



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

**MEETING AGENDA**

**June 14, 2018**

**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 APRIL 12, 2018 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. 153.093 FRC-O Folly Road Corridor Overlay District: adding *self-service storage/mini warehouses* as a prohibited use in the Commercial Core and South Village Areas
  - b. 153.110 Use Table: adding a Special Exception requirement for parking lots in the Residential Office (OR) Zoning District
- IX. CHAIR'S COMMENTS
- X. COMMISSIONERS COMMENTS
- XI. NEXT MEETING DATE: JULY 12, 2018
- XII. ADJOURN

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, April 12, 2018 at 6:00 p.m. Commissioners present: Vice-Chair Lyndy Palmer, Zennie Quinn, Bill Lyon, Ed Steers, and Chairman David Bevon, who presided. Also, Kristen Crane, Planning Director, Leonard Blank, Town Councilman/Liaison, Garrett Milliken, Town Councilman, Mark Johnson, Public Works Director, and Frances Simmons, Town Clerk and 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 8, 2018 Minutes: Chairman Bevon moved for approval of the March 8, 2018 meeting minutes, Commissioner Steers seconded and the motion passed unanimously.

Public Comments: The following persons spoke:

Jason Crowley, Director of the Communities & Transportation Program for the Coastal Conservation League: supports the proposed amendment to add a development standard to require installation of multi-use paths in the Folly Road Corridor Overlay District (FRC-O). Mr. Crowley said it is great to be able to incorporate multi-use paths for new developments. This standard is from the Rethink Folly Road plan that municipalities worked on for over a year. Adding specific requirements for 12-foot wide multi-use paths provides flexibility to work around limitations such as grand trees and helps to advance the goals in the FRC-O Plan. Mr. Crowley thanked the Commission for their consideration.

Katie Zimmerman, Executive Director of Charleston Moves spoke. She reiterated the comments expressed by Mr. Crowley and added that multi-use paths are the best ways to make everyone comfortable with safety by having a separation for bicycles. She said multi-use paths would encourage people to get out of their cars and use them.

Staff Comments: None.

Zoning Map Amendment: Case #ZOG-3-18-009: Request to rezone property located at 813 Jordan Street from Low-Density Suburban Residential District (RSL) to General Office District (OG) for a parking lot. Planning Director, Kristen Crane presented the staff review. 813 Jordan Street is located close to the intersection of Jordan Street and Kemper Avenue, adjacent to mixed-use development at 792 Folly Road (Charleston Sports Pub, Baguette Magic, View Salon, Hurricane Boxing, Charleston Tattoo, and offices). The property has no structures on it. The parcel included in the current Zoning Map Amendment Request is .25 acres and is located in the RSL Zoning District. The parcel is considered a legal nonconforming lot due to its lot area and width of 50 feet.

The applicant, Mr. Joseph M. Walters is seeking to rezone property from the RSL Zoning District to General Office (OG) Zoning District to use the property as a parking lot. The property will be used as a pervious parking lot for surrounding businesses and accessed from the rear of 792 Folly Road and from Jordan Street, into the Bayfront Subdivision. Adjacent Zoning consists of surrounding properties to the north and east side of the subject property and contain undeveloped or formally developed property in the residential zoning district in the Town of James Island with the adjacent parcel to the north owned by the applicant. Property

to the west is in the Town of James Island and owned by the applicant, zoned Community Commercial. Residential multi-family property to the south is located in the City of Charleston and owned by the Housing Authority.

Mrs. Crane reviewed the approval criteria in Section §153.043 of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for Zoning Map Amendment (rezoning) (attached). Approval may be granted by Town Council if the request meets the five (5) criteria in the Ordinance, which she reviewed.

Questions from the Commission:

Commissioner Quinn asked how the parcel became a 50-ft. strip. Did it cut off other lots? Mrs. Crane said we have a plat dated 1984 but it may have been done prior to 1984.

Commissioner Lyon asked if there would be access to commercial properties on Folly Rd. from the parking lot. Mrs. Crane answered at 792 Folly Rd. will be accessed; however, she was uncertain there would be access to other properties by car. The applicant, Mr. Walters stated that currently there is a perpendicular building between his property and “The Break” so vehicles cannot enter “The Break’s” parking lot. There is a raised curb between the applicant’s parcel and Mike’s Bikes and vehicles cannot access the other adjoining parking lots. He said, individuals are already walking through and bicycling. Chairman Bevon asked if someone could enter right and come around where Hurricane Boxing is and Mr. Walters answered yes, that someone could drive a vehicle around Hurricane Boxing into the Center.

Commissioner Quinn asked how someone would have access to Folly Rd. and Mrs. Crane showed this on the aerial.

Commissioner Steers asked when coming on Jordan St. on the right, if that area is wetlands. Mr. Walters said they have a wetland delineation and have no plans that indicates it is wetlands. He said there are storm water issues there and the runoff ends up on his lot. He noted that part of the 792 Folly Rd. property has a landlocked drainage easement that need to be resolved. Mark Johnson, Public Works Director showed the area in question on the aerial.

Commissioner Quinn asked if there is a diagram of parking lot; Mrs. Crane said no, and if the application were approved, the owners would go through the Site Plan Review.

