



**JAMES ISLAND PLANNING COMMISSION
MEETING AGENDA
1122 Dills Bluff Road, James Island, SC 29412**

**October 10, 2024
5:00 PM**

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

**This meeting will be live streamed on the Town's website:
jamesislandsc.us**

**Public Comments need to be received via email by noon on Wednesday 10/9/2024 to
kcrane@jamesislandsc.us**

- I. CALL TO ORDER
- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. APPROVAL OF SEPTEMBER 12, 2024 MINUTES
- VI. PUBLIC COMMENTS
- VII. ZONING MAP AMENDMENT:
 - a. Case #ZOR-8-24-015
Request to rezone property located at 1734 Camp Road from the Low-Density Suburban Residential (RSL) Zoning District to the Residential Office (OR) Zoning District for a Personal Improvement Service Use (pottery studio)
(TMS #425-02-00-152)
Planning Commission will vote on a recommendation to Town Council.
- VIII. PROPOSED AMENDMENTS TO THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) INCLUDING:
 - a. Measurements, Computations and Exceptions (153.066 B 3): Removing to require BZA approval for setback reductions on lots with buildable areas less than 40 feet.
 - b. Reduction of OCRM Critical Line Setbacks (153.337 A 1 b): Removing to require BZA approval for critical line building setback reductions.
 - c. Reduction of OCRM Buffers and Setbacks on parcels created prior to April 21, 1999 (153.337 A 1 c): Removing to require BZA approval for critical line buffer/setback reductions on unbuildable lots created prior to April 21, 1999.
Planning Commission will vote on a recommendation to Town Council
- IX. CHAIR'S COMMENTS
- X. COMMISSIONERS COMMENTS
- XI. NEXT SCHEDULED MEETING DATE: NOVEMBER 14, 2024
- XII. ADJOURN

The Planning Commission of the Town of James Island met on Thursday, September 12, 2024 at 5:00 p.m. in person at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC 29412.

Commissioners present: Deborah Bidwell, Chair, Kelly Hall, and Ed Steers. Absent: Commissioners Broderick and Quinn both gave notice. A quorum was present to conduct business. Also, Kristen Crane, Planning Director, Michael Hemmer, Executive Assistant to the Mayor, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Chairwoman Bidwell called the Planning Commission meeting to order at 5:00 p.m. and called for a moment of silence.

Compliance with the Freedom of Information Act: Chairwoman Bidwell announced that this meeting was duly noticed in compliance with the SC Freedom of Information Act. This meeting was also live-streamed on the Town’s website with notification provided to the public.

Introductions: Chairwoman Bidwell introduced the members of the Planning Commission, staff, Mayor Lyon, and Ashley Kellahan, District Manager, with the James Island Public Service District.

Approval of May 9, 2024 Minutes: The minutes of the May 9, 2024 Planning Commission were approved upon a motion by Commissioner Hall, seconded by Commissioner Steers and passed unanimously.

Public Comments: No members of the public offered comments.

Staff Comments: None.

Zoning Map Amendment:

Case #ZRSL-4-24-014: A request to rezone property located at 849 Harbor View Road from the General Office (OG) Zoning District to the Low-Density Suburban Residential (RSL) Zoning District to complete a lot line abandonment for the future reconstruction of the James Island Public Service District’s Fire Station 2 (TMS#454-09-00-019). *The Planning Commission will vote on a recommendation to Town Council.*

Kristen Crane, Planning Director, gave the history and overview of the request. She reviewed the following criteria for approval according to Section §153.043 of the Zoning and Land Development Regulations Ordinance (ZLDR):

1. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;

Staff’s response: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, specifically the Priority Investment Element Strategies, which states, “*Continue to coordinate with adjacent jurisdictions and agencies to balance adequate public facilities/services and protection of the Town’s suburban residential character as well as its natural, cultural, and historic resources*”. Additionally, the Purpose and Intent of the Zoning Ordinance states the chapters are intended to “*protect the health, safety, and general welfare of existing and future residents by facilitating the adequate provision or availability of transportation, police and fire protection*” as well as *securing from fire, flood and other dangers*”, amongst other purposes and intents;

2. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

Staff's response: Nearby properties have a range of existing uses (religious assembly, single-family residential, utility pumping station, and public facilities), and zoning (office residential, moderate and low-density suburban residential, and conservation). If approved, the subject property will retain its residential use capability and will be combined with the adjacent property that is currently zoned RSL in order to reconstruct the existing Fire Station. Therefore, the proposed amendment may be compatible with existing uses and zoning of nearby properties;

- 3. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;**

Staff's response: The subject property has previously been serviced by public facilities and the Town and other service providers will be able to continue these public facilities and services while maintaining adequate levels of service to existing development;

- 4. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife and natural resources; and**

Staff's response: The applicant's letter of intent states that "*the JIPSD is planning on replacing the existing Fire Station with a newer, larger fire station to better accommodate the growing population of James Island.*". Since both parcels involved in the lot line abandonment are under the same ownership with the same use being proposed as is currently there, there should be no significant adverse impacts on property in the vicinity of the subject tract or the environment. The subject parcel has been previously fully developed.

- 5. The subject property is suitable for proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of resources and amenities.**

Staff's response: The subject property is a legal conforming lot in its current zoning designation of OG. The subject property also meets the minimum standards for a Low-Density Suburban Residential (RSL) zoning designation including parcel size and parcel configuration. The parcel has direct access from both Mikell Drive and Harbor View Road.

Ms. Crane concluded by stating that one (1) letter of support was received from the Harbor View Presbyterian Church.

Questions from the Planning Commission: None.

Applicant Presentation:

Troy Bennage, 2411 Savannah Highway, Engineer at G. Robert George and Associates spoke on behalf of the applicant, James Island PSD and availed himself to answer questions. He commented that the request, if approved, would allow the firefighters to have access to the station in a safer manner.

In Support:

Ashley Kellahan, District Manager, James Island PSD, and Fire Chief Shawn Engelman, spoke on support of the Planning Commission's approval of the request.

Opposition: None

Discussion:

Commissioner Steers asked what is the capacity of the current fire station. Fire Chief Engelman stated that the station has been in existence since 1964 and is also used as living quarters for the firemen. It is under square footage, required by OSHA standards. Commissioner Steers added that the rezoning would be an asset to the fire station and the community.

After discussion, Chairwoman Bidwell called for a motion for discussion and approval of the request. Commissioner Steers moved, seconded by Commissioner Hall and passed unanimously. The Town Council will hold a Public Hearing at its meeting on Thursday, September 19, and a second reading at the October 17 Town Council meeting.

Next Meeting: The next meeting of the Planning Commission will be held on Thursday, October 10 at 5:00 p.m.

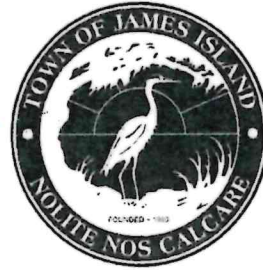
Adjournment: There being no further business to come before the body, the meeting adjourned at 5:18 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission

ZONING CHANGE APPLICATION

CASE ZOR-8-24-015 PD: _____



Zoning/Planning
 Department
 Town of James Island
 Town Hall
 1122 Dills Bluff Road
 James Island, SC 29412
 (843) 795-4141
 Fax: (843) 795-4878

PROPERTY INFORMATION

CURRENT DISTRICT RSL REQUESTED DISTRICT OR
 PARCEL ID(S) 485-02-00-152
 CITY/AREA OF COUNTY James Island
 STREET ADDRESS 1734 Camp Road ACRES _____
 DEED RECORDED: BOOK _____ PAGE _____ DATE _____
 PLAT RECORDED: BOOK _____ PAGE _____ DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT William Albrecht III HOME PHONE _____
 MAIL ADDRESS 1254 Robin Road WORK PHONE _____
 CITY, STATE, ZIP Mt. Pleasant, SC, 29464 CELL PHONE 843-303-8808
 EMAIL _____

