

The Planning Commission of the Town of James Island met on Thursday, October 14, 2021, 6:36 p.m. in person at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC 29412.

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

Call to Order: Chairman Lyon called the meeting to order at 6:36 p.m. Chairman Lyon asked everyone to speak into the microphones for clarity on the recording as face coverings were worn.

Compliance with the Freedom of Information Act: Chairman Lyon announced that this 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 the link to participate.

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

Approval of September 9, 2021 Minutes: The minutes of the September 9, 2021 meeting were approved upon a motion by Commissioner Quinn and a second by Commissioner Steers. Passed unanimously.

Public Comments:

Nancy Simpson, 7720 Hwy. 165, Ravenel: Ms. Simpson spoke in favor of the Planning Commission's proposed change to the Zoning and Land Use Regulations Ordinance (ZLDR) to allow beehives on residential property. Ms. Simpson is an ex-officio member of the SC Beekeepers Association and the state representative to the Eastern Apiculture Society Board of Directors. She provided information on beekeeping to the Planning Commission which were included in their meeting packet. She asked the Planning Commission to do something standard and simple for everyone but with regulations.

Staff Comments: None

Zoning Map Amendment:

- a. Case #ZCC-8-21-012: Request to rezone property located at 1622 Camp Road from the General Office District (OG) to the Community Commercial District (CC) for Beverage and Related Products Manufacturing and Retail Sales and Services Uses:

Mrs. Crane presented the case summary of the request for the property located at 1622 Camp Road, TMS # 425-06-00-096. The property was formerly utilized by the James Island Public Service District as a fire station and currently has three (3) structures on it, one of which is a covered truck/carport. The parcel included in the current Zoning Map Amendment Request is 0.932 acres in size and is in the General Office (OG) Zoning District. The parcel is considered a legal conforming lot.

The applicant, Mr. Roman Rozek, is requesting to rezone the parcel from the OG Zoning District to the CC Zoning District for the use of the property for his existing homebrew supply store, "Beer Engineer Supply" and adding a brewery, taproom, and restaurant to the property. The current owner of the parcel is 1622 Camp Road, LLC.

Mrs. Crane gave an overview of the adjacent zonings: to the east, Tiger Lily Florist, in the City of Charleston zoned limited business; to the west in the City of Charleston, Southern Bell Telephone & Telegraph Company, utilized by AT&T zoned for General Office; to the south and across Camp Road, adjacent parcels are in the Town of James Island, zoned CC (Sanctuary Recovery Centers) and RSL (residential); to the north, parcels are zoned DR-1F in the City of Charleston and is multi-family residential. The remaining

surrounding area includes parcels in the City of Charleston zoned General Business and in the Town of James Island, zoned Community Commercial, General Office, and Residential.

Mrs. Crane reviewed five (5) approval criteria for the request according to Section §153.043 of the Town of James Island's Zoning and Land Development Regulations. She stated that applications for a Zoning Map Amendment (rezoning) approval may be granted only if Town Council determines that those criteria are met. Mrs. Crane reviewed the criteria and gave the staff's response according to the guidelines in the Comprehensive Plan.

- 1) The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of the Ordinance;
- 2) The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;
- 3) The Town of James Island 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;
- 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;
- 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.

Questions from the Planning Commission:

Commissioner Quinn said the plan has space for 20 parking spots, but he counted 14. Mrs. Crane answered that this is a Conceptual Plan, and the actual Site Plan would be finalized with those types of details when the applicant goes through the Site Plan Review process. Commissioner Steers commented that it looks as if there is plenty of parking and that the applicant may be able to fit more than 20 spaces.

Commissioner Quinn asked what would happen if there were a lot of customers. Where would they park? Mr. Rozek said there are public community spaces (i.e., the bank after hours, and Tiger Lily).

Applicant Presentation: Mr. Roman Rozek thanked the Planning Commission for hearing his request. His letter to the Planning Commission states that Beer Engineer Supply (BES) is looking to expand its homebrew supply store operations in North Charleston to bring a production brewery, taproom, and restaurant to James Island. The Supply Store will also be the new location for the Charleston area beer and wine making hobbyist. Mr. Rozek said his business would be an asset to James Island and could generate \$1 million in revenue. He has received 145 positive responses for this request.

Questions/Comments from the Planning Commission:

Commissioner Steers asked the number of employees, to which Mr. Rozek said 10-15. Commissioner Steers said the plan looked good. He asked about noise from outdoor events that may affect the residential area. Mr. Rozek said this is a family atmosphere where family and the community come together for drinks and food and does not expect loud gatherings outside.

Commissioner Bidwell commented that her questions were about parking and noise to the residential area and were addressed.

