

PLANNING COMMISSION  
MAY 8, 2014

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, May 8, 2014 at 6:00 p.m. Members present: Vice Chairman Garrett Milliken, who presided, Robin Hardin, Ed Lohr, Bill Lyon, and Chairman David Bevon (gave notice that he would be arriving late; and allowed the Vice Chairman to continue presiding upon his arrival). A quorum was present to conduct business.

Also present: Kristen Crane, Senior Planner, Councilman Leonard Blank, Councilwoman Mary Beth Berry, Town Administrator, Ashley Kellahan, Charleston County Zoning and Planning Staff: James Hackett, Planning Support Supervisor, and Frances Simmons, Secretary to the Planning Commission and Town Clerk.

Call to Order: Vice Chairman Milliken called the meeting to order at 6:00 p.m.

Prayer and Pledge: Commissioner Hardin led the prayer and followed with the Pledge of Allegiance.

Compliance with the Freedom of Information Act: Vice Chairman Milliken announced that this meeting was noticed in compliance with the South Carolina Freedom of Information Act.

Introductions: Members of the Planning Commission, Charleston County staff, Town Council, and Town staff were introduced.

Approval of April 10, 2014 Minutes: Commissioner Hardin moved to approve the minutes of the April 10, 2014 meeting; Commissioner Lohr seconded. Commissioner Hardin commented that the information provided by Mrs. Kellahan, about the census was not included in the minutes. Mrs. Simmons said the information was excluded because the meeting had adjourned when the information was presented. The minutes passed unanimously.

Public Comments: None

Chairman Milliken asked for a motion to amend the agenda to move item IX ahead of item VIII to accommodate Mr. Hackett who was not feeling well. Commissioner Lyon motioned; seconded by Commissioner Hardin and passed unanimously.

Staff Comments:

Mrs. Kellahan reported that the Town was contacted by Bobby Bowers, State Department of Research and Statistics, regarding a US Census Updated Population Certification Program. This program is for newly formed municipalities in 2010; areas that were unincorporated, and/or annexed at the last census taken. This program will provide updated population counts. The Town has applied for and should receive certification within three months. Mrs. Kellahan said this information should provide us more accurate population counts and hopefully will open opportunities for the Town to receive other funding through the COG and the County's community services programs. Vice Chairman Milliken added that it should help our planning efforts by having real data and numbers. Mr. Hackett asked if the information will include employment data.

Senior Planner, Kristen Crane reviewed the staff recommendations to the proposed amendments to Chapter 9 of the Zoning and Land Development Regulations. Under Section 9.4.E – Tree Fund, the staff recommends striking ~~through the planting of trees in the Town of~~. By approving this amendment, the tree

fund would not only be used for the planting of trees; but it could also be used for other means of beautification in the unincorporated areas and at other places on James Island. The second change mirrors the Folly Road Overlay for free standing signs. The staff recommends removing the table under 9.11.2. This will allow all signs to be consistent in size and style, such as the monument style approved for the Folly Road Corridor. Mrs. Crane said flutter feather banner signs would be prohibited. Sandwich signs were removed as a prohibited use because the Town does allow those with a permit.

Discussion and Presentation of Comprehensive Plan, Economic Development Element: Mr. Hackett gave an overview of the Economic Development Element. He thanked Mrs. Crane for the information she provided and Mrs. Kellahan for the input she provided to the Current Business Environment section of the Element.

Current Business Environment;

- Add: 454 licenses are for contractors, some of which operate as home occupations.

Second paragraph, first sentence:

- The Town is projecting close to \$200,000 for fiscal year 2013-14 business license fees. Vice Chairman Milliken asked if a table/graph could be done to show projection/ prediction. Mr. Hackett noted the difficulty in doing this based on one year of information; however, in moving forward this information could be obtained and would be useful.

