

## PLANNING COMMISSION

MARCH 13, 2014

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, March 13, 2014 at 6:04 p.m. Members present: Chairman David Bevon, who presided, Robin Hardin, Ed Lohr, Bill Lyon, and Garrett Milliken.

Also present: Kristen Crane, Town Planner, Councilman Leonard Blank, Ashley Kellahan, Town Administrator, Charleston County Zoning and Planning Staff: James Hackett, Planning Support Supervisor, and Frances Simmons, Secretary to the Planning Commission.

Call to Order: Chairman Bevon called the meeting to order at 6:04 p.m.

Prayer and Pledge: Commissioner Hardin led the 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 13, 2014 Minutes: Chairman Bevon moved to approve the minutes of the February 13, 2014 meeting; seconded by Commissioner Hardin and passed unanimously.

Public Comments: No comments.

Staff Comments: No comments.

James Hackett informed the Planning Commission that he made some of the changes to the Population Element and he is working on the graphs. All changes will be presented in a draft format to the Planning Commission before the Plan is finalized.

Discussion and Presentation of Comprehensive Plan – Housing Element: James Hackett gave an overview of the Housing Element. He noted that the data provided was taken from the 29412 zip code and Census data from 2000 and 2010; the most recent information at this time. The Planning Commission asked questions and discussed the segments of the Housing Element such as: owner occupied units /compared to units occupied by renters; housing that are occupied seasonally; duplexes; the impact of the Harbor View Road widening; creating a Harbor View Road Overlay District. The committee would consist of residents living along Harbor View Road. Preserving the residential character of Harbor View Road was also discussed. The Commission recommended the following changes to the Housing Element:

Recommended changes:

Add + (plus) and/or – (minus) to percentage of change in tables to show an increase or a decrease (Figure 3.6.1: Total Housing Units; and Figure 3.6.3: Owner Occupied and Renter Occupied Housing Units).

3.6.3: Housing Element Needs: Replace H1 with the second bullet point.

Housing Elements needs include, but are not limited to the following:

- Promoting opportunities to ensure long term housing market stability;
- Encourage the provision of high quality, affordable homes in keeping with the single-family residential character of the Town;

- Ensuring a sufficient supply of safe and structurally sound homes.

### 3.6.5: Housing Element Strategies and Timeframes

- H.1: Continue to enforce the Building Code to protect the general health, safety and welfare of the population
- H2: Remaining undeveloped residential property should be developed in a manner consistent with the Town SFR pattern
- H3: The Harbor View Corridor should be evaluated for anticipated impacts on road widening on residential properties.

Mr. Hackett will work on the information regarding residential properties on James Island- breaking them out by Town, City, and County parcels.

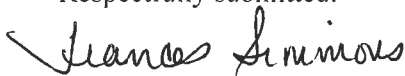
Chairman's Comments: Chairman Bevon thanked Mr. Hackett for his presentation.

Commissioners' Comments: Commissioner Milliken made comments about the meeting hosted by County Councilman Joe Qualey regarding the Gathering Place zoning on Maybank Highway. He complimented Alan Laughlin on an editorial that he wrote to the Post and Courier about the impact this type of zoning will have on James Island. Commissioner Milliken also addressed the Folly Road Corridor Overlay District Plan (FRCO) passed by the Town. He stated that County Councilwoman Johnson tabled the Plan because gun shops in the Town are an allowed use in the corridor. He expressed the hard work that the committee did to come into an agreement about what should/should not be allowed on Folly Road. Mr. Hackett stated that he did not believe the Folly Road Corridor Overlay Plan is a dead issue at the County level.

Next Meeting: The next meeting of the Planning Commission will be held on Thursday, April 10, 2014 at 6:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 7:05 p.m.

Respectfully submitted:



Frances Simmons  
Secretary to the Planning Commission