



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

MEETING AGENDA

January 12, 2017

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 DECEMBER 8, 2016 MINUTES
- VI. PUBLIC COMMENTS
- VII. STAFF COMMENTS
- VIII. ZONING MAP AMENDMENT: CASE #ZOR-12-16-006
Request to rezone property located at 1122 Dills Bluff Road from the Low-Density Suburban Residential District (RSL) to the Residential Office District (OR) for government office use (Town of James Island Town Hall)
- IX. ZONING MAP AMENDMENT: CASE #ZOR-12-16-007
Request to rezone property located at 1126 Dills Bluff Road from the Low-Density Suburban Residential District (RSL) to the Residential Office District (OR) for government office use (Town of James Island Town Hall)
- X. ZONING MAP AMENDMENT: CASE #ZOR-12-16-008
Request to rezone property located at 1109 B Camp Road from the Low-Density Suburban Residential District (RSL) to the Residential Office District (OR) for government office use (Town of James Island Town Hall)
- XI. ELECTION OF PLANNING COMMISSION OFFICERS: CHAIR & VICE-CHAIR
- XII. CHAIR'S COMMENTS
- XIII. COMMISSIONERS COMMENTS
- XIV. NEXT MEETING DATE: FEBRUARY 9, 2017
- XV. ADJOURN

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, December 8, 2016 at 6:00 p.m. Commissioners present: Lyndy Palmer, Bill Lyon, Zennie Quinn, Ed Steers, and David Bevon, who presided.

Also present: Planning Director, Kristen Crane, Councilmembers Leonard Blank and Garrett Milliken, Town Administrator, Ashley Kellahan, 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 September 8, 2016 Meeting Minutes: Chairman Bevon moved for approval of the September 8, 2016 meeting minutes; Commissioner Palmer seconded and it passed unanimously.

Public Comments: None

Staff Comments: None

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

1. ZLDR §153.341 Signs: Adding to list of prohibited signs
2. ZLDR §153.093 & 153.341: Removing requirement for monument signs
3. ZLDR §153.110 Use Table: Adding Special Exception requirement for Fast Food Restaurants, Convenience Stores and Service Stations in CC and CN Zoning Districts

§153.341 Signs (A) General provisions (3) Prohibited signs: Mrs. Crane gave a brief overview and explained the proposed change to the ZLDR: #13 Murals or logos on or attached to buildings (except when included in the signage square footage); and #14 Inflatables used for advertisement purposes. A Power Point was shown depicting murals on buildings and inflatables. Mrs. Crane answered questions from the Commission.

Mrs. Crane asked the Commission if they wanted to vote on the proposed changes individually or group. Councilman Milliken pointed out that the agenda did not state that a vote would be taken. After discussion of this matter, Chairman Bevon moved to amend the agenda under section VIII to add that votes would be taken; Commissioner Palmer seconded. Motion to amend the agenda passed unanimously. Motion to approve the staff's recommendation passed unanimously.

§153.093 FRC-O, Folly Road Corridor Overlay District and §153.341 Signs: Mrs. Crane explained that the monument style sign was from the Re-think Folly Road Plan. Examples of monument signs were shown by Power Point. Mrs. Crane commented that changing from a monument style will allow businesses more creativity in designing their signs. Roadway safety and not being able to view oncoming traffic with monument signs was also discussed. Staff recommends under (F) Development Standards and Requirements, (5) Signs, that item (a): all signs shall be monument style be stricken, also, §153.341 Signs (B) Standing Signs (1). After comments and discussion, Commissioner Lyon moved to approve the staff's recommendation, Commissioner Steers seconded. Motion passed unanimously.

ZLDR§153.110 Use Table: Mrs. Crane reviewed the businesses proposed for amendments in the Use Table. Staff recommends adding a Special Exception requirement for Fast Food Restaurants, Convenience Stores and Service Stations in the Community Commercial (CC) and Neighborhood Commercial (CN) zoning districts. Ms. Crane further explained that the change will offer protection to the neighborhoods these types of services abut. Chairman Bevon moved to approve the staff's recommendation, Commissioner Palmer seconded. Motion passed unanimously.

Chairman Bevon announced that Town Council will hold a Public Hearing and First Reading on these amendments with the Planning Commission's recommendations at their January 19th meeting. A second reading will be held at Town Council's February 16th meeting.

Chair's Comments: Chairman Bevon announced that the Town is now a property owner. The purchase of the new Town Hall site has been finalized. He thanked Commissioner Palmer for all the hard work she did. This is good news. The new Town Hall will be across the street, Dills Bluff/Camp Road).

Commissioners' Comments: Commissioners Steers and Lyon will contact Mrs. Crane to determine when training will be held.

Next Meeting Date: The next Planning Commission meeting will be held on Thursday, January 12, 2017 at 6:00 p.m.

Adjournment: There being no further business to come before the Planning Commission, the meeting adjourned at 6:22 p.m.

