

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 4th 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