



JAMES ISLAND PLANNING COMMISSION
Town Hall
1238-B Camp Road, James Island, SC 29412

MEETING AGENDA

March 8, 2018

6:00PM

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

- I. CALL TO ORDER
- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. APPROVAL OF NOVEMBER 9, 2017 MINUTES
- VI. PUBLIC COMMENTS
- VII. STAFF COMMENTS
- VIII. PROPOSED AMENDMENTS TO THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) INCLUDING:
 - a. 153.210 Home Occupations: Adding clause to allow for emergency treatment of animals to be allowed in the home of a veterinarian
 - b. 153.110 Use Table: Removing the Special Exception requirement from Veterinary Services in the RSL Zoning District
 - c. 153.041 Comprehensive Plan Amendments: Edit Planning Commission voting requirements to “members present and voting”
 - d. 153.042 Zoning and Land Development Regulations Amendments: Edit Planning Commission voting requirements to “members present and voting”
 - e. 153.043 Zoning Map Amendments: Edit Planning Commission voting requirements to “members present and voting”
 - f. 153.110 Use Table: Addition of conditional requirements to allow Stables in the RSL Zoning District with a minimum lot size
 - g. 153.110 Use Table: Addition of conditional requirements to allow Food Sales in the OG Zoning District with a maximum floor area
- IX. ELECTION OF PLANNING COMMISSION OFFICERS: CHAIR & VICE-CHAIR
- X. CHAIR’S COMMENTS
- XI. COMMISSIONERS COMMENTS
- XII. NEXT MEETING DATE: APRIL 12, 2018
- XIII. ADJOURN

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, November 9, 2017 at 6:00 p.m. Commissioners present: Vice Chair, Lyndy Palmer, Zennie Quinn, Bill Lyon, Ed Steers, and Chairman David Bevon, who presided.

Also present: 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 June 8, 2017 Meeting Minutes: Chairman Bevon moved for approval of the June 8, 2017 meeting minutes; Commissioner Quinn seconded and passed unanimously.

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 §153.213 (C) Storage and Repair of Inoperable Motor Vehicles: Town Administrator, Ashley Kellahan, referred the Planning Commissioners to a copy of the proposed amendments that was placed before them. She said this copy does not change the staff's proposed changes; a word was omitted in the strikethrough and added to clarify the text. Mrs. Kellahan gave the staff review and explained the proposed changes. Deletions are struck-through and additions are underlined and highlighted. Copy Attached.

§ 153.213 Storage and Repair of Inoperable Motor Vehicles

(B) to read: In all zoning districts, the open storage or repair of inoperable motor vehicles must be screened by a fence, wall, building, or vegetative buffer that completely shields the vehicles from view from the public right of way and adjacent properties.

(C) to read: The open storage and repair of more than two inoperable motor vehicles is prohibited on all lots in residential, office, commercial or industrial zoning districts unless specifically authorized for a use such as a salvage yard or motor vehicle repair shop.

A motion to accept the staff's recommendation was made by Commissioner Lyon and seconded by Commissioner Palmer.

Commissioner Palmer asked about trailers that are not being used and Commissioner Quinn had questions about boats. Commissioner Steers asked about dilapidated trailers and abandoned campers sitting on property for long periods. Chairman Bevon said the ZLDR is not a static document and some of these concerns could be addressed when the Planning Director returns. He also noted that commissioners could request items to be placed on agendas. Chairman Bevon said some of the newer developments address boats in their covenants and Mrs. Kellahan said some regulations are addressed in the livability ordinance. After discussion the motion passed.

Discussion and Vote of Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) including §153.231 (A) Temporary Sales: Mrs. Kellahan presented the

staff review and clarified the timeframe for garage/temporary sales; two in a calendar year on the same zoning lot. A motion to accept the staff's recommendation was made by Commissioner Quinn, and seconded by Commissioner Steers. Discussion followed:

§153.231 Temporary Sales: (A) to read:

Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a zoning lot where permitted as an accessory use elsewhere in these regulations. Such sales may be conducted only twice in a calendar year from the same zoning lot, added: and no more than two consecutive days each during daytime hours. Motion passed.

