



**JAMES ISLAND PLANNING COMMISSION
MEETING AGENDA
1122 Dills Bluff Road, James Island, SC 29412**

July 10, 2025

5:00 PM

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

This meeting will be live streamed on the Town's website:

jamesislandsc.us

Public Comments need to be received via email by noon on Wednesday 7/9/2025 to

kcrane@jamesislandsc.us

- I. CALL TO ORDER
- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. APPROVAL OF MAY 8, 2025 MINUTES
- VI. PUBLIC COMMENTS
- VII. ZONING MAP AMENDMENT:
 - a. Case #ZCN-5-25-015
Request to rezone property located at 1444 Folly Rd. from the Residential Office (OR) Zoning District to the Neighborhood Commercial (CN) Zoning District for a Retail Sales use (accessory building sales lot).
(TMS #427-01-00-051)
Planning Commission will vote on a recommendation to Town Council.
- VIII. 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
Planning Commission will vote on a recommendation to Town Council
- IX. CHAIR'S COMMENTS
- X. COMMISSIONERS COMMENTS
- XI. NEXT SCHEDULED MEETING DATE: AUGUST 14, 2025
- XII. ADJOURN

The Planning Commission of the Town of James Island met on Thursday, May 8, 2025 at 5:00 p.m. in person at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC 29412.

Commissioners present: Kelly Hall, Vice Chair, Zennie Quinn, Ed Steers, and Deborah Bidwell, Chair, who presided. Absent: Commissioner Patrick Broderick (gave notice). A quorum was present to conduct business. Also present: Kristen Crane, Planning Director, Mike Hemmer, Executive Assistant to the Mayor, Mayor Brook Lyon, Council Liaison, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Chairwoman Bidwell called the Planning Commission meeting to order at 5:00 p.m.

Prayer and Pledge of Allegiance: Chairwoman Bidwell asked the Commission to join her in a moment of silence and afterward led the Pledge of Allegiance.

Compliance with the Freedom of Information Act: Chairwoman Bidwell 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.

Introductions: Members of the Planning Commission, staff, and Mayor Lyon were introduced by Chairwoman Bidwell.

Approval of February 13, 2025 Minutes: Chairwoman Bidwell called for a motion to approve the minutes of the February 13, 2025 meeting. The motion was made by Commissioner Steers, seconded by Commissioner Quinn. There was no discussion or corrections.

Vote

Commissioner Hall	Aye
Commissioner Quinn	Aye
Commissioner Steers	Aye
Chairwoman Bidwell	Aye
Passed Unanimously.	

Public Comments: No public participants present.

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

- a. Planning and Zoning Fee Schedule (153.014): Removing the fee schedule from the Zoning and Land Development Regulations Ordinance to allow for the adjustment of fees to occur by Town Council Resolution.

Kristen Crane, Planning Director, gave a brief overview of the request before the Planning Commission. She stated that the fee schedule for zoning applications and permit fees are contained in the Zoning and Land Use Regulations (ZLDR). The proposed change is to remove the fees from the ZLDR and give authority to Town Council to determine fees by Resolution. She indicated that

the Town's fee structure had not changed in some time. Mike Hemmer provided copies of other municipalities fee structures and what they charge. This was provided to the Planning Commission for information.

Chairwoman Bidwell called for a motion in order to have discussion. No discussion. Commissioner Hall moved to approve the staff's recommendation to remove the fee schedule from the ZLDR, to allow for the adjustment of fees to occur by Town Council Resolution. Commissioner Quinn seconded.

Vote:

Commissioner Hall	Aye
Commissioner Quinn	Aye
Commissioner Steers	Aye
Chairwoman Bidwell	Aye
Passed Unanimously	

Ms. Crane announced that the Town Council will hear First Reading of the Planning Commission's recommendation of the amendment at its May 15th meeting and hold a Public Hearing at the June 19th meeting.

Chair's Comments: None.

Commissioners Comments: None.

Next Scheduled Meeting: The next Planning Commission meeting is scheduled for June 12, 2025 at 5:00 p.m.

