



JAMES ISLAND PLANNING COMMISSION
Town Hall
1238-B Camp Road, James Island, SC 29412
MEETING AGENDA
March 12, 2015
6:00 P.M.

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

- I. Call to Order
- II. Prayer and Pledge
- III. Compliance with the Freedom of Information Act
- IV. Introductions
- V. Approval of February 12, 2015 Minutes
- VI. Public Comments
- VII. Staff Comments
- VIII. Discussion and Presentation of Comprehensive Plan, Chapter 3: 3.1 Land Use Element:- James Hackett
- IX. Chair's Comments
- X. Commissioners' Comments
- XI. Next Meeting Date: April 9, 2015
- XII. Adjourn

DRAFT

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 at 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

Frances Simmons
Secretary to the Planning Commission and Town Clerk

Chapter 3: Comprehensive Plan Elements

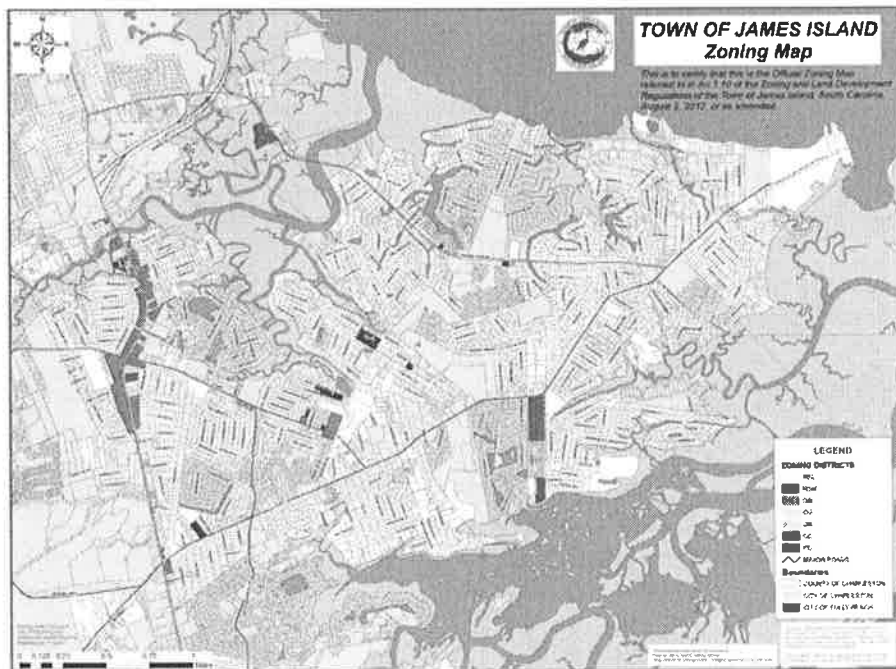
Chapter 3.1: Land Use Element

3.1.1: Overview and Purpose and Intent

The Land Use Element of the Plan deals with the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, institutional (schools, churches, government facilities, etc.), open space, and undeveloped land. All previously detailed elements influence the land use element. The findings, projections, and conclusions from each of the other Comprehensive Plan elements will influence the amount of land needed for various uses.

The natural environment in which the Town is situated is an important asset which makes James Island a pleasing place in which to live, while at the same time making it attractive for future development. The economic and aesthetic well-being of the entire community is largely dependent upon the maintenance of its suburban setting. This Comprehensive Plan includes strategies to preserve the many desirable characteristics of the Town, while allowing for positive growth patterns.

The purpose of the following land use information, goal, and strategies is to encourage sustainable development practices to allow for growth while preserving the environmental, cultural, historic and aesthetic integrity of the Town.



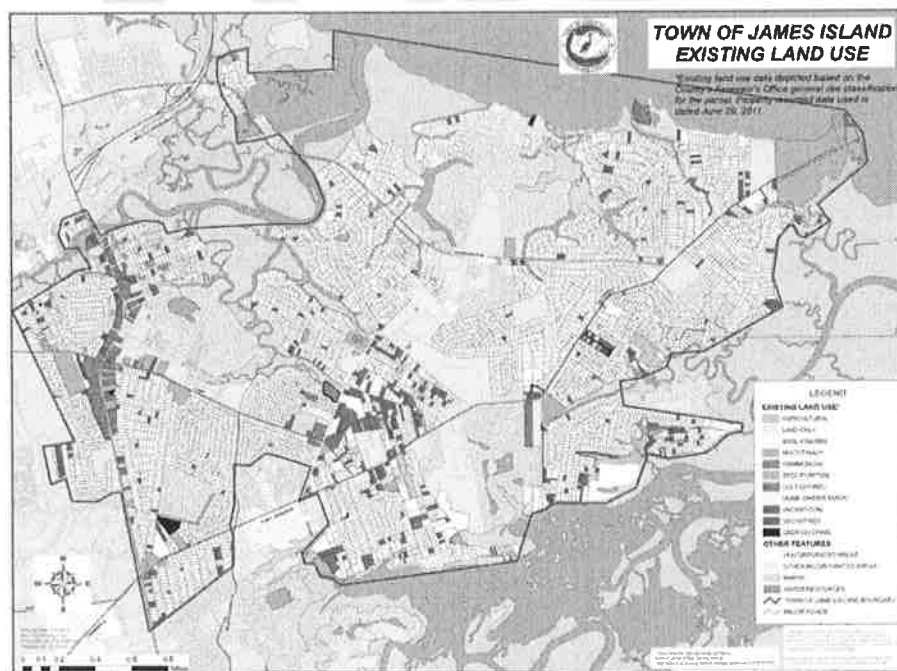
(Figure 3.1.1 Town of James Island Zoning Map)

3.1.2: Background and Inventory of Existing Conditions

The majority of the land within the corporate limits of the Town of James Island is currently in residential or commercial uses. The Town has retained its desired suburban residential character through policies encouraging residential and small commercial development. Commercial development across all of James Island serves the needs of the Town's population. Additionally, many of the residents do not work in Town; rather, they commute to the employment centers of Charleston and North Charleston.