Respectfully Submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission

Town of James Island

Bill Woolsey
Mayor



Council Members

Leonard Blank

Garrett Milliken

Darren Troy Mullinax

Joshua Stokes

January 6, 2017

Town of James Island, Planning & Zoning Department
ATTN: Mrs. Kristen Crane

RE: Rezoning of 3 parcels from Residential to Office Residential for New Town Hall

Dear Mrs. Crane:

On behalf of the Town of James Island, I would like to offer my support and rationale behind the Town's Rezoning Application for its New Town Hall Project.

Since the Town's final incorporation in 2012, the current Town Hall office has been viewed as temporary until the Town could effectively fund a more appropriate space, as well as identify the best location. Town Council began planning and appropriating funds in the early part of 2015 with the planning and adoption of our Fiscal Year 2015/2016 Annual Budget. One of the biggest challenges the Town has faced since that time was identifying land to make this long-term goal a reality.

The three parcels the Town ultimately decided upon was the best fit for a number of reasons. The area around the Camp and Dills Bluff Intersection has become somewhat of a Town Center for the Island's residents and it was important to the Town's leadership to keep the new space close to its current offices. It was also important to build a sustainable structure that would have minimal impacts to the environment and surrounding neighborhoods. The three parcels are fairly wooded with beautiful specimen trees, and in working with the architects on "test fits", the site offered an already cleared section where a building could successfully be nestled amongst the natural landscape. While there already exists a great natural buffer to neighboring properties, the Town would require of itself what we require of any new development which includes planting additional landscaping to buffer neighboring properties. In addition to the site being well-suited to accommodate our facilities' needs, the sandy soils on the site provide excellent drainage. This will allow the Town to use permeable pavers and gravel for much of the parking and minimize stormwater runoff.

The Town is seeking to rezone the properties to office residential because it is the least intensive use that will allow for a government office. The Town wishes to construct a facility that assimilates well within the neighboring setting and takes on the character of a residential home. We feel our architects have done a great job at designing a Town Hall with a residential character and the new building will not only be an asset to the surrounding area, but a source of pride for Island residents.

www.JamesIslandSC.us

If you or anyone has any questions or concerns about request for rezoning, please do not hesitate to contact me at 843.795.4141 or at akellahan@jamesislandsc.us.

