

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, December 8, 2016 at 6:00 p.m. Commissioners present: Lyndy Palmer, Bill Lyon, Zennie Quinn, Ed Steers, and David Bevon, who presided.

Also present: Planning Director, Kristen Crane, Councilmembers Leonard Blank and Garrett Milliken, Town Administrator, Ashley Kellahan, 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 September 8, 2016 Meeting Minutes: Chairman Bevon moved for approval of the September 8, 2016 meeting minutes; Commissioner Palmer seconded and it passed unanimously.

Public Comments: None

Staff Comments: None

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

1. ZLDR §153.341 Signs: Adding to list of prohibited signs
2. ZLDR §153.093 & 153.341: Removing requirement for monument signs
3. ZLDR §153.110 Use Table: Adding Special Exception requirement for Fast Food Restaurants, Convenience Stores and Service Stations in CC and CN Zoning Districts

§153.341 Signs (A) General provisions (3) Prohibited signs: Mrs. Crane gave a brief overview and explained the proposed change to the ZLDR: #13 Murals or logos on or attached to buildings (except when included in the signage square footage); and #14 Inflatables used for advertisement purposes. A Power Point was shown depicting murals on buildings and inflatables. Mrs. Crane answered questions from the Commission.

Mrs. Crane asked the Commission if they wanted to vote on the proposed changes individually or group. Councilman Milliken pointed out that the agenda did not state that a vote would be taken. After discussion of this matter, Chairman Bevon moved to amend the agenda under section VIII to add that votes would be taken; Commissioner Palmer seconded. Motion to amend the agenda passed unanimously. Motion to approve the staff's recommendation passed unanimously.

§153.093 FRC-O, Folly Road Corridor Overlay District and §153.341 Signs: Mrs. Crane explained that the monument style sign was from the Re-think Folly Road Plan. Examples of monument signs were shown by Power Point. Mrs. Crane commented that changing from a monument style will allow businesses more creativity in designing their signs. Roadway safety and not being able to view oncoming traffic with monument signs was also discussed. Staff recommends under (F) Development Standards and Requirements, (5) Signs, that item (a): all signs shall be monument style be stricken, also, §153.341 Signs (B) Standing Signs (1). After comments and discussion, Commissioner Lyon moved to approve the staff's recommendation, Commissioner Steers seconded. Motion passed unanimously.

ZLDR§153.110 Use Table: Mrs. Crane reviewed the businesses proposed for amendments in the Use Table. Staff recommends adding a Special Exception requirement for Fast Food Restaurants, Convenience Stores and Service Stations in the Community Commercial (CC) and Neighborhood Commercial (CN) zoning districts. Ms. Crane further explained that the change will offer protection to the neighborhoods these types of services abut. Chairman Bevon moved to approve the staff's recommendation, Commissioner Palmer seconded. Motion passed unanimously.

Chairman Bevon announced that Town Council will hold a Public Hearing and First Reading on these amendments with the Planning Commission's recommendations at their January 19<sup>th</sup> meeting. A second reading will be held at Town Council's February 16<sup>th</sup> meeting.

Chair's Comments: Chairman Bevon announced that the Town is now a property owner. The purchase of the new Town Hall site has been finalized. He thanked Commissioner Palmer for all the hard work she did. This is good news. The new Town Hall will be across the street, Dills Bluff/Camp Road).

Commissioners' Comments: Commissioners Steers and Lyon will contact Mrs. Crane to determine when training will be held.

Next Meeting Date: The next Planning Commission meeting will be held on Thursday, January 12, 2017 at 6:00 p.m.

Adjournment: There being no further business to come before the Planning Commission, the meeting adjourned at 6:22 p.m.

Respectfully Submitted:

Frances Simmons  
Town Clerk and Secretary to the Planning Commission