Chairman Bevon stated for the record what the parcel is zoned for now nothing could be built on it without numerous variances and setbacks. Mrs. Crane said there would have to be setback reductions. For example, a single-family house would have to be a 40ft. wide buildable area with a 10ft. setback. Chairman Bevon said if the zoning changes to Office, it would be difficult to put an improved structure on it that would meet an Office zoning.

Applicant Presentation:

Joseph Walters, 928 W. Ocean View: Mr. Joe Walters introduced his brother David Walters, born and raised on James Island. He thanked the Planning Commission for their service and Town Council for helping the Town to grow responsibly.

Questions from the Board:

Chairman Bevon asked if thought had been given to putting up a barrier to stop cars from going from Folly Rd. to Jordan St. (to not be able to go down to Hurricane Boxing); but to where people could walk or bike. Mr. Walters said one or two individuals in Bayfront had spoken to him about using it as a road. Mr. Walters said they planted 14 Live Oak trees after Hurricane Hugo to make the Center look nice. He said realistically, taking a short cut from Jordan St. or even driving off Folly Rd., someone would be better off going through

Patterson, or another cut thru, instead of weaving in and around medians. The County approved reducing the speed limit in the lot. He said there is no fast travel through the lot and he does not see it ever becoming a short cut or thru fare for people to the neighborhood.

Commissioner Lyon asked Mr. Walters if he felt it important to have access to the parking lot. Mr. Walters said a business owner that lives in Bayfront asked for permission to drive through the lot to get to his business and to park. He and his brother has given permission; however, there are more bicyclists and pedestrians coming through rather than cars.

Commissioner Quinn asked what would happen if people from other places park at the lot. Mr. Walter said SC law allows property owners to post that people parking at establishments must intend to support the business at that location. Commissioner Quinn asked if the parking lot would be for the businesses. Mr. Walters said that he and his brother changed the insurance policy to include people using it for ingress and egress.

Commissioner Steers asked if the parking lot would be lighted. Mr. Walters said he was uncertain that they want a lot of light pollution but they want it to be safe and exterior lighting is there now.

Support: No one spoke.

Opposition:

Carla Muller stated that she lives a few streets over and probably passes the parking lot four times a day. She understands the need for additional parking, but would prefer that the lot be fenced off to Jordan St. because of the bar running late and has no idea the number of the increase in traffic. She is fine with a fence to allow cars, pedestrians, bikes and strollers, but she believes many people will use the lot for unsafe driving through the neighborhood at night, possibly under the influence.

Rebuttal

Mr. Walters responded that the Charleston Sports Bar is a family pub, which is a big difference from a bar. He explained that extra parking is not going to stop someone who decides to drink too much.

Commissioner Lyon asked if the police patrols the area, which Mr. Walters said absolutely. Commissioner Lyon also asked what time does the bar close. Mrs. Crane responded that all bars have a 2 a.m. closing and this restaurant outdoor seating ends at 10 p.m.

The motion to approve Case #ZOG-3-18-009 was made by Chairman Bevon and seconded by Commissioner Steers. Commissioner Steers said he believes this is a reasonable request. He lives on a cut-thru and it is something that cannot be controlled, also, there is difficulty in creating an all-inclusive protection. The motion passed unanimously.

Proposed Amendment to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) Including:

- a. 153.093 F (6) FRC-O Folly Road Corridor Overlay District: Adding a development standard to require installation of a multi-use path.

Mrs. Crane said development standards and requirements would apply to all parcels within the Folly Road Corridor Overlay District, in addition to the requirements described in each of the five areas (provided to the Commission). All non-single family detached development applications shall, at the time the application is made, provide proof that the following requirements be met:

1. A separated 12-foot multi-use path along the frontage of the parcel shall be installed. Right-of-Way (ROW) buffers 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 with unfeasible.

Mrs. Crane answered questions from the Commission.

The motion to approve 153.093 F (6) FRC-O Folly Road Corridor Overlay District to add a development standard requiring the installation of a multi-use path was made by Chairman Bevon, seconded by Commissioner Palmer and passed unanimously.

Town Council will hold a Public Hearing on both cases on May 17 and second/final reading on June 21.

Chair's Comments: None

Commissioners' Comments: None

Next Meeting: The next meeting of the Planning Commission will be held Thursday, May 10, 2018

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:42 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk and Secretary to the Planning Commission

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

(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**

- (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.

\*All Changes are highlighted

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

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

(I) *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***

- (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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TABLE 6.1-1	ZONING DISTRICTS											Condition
	NRM25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I	
Parking lots							<b>S</b>	A	A	A	A	\$153.157

(3) *S; special exception uses.* An “S” indicates that a use type is allowed only if reviewed and approved in accordance with the special exception procedures of this chapter, subject to compliance with use-specific conditions and all other applicable regulations of this chapter. A cross-reference to the applicable conditions can be found in the “condition” column of [Table 153.110](#). The number provides a cross-reference to the use-specific conditions contained in §§ [153.120](#) through [153.180](#), [153.200](#) through [153.217](#), [153.230](#) through [153.234](#), and [153.250](#) through [153.255](#).

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