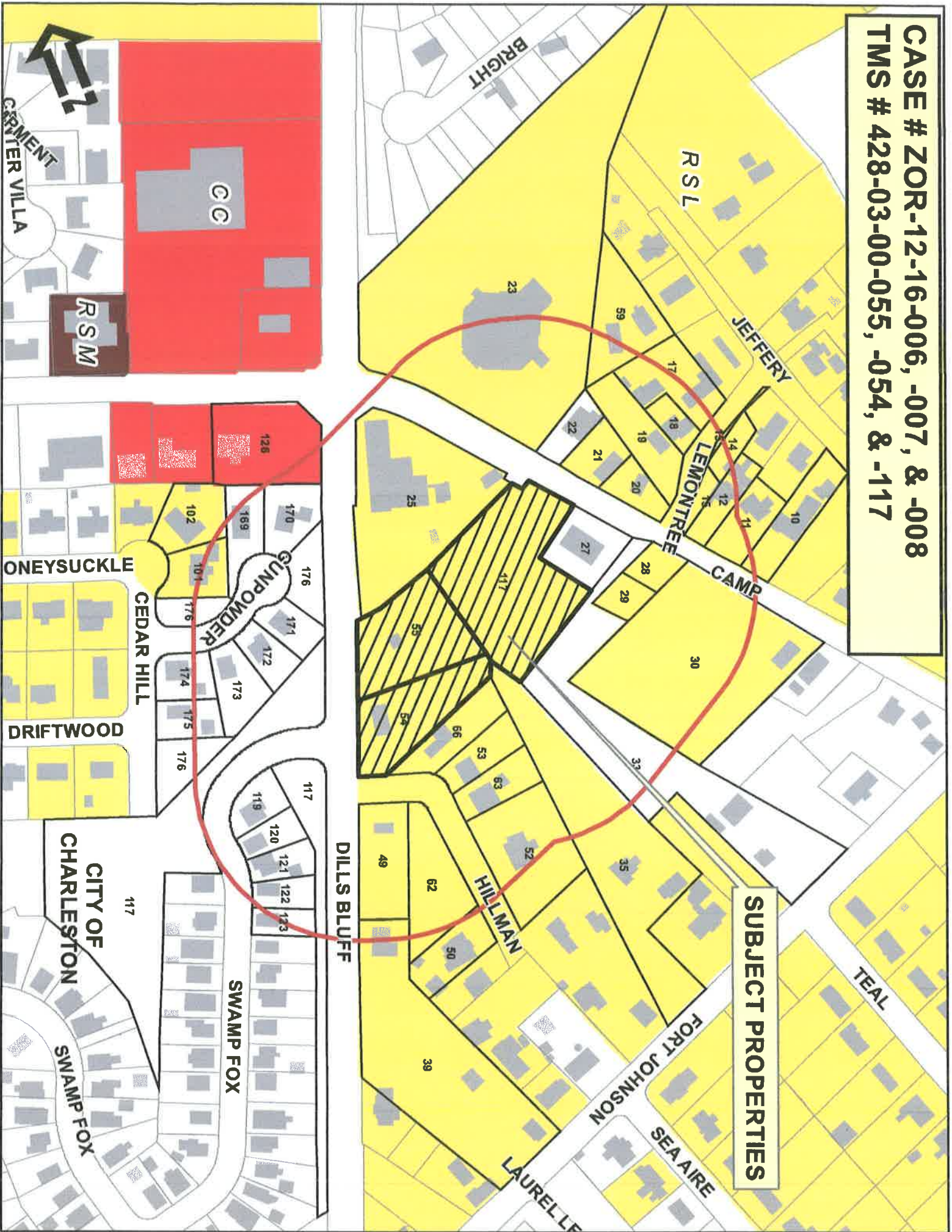
Respectfully,



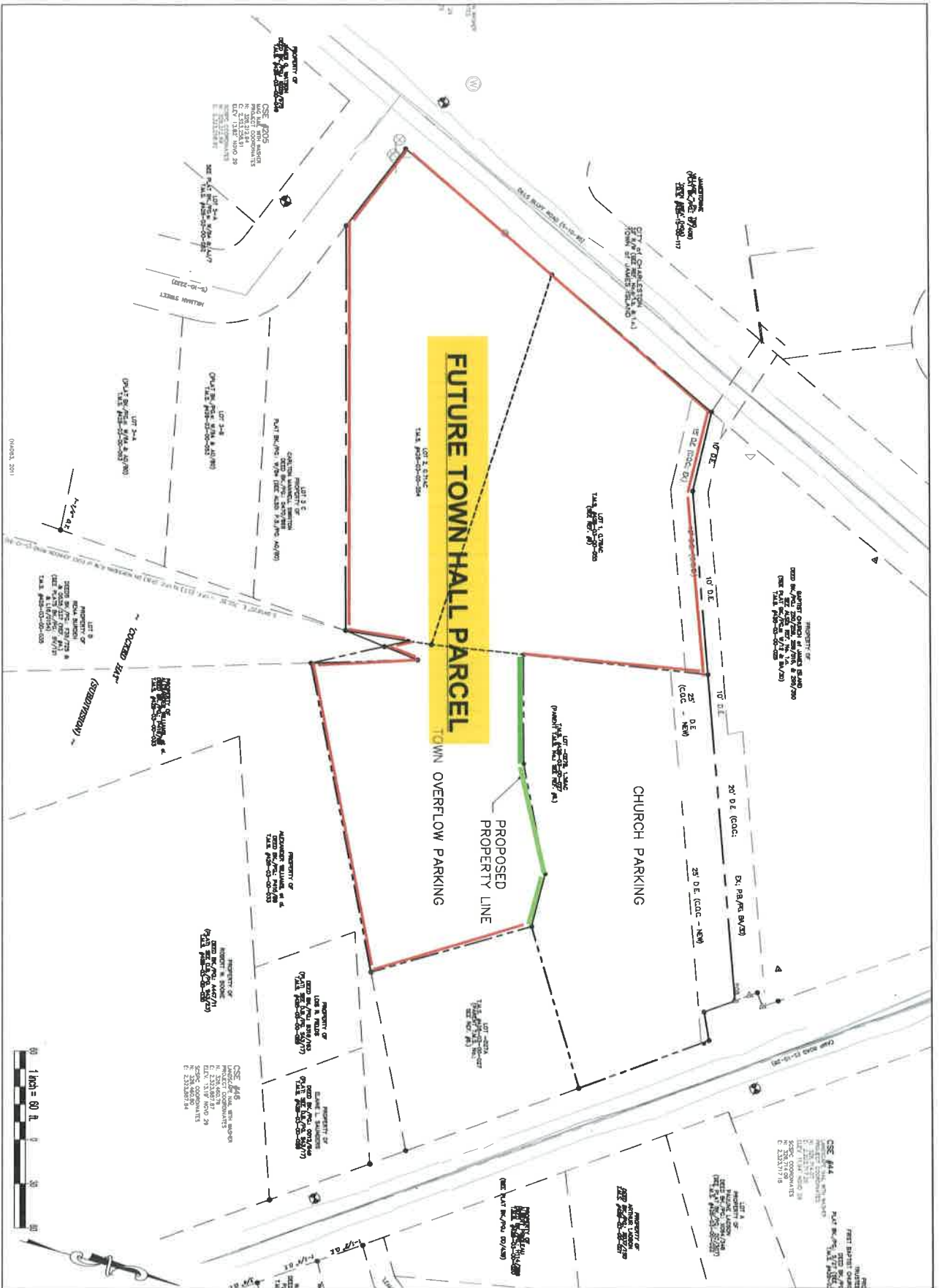
Ashley Kellahan
Town Administrator

www.JamesIslandSC.us

**CASE # ZOR-12-16-006, -007, & -008
TMS # 428-03-00-055, -054, & -117**



SUBJECT PROPERTIES



Town of James Island
 James Island, South Carolina

NEW JAMES ISLAND TOWN HALL

JAMES ISLAND
 SOUTH CAROLINA

ADC
 ENGINEERING SPECIALISTS

1225 TOWNSHALL ROAD
 HANNAH, SC 29418
 TEL: 843-584-0161
 FAX: 843-584-0162
WWW.ADCENGINEERS.COM

RE-ZONING EXHIBIT

EX-03

ZONING CHANGE APPLICATION



Zoning/Planning
Department
Town of James Island
Town Hall
1238-B Camp Road
James Island, SC 29412
(843) 795-4141
Fax: (843) 795-4878

