

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, June 11, 2015 at 6:00 p.m. Members present: Vice Chair Lyndy Palmer, who presided, Bill Lyon, Warren Sloane, and Ed Steers. Absent: Chairman David Bevon, (gave notice).

Also present: Councilman Leonard Blank, Kristen Crane, Planning Director, and Frances Simmons, Secretary to the Planning Commission and Town Clerk.

Call to Order: Vice Chair Palmer called the meeting to order at 6:00 p.m.

Prayer and Pledge: Commissioner Lyon led the prayer which was followed with the Pledge of Allegiance.

Compliance with the Freedom of Information Act: Vice Chair Palmer announced that this meeting was noticed in compliance with the South Carolina Freedom of Information Act.

Introductions: Vice Chair Palmer introduced members of the Planning Commission, Town Council members present and staff.

Approval of April 9, 2015 Minutes: Commissioner Steers moved for approval of the April 9, 2015 meeting minutes; Commissioner Sloane seconded, and the minutes were unanimously approved.

Public Comments: None

Staff Comments: Planning Director, Crane announced that Town Council will conduct a Public Hearing and First Reading on the Comprehensive Plan at its Thursday, June 18th meeting. A Second Reading will be held at the July Town Council meeting.

Discussion, Presentation and Vote of Preliminary Plat for Highland Avenue, Lot M, Application #20083-P: Danny O'Quinn, appeared before the Planning Commission for preliminary plat approval for the subdivision of four (4) lots. He questioned a clause in staff's recommendation about there being no guarantee concerning the number lots and he confirmed that there will be four (4) lots and the subdivision will be serviced with public water and sewer to each lot.

Vice Chair Palmer asked for a motion to entertain discussion: Commissioner Sloane moved, seconded by Commissioner Lyon, and the motion carried.

During discussion of the preliminary plat, Commissioner Steers asked about elevation; if the houses would need to be elevated and crawl space. Mr. O'Quinn said there will be a 3-4 foot crawl space. He also asked Mr. O'Quinn if his property included the driveway on the right and Mr. O'Quinn answered yes, that it goes all the way to the big tree. Commissioner Lyon complimented the layout and Vice Chair Palmer said the four (4) lots were fine.

After discussion, Vice Chair Palmer called for the vote for Preliminary Plat approval for Highland Avenue, Lot M, and the motion passed unanimously. Copy of Staff Report attached.

Chair's Comments: Vice Chair Palmer announced that no applications were received for the July 9th Planning Commission meeting and asked for a motion to cancel July's meeting. Commissioner Lyon moved and Commissioner Sloane seconded for discussion. He then asked if they should wait closer to the date to see if there is a case. Vice Chair Palmer explained that the time to receive applications for July's meeting has passed. There was no further discussion and the motion passed unanimously to cancel the July 9th meeting of the Planning Commission.

Next Meeting: August 13, 2015 at 6:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:08 p.m.

Respectfully submitted:

Frances Simmons
Secretary to the Planning Commission and Town Clerk