

The Planning Commission met in Council Chambers of the Town of James Island, 1122 Dills Bluff Road, James Island, SC on Thursday, August 9, 2018 at 6:00 p.m. Commissioners present: Vice Chair Lyndy Palmer, Bill Lyon, Ed Steers, and Chairman David Bevon, who presided. Also, Kristen Crane, Planning Director, Leonard Blank, Town Councilman/Liaison, Flannery Wood, Planner I, and Frances Simmons, Town Clerk and Secretary to the Planning Commission. Absent, Commissioner Zennie Quinn.

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 June 14, 2018 Minutes: Chairman Bevon moved for approval of the June 14, 2018 meeting minutes, Commissioner Steers seconded and passed unanimously.

Public Comments: None

Staff Comments: Planning Director Kristen Crane introduced Flannery Wood, recently hired to the position of Planner I with the Town.

Mrs. Crane announced Planning and BZA training opportunities. The SC Trees Conference will be held on October 25 and 26 at the Tides at Folly Beach. Mrs. Crane noted that Commissioners needed to have the required 3.0 hours by the end of the year. Information on the sessions will be sent to the Commission when it becomes available.

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

- a. 153.157 Parking Lots: adding additional requirement for parking lots in Neighborhood Commercial (CN); General Office, (OG) and Residential Office (OR) Zoning Districts. Chairman Bevon explained at the last Planning Commission meeting an amendment was recommended to add a Special Exception under 153.110 Use Table for parking lots in the Residential Office (OR) Zoning District. This amendment is before Town Council for second reading on August 16.

Mrs. Crane presented the proposed amendment under 153.157 for Parking Lots that in the Commercial Neighborhood (CN) General Office (OG) and Residential Office (OR) Zoning Districts, all parking lots shall have one canopy tree per six parking spaces. There shall be no automobile ingress/egress onto residential streets from a parking lot in an OR Zoning District if the parking lot is serving a commercial use, unless no other reasonable alternative exists.

Mrs. Crane answered questions from the Planning Commission and afterward, Chairman Bevon asked for a motion for discussion. The motion was made by Vice Chair Palmer and seconded by Chairman Bevon. Chairman Bevon spoke in favor of the motion. Commissioner Lyon commented that if he lived on one of the residential streets he would feel strongly about this. Commissioner Steers asked about the impact of the amendment. He asked why the back strip on Jordan is roped off, and whether that area would have to be rezoned to OR. Mrs. Crane answered that the area is roped off because they were not supposed to be using it as a parking lot. Whether the area would have to be re-zoned OR, Mrs. Crane said yes, it would need a Special Exception from the BZA.

After discussion, the motion passed unanimously. Chairman Bevon announced that Town Council would hold a public hearing and first reading on the amendment at its September 20 meeting and the second reading at the October 18 meeting.

Chair Comments: Chairman Bevon expressed excitement to have the first Planning Commission meeting at the New Town Hall. He asked the Commission to remember Commissioner Zennie Quinn and family in prayer during the passing of his wife.

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, September 13, 2018.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:11 p.m.

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