Town Council will hold a public hearing and first reading on these two proposed amendments at its December 21 meeting. A second/final reading will be held at Town Council's meeting January 18.

Chair's Comments: None.

Commissioners' Comments: Commissioner Steers will be absent for the December 14 meeting.

Next Meeting Date: The next meeting of the Planning Commission will be held on December 14, 2017 at 6:00 p.m.

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

§ 153.210 HOME OCCUPATIONS.

(4) *Animal care or boarding.* Animal care or boarding facilities (including animal hospitals, kennels, stables, and all other types of animal boarding and care facilities) are not allowed as home occupations in the RSL, RSM, MHS, and MHP residential zoning districts. ***The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in the practitioner's home on an emergency basis.***

(5) *Medical offices or clinics.* Medical offices and medical clinics are not allowed as home occupations in the RSL, RSM, MHS, and MHP residential zoning districts. This includes doctors' offices, dentists' offices, psychologists' offices, hospitals, and all other medical care facilities. The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in the practitioner's home on an emergency basis.

*All Changes are highlighted

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

*Proposed redactions are indicated by ~~striketrough~~

Table 153.110

TABLE 6.1-1	ZONING DISTRICTS											Condition
	NRM25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I	
ANIMAL SERVICES												
Kennel	A	A	C									\$153.174
Pet Stores or Grooming Salons										A	A	\$153.152
Small Animal Boarding (enclosed building)	A	A	C		C					A	A	\$153.152
Veterinary Services	A	A	S	S			S	C	C	A	A	\$153.152

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*Proposed redactions are indicated by ~~strike through~~

 § 153.041 COMPREHENSIVE PLAN AMENDMENTS

(D) *Planning Commission review and recommendation.* The Planning Commission shall review the proposed amendment and adopt a resolution, by majority vote of the **entire membership members present and voting**, recommending that the Town Council approve, approve with conditions, or deny the proposed amendment, based on the approval criteria of division (F) below.

 § 153.042 ZONING AND LAND DEVELOPMENT REGULATIONS AMENDMENTS

(D) *Planning Commission review and recommendation.* The Planning Commission shall review the proposed amendment and take action by majority vote of the **entire membership members present and voting**, recommending that the Town Council approve or deny the proposed amendment. The Planning Commission's recommendation shall be based on the approval criteria of division (F) below. The Planning Commission shall submit its recommendation to the Town Council within 30 calendar days of the Planning Commission meeting at which the amendment was introduced.

 § 153.043 ZONING MAP AMENDMENTS.

(D) *Planning Commission review and recommendation.* The Planning Commission shall review the proposed zoning map amendment and adopt a resolution, by majority vote of the **entire membership members present and voting**, recommending that the Town Council approve or deny the proposed zoning map amendment. The Planning Commission's recommendation shall be based on the approval criteria of division (F) below. The Planning Commission shall submit its recommendation to the Town Council within 30 calendar days of the Planning Commission meeting at which the zoning map amendment was introduced.

*All Changes are **highlighted**

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*Proposed redactions are indicated by ~~strike through~~

Table 153.110

		ZONING DISTRICTS											
AGRICULTURAL USES		NRM25	AG.5	AGR	RSI	RSM	MHS	OR	OG	CN	CC	I	Condition
Stables		S	A	C	C								§153.140

§ 153.140 STABLE.

Boarding or riding stables shall require a minimum lot area of five acres. Riding areas and trails shall be limited to the subject parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.

*All Changes are highlighted

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

*Proposed redactions are indicated by ~~strike through~~

TABLE 6.1-1	ZONING DISTRICTS											Condition
	NRM25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I	
RETAIL SALES												
Food Sales , including grocery stores, meat markets or butchers, retail bakeries, or candy shops								<u>C</u>	C	A		\$153.163

§ 153.163 FOOD SALES.

In zoning districts subject to conditions (C), food sales shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this chapter.

*All Changes are **highlighted**

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

*Proposed redactions are indicated by ~~strike through~~