

PLANNING COMMISSION
AUGUST 14, 2014

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, August 14, 2014 at 6:00 p.m. Members present: Chairman David Bevon, who presided, Robin Hardin, Ed Lohr, and Bill Lyon. A quorum was present to conduct business.

Also present: Kristen Crane, Senior Planner, Ashley Kellahan, Town Administrator, Mark Johnson, Public Works Coordinator, Andrea Pietras, AICP, Charleston County, and Frances Simmons, Secretary to the Planning Commission and Town Clerk.

Call to Order: Chairman Bevon called the meeting to order at 6:00 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 June 12, 2014 Minutes: Chairman Bevon moved to approve the minutes of the June 12, 2014 meeting; Commissioner Lohr seconded, and the minutes passed unanimously.

Chairman Bevon moved to amend the agenda to place the Public Comments (item VII) ahead of the Zoning Map Amendment discussion (item VI) to allow citizen input prior to discussion by the Planning Commission. The motion was seconded by Commissioner Lyon and passed unanimously.

Public Comments:

Deborah Barrett, 982 Honey Hill Road: Mrs. Barrett commented about the price range of the homes that will be built at The Preserve. She believes those homes will be priced somewhere in the \$350,000 range and will affect the property taxes of the homes behind it that costs less than \$100,000.

Zoning Map Amendment: Case #ZPD-7-14-001 (PD101): Chairman Bevon announced that the case to be heard is a request to rezone property located at 1054 and 0 Dills Bluff Road from the Low-Density Suburban Residential (RSL) District to the Planned Development District.

Senior Planner, Kristen Crane, presented the staff's review. A summary of the information she presented is attached. Mrs. Crane stated that the staff recommends approval based on the following two conditions:

- 1) The applicant must provide an updated Letter of Coordination from the James Island Public Service District Fire Department concerning the revised road layout.

- 2) The applicant must provide an updated Letter of Coordination from the South Carolina Department of Transportation concerning the revised road layout.

Mrs. Crane announced that Town Council will hold a Public Hearing on Thursday, August 21st to receive input from the public. 106 letters of notification, an advertisement in the Post and Courier, and signs have been posted to inform the public. Questions were asked by the Planning Commission.

Commissioner Lohr commented that the first letter of coordination from the James Island PSD Fire Department was not signed. He asked which fire department would provide service to the property; the City, or the PSD. If it is the City, do we need to obtain a letter of coordination from them? Mrs. Crane explained that fire protection would be provided through a cooperative agreement with Consolidated Dispatch; that both the PSD and the City would respond.

Commissioner Lohr brought attention to Page 5, item E, Access, that the roadway width and turning radius is 24' and on Page 6, K, Traffic Summary; it shows twenty-two, and in parenthesis (24'). He asked which is correct. This is a typographical error. The correct width is 24'. Mrs. Crane explained Article 3.10 on Page 8; that it mean that the residents cannot request a variance to the Planned Development but can request variances for tree removals.

Mr. Lohr asked about the radii of 37' on the Conceptual Master Plan. Mrs. Crane explained that the minimum is 35' and the applicant is providing more footage than what is required. Commissioner Lohr talked about the importance of delivery trucks and emergency vehicles having adequate access for turns.

Chairman Bevon informed everyone that the applicants (Graham Hawkins, Charlie Tipton from Pulte Homes, and Gret Mackintosh) are present to answer questions; they will not make a presentation as two have already been done.

Commissioner Hardin asked about the size of the pond. Mr. Hawkins said there are two ponds and combined total 1.1 acre. Commission Hardin asked how many 4500 square foot lots there will be. Mr. Hawkins said there are five (5) challenged lots. He said none of the lots are 4500 square feet; this is a minimum in the plan. They are not asking to increase the density. They had to reduce the lot size to save as many trees as possible. When asked, he said most of the other lots are 1/7th of an acre. The majority is within 6,000 -6,200 square feet; the smallest on the layout is 5,000-5,200.