OWNER HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS WORK PHONE _____
 CITY, STATE, ZIP CELL PHONE _____
 EMAIL _____

REPRESENTATIVE HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS WORK PHONE _____
 CITY, STATE, ZIP CELL PHONE _____
 EMAIL _____

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that William Albrecht III is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

[Signature] 8/15/24
 Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date

Planner's Signature Date Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received _____ Cash ? Check? # 1410 Invoice Number _____
\$1160.00

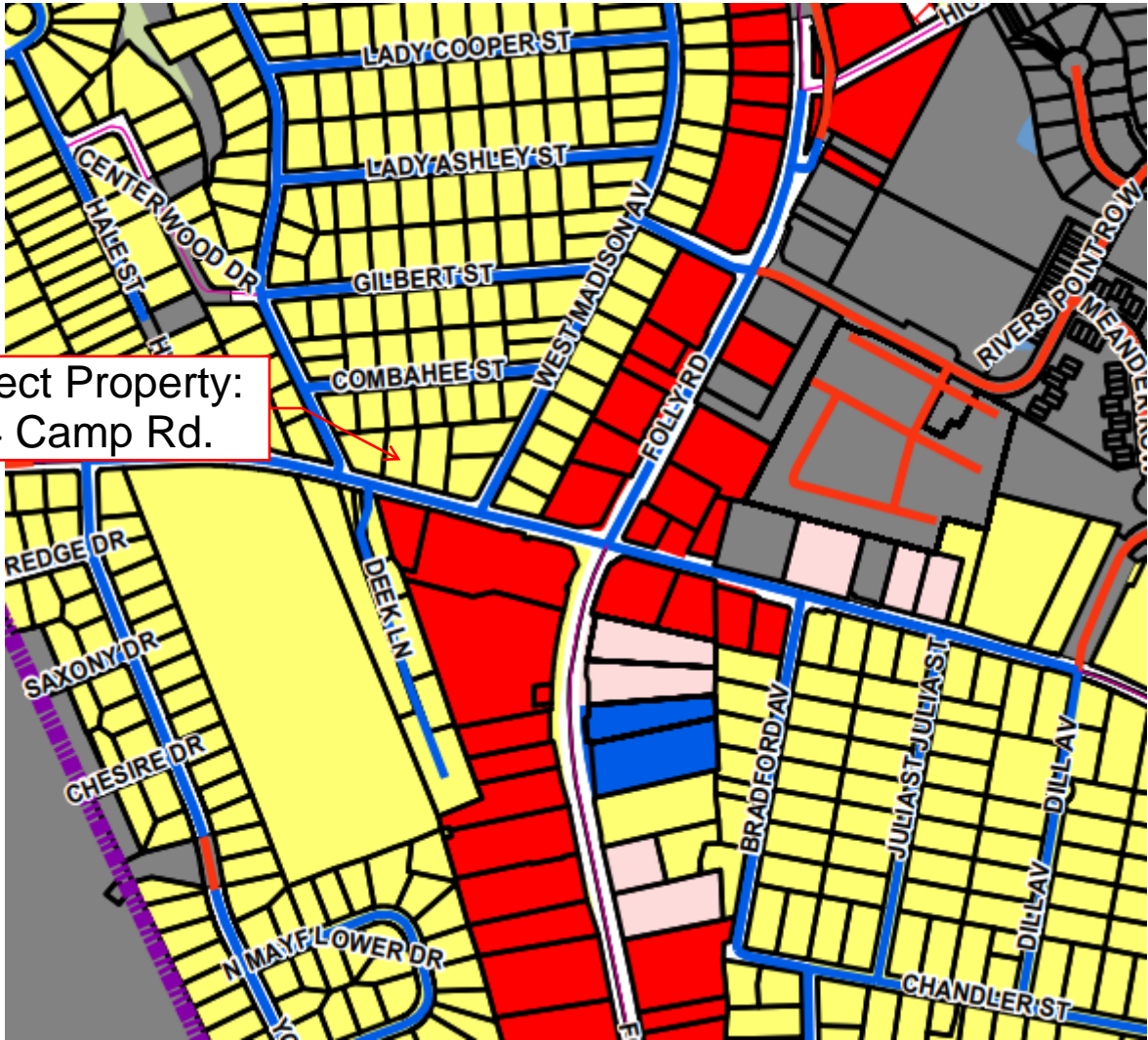


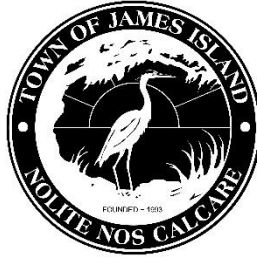
ZOR-8-24-015, 1734 Camp Rd.

Parcels



Subject Property:
1734 Camp Rd.





**ZONING/PLANNING
DEPARTMENT**

**TOWN OF JAMES ISLAND PLANNING COMMISSION:
October 10, 2024**

Case Summary: ZOR-8-24-015

**Request to rezone from the Low-Density Suburban Residential (RSL)
Zoning District to the Residential Office (OR) Zoning District**

History and Overview:

1734 Camp Road is located about 500 feet to the west of the Camp Road and Folly Road intersection. The property currently has one single-family home located on it and is currently going through permitted renovations. The parcel included in the current Zoning Map Amendment Request is 0.37 acres in size and is in the RSL Zoning District. The parcel is considered a legal conforming lot.

The applicant and owner, Mr. William Albrecht III is seeking to rezone the parcel from the RSL Zoning District to the OR Zoning District to open a pottery studio, which is considered a Personal Improvement Use that is allowed with an OR zoning designation, according to Use Table 153.110.

Adjacent Zoning:

Surrounding properties on the north, east, and west side are in the RSL Zoning District in the Town of James Island and have residential uses. Property to the south is zoned Community Commercial (CC) in the Town with commercial retail uses and Short-Term Rental uses.

Approval Criteria:

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) may be approved only if Town Council determines that the following criteria are met:

1. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;