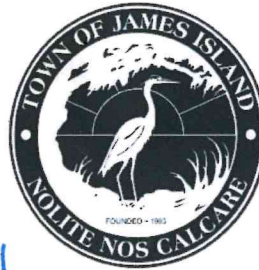
Adjourn: There being no further business to come before the body, the meeting was adjourned at 5:09 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission

ZONING CHANGE APPLICATION

CASE ZCN-5-25-015 PD _____



Zoning/Planning
Department
Town of James Island
Town Hall
1122 Dills Bluff Road
James Island, SC 29412
(843) 795-4141
Fax: (843) 795-4878

PROPERTY INFORMATION

CURRENT DISTRICT (OR) office residential REQUESTED DISTRICT (CN) commercial

PARCEL ID(S) 427-01-00-051

CITY/AREA OF COUNTY town of james island

STREET ADDRESS 1444 folly road, charleston, sc

ACRES .5

DEED RECORDED: BOOK 347 PAGE 309 DATE _____

PLAT RECORDED: BOOK 1060 PAGE 316 DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT amy y emde HOME PHONE _____

MAIL ADDRESS 4738 fetteressa ave WORK PHONE _____

CITY, STATE, ZIP north charleston, sc, 29418 CELL PHONE 8437518866

EMAIL _____

OWNER amy y emde HOME PHONE _____

(IF OTHER THAN APPLICANT)

MAIL ADDRESS 4738 fetteressa ave WORK PHONE _____

CITY, STATE, ZIP north charleston, sc, 29418 CELL PHONE 8437518866

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 Amy Y Emde 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.

Amy Y Emde
Signature of Owner(s)

5/12/2025
Date

Signature of Applicant/ Representative (if other than owner)

