

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, September 10, 2015 at 6:00 p.m. Commissioners present: Bill Lyon, Warren Sloane, Ed Steers, and Chairman David Bevon, who presided. Absent: Commissioner Lyndy Palmer (gave notice).

Also present: Kristen Crane, Planning Director, Councilman Leonard Blank, Ashley Kellahan, Town Administrator, and 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 the prayer, which was 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 June 11, 2015 Minutes: Chairman Bevon moved to approve the August 13, 2015 meeting minutes; Commissioner Steers seconded, and the minutes were unanimously approved.

Public Comments: None

Staff Comments: None

Review of Final Plat for the Preserve at Dills Bluff (PD-101), Application #19549: Chairman Bevon announced tonight the Planning Commission will be reviewing the final plat of the Preserve at Dills Bluff subdivision. He said no votes will be taken regarding the plat; rather this is an opportunity for the Planning Commission to review and compare the overall layout to the plan that was originally submitted to them which includes density, number of lots, and the final design. Kristen Crane will give an update of the plan and the applicant will respond to questions the Planning Commission may have.

Planning Director, Kristen Crane, reminded the Planning Commission that they approved the preliminary plat in December 2014 and the Commission opted to review the final plat one it comes through. She stated that this is not the final plat because it is still undergoing comments from Charleston County and engineered right-of-ways. She said the purpose of the review tonight is for the Planning Commission to see what will be submitted as the final plat relating to density, number of lots, and that it remained the same and is consistent with the planned development the Commission had previously reviewed. She said after the infrastructure is put in (water, sewer, and road) and once it is inspected, then the final plat will be approved and a timeline of the subdivision developed. Commissioner Steers asked and was given an update of the preliminary plat and planned development process by Ms. Crane.

Graham Hawkins, Pulte, gave a timeline of the end of October or first of November for road construction and the infrastructure to be put in. He said once the final plat is approved they hope to build homes the first of next year. He said they have tried to preserve the buffers along Dills Bluff as it is right now; however, soon the corridor will change as they begin to clean around some of the grand trees and remove vines. These are some of the main changes that will be done during the next several months.

Chairman Bevon asked about the sidewalk on the Town's side. Mr. Hawkins said the Town had asked for a sidewalk on the other side, but it could not be done because of the trees. He said during the Planned Development stage, one of the approvals they looked into getting was a sidewalk on the Town's side (west). He said HLA did a survey design which is presently in the permitting process with the SC Department of Transportation

Commissioner Steers commented, as he is a runner, where the sidewalks would go, Scott Utsey, the engineer for Pulte said it will connect to the existing sidewalk at Camp Road and basically run towards the opposite property line.

Chair's Comments: Chairman Bevon thanked Mr. Hawkins and Mr. Utsey for being present tonight and for answering the Planning Commission's questions.

Commissioners' Comments: None

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, October 8, 2015 at 6:00 p.m.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 6:09 p.m.

Respectfully submitted:  
Frances Simmons  
Town Clerk and Secretary to the Planning Commission