CASE ZOR-12-16-006 PD _____

PROPERTY INFORMATION

CURRENT DISTRICT R5L REQUESTED DISTRICT OR
 PARCEL ID(S) 428-03-00-055
 CITY/AREA OF COUNTY Charleston / Charleston County
 STREET ADDRESS (1122) 1120 Dills Bluff Rd (Lot 1) ACRES .76
 DEED RECORDED: BOOK 0531 PAGE 151 DATE 1-26-16
 PLAT RECORDED: BOOK L16 PAGE 0154 DATE 3-31-16 APPROVAL # 160209-1109
Camp Rd-1

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Town of James Island HOME PHONE _____
 MAIL ADDRESS 1238-B Camp Rd WORK PHONE 843-795-4141
 CITY, STATE, ZIP Charleston, SC 29412 CELL PHONE _____
 EMAIL akellahan@jamesislandsc.gov

OWNER First Baptist Church HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS 1110 Camp Road WORK PHONE 843-795-7331
 CITY, STATE, ZIP Charleston, SC 29412 CELL PHONE _____
 EMAIL mailchurch1110@gmail.com

REPRESENTATIVE HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS _____ WORK PHONE _____
 CITY, STATE, ZIP _____ CELL PHONE _____
 EMAIL _____

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

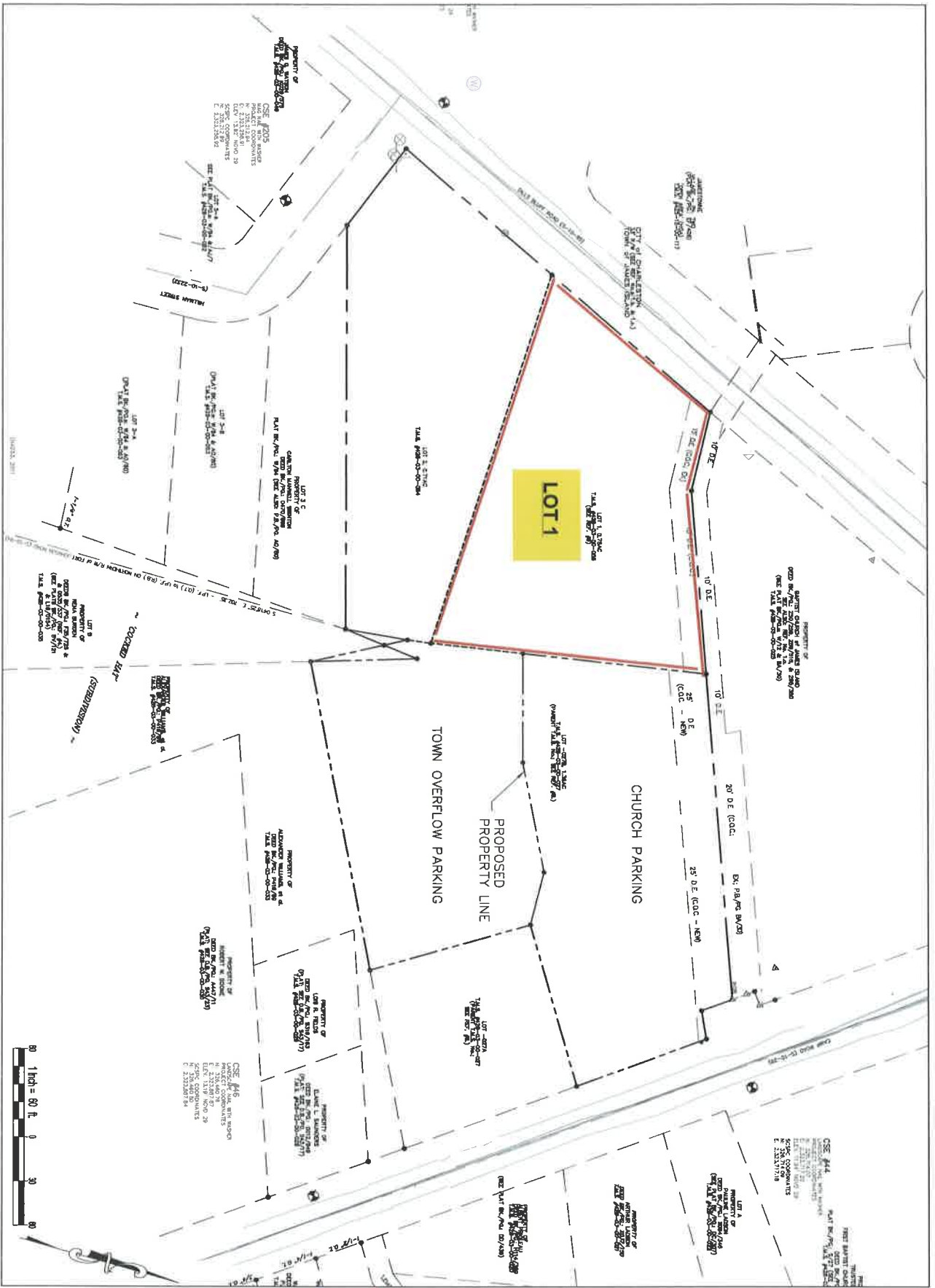
I (we) certify that Ashley Kellahan is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Signature of Owner(s) _____ Date _____ Signature of Applicant/ Representative (if other than owner) Ashley Kellahan Date 12-21-16