Economic Development Element Needs:

- Second bullet: delete a suite of
- Third bullet: residence changed to residents

Sections 3.2.4 – 3.2.5:

- agreement: goal vs/ goals

The following questions/comments were addressed:

Vice Chairman Milliken:

- the omission of Fort Johnson Middle School as a teaching institution where people work; also the research facilities at the end of Fort Johnson Road: Grice Marine Lab; Department of Natural Resources; College of Charleston; Hollings Marine Lab. Those are pretty big driving forces where people can earn a living and live in the Town. This would be useful information for the historical contacts we have as resources. Mr. Hackett will add this information; also look into the Federal Compound.
- last paragraph under Background and Inventory of Existing Conditions; statement reads as tourism is the central goal; rather than the community. Mr. Hackett will switch the order of the sentence.
- as people apply for business licenses; a questionnaire to estimate of the number of employees they have should be obtained for future data. Mr. Hackett agreed and asked Mrs. Kellahan if this could be done. Mrs. Kellahan will contact Tami Fralick at Charleston County, to find out how this is setup in EnerGov.
- The Kings Highway was defined starting from Fort Johnson to Riverland Drive.

Commissioner Lohr

- asked if business licenses are renewed annually. He would like to see the business license/questionnaire include information on new businesses; also information about businesses that renew annually.

Commissioner Hardin

- asked about businesses that are housed in converted homes; should this information be included. Mr. Hackett will speak with John Carrullo (County), to do a search of the businesses zoned OR (Office Residential); and see if the Town has current business licenses with them.
- asked about the traffic component for businesses: ingress/egress.

Mrs. Crane informed the Planning Commission that the next two meetings will be for a Planned Development (PD) and staff would like to defer discussing of the Comprehensive Plan until the PD is completed.

Vice Chairman Milliken asked what process will be used to gather information for the Transportation Element. Mr. Hackett named sources such as the COG, Road Wise, CHATS, and TIP. He hopes to have someone from one of these entities speak on transportation.

Discussion of Proposed Amendments to Chapter 9 of the Zoning and Land Development Ordinance: Mrs. Crane reviewed the first recommended change in Section 9.4.E – Tree Fund. Staff recommends striking ~~through the planting of trees in the Town of~~ and adding the word on.

Commissioner Lohr asked the logic for the change; to which Mrs. Crane explained that the tree fund we currently have only allows the planting of trees; we cannot plant other things for beautification.

Commissioner Lohr asked if the plantings would occur outside of the Town. Mrs. Crane replied that it would occur in and outside of the Town. Commissioner Lohr said that by doing this it would allow us to spend monies in other areas; i.e. in the City, and he wondered why we would spend money outside of our community.

Vice Chairman Milliken stated that the spirit of the amendment is that it does not necessarily restrict the fact that you cannot put shrubbery or other plantings somewhere. He does not think that is the spirit of the tree fund and will vote against it because he feels it should be in the Town. He also likes the way it reads now. Information was shared that Jimmy Bailey has 20,000 trees that he wishes to plant all over Charleston, and Charleston will be covered by a lot of those trees; especially on James Island. Mr. Bailey has offered to plant trees at the High School and at James Island Middle; both schools are in the City of Charleston. **Vice Chairman Milliken made a motion for the tree mitigation to take place in areas of the Town where trees will be lost; and to keep the mitigation language as it reads with no change. No second was offered and the motion failed.**

Commissioner Lohr expressed concern with not allowing planting of things other than trees if it is for beautification, such as planting shrubs. Mrs. Crane said if the mitigation is left as it is; it would prohibit planting shrubs because the language reads for planting trees in the Town. **Commissioner Lyon moved to delete through the planting of trees; and leave in the Town of James Island, Chairman Bevon seconded the motion.** Vice Chairman Milliken said he liked this motion better but the tree mitigation is for trees and the fee is tree-for-tree. His opinion is that the tree fund is not necessarily to have a general sense of beautification; but to replace trees that are lost due to development. This is why he is opposed to

the amendment. He would like to see the language remain tree-for-tree because that is the spirit of the tree fund and it is what tree mitigation fees should be used for.

Commissioner Hardin said she had trouble with approving any changes because the Planning Commission has not seen Chapter 9 in its approved form; she has not gotten a copy of the ZLDR approved by Town Council. Mrs. Crane assured that copies of the ZLDR were given to all members. Vice Chairman Milliken restated the motion: **All tree mitigation fees collected shall be paid to the Town of James Island and placed in an account established for public beautification in the Town of James Island.** Chairman Bevon said he did not have a problem with the beautification of plantings, but agreed that the tree mitigation fund is meant to be used for trees. This is the reason he will vote no. After discussion, the roll was called and votes were recorded as follows:

VOTE

Mrs. Hardin	No
Mr. Lohr	No
Mr. Lyon	No
Vice Chairman Milliken	No
Chairman Bevon	No

Motion failed.

