold, underlined, italicized** font

\*Proposed redactions are indicated by ~~strikethrough~~

long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components. and  
- The rack must be securely anchored and coated in a material that will not damage the bicycle.

### 3. Parking and maneuvering areas.

- Each required bicycle parking space must be accessible without moving another bicycle;  
- There must be an aisle at least 5 feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; and  
- The area devoted to bicycle parking must be hard surfaced.

4. Covered bicycle parking. Covered bicycle parking, as required by this section, can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures. Where required covered bicycle parking is not within a building or locker, the cover must be:

- Permanent;  
- Designed to protect the bicycle from rainfall; and  
- At least 7 feet above the floor or ground.

5. Lighting shall be provided for bicycle parking facilities so that the bicycle parking area is thoroughly visible and illuminated.

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## § 153.093 FRC-O, FOLLY ROAD CORRIDOR OVERLAY DISTRICT

(6) *Rethink Folly Road Standards.* The following development standards and requirements apply to all parcels within the Folly Road Corridor Overlay District in addition to the requirements described in each of the five Areas. All non-single family detached development applications shall, at the time application is made, provide proof that the following requirements will be met:

(a) A separated 12-foot multi-use path along the frontage of the parcel shall be installed. Required ROW buffer plantings can be reduced to accommodate the path if space is limited. The Zoning Administrator shall be authorized to reduce the width of the required multi-use path if conditions exist that would render the required width unfeasible.

***(b) Required bicycle parking shall be installed in accordance with Section 153.332 (J).***

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**§ 153.093 FRC-O, FOLLY ROAD CORRIDOR OVERLAY DISTRICT.**

(G) *North Village Area. (City of Charleston and Charleston County).* The North Village Area extends from Crosscreek/Tatum Street to Oakpoint Road (Ellis Creek Area) as illustrated on the FRC-O map entitled “North Village.” Parcels in this area are within the jurisdiction of the City of Charleston and unincorporated Charleston County. This area currently consists of mixed medium and low intensity commercial such as shopping centers, professional office, and vehicle services. There are also higher intensity residential uses such as apartment complexes. This area is intended to have less intense commercial uses than the commercial uses found in the Commercial Core Area, particularly along the north side of Central Park Road and west side of Folly Road. This area is not intended for large scale commercial development such as big box stores or mega-shopping centers. Future development in this area is to be a mix of medium to lower intensity commercial, office, and residential uses with increased buffers along Folly Road for more intensive commercial uses. The following commercial recommendations apply to parcels within the North Village Area as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Residential Office (OR), General Office (OG), and Neighborhood Commercial (CN) Zoning Districts as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

***(a) Prohibited uses. Vehicle Sales (new or used)***

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(H) *Commercial Core Area. (Town of James Island and City of Charleston).* This area is the gateway and commercial center to the town and extends from Oak Point Road (Ellis Creek Area) to Prescott Street as shown on the FRC-O map entitled “Commercial Core.” Parcels in this area are primarily within the town with a few parcels within the City of Charleston. This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor. Future development in this area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The following commercial recommendations apply to parcels along Folly Road as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Community Commercial (CC) Zoning District as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

(a) *Prohibited uses.* Self-service storage/mini warehouses, **Vehicle Sales (new or used)**

(2) *Uses requiring special exception.* Liquor, beer, or wine sales (as defined in this chapter), bar or lounge, consumer vehicle repair, fast- food restaurant, gasoline service stations (with or without convenience stores), indoor recreation and entertainment, vehicle service.

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(l) *South Village Area. (City of Charleston, Town of James Island, Charleston County).* The South Village Area extends from Prescott Street to Rafael Lane as illustrated on the FRC-O map entitled “South Village.” Parcels in this area are within the jurisdiction of the town and the City of Charleston, with a few parcels in unincorporated Charleston County. This area currently consists of mixed high to medium intensity commercial development along the west side of Folly Road such as shopping centers, big box stores, and consumer services, and small scale offices and residential uses along the east side of Folly Road. This area is intended to be developed similar to the North Village Area with less intense commercial development than the Commercial Core Area. This area is intended to have a mix of high to medium intensity uses along the west side of Folly and low intensive development on the east side of Folly Road. Future development in this area is to be a mix of commercial and residential uses with increased right-of-way buffers along the west side of Folly Road increased land use buffers on both sides of Folly Road when commercial development occurs adjacent to single-family detached residential uses. The following commercial recommendations apply to parcels within the South Village Area as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Residential (R), Residential Office (OR), and Neighborhood Commercial (CN) Zoning Districts on the east side of Folly Road and Community Commercial (CC) Zoning Districts on the west side of Folly Road as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

(a) *Prohibited uses.* Self-service storage/mini warehouses, **Vehicle Sales (new or used)**

(2) *Uses requiring special exception.* Vehicle storage, boat/RV storage, bar or lounge, consumer vehicle repair, fast-food restaurant, gasoline service stations (with or without convenience stores), indoor recreation and entertainment, consumer vehicle repair.

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(J) *Neighborhood Preservation Area. (Charleston County, City of Charleston).* The Neighborhood Preservation Area extends from Rafael Lane to Battery Island Drive as illustrated on the FRC-O map entitled “Neighborhood Preservation.” This area consists primarily of low-intensity residential uses with some commercial development primarily along the northwest area of Folly Road. This portion of the overlay district is to provide an appropriate transition from the more intense commercial development on James Island before entering the Conservation Area and the City of Folly Beach by preserving the existing low density residential character. The following commercial and residential recommendations apply to parcels along Folly Road as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

(1) *Permitted uses.* Shall include those allowed in the Special Management (S3) and Neighborhood Commercial (CN) Zoning Districts as indicated on the overlay map and as described in [Table 153.110](#), Use Table.

***(a) Prohibited uses. Vehicle Sales (new and used)***

(2) *Uses requiring special exception.* Liquor, beer, or wine sales (as defined in this chapter), bar or lounge.

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(K) *Conservation Area. (Charleston County, City of Folly Beach).* The Conservation Area extends from Battery Island Drive to Folly River as illustrated on the FRC-O map entitled "Conservation." This area is intended to be the least intensely developed area of the overlay zoning district and is to provide a natural scenic open space before entering the City of Folly Beach by preserving the marsh views and vistas of this area. The following commercial and residential recommendations apply to parcels along Folly Road as indicated on the map. All development applications shall, at the time application is made, provide proof that the following requirements will be met:

- (1) *Permitted uses.* Shall include those allowed in the Neighborhood Commercial (CN) and the Special Management (S3) Zoning District.

- a. ***Prohibited Uses. Vehicle Sales (new and used)***

- (2) *Uses requiring special exception.* Liquor, beer, or wine sales (as defined in this chapter), bar or lounge, consumer vehicle repair, fast-food restaurant, gasoline service stations (with or without convenience stores), indoor recreation and entertainment, vehicle service.

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