Planner's Signature _____ Date _____ Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received _____ Cash ? Check? # _____ Invoice Number _____



Town of James Island
James Island, South Carolina

NEW JAMES ISLAND TOWN HALL

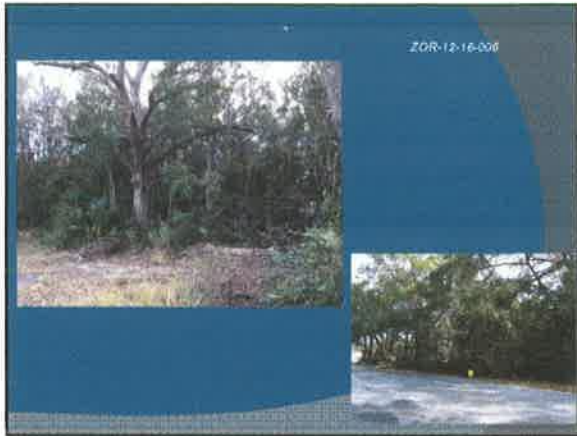
JAMES ISLAND
SOUTH CAROLINA

ABC
ENGINEERING SPECIALISTS
1233 GARDNER HILL ROAD
NORFOLK, SC 29108
TEL: 843-684-4111
WWW.ABC-ENGINEERS.COM

RE-ZONING EXHIBIT

DATE	DESIGN

EX-03









**ZONING/PLANNING
DEPARTMENT**

TOWN OF JAMES ISLAND PLANNING COMMISSION

January 12, 2017

Case Summary: ZOR-12-16-006

**Request to rezone from the Low-Density Suburban Residential (RSL)
Zoning District to the Residential Office (OR) Zoning District**

History and Overview:

1122 Dills Bluff Road, is located close to the intersection of Camp Road and Dills Bluff Road, and is adjacent to the annex building of First Baptist Church (formerly Apple Charter School). The property currently has no structures located on it. The parcel included in the current Zoning Map Amendment Request is .76 acres in size and is located in the RSL Zoning District.

The applicant, The Town of James Island, is seeking to rezone from the RSL Zoning District to the Residential Office (OR) Zoning District to enable the use of the property as government office space, while maintaining the residential character. The property, along with 2 adjacent parcels, will be used for the new Town Hall for the Town of James Island. First Baptist Church is the current owner of the subject parcel.

Adjacent Zoning:

Surrounding properties on the east and south side of the subject property contain undeveloped or formally developed property in the residential zoning district in the Town of James Island. Property to the north is also in the Town of James Island and is owned by First Baptist Church and is used as a cemetery while to the west is residential property in the City of Charleston.

Approval Criteria:

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) approval 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: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, Priority Investment Element Strategies, which states, "*Continue to coordinate with adjacent jurisdictions*

and agencies to balance adequate public facilities/services and protection of the Town's suburban residential character as well as its natural, cultural, and historic resources". Additionally, The Community Facilities Element of the Comprehensive Plan states that one of the Town's goals is to "establish a Town Hall of sufficient size to accommodate Town needs and allow for future growth".

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

Staff's response: Similar zoning map amendment requests for 1126 Dills Bluff Road and 1109b Camp Road are being filed concurrently which will allow for the compatibility of existing uses and zoning of nearby property. Within 300 feet of the subject parcel are commercial properties and churches. Additionally, the subject property will retain its residential character.

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 subject property has previously been serviced by public facilities and the Town and other service providers will be able to continue these public facilities.

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, "While there already exists a great natural buffer to neighboring properties, the Town would require of itself what we require of any new development which includes planting additional landscaping to buffer neighboring properties." In addition, the applicant states, "the sandy soils on the site provide excellent drainage. This will allow the Town to use permeable pavers and gravel for much of the parking and minimize stormwater runoff."

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 may be suitable for the proposed zoning classification due to the fact that there will be road access from Camp Road and Dills Bluff Road, with both of these and the parking areas being located away from the residentially zoned adjacent parcels. Additionally, the applicant's letter of intent states, "the site offered an already cleared section where a building could successfully be nestled amongst the natural landscape".

Notifications:

A total of 125 notification letters and emails were sent to owners of property within 300 feet of the boundaries of the proposed zoning map amendment and to the James Island Interested Parties List on January 4, 2017. Additionally, this request was noticed in the *Post & Courier* on January 4, 2017 and the property was posted on that same day.