Staff's response: In the *Comprehensive Plan*, the Land Use Element Goal states, "*The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character and natural ecosystems of the area.*" by "*implementing sustainable and flexible development guidelines and integrate development with growth to maintain the suburban character of the Town.*" The applicant's letter of intent states that he intends to "*fill a need*

for the local artists of James Island to have a collaborative space to create art that is Local, unique, and passion based". Because the owner intends on using the existing home for the pottery studio while maintaining the residential use, the proposed amendment may be consistent with the intent and purpose of the Residential Office Zoning District and the Comprehensive Plan.

2. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

Staff's response: Nearby properties range from RSL zoning and uses to CC zoning and uses, with the immediate adjacent properties being mixed between these two zoning classifications as well. If approved, the subject property will retain its residential use capability. Uses that are allowed in the OR Zoning District are compatible with existing uses in the vicinity, therefore, the proposed amendment may allow development that is compatible with existing uses and zoning of nearby property.

3. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

Staff's response: The subject property is currently being serviced by public facilities and the Town and other service providers will be able to continue these public facilities and services while maintaining adequate levels of service to existing development.

4. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, storm water management, traffic congestion, wildlife and natural resources; and

Staff's response: The applicant's letter of intent states that "*it is my sincerest intent to keep this low impact for my neighboring community as I fully plan to self contain parking and noise and implement fair member rules to reduce noise at odd hours and eliminate the possibility for parking issues to be sure my neighbor's quality of life is not negatively affected at all and only intend to positively impact my community and neighbors.*" Since the property has been fully developed as a single-family home and the owner/applicant intends on residing in the home full-time as well as operating the studio with minimal site changes, the proposed use should not result in significant adverse impacts.

