

The Planning Commission of the Town of James Island met on Thursday, July 10, 2025, at 5:09 p.m. in person at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC 29412.

Commissioners present: Kelly Hall, Vice Chair (Acting as Chair), Zennie Quinn, and Patrick Broderick via conference call. Absent: Chair Deborah Bidwell and Commissioner Ed Steers. Both gave notice of their absence.

Also present: Kristen Crane, Planning Director, Mayor Brook Lyon, Council Liaison, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Chair Hall called the Planning Commission meeting to order at 5:09 p.m. A quorum was present to conduct business.

Prayer and Pledge of Allegiance: Chair Hall asked the Commission to join her in a moment of silence for the victims of the flood in Texas and for the lives that were lost. Afterward, the Pledge of Allegiance was recited.

Compliance with the Freedom of Information Act: Chair Hall announced that this meeting was duly noticed and is being held in compliance with the SC Freedom of Information Act. This meeting was also live streamed on the Town's website and notification was provided to the public.

Introduction: Members of the Planning Commission, staff, and Mayor Lyon were introduced.

Approval of May 8, 2025, Minutes: Chair Hall called for a motion to approve the minutes of the May 8, 2025, meeting. The motion was made by Commissioner Quinn, seconded by Commissioner Broderick. There were no corrections or discussions.

Vote

Commissioner Quinn	Aye
Commissioner Broderick	Aye
Chair Hall	Aye
Unanimous	

Public Comments: No public participants.

Zoning Map Amendment:

Case #ZCN-5-25-015: Request to rezone property located at 1444 Folly Road from the Residential Office (OR) Zoning District to the Neighborhood Commercial (CN) Zoning District for Retail Sales use (accessory building sales lot) TMS# 427-01-00-051): Chair Hall introduced the case before the Planning Commission. Planning Director, Kristen Crane provided the staff review and recommendations.

History and Overview:

1444 Folly Road is located about 1400 feet south of the Fort Johnson and Folly Road intersection, in the South Village Area of the Folly Road Corridor Overlay (FRC-O) Zoning District. The property is currently vacant. The parcel included in the current Zoning Map Amendment Request is 0.50 acres in size and is in the OR Zoning District. The parcel is considered a legal conforming lot.

The applicant and owner, Ms. Amy Emde is seeking to rezone the parcel from the OR Zoning District to the CN Zoning District to establish a Retail Sales Use, which is allowed with a CN zoning designation, according to Use Table 153.110.

Adjacent Zoning:

Adjacent property to the north is in the OR Zoning District in the Town of James Island and has residential use. To the east is residentially zoned property and is also in the Town. Property to the south is zoned SR-2, utilized as a church and is in the City of Charleston. Adjacent property to the west is in the City of Charleston, zoned General Business, and utilized by Pet Helpers.

Approval Criteria:

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) may be approved only if Town Council determines that the following criteria are met:

1. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance.

Staff's response: In the Comprehensive Plan, a Community Facilities Element strategy is to *"explore opportunities to create and maintain more active recreational facilities for the residents of James Island"*. The applicant's letter of intent states that *"my sole intention is to operate this shed business as a temporary use until I am able to fund and develop a permanent swim school facility on the site. My goal is to activate and beautify an underutilized parcel in the interim, in a way that serves the James Island community and supports the local economy"*. The South Village Area of the FRC-O 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."* Therefore, the proposed amendment and future use may be consistent with the intent and purpose of the Ordinance and the Comprehensive Plan.

2. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property.

Staff's response: Nearby properties have a wide range of existing uses and zoning. The immediate adjacent properties are mixed between commercial, religious, and residential uses. If approved, the subject property will retain its residential office use capability. Therefore, the proposed amendment may allow development that is compatible with existing uses and zoning of nearby property.

3. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development.

Staff's response: The Town and other service providers will be able to provide adequate water and sewer supply, stormwater facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development.

4. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife, and natural resources; and

Staff's response: The applicant's letter of intent states that *"this quiet, low-traffic use is consistent with existing commercial activity along the Folly Road corridor and will not result in significant environmental impact, excessive noise, or traffic disruptions. Additionally, the sheds-positioned along the property's long edge-will offer an attractive visual buffer and sound barrier for neighboring properties."* The proposed use should not result in significant adverse impacts.

5. The subject property is suitable for proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of resources and amenities.

Staff's response: The subject property is a legal conforming lot in its current zoning designation of OR. The subject property also meets the minimum standards for the Neighborhood Commercial zoning designation including parcel size and parcel configuration. The parcel has direct access from Folly Road.

Applicant Presentation: The applicant was not present to present her case.

Chair Hall called for a motion in order to have discussion. Motion was made by Commissioner Quinn, seconded by Commissioner Broderick. Afterward, Commissioner Quinn moved to disapprove the request to rezone the property at 1444 Folly Road from Residential Office (OR) to the Neighborhood Commercial (CN) Zoning District for retail sales use, motion seconded by Chair Hall.

Chair Hall stated her reason for the disapproval is that she feels that the change in zoning, if the property transfers, that it would leave it open for many options with the change. She feels that leaving it as it is, is in the best interest for Folly Road and the Town.

Commissioner Quinn also stated that leaving the zoning as it is, is the best interest. He said the Planning Commission went through a lot of changes to approve the zoning for the swimming facility and he is against changing the zoning.

Commissioner Broderick said he agrees 100%. He believes the aggressive price reductions in the past year clearly show that the seller is motivated to sell and this is a temporary business.

Vote

Commissioner Quinn	Yes to Disapprove
Commissioner Broderick	Yes to Disapprove
Chair Hall	Yes to Disapprove
Unanimous to Disapprove	

Town Council will hold a Public Hearing and First Reading on this rezoning at their July 17, 2025, meeting and a Second Reading on August 21, 2025.

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

a. Signs (153.014) Adding wording to allow for animated signs with conditions:

Ms. Crane gave an overview of the general provisions of the Town's signage under Chapter §153.014, including prohibited signs. Ms. Crane defined animated signs as "any sign designed to facilitate or permit an illusion or features actual motion", i.e., the Coburg Dairy Cow that rotates. Animated signs will be prohibited except when approved by the Zoning Administrator and calculated into the signage allowance.

Chair Hall called for a motion in order to have discussion. There were no questions. Commissioner Quinn moved to approve the Proposed Amendment to add wording to allow animated signs with the conditions recommended by staff, seconded by Commissioner Broderick.

Vote

Commissioner Quinn	Aye
Commissioner Broderick	Aye
Chair Hall	Aye
Passed unanimously	

Town Council will hear the Planning Commission's recommendations at its July 17th meeting.

Chair's Comments: None.

Commissioners' Comments: None.

Next Scheduled Meeting: August 14, 2025.

Adjournment: There being no further business to come before the body, the meeting adjourned at 5:48 p.m.

Respectfully submitted:

A handwritten signature in black ink that reads "Frances W. Simmons". The signature is written in a cursive style with a large initial 'F'.

Frances Simmons

Town Clerk/Secretary to the Planning Commission