ZONING CHANGE APPLICATION



Zoning/Planning Department
Town of James Island
Town Hall
1238-B Camp Road
James Island, SC 29412
(843) 795-4141
Fax: (843) 795-4878

CASE ZOR-12-16-007 PD _____

PROPERTY INFORMATION

CURRENT DISTRICT B5L REQUESTED DISTRICT OR
PARCEL ID(S) 488-03-00-054
CITY/AREA OF COUNTY Charleston, SC / Charleston County
STREET ADDRESS 1126 Dills Bluff Road (Lot 2) ACRES .71
DEED RECORDED: BOOK N 88 PAGE 74 DATE 8/19/67
PLAT RECORDED: BOOK L16 PAGE 0154 DATE 3-31-16 APPROVAL # 160209-1109 Comp'd-1

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Town of James Island HOME PHONE _____
MAIL ADDRESS 1238-B Camp Rd WORK PHONE 843-795-4141
CITY, STATE, ZIP Charleston, SC 29412 CELL PHONE _____
EMAIL AKellahan@jamesislandsc

OWNER Town of James Island HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 1238-B Camp Rd WORK PHONE 843-795-4141
CITY, STATE, ZIP Charleston, SC 29412 CELL PHONE _____
EMAIL _____

REPRESENTATIVE HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS WORK PHONE _____
CITY, STATE, ZIP CELL PHONE _____
EMAIL _____

CERTIFICATION

- This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:
- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
 - ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
 - ✓ Copy of Signed Restricted Covenants Affidavit
 - ✓ Copy of Signed Posted Notice Affidavit
 - ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

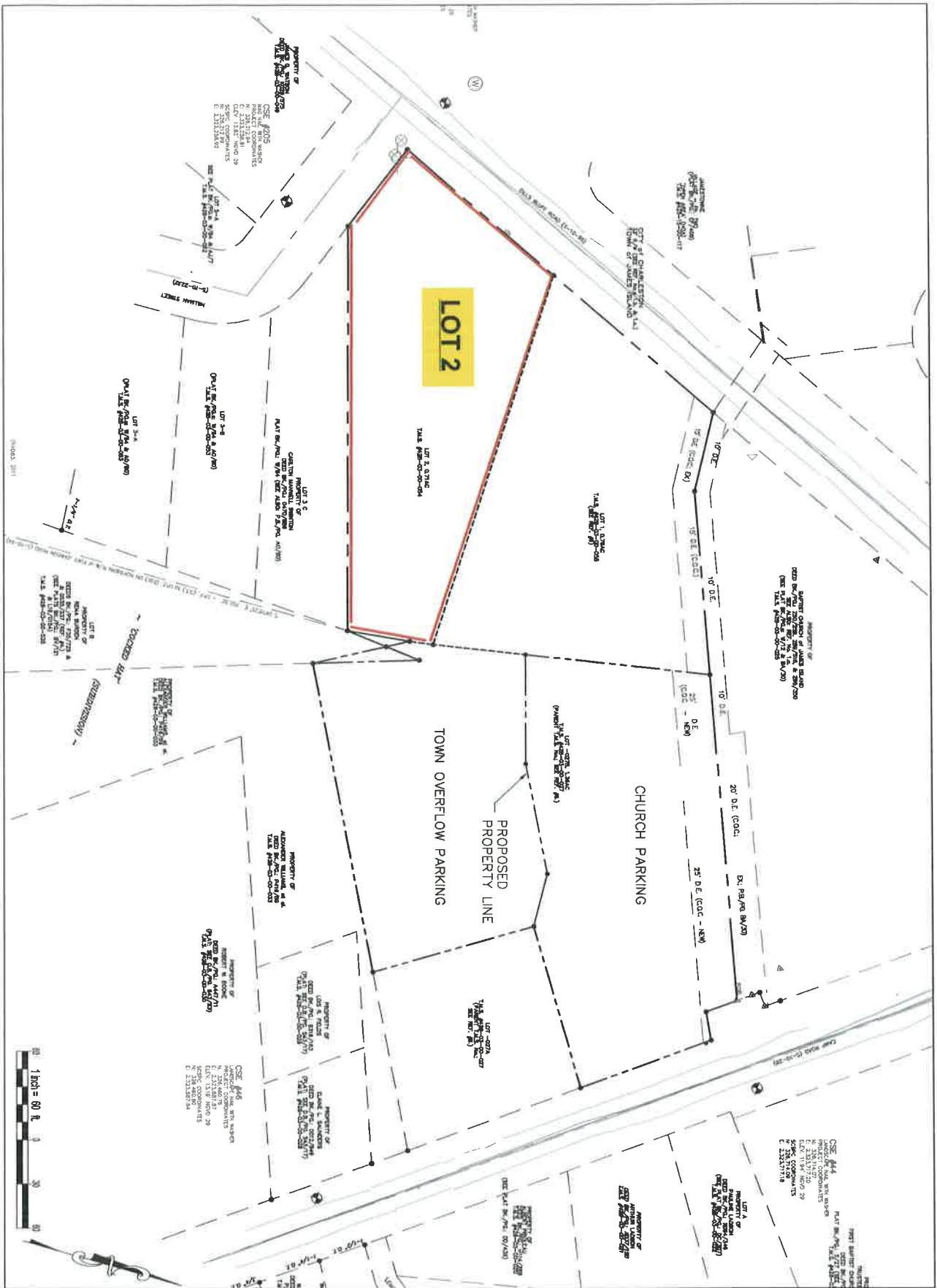
I (we) certify that Wesley Kellahan is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

