

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, January 12, 2017 at 6:00 p.m. Commissioners present: Lyndy Palmer, Zennie Quinn, Bill Lyon, Ed Steers, and Chairman, David Bevon, who presided.

Also present: Planning Director, Kristen Crane, Town Administrator, Ashley Kellahan, Councilmembers Leonard Blank and Garrett Milliken, Public Works Director, Mark Johnson, 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 December 8, 2016 Meeting Minutes: Chairman Bevon moved for approval of the December 8, 2016 meeting minutes; Commissioner Steers seconded. Passed unanimously.

Public Comments: None

Staff Comments: None

Chairman Bevon introduced the cases on tonight's agenda. There are three (3) requests by the Town of James Island to rezone properties located in the Low-Density Suburban Residential (RSL) District to the Residential Office (OR) District. Because of the similarities in all three cases, Mrs. Crane reviewed each case under one presentation.

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 (OR) for government office use (Town of James Island Town Hall). Mrs. Crane provided the history and overview of the 1122 Dills Bluff property. The Commission were shown an aerial of the property. The rezoning exhibits was provided in their packets. The property is located close to the intersection of Camp and Dills Bluff Road and is adjacent to the annex building of First Baptist Church (formerly known as the Apple Charter School). The property currently has no structures on it. The parcel included in the current Zoning Map Amendment request is .76 acres and is in the RSL Zoning District. Mrs. Crane reviewed zonings that are adjacent to the property along with five (5) approval criteria that must be met. Additionally, Mrs. Crane stated letters and emails were sent to owners of properties within 300 feet of the boundaries of the proposed zoning map amendment, to James Island interested parties, and, an ad was noticed in the Post and Courier and posted at the property address.

Commissioner Quinn asked who is the owner of the property, the Church or the Town. Mrs. Kellahan spoke that the Church is the current owner but the Town will do a swap with them for the part we are cutting out. Commissioner Quinn's question about a bridge over the ditch was answered. **MOTION:** Chairman Bevon moved to approve Case #ZOR-12-16-006, Commissioner Steers seconded. Both Commissioner Steers and Chairman Bevon said this is a win/win for the entire community. Motion passed unanimously.

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 (OR) for government office use (Town of James Island Town Hall): The property at 1126 Dills Bluff Road is located close to the intersection of Camp and Dills Bluff Roads, and is adjacent to the corner of Hillman Road. The property currently has a few dilapidated structures on it, including a house, shed and several concrete pads. The parcel included in the current Zoning Map Amendment request is .71 acres and is located in the RSL Zoning District. **MOTION:** Chairman Bevon moved to approve Case #ZOR-12-16-007, Commissioner Quinn seconded. Motion passed unanimously.

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): The property at 1109-B Camp Road is located close to the intersection of Camp and Dills Bluff Roads, and is adjacent to the annex building of First Baptist Church (formerly Apple Charter School). The property currently has no structures on it. The parcel is 1.36 acres total in size. The Town is only looking to rezone .6 acres of that parcel to OR. The remaining .76 acres will remain zoned RSL and will remain with First Baptist Church. Before the rezoning goes before Council for final reading, a property line adjustment will have been created and recorded to separate this parcel into the two pieces mentioned previously. After that property line adjustment, the parcel that is .6 acres in size will be zoned OR. **MOTION:** Chairman Bevon moved to approve Case #ZOR-12-16-008, Commissioner Palmer seconded. Motion passed unanimously.

Chairman Bevon announced that the Town Council will hear these requests at their January 19th Public Hearing at 7:00 p.m. at Town Hall. These requests must undergo two readings and approval at Council's discretion.

Election of Planning Commission Officers: Chairman and Vice Chairman

Chairman Bevon announced that local Planning Commissions must elect one of its members as a chairperson and one as vice chairperson for one-year terms. These appointments will begin immediately through the end of 2017.

Chairman: Commissioner Steers moved to nominate David Bevon as Chair, Commissioner Quinn seconded. There were no other nominations. The motion passed unanimously for David Bevon to serve as Chairman.

Vice Chair: Chairman Bevon moved to nominate Lyndy Palmer as Vice Chair, Commissioner Steers seconded. There were no other nominations. The motion passed unanimously for Lyndy Palmer to serve as Vice Chair.

Chair's Comments: None

Commissioners Comments: None

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, February 9, 2017.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 6:17 p.m.

Respectfully submitted:
Frances Simmons
Town Clerk and Secretary to the Planning Commission