5. The subject property is suitable for proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of resources and amenities.

Staff's response: The subject property is a legal conforming lot in its current zoning designation of RSL. The subject property also meets the minimum

standards for the Residential Office zoning designation including parcel size and parcel configuration. The parcel has direct access from Camp Road.

Planning Commission Meeting: October 10, 2024

Planning Commission Recommendation: TBD

Town Council Meetings: Public Hearing and 1st reading on October 17, 2024
2nd Reading on November 21, 2024

Notifications:

A total of 71 notification letters and emails were sent to owners of property within 300 feet of the boundaries of the proposed zoning map amendment and to the James Island Interested Parties List on October 2, 2024. Additionally, this request was noticed in the Post & Courier on October 2, 2024, and the property was posted on October 2, 2024. The meeting notice was also sent to the Town News email recipients and was posted on the Town's Facebook page and website.



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William Albrecht III
1734 Camp Road
843-303-8808

To Whom it may concern:

My intent in this rezoning application to OR for the property listed at 1734 Camp road is to allow for a Pottery Studio. I intend to do this to fill a need for the local artists of James island to have a collaborative space to create art that is Local, unique and passion based. There is no current membership based pottery studio on James Island and my friends in the pottery community are sometimes driving over 30 minutes at odd times to expensive studios in other parts of town. I fully intend for it to be artist driven and focused but to also allow and continue to strive for bringing more people into the community who are beginners, children etc.

It is my sincerest intent to keep this low impact for my neighboring community as I fully plan to self contain parking and noise and implement fair member rules to reduce noise at odd hours and eliminate the possibility for parking issues to be sure my neighbors quality of life is not negatively affected at all and only intend to positively impact my community and neighbors. I feel this is a better use of the space than another airbnb or Short term rental filling up our neighborhoods and fills a need of this town that feeds part of what makes it so unique.