AKellahan 12-21-16
Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date

Planner's Signature Date Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received _____ Cash ? Check? # _____ Invoice Number _____



Town of James Island
James Island, South Carolina

NEW JAMES ISLAND TOWN HALL

JAMES ISLAND
SOUTH CAROLINA



ENGINEERING SPECIALISTS
SITE SERVICES - VEHICLE ANALYSIS - SURVEYING
1721 VERMANS HALL ROAD
BAYWATER, SC 29410
843-564-0151
843-564-0162
ADCENGINEERING.COM

NO.	DATE	DESCRIPTION

RE-ZONING EXHIBIT

EX-03









**ZONING/PLANNING
DEPARTMENT**

TOWN OF JAMES ISLAND PLANNING COMMISSION

January 12, 2017

Case Summary: ZOR-12-16-007

**Request to rezone from the Low-Density Suburban Residential (RSL)
Zoning District to the Residential Office (OR) Zoning District**

History and Overview:

1126 Dills Bluff Road, is located close to the intersection of Camp Road and Dills Bluff Road, and is adjacent to the corner of Hillman Road. The property currently has a few dilapidated structures located on it, including a house, shed and several concrete pads. The parcel included in the current Zoning Map Amendment Request is .71 acres in size and is located in the RSL Zoning District.

The applicant, The Town of James Island, is seeking to rezone from the RSL Zoning District to the Residential Office (OR) Zoning District to enable the use of the property as government office space, while maintaining the residential character. The property, along with 2 adjacent parcels, will be used for the new Town Hall for the Town of James Island. The Town of James Island is the current owner of the subject parcel.

Adjacent Zoning:

Surrounding properties on the north, east and south side of the subject property contain undeveloped or formally developed property in the residential zoning district in the Town of James Island. Property to the west is residential property in the City of Charleston.

Approval Criteria:

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) approval 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: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, Priority Investment Element Strategies, which states, "*Continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities/services and protection*

of the Town's suburban residential character as well as its natural, cultural, and historic resources". Additionally, The Community Facilities Element of the Comprehensive Plan states that one of the Town's goals is to "establish a Town Hall of sufficient size to accommodate Town needs and allow for future growth".

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

Staff's response: Similar zoning map amendment requests for 1122 Dills Bluff Road and 1109b Camp Road are being filed concurrently which will allow for the compatibility of existing uses and zoning of nearby property. Within 300 feet of the subject parcel are commercial properties and churches. Additionally, the subject property will retain its residential character.

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 subject property has previously been serviced by public facilities and the Town and other service providers will be able to continue these public facilities.

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, "While there already exists a great natural buffer to neighboring properties, the Town would require of itself what we require of any new development which includes planting additional landscaping to buffer neighboring properties." In addition, the applicant states, "the sandy soils on the site provide excellent drainage. This will allow the Town to use permeable pavers and gravel for much of the parking and minimize stormwater runoff."

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 may be suitable for the proposed zoning classification due to the fact that there will be road access from Camp Road and Dills Bluff Road, with both of these and the parking areas being located away from the residentially zoned adjacent parcels. Additionally, the applicant's letter of intent states, "the site offered an already cleared section where a building could successfully be nestled amongst the natural landscape".

Notifications:

A total of 125 notification letters and emails were sent to owners of property within 300 feet of the boundaries of the proposed zoning map amendment and to the James Island Interested Parties List on January 4, 2017. Additionally, this request was noticed in the *Post & Courier* on January 4, 2017 and the property was posted on that same day.

ZONING CHANGE APPLICATION

CASE ZOR-12-16-008 PD _____



Zoning/Planning Department
Town of James Island
Town Hall
1238-B Camp Road
James Island, SC 29412
(843) 795-4141
Fax: (843) 795-4878

PROPERTY INFORMATION

CURRENT DISTRICT RSC REQUESTED DISTRICT OR
PARCEL ID(S) 428-03-00-027b (0.60 Acres out of current 1.36)
CITY/AREA OF COUNTY Charleston, SC / Charleston County
STREET ADDRESS 1109B Camp Rd ACRES 0.6
DEED RECORDED: BOOK 0535 PAGE 337 DATE 2-13-16
PLAT RECORDED: BOOK 116 PAGE 0154 DATE 3-31-16 APPROVAL # 160309-1109CampRd-1

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Town of James Island HOME PHONE _____
MAIL ADDRESS 1238-B Camp Rd WORK PHONE 843-795-4141
CITY, STATE, ZIP Charleston, SC 29412 CELL PHONE _____
EMAIL akellahan@jamesisland.sc

