

PLANNING COMMISSION
FEBRUARY 12, 2015

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, February 12, 2015 at 6:00 p.m. Members present: Chairman David Bevon, who presided, Bill Lyon, Lyndy Palmer, Warren Sloane, and Ed Steers. A quorum was present to conduct business.

Also present: Council members: Leonard Blank and Garrett Milliken. 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 January 8, 2015 Minutes: Chairman Bevon moved for approval of the January 8, 2015 meeting minutes; Commissioner Palmer seconded. Commissioner Lyon made a correction to the minutes that it include the discussion regarding the request to amend PD-R16A, Oyster Point Planned Development District, that Mr. Yates indicated that the customary fall zone for cell towers is now one foot per foot of height and that one foot per foot of height is the requirement by the City of Charleston.

Commissioner Lyon noted that the letters submitted for the record were not attached to the minutes. He suggested they be copied for the Planning Commission or read into the record. The minutes were approved with the corrections.

Public Comments: The following persons addressed the Planning Commission:

Mrs. Brook Lyon, 669 Port Circle: Mrs. Lyon commented that the neighborhood meeting for the request for the cell tower was cancelled and the Town's public hearing has been postponed. She asked if the developer chooses a new site would that request come back to the Planning Commission; or will the process start over. Councilman Blank commented that the developer's interpretation is no; he said if the change is significant, that it should come back to the Planning Commission. Councilman Milliken stated that the Planning Commission had voted to allow the use and they did not vote on the location; moving the location has nothing to do with what the Planning Commission voted on; the next step is to have it go to Town Council. The location of the communication tower was not what the Planning Commission passed.

Staff Comments: None

Introduction of New Planning Commissioner: Chairman Bevon introduced and welcomed Commissioner Warren Sloane, who will be completing the unexpired term of Ed Lohr that expires August 21, 2018.

Discussion and Presentation of Comprehensive Plan, Review of Previously Discussed Elements: Population, Housing, Community Facilities, Economic Development, Transportation, Cultural Resources, Natural Resources, and Priority Investment: Chairman Bevon introduced the agenda item for discussion by James Hackett. Mr. Hackett announced that once the Comprehensive Plan is completed and approved the adopted date will be added. He also commented at the request of Councilman Blank, former Commissioner, Ed Lohr, will be recognized on the cover for the contributions he has made to the Comprehensive Plan.

Mr. Hackett reviewed the eight completed elements and addressed the Commission's questions.

Chapter 3.1: Land Use Element: To be discussed and reviewed at the March 12th Planning Commission Meeting.

Chapter 3.2: Economic Development Element: Mr. Hackett reviewed the goal and strategies for the element along with the current business setting.

Chapter 3.3: Natural Resources Element: Mr. Hackett stated that former Planning Commissioner, Ed Lohr had asked for a definition of sustainable development at a previous meeting. Mr. Hackett has done research and presented a definition from the World Commission on Environment and Development.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development promotes the idea that social, environmental, and economic progress are all attainable within the limits of our earth's natural resources. Sustainable development approaches everything in the world as being connected through space, time and quality of life.

Mr. Hackett said he visited many on-line sites to derive a definition and hopes the Planning Commission is comfortable with this definition. Commissioner Sloane said the World Commission has a robust definition of Sustainable Development and asked why the entire section was not used. Mr. Hackett replied that the generic definition fits the general feel for all of the elements. The Planning Commission asked that footnotes be placed in the document where Sustainable Development appears. No changes were made to the definition.

Chapter 3.4: Cultural Resources Element: Mr. Hackett noted the rich history of James Island, particularly the Island's role in defending the City of Charleston during the Civil War. He also reviewed the goal and strategies.

Chapter 3.5: Population Element: Mr. Hackett noted that this was probably the most difficult element to do because the US census information had to be obtained based upon zip code. Mr. Hackett said a more accurate census will be available by the next review of the Comprehensive Plan which will be in the year 2020. Commissioner Sloane asked for clarification of the conflicting counts in population growth in figure 3.5.1 compared to 3.5.2. Mr. Hackett responded by stating 3.5.1 was based on the geographical area represented by the Census Tracts that most closely matched the Town's jurisdictional boundaries. Figures for 3.5.2 were derived from the US Census for the 29412 zip code, which covers all of James Island including areas in the City of Charleston and unincorporated James Island. After discussion, Mr. Hackett said this will be further clarified in the final document.

Chapter 3.6: Housing Element: Mr. Hackett explained that the Housing Element was also based on use of zip code. There was some discussion about seasonal housing on James Island.

Chapter 3.7: Transportation Element: Mr. Hackett said he will follow-up with the Berkeley-Charleston-Dorchester Council of Governments (BCD-COG) regarding Commissioner Palmer's question about the location of traffic count equipment at various intersections. There was discussion about traffic counts on James Island via the use of CARTA bus service. Commissioner Sloane questioned the numbers in figure 3.7.1 and asked if these were round trips and how the numbers were derived. (Since the meeting Mr. Hackett has contacted Jeff Burns at CARTA, who stated these are one-way figures but the BCD COG is currently working on an origin-destination survey, which should be completed later this year). Mr. Sloane also asked about CARTA Express, if the route is from Wal-Mart to downtown; and if there are reasons why there is a

decrease on James Island. Mr. Hackett noted no concrete reasons. He noted that the economy has improved since 2011 and perhaps people have their own transportation instead of using public transportation.