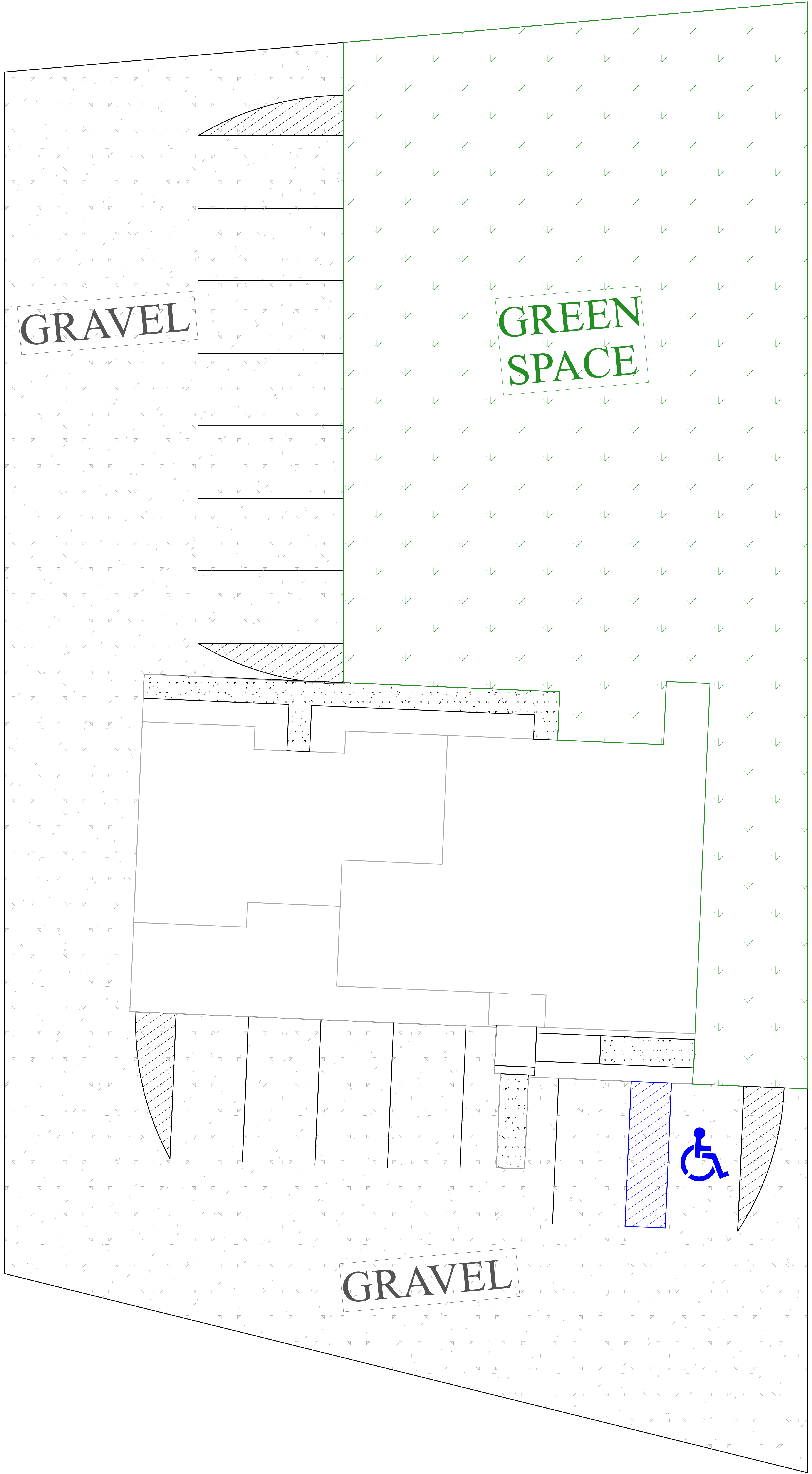
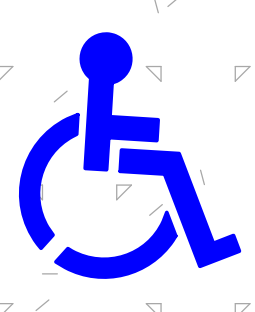
Humbly,

William T Albrecht III

GRAVEL

GREEN SPACE

GRAVEL



§ 153.337 WETLANDS, WATERWAYS, AND OCRM CRITICAL LINE

(A) *Wetland buffers and setbacks*

(1) *Intent.*

~~(b) *Reduction of OCRM critical line setbacks.* The Zoning Administrator shall be authorized to reduce OCRM critical line setbacks to a distance not less than the buffer depth, when deemed necessary by the Director to accommodate reasonable development of the parcel and when it is determined by the Director that the setback reduction will not have a significant adverse impact on public health or safety.~~

~~— (c) *Reduction of buffers and setbacks on parcels created prior to April 21, 1999.* When the application of buffer/setback requirements contained within this chapter render a parcel that existed prior to April 21, 1999, unbuildable, the Zoning Administrator shall be authorized to reduce front, side, and rear yard buffers/setbacks as necessary to make a parcel buildable. The Zoning Administrator cannot reduce any front and/or rear yard buffer in an amount which would result in the placement of a structure closer to either the front or rear property line than any structure on an adjacent property. Any further reduction in any required buffer shall be made by appeal to the Board of Zoning Appeals.~~

§ 153.066 MEASUREMENTS, COMPUTATIONS AND EXCEPTIONS; DIMENSIONAL STANDARDS DEFINED.

(B) *Setbacks.*

~~— (3) *Setback reductions.* Where the front, interior, side, and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Zoning Administrator shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning/Zoning Department shall be for more than 15 feet per side.~~