Date

LAC
Planner's Signature

5/13/2025
Date

Zoning Inspector's Signature

Date

OFFICE USE ONLY

Amount Received \$150.00 Cash ? ☐ Check? ☒ # 0000001156 Invoice Number _____



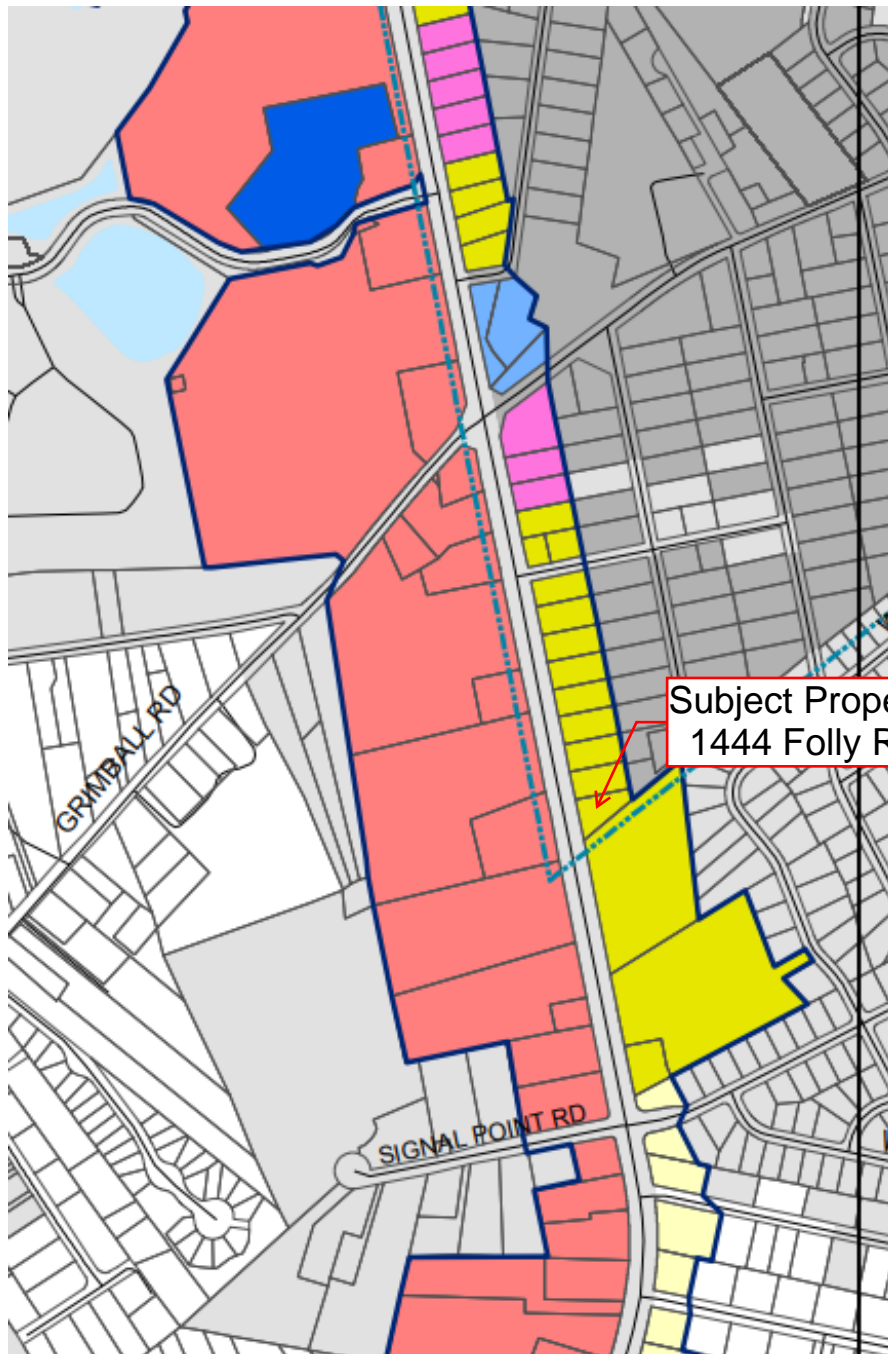
Town of James Island
South Carolina



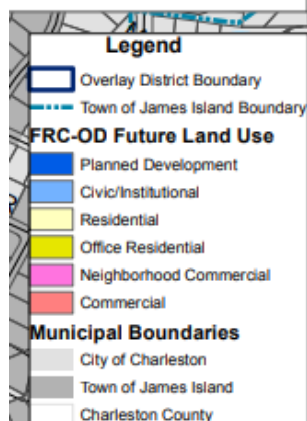
1444 Folly Rd, App #ZCN-5-25- 015

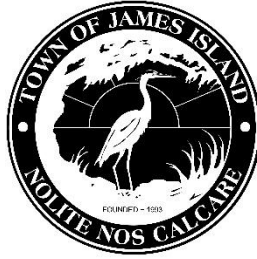
06/30/2025

- Parcels
- Forested Wetland
- Non-Forested Wetland
- Salt Marsh
- Water
- US Highway
- State Highway



Folly Road Corridor South Village Future Land Use





**ZONING/PLANNING
DEPARTMENT**

TOWN OF JAMES ISLAND PLANNING COMMISSION:

July 10, 2025

Case Summary: ZCN-5-25-015

**Request to rezone from the Residential Office (OR) Zoning District to the
Neighborhood Commercial (CN) Zoning District**

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 a 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.

Planning Commission Meeting: July 10, 2025

Planning Commission Recommendation: TBD

Town Council Meetings: Public Hearing and 1st reading on July 17th
2nd Reading on August 21st

Notifications:

A total of 42 notification letters 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 July 2, 2025. Additionally, this request was noticed in the Post & Courier on July 2, 2024, and the property was posted on July 1, 2025. The meeting notice was also sent to the Town News email recipients and was posted on the Town's Facebook page and website.

1444 Folly Rd.



1444 Folly Rd.



Adjacent Property



Adjacent Property



Amy Y Emde | Amy Yvonne Enterprises LLC
4738 Fetteressa Ave, North Charleston, SC, 29418
843-751-8866 | leadership@charlestoneswim.com

Date: 5/12/2025

To:

Planning Commission
Town of James Island
1122 Dills Bluff Road
James Island, SC 29412

Subject: Letter of Intent for Rezoning Application – 1444 Folly Road, Charleston, SC 29412

Dear Planning Commission Members,

I am writing to respectfully request the rezoning of the property located at **1444 Folly Road, Charleston, SC 29412 (TMS #427-01-00-051)**. The parcel is currently zoned **Residential Office (RO)**, and I am seeking a change to **Commercial Transitional (CT)** or **Neighborhood Commercial (CN)**—or another zoning designation as recommended by planning staff—to allow for the establishment of a **small-scale retail display lot for prefabricated storage sheds and accessory buildings**.

The proposed use will involve the **display and sale of fully assembled sheds**, which customers may view on-site before purchasing or placing custom orders. There will be **no construction or manufacturing activities** on the property. 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.

Surrounding uses include:

- A commercial animal shelter directly adjacent,
- A vacant residential home,
- An undeveloped office-residential parcel,
- And a church set well back from the subject property.

The business currently operates a similar site in **Beaufort, SC**, which serves an average of 1–2 customers per hour. The triangular shape and limited access of this parcel restrict its suitability for more intensive commercial uses, making it ideal for a small-scale retail lot like this. Additionally, the sheds—positioned along the property’s long edge—will offer an attractive visual buffer and sound barrier for neighboring properties.

While a commercial rezoning would technically allow for a range of future uses, I want to be clear 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.

I am fully committed to complying with all applicable zoning regulations, signage restrictions, and aesthetic guidelines required by the Town. I welcome any additional recommendations from staff or the commission to ensure that the proposed use aligns with the neighborhood's character and planning goals.

Thank you for your time and thoughtful consideration of this request. I would be happy to meet with you or provide any further information needed during the review process.

