

The Planning Commission met in Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, August 11, 2016 at 6:00 p.m. Commissioners present: Lyndy Palmer, Warren Sloane, Bill Lyon, Ed Steers, and Chairman, David Bevon, who presided.

Also present: Kristen Crane, Planning Director, Councilmembers, Leonard Blank, Garrett Milliken, Troy Mullinax, and Robin Flood, Administrative Assistant, (substituting for Frances Simmons, Town Clerk and Secretary to the Planning Commission).

Call to Order: Chairman Bevon called the meeting to order at 6:00 p.m.

Prayer and Pledge: Chairman Bevon led in 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 July 14, 2016 Meeting Minutes: Chairman Bevon moved for approval of the July 14, 2016 meeting minutes; seconded by Commissioner Palmer and passed unanimously.

Public Comments: The following persons spoke regarding the proposed Amendments to §153.334 of the Zoning and Land Development Regulations Ordinance (ZLDR).

Brook Lyon, 669 Port Circle: spoke regarding the proposed amendment before the Planning Commission. She said anything that can be done to protect trees without placing undue burden on the homeowner is a good thing. She was very disappointed when the 18' protected tree ordinance was not adopted by Town Council and she thanked the Planning Commission for recommending approval; unfortunately, the size was changed to 24''. Her understanding is this amendment has modifications that will not require the homeowner to obtain a survey. She noted that it may not save many trees; but if it saves a tree or two, she encourages the Planning Commission to consider it. Mrs. Lyon said it breaks her heart when she drives around the island and see so many trees that have aged or are damaged. She is happy to see that tree trimmings and vines are being removed from some trees and hopes we can use some tree fund money to save existing trees. If this amendment is recommended by the Planning Commission, it will help to do that.

Councilman Troy Mullinax: Councilman Mullinax said he is trying to develop a balance and not place undue hardship on homeowners. He would like a homeowner to be able to build a porch or garage; to do what they want on their property, within the footprint of the home. He explained the change in the amendment is 25 ft. from the edge of the road; (not public right-of-way). He said the City of Hanahan no longer uses the ordinance because tree roots were impeding underground wiring; (wiring in the Town is mostly overhead); and abuses clear cutting beyond 25 ft. Councilman Mullinax said further down the road he would like to consider an option for homeowners that need surveys; but have financial needs, to get a tax break or some financial incentive. Requests before the BZA could be on a case-by-case basis due to the homeowner's situation, (i.e., road widened, or curve in the road, etc.).

Staff Comments: None.

Discussion of Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR): Mrs. Crane said the amendment clarifies the line begins at 25 ft. from the edge of the road. She said the issues she brought before the Planning Commission months ago remains the same. The cost to appear before the BZA is \$250 and each additional tree is \$50. Mrs. Crane said it will be difficult to determine where the line is; even from the edge of the road. And, if contested, a survey would be required, costing \$350 to mark the flags; not including the entire survey. Mrs. Crane said the issues the City of Hanahan had were the same and they required a survey to locate the lines. She said the amendment will be difficult to enforce from a staff's perspective. After the staff's review, discussion followed and questions from the Planning Commission were answered.

Chairman Bevon moved to adopt the proposed Amendments to §153.334 of the Zoning and Land Development Regulations Ordinance (ZLDR); Commissioner Lyon seconded. Votes were recorded as follows:

Commissioner Palmer	nay
Commissioner Sloane	nay
Commissioner Lyon	aye
Commissioner Steers	aye
Chairman Bevon	aye

Motion passed 3-2.

Chairman Bevon announced that Town Council will hold a Public Hearing and First Reading regarding the Amendment to Section 153.334, Tree Protection and Preservation, with the Planning Commission's recommendation at its September 15, 2016 meeting; Second Reading will be held at the October 20, 2016 meeting.

Chair's Comments: None

Commissioners' Comments: None

Next Meeting Date: The next Planning Commission meeting will be held on Thursday, September 8, 2016 at 6:00 p.m.

Adjourn: Their being no further business to come before the Planning Commission, the meeting adjourned at 6:25 p.m.

Respectfully Submitted:
Robin Flood
Administrative Assistant