

The Planning Commission of the Town of James Island met on Thursday, February 10, 2022, at 6:35 p.m. in person at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC 29412.

Commissioners present: Ed Steers, Vice Chair, Deborah Bidwell, Zennie Quinn, Mark Maher, and Bill Lyon, Chairman, who presided. A quorum was present to conduct business. Also present: Kristen Crane, Planning Director, Flannery Wood, Planner II, Councilwoman Cynthia Mignano, Liaison to the Planning Commission, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Chairman Lyon called the meeting to order at 6:35 p.m. and lead the Planning Commission in prayer. He asked Commissioners to take down their masks when speaking to be heard clearly on the recording.

Compliance with the Freedom of Information Act: Chairman Lyon announced that the meeting was duly noticed in compliance with the SC Freedom of Information Act. The meeting was also live-streamed on the Town's YouTube Channel and the public was provided information to participate.

Introductions: Chairman Lyon introduced the members of the Planning Commissioners and Town staff.

Approval of October 14, 2021 Meeting Minutes: The minutes of the October 14, 2021 meeting were approved upon a motion by Commissioner Quinn, seconded by Commissioner Bidwell and passed unanimously.

Public Comments: No members of the public present.

Staff Comments: Planning Director, Kristen Crane, informed the Commission that the date for its next meeting is March 10, not the 17th. She also informed the Commission that Town Council will hear a proposal at its February 17th meeting for Small Cell Consulting work by Johnson, Laschober & Associates (JLA). If the proposal is accepted by Town Council it would result in the creation of an ordinance that would be approved by Town Council.

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

- a. Table 153.110: Removing Apiculture (beekeeping) from the Use Table, allowing apiculture in any zoning district with no regulation or enforcement by the Town's Zoning and Land Development Regulations Ordinance. *(Planning Commission will vote on a recommendation to Town Council)*

Mrs. Crane explained that Council at its December 16, 2021 meeting held discussion regarding the keeping of bees which resulted in a vote of 3-2 to strike all reference to apiculture (beekeeping) from the Zoning and Land Use Regulations Ordinance and Use Table. A copy of the meeting minutes was provided to the Planning Commission.

Commissioner Quinn asked if there were strong reasons why beekeeping should be stricken. Councilwoman Mignano responded that beekeeping should be a self-regulation; if the hives are not maintained, the bees would not stay and this should be a neighbor to neighbor relationship. She added that Councilman Boles felt there should be less government and regulations.

Commissioner Quinn asked if consideration was given to commercial businesses that would bring hives to their residence and if a business license would be required for that. Ms. Wood responded that business licenses are only required for Home Occupations that use their home as their business address, therefore if this amendment passes, the situation he described would not be able to be regulated through Home Occupations or Business License rules.

Commissioner Quinn talked about neighbor disputes and Councilwoman Mignano noted that law enforcement should be contacted to handle disputes.

Chairman Lyon called for a motion in order to have further discussion. Commissioner Steers moved, seconded by Commissioner Bidwell.

Commissioner Bidwell commented on neighbor disputes, allergies, and the fear that people have about bees. She commented that the current plan is that the Town doesn't have to approve the number of hives so then people could have any amount on their property. Chairman Lyon said he spoke to a neighbor who has hives and he said that if you have too many they will crash and not be productive

After further discussion, Chairman Lyon brought the motion to a vote.

Vote

Commissioner Maher	aye
Commissioner Steers	aye
Chairman Lyon	aye
Commissioner Bidwell	nay
Commissioner Quinn	nay

Motion passed: 3-2

Chairman Lyon announced that Town Council will hold a First Reading and Public Hearing at its March 17 meeting and a Second Reading on April 21.

Proposed Planning Commission Time Change: Chairman Lyon moved to change the time for the Planning Commission meetings to 6:30 p.m., seconded by Commissioner Bidwell. Chairman Lyon shared that meeting at 6:30 p.m. poses an issue for Councilwoman Mignano, (Planning Commission's liaison), because she sees patients until 6:30 p.m. and desires to attend the meetings. Mrs. Crane explained that Zoom meetings are scheduled on the hour and half-hour. There was discussion about waiting an extra five minutes for the meeting to begin and that perhaps some sort of screen saver or post could be displayed that the meeting would begin at 6:35 p.m. could be used. After discussion, Chairman Lyon called for the vote. He said an "aye" vote would change the meeting time to 6:30 p.m. and a "nay" vote would keep it at 6:35 p.m.

Vote

Aye: None

Nay:

Commissioner Maher
Commissioner Steers
Commissioner Bidwell
Commissioner Quinn
Chairman Lyon

Passed unanimously to retain the meeting time to 6:35 p.m.

Vote for Chair and Vice Chair

Chairman: Commissioner Steers brought forth the nomination of Bill Lyon to serve as Chair; seconded by Commissioner Bidwell. There were no other nominations and the vote carried unanimously.

Vice Chair: Commissioner Steers brought forth the nomination of Deborah Bidwell to serve as Vice Chair, seconded by Chairman Lyon. There were no other nominations and the vote carried unanimously.

Terms for Chair and Vice Chair will be to December 31, 2022.

Chair's Comments: None

Commissioners Comments: Commissioner Quinn expressed appreciation for receiving the minutes from the December Town Council meeting and he would like to have that done more.

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, March 10 at 6:35 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:57 p.m.

Respectfully submitted:



Frances Simmons

Town Clerk and Secretary to the Planning Commission