Mindfully,,

Amy Emde

Owner

Amy Yvonne Enterprises LLC

BE IMMEDIATELY REMOVED.
EROSION CONTROL MEASURES WILL BE MA
EROSION CONTROL MEASURES SHOWN ON
EROSION CONTROL, ADDITIONAL EROSION A
IMPLEMENTED AS DIRECTED BY THE ON-S

THE SITE CONTRACTOR WILL BE RESPONS
MEASURES INCLUDING REPLACING OR REPA
CONSTRUCTION ACTIVITY BY OTHERS.

RICE, DWAYNE T
TMS#: 427-01-00-062
LOT 16-B BLK B
0.63 ACRES
DB. X259 PG. 431
PB. BQ PG. 178
ZONED: (RSL) LOW-DENSITY SUBURBAN
RESIDENTIAL DISTRICT

EX-BUILDING

EXISTING CURB INLET
(TO BE DEMOLISHED)

10'X10' CONCRETE WASHOUT AREA(TYP)
(SEE DETAIL SHEET C-501)

CW

10' REDUCED BUFFER

10' SETBACK

10' REDUCED BUFFER

15' SETBACK

50' GRAVEL CONSTRUCTION
(SEE DETAIL SHEET C-501)

XT Co

FOLLY ROAD - S.C. HWY. 171
(90' RIGHT-OF-WAY)

TMS#: 427-01-00-051
LOT 9 BLK B
0.50 ACRES
DB. L531 PG. 823
PB. G PG. 3

ZONED: (OR) RESIDENTIAL OFFICE DISTRICT

SILT FENCE (TYP)
(SEE DETAIL SHEET C-501)

EMMANUEL BAPTIST CHURCH OF JH
TMS#: 427-01-00-181
LOT 9 BLK B
4.70 ACRES
DB. K116 PG. 156
PB. Z55 PG. 105

ZONED(CITY): (SR-2) SINGLE FAMILY RESIDENTIAL

EXISTING CURB INLET
TOP EL. 142.27
NEW CURB INLET
TOP EL. 142.27



Example site for conceptual purposes

§ 153.341 SIGNS.

(A) General provisions.

(1) Purpose. This section provides comprehensive regulations for signage in the town designed to promote public safety and welfare by highways, facilitating the efficient transfer of information and thus enhancing traffic flow and the ability to locate needed goods and services.

(2) Administration and enforcement.

(a) Non-commercial copy. Any sign authorized in this division (A) is allowed to contain non-commercial copy in lieu of any other copy. Non-commercial on-premises signs are permitted in any zoning district provided that such signs comply with the regulations of that district.

(b) Building and Electrical Code standards. All permanent signs must meet the structural and installation standards of the Standard Building Code and electrical standards of the National Electrical Code as enforced by the Town Building Inspector.

(c) Permit required. No signs, except real estate signs shall be erected unless a zoning permit has been issued by the Zoning Administrator in accordance with the procedures of this chapter.

(d) Fees. An applicant for a zoning permit shall pay such fees as determined necessary for application processing. These fees are due upon submission of an application and shall be determined by the Town Council.

(e) Documentation of signs. Upon request, the owner of any existing sign shall provide the town's Zoning Administrator with evidence that documents the size, location, and date of construction of all existing signs on the premises.

(3) Prohibited signs.

(a) Except as otherwise permitted by this chapter, the following signs will be prohibited:

1. Flashing signs;
2. Pennants, streamers; ~~and other animated signs;~~
3. Signs imitating traffic devices (signal);
4. Signs imitating traffic signs;
5. Signs in marshes;
6. Signs in rights-of-way;
7. Snipe signs (except when permitted per division (E) below);

8. Vehicle signs;
9. Roof signs;
10. Banners (except when permitted per division (E) below);
11. Flutter feather banner flags;
12. LED message boards (except for civic/institutional uses when approved by Zoning Administrator); and
13. Inflatables used for advertisement purposes.

14. Animated signs (except when approved by Zoning Administrator and calculated into signage allowance)

(b) No sign or structure shall be erected so as to interfere with the vision of vehicles operated along any highway, street, road, or driveway or at any intersection of any street, highway, or road with a railroad track. Signs determined by the Zoning Administrator to be in violation shall be removed or relocated immediately upon notice.

(Ord. 2012-06, § 9.11, passed 10-18-2012; Ord. 2012-21, passed 12-20-2012; Ord. 2013-07, passed 10-17-2013; Ord. 2014-09, passed 7-17-2014; Ord. 2017-01, passed 2-16-2017; Ord. 2019-04, passed 8-15-2019)