Planning Commissioners spoke favorably of the request, that it would be a good asset for James Island.

In Support:

Chris Haynes, 665 Cornerstone Ct., is excited to have this business on James Island as he was concerned about what would be there. He asked the Planning Commission to support the request.

Kevin Drinkwater, 3014 Marlin Rd., Johns Island, this business jives with James Island, and he is passionate about the product. It is not just a business, but a dream and the best place is James Island.

Esse Elsey's, 80 Ashley Hall Plantation Rd., the business is a good fit for James Island, it is laid back, easy, and would create jobs.

In Opposition: None

Motion: Commissioner Quinn moved for the approval of Case #ZCC-8-21-012, a request to rezone property located at 1622 Camp Road from the General Office District (OG) to the Community Commercial District (CC) for Beverage and Related Products Manufacturing and Retail Sales and Services Uses based upon the staff's recommendation. The motion was seconded by Commissioner Steers. All Planning Commissioners agreed that this business would be a good fit for the Town and the location and wished the applicant well. Passed unanimously. Chairman Lyon announced that Town Council would hold a public hearing and first reading at its November 18<sup>th</sup> meeting and the second reading at its December 16<sup>th</sup> meeting.

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

- a. Table 153.110: Replacing the Special Exception (S) requirement in the RSL Zoning District for Apiculture (bee keeping) with Conditions (C)

Mrs. Crane presented the request to add Apiculture (bee keeping) to Table 153.110 of the Zoning and Land Development Regulations as a Conditional Use in the RSL Zoning District. She said up to this time, it was allowed as a Special Exception and heard before the Board of Zoning Appeals for approvals. Mrs. Crane reviewed the following provisions:

(E) The keeping of bees/hives (apiculture) shall be allowed as an accessory use in accordance with the conditions contained in §90.18.

- (1) The Town may issue a special permit to allow for more hives otherwise prohibited by §90.18 with consideration given to the following:
- (2) The number of hives allowed by §90.18 based on the size of the requesting party's residential lot, number of additional hives the party is requesting to house beyond the hives allowed by §90.18 and geographical location (including the suburban/rural character of the surrounding neighborhood) of the residential lot where the requesting party desires to house more hives than allowed by §90.18 and the requesting party's means of isolating all hives on their property so as to not become a nuisance to the surrounding homeowners.
- (3) Homeowners within 150 feet of the property (closest property line to closest property line) of the requesting party must sign a letter consenting to the number of additional hives to be housed at that location.
- (4) The Town may revoke the special permit at its sole discretion.

- b. Livability 90.18 and ZLDR Section 153.211: Adding Provisions for Apiculture (bee keeping) on residential property

Mrs. Crane reviewed the provisions in the Livability Ordinance, §90.18, Section 153.211 on bee keeping on residential property. Beehives may be permitted for personal use only, subject to the following conditions:

- A) Must be located on properties of detached single-family homes
- B) Two hives per 10,890 sq. ft. (1/4 acre) is allowed per parcel
- C) Hives shall not extend into the front setback
- D) Hives shall be maintained in a healthy and sanitary manner with a clean and convenient water source on site
- E) Hives and any associated structures shall meet all applicable provisions of the Zoning and Land Development Regulations Ordinance and shall be at least fifteen feet from any property line
- F) Nothing in this amendment to this chapter shall be deemed to override private deed restrictions or homeowner/neighborhood association requirements that prohibit or regulate apiculture on the affected property.

Mrs. Crane answered questions from the Planning Commission and thanked Ms. Nancy Simpson and Mr. Jim Strohm who also provided her information on bee keeping. Chairman Lyon noted that we need to have more bees on island.

Motion: Commissioner Quinn moved to approve the proposed amendments to the Town of James Island's Zoning and Land Development Regulations Ordinance (ZLDR) and the Livability Ordinance, Commissioner Steers seconded. **NOTE**: Commissioner Bidwell, attending via conference call, texted that the call dropped during the vote and cast her vote in favor of the request. Motion passed unanimously.

Chairman Lyon announced that Town Council hold a Public Hearing and First Reading on these amendments at their November 18 meeting and the Second Reading at the December 16<sup>th</sup> meeting.

Chairman's Comments: None.

Commissioners Comments: None.

Next Meeting Date: Chairman Lyon moved to change the date of the next meeting to November 9 as November 11 is on Veterans Day, and a Town holiday. Commissioner Steers seconded. **NOTE**: Commissioner Bidwell, texted in favor of the date change. Motion passed unanimously.

Adjourn: There being no further business to come before the body, the meeting adjourned at 7:13 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk and Secretary to the Planning Commission