

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, May 11, 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, Councilman Leonard Blank, 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 February 9, 2017 Meeting Minutes: Chairman Bevon moved for approval of the February 9, 2017 meeting minutes; Commissioner Palmer seconded. Passed unanimously. No meetings were held in March or April.

Public Comments: None

Staff Comments: None

Discussion and Vote of Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) including a recommendation to add setbacks for accessory structures in General Office (OG) and Commercial (CN, CC) Zoning Districts: Planning Director, Kristen Crane, gave an overview of the proposed amendment, §153.208 for accessory structures in General Office/Commercial Districts. She pointed out that: if in a Zoning District that abuts a residential district, the accessory structure shall be located at least 10 feet from the abutting interior lot line of the residential district; when in a Zoning District that abuts another OG, CN, CC, or I District, setbacks for accessory structures are not required. A copy of proposed addition is attached.

A motion to approve the staff recommendation was made by Commissioner Lyon, seconded by Commissioner Steers. Commissioner Quinn asked if there were any grey areas with the proposed amendment. Mrs. Crane answered no; that previously accessory structures in commercial zones did not require setbacks. All Commissioners agreed that this is a good amendment to add to the ZLDR. Motion passed unanimously. Town Council will hold a public hearing and first reading on the amendment at its June 15, 2017 meeting. The second reading will be scheduled for the July 13 meeting.

Chair's Comments: Chairman Bevon welcomed Commissioner Steers who is serving as the Interim Athletic Director at Presbyterian College.

Commissioners' Comments: Commissioner Palmer expressed "yay" for the moratorium.

Next Meeting: The next meeting of the Planning Commission will be held June 8, 2017 at 6:00 p.m.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 6:06 p.m.

Respectfully submitted:

A handwritten signature in cursive script that reads "Frances Simmons". The signature is written in dark ink and is positioned above the printed name.

Frances Simmons

Town Clerk and Secretary to the Planning Commission

**Proposed additions are indicated by bold, italicized & underlined font*

§ 153.207 ACCESSORY STRUCTURES IN RESIDENTIAL/OR DISTRICTS.

Unless otherwise expressly stated and in addition to any other applicable provisions of this chapter, accessory structures in residential and Residential Office (OR) Zoning Districts shall be subject to the following standards.

(A) An accessory structure erected as an integral part of the principal structure shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of these and other regulations applicable to principal structures.

(B) A detached accessory structure shall be located:

(1) On the rear of the lot, behind the principal structure. This limitation shall not apply to carports or garages;

(2) At least six feet from any existing dwelling or dwelling under construction;

(3) At least three feet (if size of structure is 120 square feet or under) or at least five feet (if size of structure is over 120 square feet) from any interior lot line in a residential district; if in an OR District that abuts a residential district, the accessory structure in the OR District shall be located at least ten feet from the abutting interior lot line; when an OR District abuts another O, C, or I district, setbacks for accessory structures are not required; and

(4) If on a corner lot, the accessory structure shall not project in front of the front building line required or existing on the adjacent lot.

(C) A detached accessory structure may be constructed on an adjacent vacant lot if both lots are in the same ownership.

(D) Accessory structures shall be included in building coverage.

(E) Accessory buildings shall not exceed 25 feet in height as measured from ground level.

(Ord. 2012-06, § 6.5.8, passed 10-18-2012; Ord. 2013-02, passed 4-18-2013; Ord. 2016-09, passed 9-15-2016)

§ 153.208 RESERVED. ACCESSORY STRUCTURES IN GENERAL OFFICE/COMMERCIAL DISTRICTS

Unless otherwise expressly stated and in addition to any other applicable provisions of this chapter, accessory structures in General Office (OG) and Commercial (CN, CC) Zoning Districts shall be subject to the following standards.

(A) An accessory structure erected as an integral part of the principal structure shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of these and other regulations applicable to principal structures.

(B) A detached accessory structure shall be located:

(1) On the rear of the lot, behind the principal structure. This limitation shall not apply to carports or garages;

(2) At least six feet from any existing structure or structure under construction;

(3) If in a Zoning District that abuts a residential district, the accessory structure shall be located at least ten feet from the abutting interior lot line of the residential district; when in a Zoning District that abuts another OG, CN, CC or I district, setbacks for accessory structures are not required; and

(4) If on a corner lot, the accessory structure shall not project in front of the front building line required or existing on the adjacent lot.

(C) A detached accessory structure may be constructed on an adjacent vacant lot if both lots are in the same ownership.

(D) Accessory structures shall be included in building coverage.

(E) Accessory buildings shall not exceed 25 feet in height as measured from ground level.

**To view all of §153.207-208, please visit www.amlegal.com/codes/client/james-island_sc/