



JAMES ISLAND PLANNING COMMISSION
Town Hall
1238-B Camp Road, James Island, SC 29412
MEETING AGENDA
November 9, 2017
6:00 P.M.

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 June 8, 2017 Minutes
- VI. Public Comments
- VII. Staff Comments
- VIII. Discussion and Vote of Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) including:
§153.213 (C) Storage and Repair of Inoperable Motor Vehicles
- IX. Discussion and Vote of Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) including:
§153.231 (A) Temporary Sales
- X. Chair's Comments
- XI. Commissioners' Comments
- XII. Next Meeting Date: December 14, 2017
- XIII. Adjourn

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, June 8, 2017 at 6:00 p.m. Commissioners present: Commissioners: Lyndy Palmer, Zennie Quinn, Bill Lyon, Ed Steers, and Chairman, David Bevon, who presided.

Also present: Planning Director, Kristen Crane, Town Administrator, Ashley Kellahan, Councilman Leonard Blank, 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 May 11, 2017 Meeting Minutes: Chairman Bevon moved for approval of the May 11, 2017 meeting minutes; Commissioner Palmer seconded and it passed unanimously.

Public Comments: None

Staff Comments: None

Discussion and Vote on Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR): Chairman Bevon announced that the Planning Commission would have discussion and vote on a recommendation to add a new section on a temporary moratorium on accepting and processing zoning permits for residential development greater than four (4) units per acre; and other development greater than 1500 square feet in non-residential zoning districts.

Town Council held a special meeting and first reading on Ordinance #2017-08, May 25, 2017 that passed unanimously. Town Council will hold a public hearing and the second/final reading with the Planning Commission's recommendation at the June 15 meeting.

Planning Director, Kristen Crane, gave an overview of the moratorium and shared the information provided to the Planning Commission in chronological order.

- 1) City of Charleston passed a Moratorium Ordinance, May 9, 2017
- 2) James Island Intergovernmental Council (JIIC) passed resolution in support, May 15
- 3) JIIC Chair, Leonard Blank, submitted letter May 18 requesting the creation of a Joint JI Planning Committee to consist of planning staff: County, City, Folly Beach, and Town of JI
- 4) Town Council Resolution and instruction to Planning Director, Mrs. Crane, for determination regarding a moratorium given the Town's Zoning Ordinance
- 5) Town Council held special meeting, May 25, and presented Ordinance #2017-08. The ordinance passed first reading unanimously

Mrs. Crane said the City of Folly Beach has passed its moratorium and has made a recommendation for the Joint Planning Committee. Charleston County Council/Planning will discuss the moratorium on Monday, June 12. Mrs. Crane said the timeframe for the Town's moratorium is the same as the City of Charleston; six months; however, time could be extended by a vote of Council. A meeting of the Joint Planning Committee will be scheduled soon.

Commissioner Lyon asked if Charleston County voted against the moratorium. Mrs. Crane said County Council voted to send the moratorium to the Planning Commission that meet on Monday. Mrs. Crane informed the Planning Commission that the Town allows four (4) units per acre in residential zoning districts. This would restrict permits processed for planned developments for more than four units per acre. Commissioner Palmer asked the number of commercial developments that has passed, and those not meeting the criteria. Mrs. Crane said there is a clause exempting those already invested or with pre-approved applications. She said a few applications would be affected, 3-4. After discussion, Chairman Bevon moved for a vote to adopt Ordinance #2017-08; Commissioner Lyon seconded. No discussion. Motion passed unanimously. The Planning Commission's recommendation will be forwarded to Town Council.

Chair's Comments: None

Commissioners' Comments: None

Next Meeting Date: The next meeting of the Planning Commission will be held on July 13, 2017 at 6:00 p.m.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 6:10 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission

***Deletions are struck-through and additions have been underlined and highlighted**

§ 153.213 STORAGE AND REPAIR OF INOPERABLE MOTOR VEHICLES.

(A) In all zoning districts, the open storage and or repair of inoperable motor vehicles is not permitted within the required front setback.

(B) In all ~~agricultural and rural residential~~ zoning districts, the open storage or repair of inoperable motor vehicles must be screened by a fence, wall, building, or vegetative buffer that completely shields the vehicles from view ~~off site~~ from the public right of way and adjacent properties.

(C) The open storage and repair of more than two inoperable motor vehicles is prohibited on all lots in residential, office, commercial or industrial zoning districts unless specifically authorized for a use such as a salvage yard or motor vehicle repair shop. ~~Open storage and/or repair of more than two inoperable motor vehicles is prohibited on all lots in suburban residential zoning districts, as well as in all office, commercial, and industrial zoning districts unless specifically authorized for use as a salvage yard. Any inoperable motor vehicle must be screened by a fence, wall, building, or vegetative buffer that completely shields the vehicles from view off site.~~

(D) In all suburban residential zoning districts, storage of motor vehicle parts is permitted only within a completely enclosed accessory structure located on the same lot as the principal dwelling unit.

(E) Storage of commercial vehicles in residential zoning districts, unless otherwise expressly authorized by this chapter, is limited to one vehicle used as personal transportation.

(Ord. 2012-06, § 6.5.14, passed 10-18-2012; Ord. 2013-02, passed 4-18-2013)

§ 153.231 TEMPORARY SALES.

(A) Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a zoning lot where permitted as an accessory use elsewhere in these regulations. Such sales may be conducted only twice in a calendar year from the same zoning lot, and no more than two consecutive days each during daytime hours.

(B) The sale of Christmas trees, fireworks, and turkey shoots are authorized where permitted as an accessory use and shall not exceed a total time period of 60 days during a one-year period. This time period shall commence from the first date that such uses, individually or collectively, are approved or established, whichever is first.

(C) Other temporary sales of merchandise shall be permitted as a temporary, accessory use to an approved principal use (such as in an off-street parking lot), provided that the maximum term for such permit shall not exceed ten consecutive days, and no more than four such permits may be issued per lot, per calendar year.

(Ord. 2012-06, § 6.6.2, passed 10-18-2012; Ord. 2013-02, passed 4-18-2013; Ord. 2016-01, passed 4-21-2016)