As a result, the Town has a suburban character and many scenic views across marshland and tidal creeks. James Island is surrounded by expanses of wetlands and open waters which add to the beauty of the area. Cultural and historical resources are also abundant in the Town. Protection of these resources is very important to the Town as evidenced by the efforts of James Island residents to preserve and commemorate many locations and actions that have occurred on the island through the years.

The Town of James Island is bounded by unincorporated Charleston County, the City of Folly Beach, and the City of Charleston. The land uses in these jurisdictions are similar to those in the Town with the majority of land being used for single family residences and commercial activities. Single family residential and supporting commercial uses along Folly Road, Harbor View Road and the Camp Road/Dills Bluff Road intersection are cornerstones of the plan for the Town. One issue that should be addressed is the number of parcels currently in a state of legal nonconforming status that should be rezoned or have a new zoning classification created for the use of those parcels.



(Figure 3.1.2 Town of James Island Existing Land Use Map)

3.1.3: Future Land Use Categories

The following are the future land use categories in the Town of James Island.

Residential

The Residential Future Land Use Category is intended to maintain the Town's low density single family residential character. This area should generally be developed with low residential densities. Incentives to retain the suburban character of the area such as flexible site planning guidelines and conservation design should be provided in the zoning ordinance to preserve open space and protect natural and historic features.

Community Commercial

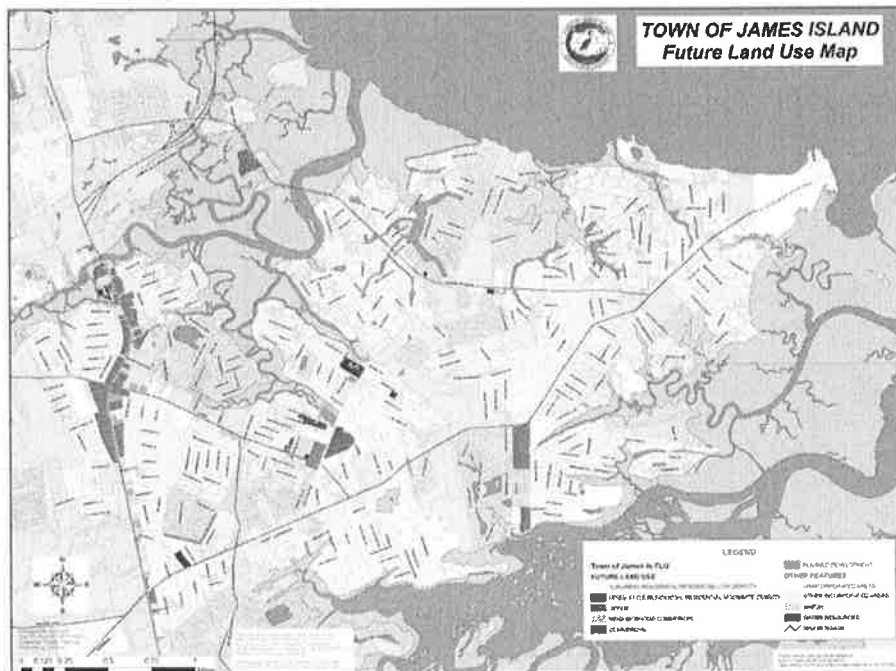
The Community Commercial Future Land Use Category is intended to allow retail and service uses that serve the residential population of the Island, and that do not negatively impact the surrounding community.

Neighborhood Commercial

The Neighborhood Commercial Future Land Use Category is intended to allow office uses and neighborhood oriented commercial uses that serve the residential population of the Town and that do not negatively impact the surrounding community.

Institutional/Special Purpose

The Institutional Future Land Use Category is intended to allow churches, schools, community and governmental centers, recreation, and other uses that comprise the Town's sense of community.



(Figure 3.1.3 Town of James Island Future Land Use Map)

3.1.4: Land Use Element Needs

Land Use element needs include, but are not limited to the following:

- Preserving the suburban character of the area;
- Preserving the natural, cultural, historic and aesthetic integrity of the Town; and
- Encouraging sensitive and sustainable development practices.

3.1.5: Land Use Element Goal

The Town of James Island will encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character of the area.

3.1.6: Land Use Element Strategies and Time Frames

The following strategic actions should be undertaken by the Town in support of the purpose and intent of the Land Use Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- LU 1. Protect and enhance the environmental quality of the Town's natural features.
- LU 2. Preserve and enhance the cultural, historic and archaeological assets of the Town.
- LU 3. Maintain the low density, single family residential character of the Town.
- LU 4. Implement sustainable and flexible development guidelines to maintain the suburban character of the Town.
- LU 5. Encourage commercial structures that are in character with the suburban nature of the area.
- LU 6. Identify parcels currently in use as a different type than the current zoning district allows (existing nonconforming) and examine rezoning or developing a new district to allow the existing use.