Chapter 3.8: Community Facilities Element: Mr. Hackett commented on strategy #5, that the Town has contracted with the Charleston County Sheriff's Office to provide additional law enforcement service in the Town.

Chapter 3.9: Priority Investment Element: This is the newest element to be added to the Comprehensive Plan. Priority Investment Element Strategy PI6 has been added: Improve participation in the public transportation process through seeking representation on CARTA and dedicating funds for improved benches or shelters. There was a brief discussion of what the level of Town service on the CARTA Board could be.

Chair's Comments: Chairman Bevon thanked Mr. Hackett and Kristen Crane (Senior Planner) for the work they have done on the Comprehensive Plan. He also thanked staff for including former Planning Commissioner Ed Lohr on the cover of the Comp Plan. The verbiage will be determined after Ms. Crane returns to work. Chairman Bevon welcomed Commissioner Warren Sloane to the Planning Commission.

Commissioners' Comments: None

Next Meeting Date: March 12, 2015

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:57 p.m.

Respectfully submitted

A handwritten signature in cursive script that reads "Frances Simmons".

Frances Simmons
Secretary to the Planning Commission and Town Clerk

January 8, 2015

Mr. David Bevon, Chair
Town of James Island Planning Commission
1238-B Camp Road
James Island, SC 29412

RE: Planned Development Amendment: CASE #PD-R16B, Request to amend the existing PD to add "Communications Tower" as an allowed use

Dear Chairman Bevon,

I am not able to attend the Planning Commission meeting tonight and would like to express my concern that the applicant did not contact our neighborhood HOA, Eaglewood Retreat, to discuss the proposed amendment to add a 180' communications tower at the entrance to our neighborhood. Please defer this request and require the applicant to have a community workshop with our neighborhood as recommended in the Town's ZLDR Ordinance, Section 4.14.6.C. Planned Development Procedure:

Community Workshop. After the pre-application conference, it is recommended that the applicant hold one (1) or more community workshops. The purpose of a community workshop is to ensure early citizen participation in an informal forum, in conjunction with the development applications and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors.

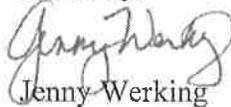
In addition, this request does not meet the following ZLDR Ordinance requirement (Section 6.4.5.F.4.):

The tower must be located no closer to a residential structure than a distance equal to 1 ½ feet for each 1 foot in height of the proposed tower plus 50 feet as measured from the center of the proposed tower. At a minimum, there must be a 150-foot distance between the proposed tower and a residential structure.

The height of the tower may be lowered to meet this requirement, or the tower may be relocated elsewhere on the site. I would also request the applicant provide a Visual Impact Assessment to determine the locations where the tower may be seen from the surrounding area. This is also a requirement of the Town's Zoning Ordinance, (Section 6.4.5.F.15.).

In closing, the Planning Commission should not hear this case until the applicant discusses these issues with the affected neighborhoods (Eaglewood Retreat, Harbor Woods III and Lighthouse Point). Thank you for your time and consideration in this matter.

Sincerely,



Jenny Werking
1099 Eaglewood Trail

cc: Francis Simmons, Town Clerk
Leonard Blank, Town Council Liaison to the Planning Commission

David Bevon

From: David Burt <davidburt@ls3p.com>
Sent: Thursday, January 08, 2015 12:02 PM
To: David Bevon
Cc: rusedaddy@yahoo.com; kennaburt1771@hotmail.com; Juli Bevon
Subject: Cell Tower at JIYSC
Attachments: JIYSC Cell Tower.png

David,

Thank you for bringing to my attention the fact that a variance for a proposed cell tower is going in front of Town of James Island Planning Commission tonight at 6:00.

We had heard that one was being proposed, but didn't know where it was going.

If I am not able to make the meeting tonight I would ask that you read this email as a matter of Public Record:

My name is David Burt and I live at 1083 Eaglewood Trail.

I understand that the proposed location is in the back parking lot of the JIYSC soccer fields (see attached sketch).

We are in need of better cell coverage in our area.

I am therefore in favor of having a cell tower nearby.

I want to bring to your attention a few items though:

- I understand that JIYSC is the beneficiary (financially) of this deal.
- Eaglewood Retreat maintains the entrance to JIYSC (the street).
- We have a vested interest in maintaining the aesthetic of the area.
- We would not want our beautiful tree canopy covered entry drive to be used as the construction entrance for this proposed tower.
- We are certainly concerned about the fall radius of the tower as well (we would not want it falling on or near a house).
- I would like to propose an alternate location closer to Lighthouse Road (see attached sketch).
- This alternate location is still on JIYSC property, keeps it off the soccer fields, and allows the constructors to build it using the back gate of the soccer fields rather than Eaglewood Trail.

Please consider these items as this project is presented to you this evening.

I have a 5:00 meeting that may run a little late.

So I may not be able to make it the Planning Commission by 6:00.

I am hopeful that Matt Ruse (Current President of Eaglewood Retreat) is able to attend, but I have not been able to reach him today.

He is copied on this email.

Thanks again,

David C. Burt AIA, CDT, LEED AP
Principal | Vice President



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