Questions from the Public:

Leroy Davis, 970 Honey Hill Road: asked how many homes will be constructed; to which the answer was 30. He also asked if the homes will be single or two-story homes. Mr. Hawkins said they are working on the floor plans. It may be a mixture of both based on the demand of the customer.

Deborah Barrett, 982 Honey Hill Road: spoke again about the price range of the homes and the size of the lots.

Chairman Bevon asked the Planning Commission if they had additional questions or comments before taking a vote.

Commissioner Lohr stressed that the road code be followed; that it is not encroached upon or minimized. He stated that it is up to the staff to ensure this is done, regardless of what the document states.

Commissioner Hardin expressed concern about not having sidewalks in front of the neighborhood. She asked if the lot sizes are fixed or will they change. Mr. Hawkins said there wasn't much flexibility with the trees and did not see them changing.

Commissioner Lohr said he would like to amend Condition #1, that the Road Code is followed. Mr. Hawkins responded that one of the concerns is the 35' radius is smaller than the County's current Roadside Design Guide. Regarding the access for fire trucks and emergency vehicles, Mr. Hawkins said "auto turn" was run through the neighborhood and it showed that a fire truck could get to the cul-de-sac and turn around safely on a 24' pavement. He said the land plan shows the center line radius of 37'; the outside radius is much larger, and they have rolled out the pavement to allow fire truck access to the back cul-de-sac. He also stated that they (applicants) are working with Town staff and Charleston County. This is the only thing they are varying from with the County's Roadside Design Guide. No motion was made to amend Condition #1.

Commissioner Lyon commented on concerns about property values and taxes by using his neighborhood as an example. He noted that the high dollar real estate in Lighthouse Point has not affected the taxes that he pays; and he doubts the development will affect the homeowners in that area.

Chairman Bevon called for the vote to approve the Zoning Map Amendment: Case #ZPD-7-14-001 (PD-101) Request to rezone property located at 1054 & 0 Dills Bluff Road from the Low-Density Suburban Residential (RSL) District to the Planned Development (PD) District.

VOTE

Commissioner Hardin	nay
Commissioner Lohr	aye
Commissioner Lyon	aye
Chairman Bevon	aye

The motion passed upon a vote of 3-1.

Chairman Bevon announced that Town Council will hear this request at their August 21, 2014 Public Hearing at 7:00 p.m. at the Town Hall. The request must then undergo two (2) readings for approval at Town Council's discretion.

Staff Comments: None

Chairman's Comments: Chairman Bevon announced that this is Robin Hardin's last meeting. She has served on the Planning Commission for two years and has been a very dedicated member. She has been the one to give the majority of our prayers, for which he is grateful. Robin, as most of us here knows, lives in the City of Charleston which has zero effect on her concern, dedication, and passion for James Island. Chairman Bevon said it was great getting to know Robin and thanked her for her service.

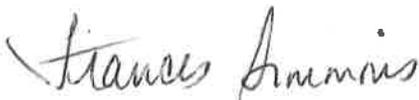
Garrett Milliken also served on the Planning Commission for two years and is moving on as a member of Town Council. Garrett's dedication is well-known; and his passion for the Town is unquestioned. Chairman Bevon thanked Garrett for his service on the Planning Commission.

Commissioners' Comments: Commissioner Hardin said she is sorry that her decisions have not been very popular and thinks it is the best idea for someone from a different municipality not to serve on another municipality's board - -because no matter which way you vote, whoever way it didn't go is going to be upset because you are from a another municipality. She thinks for the future it's a good idea. She enjoyed serving with everyone and David's leadership is great. Kristen does a wonderful job in getting everything together. Robin commented she has found that it is lot harder than she thought, and she has a new respect for everyone in a governmental position.

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, September 11, 2014 at 6:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:40 p.m.

Respectfully submitted:



Frances Simmons
Secretary to the Planning Commission and Town Clerk