Commissioner Hardin moved that **all tree mitigation fees collected shall be paid to the Town of James Island and placed in an account established for public beautification through the planting of trees in the Town of James Island;** Chairman Bevon seconded the motion. The roll was called and votes were recorded as follows:

VOTE

Mrs. Hardin	aye
Mr. Lohr	aye
Mr. Lyon	aye
Vice Chairman Milliken	aye
Chairman Bevon	aye

Motion passed unanimously

Section 9.11.C: Prohibited Signs

Mrs. Crane reviewed the staff's recommendation under Prohibited Signs. Sandwich signs would be allowed; flutter feather banner flag signs would be prohibited. Commissioner Lohr asked and Ms. Crane responded to his question regarding this type of sign. Commissioner Hardin asked what options a business would have if they wanted to promote short-term sales. Mrs. Crane said a business could use a banner, sandwich board, or a regular type flag after obtaining a permit.

Section 9.11.2: Mrs. Crane explained that the language was deleted to allow pole or pedestal mounted signs. This change will make all signs consistent with the monument style signs approved for the Folly Road Corridor. Table 9.11.2 was deleted. Item H: Shared Shopping Signs was deleted and replaced with the language: Shared Shopping Center Signs shall be allowed and required with a max 10' height and 100 square feet. After discussion, **Chairman Bevon moved to adopt the staff's recommendations; Commissioner Lyon seconded.**

Commissioner Lohr questioned Abandoned Signs under 9.11.1G and noted that the last phrase of the paragraph is either redundant or is unnecessary. After Mr. Hackett's explanation, Commissioner Lohr

**amended the motion to strike the last sentence under 9.11.1G; Commissioner Hardin seconded. The motion to approve the staff's recommendation with the amended motion passed unanimously. .**

Chair's Comments: Vice Chairman Milliken announced that a series of meetings will be held regarding the Folly Road Corridor Overlay District. A public hearing will be held on Tuesday, May 13, at the Sons of Elijah Lodge at 1831 Folly Road, 6:30 p.m. on the proposed amendments to the Zoning and Land Development Regulations Ordinance, to amend the Neighborhood Preservation Area of the proposed Folly Road Corridor Overlay Zoning District. Complete versions of proposed text amendments can be obtained online at the County's website [www.charlestoncounty.org](http://www.charlestoncounty.org) or by contacting Charleston County Planning Department at (843) 202-7200.

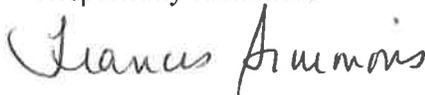
Vice Chairman Milliken said as he understands, this meeting is being organized by a County Councilmember who would like to change what we've been working on for the Folly Road Corridor. The area that we call Conservation or Residential Preservation, the County wants zone to Commercial. This will defeat the purpose of having a Folly Road Overlay District and in his opinion; it will make the road look an awful lot like Myrtle Beach. He said one of the things that make the drive to Folly Beach wonderful is the residential areas and the feel of getting close to the ocean. He cannot believe that it might be turned into a hotel-lined corridor leading to Folly Beach. County Council will hold a third and final reading on the Folly Road Overlay on May 20. He addressed Councilmembers Blank and Berry that there is still time to weigh in by sending a letter to the County voicing the Town's opinion. The next Town Council meeting is on the 15<sup>th</sup> and County Council will meet on the 20<sup>th</sup>. He said it would be good to have the Town send an opinion about the commercialization of a portion of the Folly Road Overlay Corridor that was perhaps meant to remain residential. Vice Chairman Milliken said it would be shameful to see the Folly Road Corridor go down in flames and it is time that someone do something positive to preserve it.

Commissioners' Comments: Chairman Bevon thanked Vice Chairman Milliken for conducting the meeting.

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, June 12, 2014 at 6:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 7:00 p.m.

Respectfully submitted:



Frances Simmons  
Secretary to the Planning Commission