

PLANNING COMMISSION
DECEMBER 11, 2014

The Planning Commission met in the Conference Room of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, December 11, 2014 at 6:05 p.m. Members present: Chairman David Bevon, who presided, Bill Lyon, and Ed Steers. Absent: Commissioners Lyndy Palmer and Ed Lohr. (A quorum was present to conduct business.

Also present: Kristen Crane, Senior Planner, Councilmen Leonard Blank, and Garrett Milliken, Frank Toland, Planner II, Charleston County, Gret Mackintosh, HLA, Inc., Graham Hawkins, Pulte Homes, and Frances Simmons, Secretary to the Planning Commission and Town Clerk.

Call to Order: Chairman Bevon called the meeting to order at 6:05 p.m.

Prayer and Pledge: Chairman Bevon 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 November 13, 2014 Minutes: Chairman Bevon moved for approval of the November 13, 2014 Minutes; Commissioner Lyon seconded and the minutes passed unanimously.

Public Comments: None

Staff Comments: None

Discussion, Presentation and Vote on Preliminary Plat for the Preserve at Dills Bluff (PD-101), Application #19549-P: Chairman Bevon announced that staff will give a presentation and a vote will be taken on the preliminary plat approval for the Preserve at Dills Bluff, PD 101. Frank Toland, Planner II, with the Charleston County Planning and Zoning Department was introduced.

Ms. Crane, Town Senior Planner, presented the applicants', Pulte Homes/HLA, Inc. request for approval of a preliminary plat for the Preserve at Dills Bluff. She stated the purpose of the preliminary plat is for the future conveyance of new lots. The application was reviewed by the Planning and Engineering Departments and the following were determined by Planning and Engineering:

The applicant is requesting preliminary approval of the proposed subdivision to be known as The Preserve at Dills Bluff

The preliminary plat meets the zoning requirements of The Preserve at Dills Bluff, Planned Development (PD-101) and

The proposed subdivision is to be serviced with public water from Charleston Water System, and public sewer from the James Island Public Service District.

Ms. Crane stated that the proposed preliminary plat is conceptual and the developer has no guarantee concerning the final number of lots and if the right-of-way (ROW) will be publicly accepted. Planning and Engineering recommend preliminary approval with the following stipulations, contingencies and conditions:

Stipulations

1. Approval of this plan does not obligate the Town of James Island to maintain any of the proposed right-of-way (ROW) or drainage system until they have been constructed to Town standards and accepted by Town Council
2. The private Homeowners Association (HOA) areas and right-of-way (ROW) system shall be dedicated to a legally recognized entity. The HOA areas and right-of-way system (ROW) shall not be dedicated to the public at this time. Further, the Town of James Island is neither obligated nor responsible for the private HOA areas and right-of-ways (ROW) system maintenance. The dedication to the entity will be reviewed and approved by the Town's legal Department prior to recording of a Final Plat. The plat and HOA decree will be recorded together.

Ms. Crane informed the Planning Commission that the preliminary plat will not be recorded if it is approved because it is a conceptual plan; and nothing contained in the plan is guaranteed.

Chairman Bevon said the Planning Commission can request that the final plat come back to them for approval; or the Planning Commission can recommend the approval through the discretion of the Town Planner. Chairman Bevon said he think the Planning Commission should review the final plat in the event that changes are made by the County or in the final design layout. He said the Planning Commission will have the opportunity to see those changes.

Commissioner Lyon asked if the Town will maintain the drainage system. Ms. Crane said the drainage and the roads are maintained now by the homeowners association and no plans have been submitted to the Town to maintain them. She said the HOA would have to follow through with the actual construction and then the Town can decide whether or not to accept it. Mr. Toland said usually drainage and retention ponds belong to a HOA for liability reasons. Mr. Hawkins commented that the intent of the development is that the public roads and the drainage that leads from the roads to the pond be accepted by the Town and the storm water pond and facilities would still be kept within the HOA. After discussion, **Chairman Bevon moved to approve the preliminary plat; and that the final plat to come to the Planning Commission for approval – the motion was seconded by Commissioner Steers and it passed unanimously.**

Mr. Hawkins asked if the final plat approval could be done by the Planning Commission a month prior to the plat being recorded for the sake of time. The request was granted.

Discussion of Proposed Amendment to Chapter 6 (Table 6.1-1) of the Zoning and Land Development Regulations Ordinance: Ms. Crane reported that staff has reviewed the Land Use Table and recommends that restaurants be removed from the Office Residential (OR) zoning category. She noted that noise and other factors prompted the staff to look at the differences in Residential Suburban Low-density (RSL) and the Office Residential (OR) zonings. Ms. Crane said the change does not add uses to RSL; it simply mirrors the OR and RSL zonings. Commissioner Steers asked and he was given examples of restaurants that are located in RSL zonings. **Chairman Bevon moved to approve the staff recommended changes to the Use Table, Chapter 6, 6.1-1; Commissioner Lyon seconded, and the motion passed unanimously.** Chairman Bevon announced that Town Council will hold a Public Hearing and First Reading on the Amendment (with the Planning Commission's recommendation), at its January 15th meeting. The Second and Final Reading will be held at the Town Council meeting on February 19.

Chairman Comments: Chairman Bevon expressed words of comfort regarding the sudden illness of Commissioner Ed Lohr and his family. He also shared words of comfort for Commissioner Lyndy Palmer's mother, also ill and wished them both well.

Commissioners Comments: None

Mrs. Crane reminded the Planning Commission to replace the updated copy of §Article 9.4 Tree Protection and Preservation in their binders.

Next Meeting: The next Planning Commission meeting will be held on Thursday, January 8, 2015 at 6:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:20 p.m.

Respectfully submitted:

Frances Simmons
Secretary to the Planning Commission