OWNER
(IF OTHER THAN APPLICANT)
HOME PHONE _____
MAIL ADDRESS _____ WORK PHONE _____
CITY, STATE, ZIP _____ CELL PHONE _____
EMAIL _____

REPRESENTATIVE
(IF OTHER THAN APPLICANT)
HOME PHONE _____
MAIL ADDRESS _____ WORK PHONE _____
CITY, STATE, ZIP _____ CELL PHONE _____
EMAIL _____

CERTIFICATION

- | | |
|--|--|
| <p><i>This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:</i></p> | <input checked="" type="checkbox"/> Copy of <u>Approved and Recorded Plat</u> showing present boundaries of property |
| | <input checked="" type="checkbox"/> Copy of <u>Current Recorded Deed</u> to the property (Owner's signature must match documentation.) |
| | <input checked="" type="checkbox"/> Copy of <u>Signed Restricted Covenants Affidavit</u> |
| | <input checked="" type="checkbox"/> Copy of <u>Signed Posted Notice Affidavit</u> |
| | <input checked="" type="checkbox"/> Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.) |

I (we) certify that Ashley Kellahan is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Ashley Kellahan 12-21-16
Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date

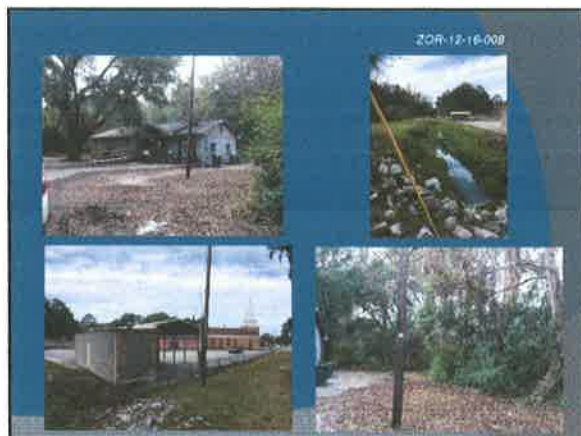
Planner's Signature _____ Date _____ Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received _____ Cash ? Check? # _____ Invoice Number _____









**ZONING/PLANNING
DEPARTMENT**

TOWN OF JAMES ISLAND PLANNING COMMISSION

January 12, 2017

Case Summary: ZOR-12-16-008

**Request to rezone from the Low-Density Suburban Residential (RSL)
Zoning District to the Residential Office (OR) Zoning District**

History and Overview:

1109 B Camp Road, is located close to the intersection of Camp Road and Dills Bluff Road, and is adjacent to annex building of First Baptist Church (formerly Apple Charter School). The property currently has no structures located on it. The parcel included in the current Zoning Map Amendment Request is .6 acres in size and is located in the RSL Zoning District.

The applicant, The Town of James Island, is seeking to rezone from the RSL Zoning District to the Residential Office (OR) Zoning District to enable the use of the property as government office space, while maintaining the residential character. The property, along with 2 adjacent parcels, will be used for the new Town Hall for the Town of James Island. The Town of James Island is the current owner of the subject parcel.

Adjacent Zoning:

Surrounding properties on the west, east and south side of the subject property contain undeveloped or formally developed property in the residential zoning district in the Town of James Island and the City of Charleston. Property to the north is residential property owned by First Baptist Church and is an annex building.

Approval Criteria:

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) approval 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: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, Priority Investment Element Strategies, which states, "*Continue to coordinate with adjacent jurisdictions*

and agencies to balance adequate public facilities/services and protection of the Town's suburban residential character as well as its natural, cultural, and historic resources". Additionally, The Community Facilities Element of the Comprehensive Plan states that one of the Town's goals is to "establish a Town Hall of sufficient size to accommodate Town needs and allow for future growth".

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

Staff's response: Similar zoning map amendment requests for 1122 and 1126 Dills Bluff Road are being filed concurrently which will allow for the compatibility of existing uses and zoning of nearby property. Within 300 feet of the subject parcel are commercial properties and churches. Additionally, the subject property will retain its residential character.

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 subject property has previously been serviced by public facilities and the Town and other service providers will be able to continue these public facilities.

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, "While there already exists a great natural buffer to neighboring properties, the Town would require of itself what we require of any new development which includes planting additional landscaping to buffer neighboring properties." In addition, the applicant states, "the sandy soils on the site provide excellent drainage. This will allow the Town to use permeable pavers and gravel for much of the parking and minimize stormwater runoff."

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 may be suitable for the proposed zoning classification due to the fact that there will be road access from Camp Road and Dills Bluff Road, with both of these and the parking areas being located away from the residentially zoned adjacent parcels. Additionally, the applicant's letter of intent states, "the site offered an already cleared section where a building could successfully be nestled amongst the natural landscape".

Notifications:

A total of 125 notification letters and emails were sent to owners of property within 300 feet of the boundaries of the proposed zoning map amendment and to the James Island Interested Parties List on January 4, 2017. Additionally, this request was noticed in the *Post & Courier* on January 4, 2017 and the property was posted on that same day.