

The Planning Commission met in Council Chambers at the Town of James Island, 1122 Dills Bluff Road, James Island, SC on Thursday, March 14, 2019 at 6:00 p.m. Commissioners present: Bill Lyon, Zennie Quinn, Ed Steers, Lyndy Palmer, Vice-Chair, and Chairman, David Bevon, who presided. Also, Kristen Crane, Planning Director, Flannery Wood, Planner I, Leonard Blank, Town Council and Mayor Pro-Tem, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Chairman Bevon called the meeting to order at 6:00 p.m. A quorum was present to conduct business.

Prayer and Pledge: Chairman Bevon led the Planning Commission 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 November 8, 2018 Minutes: Chairman Bevon moved for approval of the November 8, 2018 meeting minutes, Commissioner Quinn seconded and it passed unanimously.

Public Comments: None.

Staff Comments: None

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

- a. 153.110 Use Table: Planning Director, Kristen Crane presented an amendment for a proposed change on the use table. The amendment is to remove Nonalcoholic Beverage Bars from the Restaurant, Fast Food Category to its own category entitled: Nonalcoholic Beverage Bars, including Coffee Shops and Smoothie Bars, with Special Exception requirements in Office Residential (OR), General Office (OG), Neighborhood Commercial (CN) Community Commercial (CC) and Industrial (I) Zoning Districts.
- b. 153.013 Definitions: The amendment is to add a definition for Nonalcoholic Beverage Bar: Definition: A use engaged in the preparation and retail sale of nonalcoholic beverages for consumption on the premises, where 50% or more of the gross receipts are for the sale of nonalcoholic beverages. This use includes coffee shops and smoothie bars.

Vice Chair Palmer asked how the 50% would be determined. Mrs. Crane replied that it would be similar to how alcohol bars are monitored; that we do not monitor gross receipts. Commissioner Steers asked if some of the properties are in OR to which Mrs. Crane said yes, some are. He asked if parking would be an issue, and Mrs. Crane answered no, that parking requirements would be addressed when the applicant goes through site plan review.

Motion to approve 153.110 Use Table and 153.013 was made by Chairman Bevon, seconded by Vice Chair, Palmer and passed unanimously.

- c. 153.124 (C) Bed & Breakfasts: Mrs. Crane presented an amendment for Bed & Breakfasts by lowering the allowed number of guest rooms from five (5) to three (3).

- d. 153.124 (F) Bed & Breakfasts: Mrs. Crane presented an amendment to add a sentence to (F) allowing one car per guest room in Bed & Breakfasts establishments.

Commissioner Quinn asked if there are many Bed & Breakfasts in the Town and Mrs. Crane said one in the Town is permitted. Mrs. Crane clarified and answered questions that Commissioner Quinn had about Bed & Breakfasts. She said the owner must live in the house full-time. She explained that the platform for Bed & Breakfasts, as well as someone that advertises on Craig's List, Air B&B, and VRBO are brand names that advertises room rentals. The Town requires the owner to live in the property and to follow established regulations. Commissioner Lyon asked about requirements for parking and Mrs. Crane noted that in residential districts, the vehicle must be screened from view and only one car per guest room is allowed. Commissioner Steers said the amendment sounds good because there would be less rooms and cars to infringe upon the neighborhood. Vice Chair Palmer asked about noise and Mrs. Crane said the Sheriff's Office would enforce the noise ordinance.

Motion to approve 153.124 (C) and 153.124 (F) was made by Vice Chair Palmer, seconded by Commissioner Steers and passed unanimously.

Chairman Bevon announced that Town Council would hold a public hearing and first reading on these amendments at the April 25th meeting and the second reading at its May 16th meeting.

Election of Planning Commission Officers: Chair and Vice Chair: Chairman Bevon announced that local planning commissions must elect one of its members as chairperson and one as vice chairperson for one-year terms. These appointments will begin immediately and last through 2019.

Commissioner Steers moved for the nomination of David Bevon to serve as Chairman; Vice Chair Palmer seconded, and all voted in favor.

Commissioner Lyon moved for the nomination of Lyndy Palmer to serve as Vice Chair; Commissioner Steers seconded, and all voted in favor.

Commissioners' Comments: Chairman Bevon wished Town Councilman Garrett Milliken a speedy recovery.

Next Meeting: The next Planning Commission meeting is scheduled for Thursday, April 11, 2019.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 6:24 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission