

PLANNING COMMISSION
APRIL 9, 2015

The Planning Commission met in the Council Chambers of the Town of James Island, 238-B Camp Road, James Island, SC on Thursday, April 9, 2015 at 6:00 p.m. Members present: Chairman David Bevon, who presided, Bill Lyon, Lyndy Palmer, Warren Sloane, and Ed Steers.

Also present: Councilman Garrett Milliken, Kristen Crane, Senior Town Planner, Ashley Kellahan, Town Administrator, James Hackett, Charleston County Planning Support Supervisor, 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: 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 March 12, 2015 Minutes: Chairman Bevon moved for approval of the March 12, 2015 meeting minutes; Commissioner Sloane seconded, and the minutes were unanimously approved.

Public Comments: None

Staff Comments: None

Discussion of the Comprehensive Plan: Chairman Bevon introduced James Hackett from Charleston County Planning staff, who gave a presentation of the complete draft of the Comprehensive Plan. He then led a discussion of proposed changes or edits.

Mr. Hackett commented that the Planning Commission had gone through all of the elements other than the Land Use several months ago. He thanked Ms. Crane for formatting the document and placing the headers and footers on the pages. Mr. Hackett conducted a review of each element, answered questions, and entertained changes and edits from the Planning Commission.

The following is an overview of discussion of the Comprehensive Plan:

Adoption Date: to be added after approval by Town Council

Table of Contents: Mr. Hackett commented that former Planning Commissioner Ed Lohr will be recognized for his efforts in developing the Comprehensive Plan. He said others such as former Planning Commissioner Milliken, Hardin and Neale also contributed greatly to the Comp Plan and should also be recognized. Chairman Bevon agreed and recognition will be given to these individuals.

Chapter 2: Goals:

Goal #5: Population Element Goal: add "**that**". Sentence to read... Continue population growth through annexation to fill in the pockets of land **that** have not been annexed.

Goal #7: Transportation Element Goal: change respect to "**respects**". Sentence to read... A transportation system that **respects** the suburban character of the Town and its natural and cultural resources and that is

coordinated with land use patterns. There was discussion from Commissioner Sloane who questioned CARTA regional service. After discussion, it was determined not to include regional.

Chapter 3.2: Economic Development Element: Commissioner Palmer suggested changing the sentence about cotton ceasing around to read: **Due to insect and diseases, mainly the boll weevil, cotton ceased to be the cash crop that it was by the 20th century.**

Chapter 3.3: Natural Resources Element: Page 3-11: add space ahead of “vegetation”

Mr. Hackett thanked Commissioner Lyon for providing the information on Wood Storks. This information will be added to the Comprehensive Plan.

3.3.5: Natural Resources Element Strategies and Time Frames: NR 1. Continue to encourage sustainable practices to protect the environment from negative impacts of developments.

Commissioner Sloane asked if a definition for negative impact had been determined. Mr. Hackett gave explanation and suggested that this is probably something the Town Council may want to define. Councilman Milliken was present and was asked the question; to which he commented that it is good to have some direction from the Planning Commission; but it is good for Council to have some wiggle room. It was the general consensus to keep NR1 as it is currently written.

Chapter 3.5: Population Element: Mr. Hackett gave an overview of the Population Element which will be updated during the 2020 Census.

3.5.4: Population Element Goal: add **“that”**; the sentence to read... Continue population growth through annexation to fill in the pockets of land **that** have not been annexed.

Chapter 3.7: Transportation Element: There was discussion about the traffic/traffic count on Folly Road and Commissioner Palmer asked for the numbers for Folly Road to be revisited. Commissioner Lyon also commented that the numbers do not add up. Mr. Hackett said he doesn't think the numbers will change but he will talk to staff at the Berkeley-Charleston-Dorchester COG.

There was discussion about where the new James Island Library might be. Mr. Hackett said meetings are being held to receive input from the public. The current potential sites are: Fort Johnson Middle; Baxter-Patrick; and the building in the Bi-Lo Shopping Center (Folly Road). Traffic will be a concern throughout the process. Councilman Milliken noted that County Councilman Joe Qualey is also looking into maintaining the present location at 1248 Camp Road. A public forum will be held on Thursday, April 16th at 4:30 p.m. in the Beverly T. Craven Council Chambers at 4045 Bridge View Drive.

Resources and References: Mr. Hackett recognized that #8 a definition for Sustainable development has been included at the request of former Commissioner Ed Lohr at the February 12, 2015 meeting.

Vote on Comprehensive Plan: Chairman Bevon entertained a motion to recommend to Town Council the adoption of the Comprehensive Plan with the changes and edits that were made tonight. Chairman Bevon moved, seconded by Commissioner Palmer. There was no discussion. Motion carried. Chairman Bevon announced that Town Council will determine the date of a Public Hearing along with a First and Second Reading of the Comprehensive Plan,

Chair's Comments: Chairman Bevon shared comments regarding traffic issues and the traffic counts on Folly Road. He announced that the Folly Road Steering Committee will be holding a meeting at the Town Hall with stakeholders: Town of James Island, City of Charleston, City of Folly Beach, and others with

land along Folly Road, on Thursday, April 23rd at 1:30 p.m. Nick Pergakes, with the BCD-COG will conduct the meeting. Councilman Blank and Chairman Bevon will represent the Town on this committee. Chairman Bevon complimented Councilman Milliken for the work he did on the development of the Folly Road Overlay. Chairman Bevon will send information about the meeting to the Planning Commission.

Chairman Bevon thanked James Hackett for his work and valuable input into the Comprehensive Plan; that this document would not be possible without him. He also expressed appreciation to Kristen Crane, the former Planning Commissioners, and everyone that had input over the past year into its development.

Commissioner' Comments: Commissioner Palmer asked about Ed Lohr.

Next Meeting Date: May 14, 2015.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:33 p.m.

Respectfully submitted:

Frances Simmons
Secretary to the Planning Commission and Town Clerk