

Planning Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

December 14, 2022

I. CALL TO ORDER

Chairman Denmark called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Amanda Jackson Denmark
Vice Chairman Charlie Wetmore
Commissioner Kathleen Duncan
Commissioner Jim Flynn
Commissioner Lydia DePauw

ABSENT

Commissioner Rich Delcore
Commissioner Jason Stewart

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

Commissioner Duncan made a motion to adopt the agenda as written.

Seconded by Commissioner Flynn.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Flynn, Commissioner DePauw

VI. ADOPTION OF MINUTES

1. November 16, 2022 Minutes

Vice Chairman Wetmore made a motion to adopt the minutes.

Seconded by Commissioner Flynn.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Flynn, Commissioner DePauw

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Ma Daisy's (Street Naming):** A request by Daisy's Legacy Holdings, LLC for approval of a street naming application. The project consists of redeveloping 1.85 acres to include restaurant, commercial, and residential uses in four buildings. The property is identified by tax map number R610 039 00A 0235 0000 located at 1255 May River Road within the Neighborhood General Historic District. (STR-12-22-017451) (Staff - Dan Frazier)

Chairman Denmark recused herself. Staff presented. A representative for the applicant was in attendance.

Commissioner Duncan made a motion to approve the street names Ma Daisy's Way and Eustace's Way.

Seconded by Commissioner Flynn.

Voting Yea: Vice Chairman Wetmore, Commissioner Duncan, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

2. **New Riverside Village, Parcel 7 (Solomon Dentist Office Building) (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by James Atkins of Court Atkins Group on behalf of property owner Jeffery Solomon for approval of a Certificate of Appropriateness-Highway Corridor Overlay (COFA-HCO) to permit the landscape, lighting, and architecture for a 15,000 square foot office building within the New Riverside Village development. The subject property, identified as Parcel 7, consists of approximately 1.56 acres located at the southeast corner of the SC Highway 170 and SC Highway 46 intersection, and is zoned PUD within the New Riverside PUD and New Riverside Village Master Plan. (COFA-11-22-017422) (Staff – Charlotte Moore)

Staff presented. The applicant, James Atkins, was in attendance. The applicant responded to staff's conditions.

Commissioner Flynn made a motion to approve the application with the following conditions:

1. Landscape

a. Per Section 5.15.8(D)(5)(a) of the BZDSO, provide wheel stops within all parking spaces at the standard distance from every landscaped peninsula and landscaped medians to protect plantings. Wheel stops must be shown on a revised Landscape Plan.

b. Remove what appears to be a future pedestrian or vehicular connection from the drive aisle to the adjacent property and extend the buffer area.

c. Provide a Grading Plan and indicate whether the eight (8) trees proposed to be preserved are able to remain or whether they must be removed as the result of grading.

d. Per UDO Section 5.3.3.G.2. 23 hardwood trees are required, and 19 trees will be provided. Provide four (4) additional hardwood trees to comply, or request approval of a fee in-lieu of planting from the UDO Administrator.

e. Within the highway corridor buffer, provide trees and shrubs for every 100 linear feet as required by Section 5.15.8(C)(2) of the BZDSO. Trees and shrubs to be planted must comply with Section 5.15.8(C) of the BDZSO.

2. Lighting

a. The use of LED lighting is approved as a substitute for those types listed in Section 5.15.11. of the BZDSO.

b. Per Section 5.15.11(E)(4)(b) of the BZDSO, site lighting must be designed so that level of illumination, measured in footcandles at any one point, meets the requirements of the BZDSO. Revise light levels to shown compliance with this section.

c. Revise light post heights to be pedestrian-scale or no taller than 12-16 feet in height and stylistically the same or consistent without other light posts within New River Village. Fixtures must have a cutoff luminaire with a concealed source located within an opaque housing unit not visible from any street, per Section BZDSO 5.15.11(E)(1). The fixtures must be revised to be more in line with those throughout the development and the detail and Luminaire Schedule must be revised to be consistent. Additionally, the OSQ Series light must be revised to indicate that it will be a full cut-off fixture.

3. Architecture

a. Per Section 5.15.9.(C)(3), elevations must be provided for the screening wall and dumpster enclosure to be reviewed for compliance with the Design Standards and compatibility with the primary structures.

b. Identify how roof-top, ground, and other exterior building equipment and service areas will be screened per BZDSO Section 4.16.2(A)(2). As parapets on many of the flat roof locations are approximately two (2) feet tall, they will need to be adjusted to screen any roof top equipment.

c. Remove or relocate the man door at the dumpster enclosure from the north side to the south side to allow for full screening of the enclosure from the Highway Corridor and provide additional plantings along the north side of the enclosure to screen the top portion of the enclosure from view.

4. Other Items

a. Correct the following mis-labeled items: (1) On Sheet A3.0S the "Front" elevation must be labeled as the East elevation ("Front/East"). The "Right Side" elevation must be labeled as the North elevation ("Right Side/North"). The "East" elevation must be labeled as the "Left Side/South" elevation. The Rear elevation must be labeled as the "West" elevation ("Rear/West"); (2) Revise the grade shown in the architecture plans ("23'-0" AMSL") on multiple sheets (A3.0S, A4.0S and A5.0S) to show the correct grade; and, (3) Remove the "property line" label closest to the building shown in the Landscape Plan.

b. Correct the dimensions of the dumpster enclosure to provide consistency on the Landscape Plan and Lighting Plan.

c. Provide pedestrian access to the dumpster enclosure from the internal parking area and provide an appropriate surface to allow for receptacles to be wheeled to the dumpster.

d. For the monumental stairs, provide handrails that comply with building code and show on Architectural Plan.

- e. Show light post locations on the Landscape Plan. If light post locations are to change on the Lighting Plan, provide a revised Lighting Plan.
- f. Provide a sidewalk from the New Riverside Way sidewalk to the internal site sidewalk in front of the building.
- g. Provide a letter from the Declarant for New Riverside Village indicating that the application complies with the Covenants, Conditions and Restrictions for New Riverside Village.
- h. Submit signage via the Sign Permit process.

Seconded by Commissioner Duncan.

During discussion Commissioner Duncan talked about the need for submitted drawings to be clean and useful. She asked that applicants keep that in mind for future projects.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

- 3. Crowne at Buck Island Apartments (Development Plan Application):** A request by Carey Levow of Crowne at Buck Island, Limited Partnership on behalf of the property owner, Buck Island Partners, LLC for approval of a preliminary development plan application. The project consists of an apartment complex containing four (4) proposed 4-story multi-family buildings and associated open space, amenities, parking, and stormwater management. The property is zoned Light Industrial and consists of approximately 10.11 acres identified by tax map number R610 039 000 0180 0000 located at 412 Buck Island Road. (DP-09-22-017188) (Staff – Dan Frazier)

Staff presented. The applicant, Carey Levow, was in attendance. There was discussion about parking, density, the lot type and standards. Staff and the Commission reviewed the next steps for this project. Town Attorney, Richardson LaBruce, discussed the zoning of the property and how this property was under the UDO and not a Master Plan. Staff and the applicant discussed the changes that have been made since the initial pre-application meeting.

Commissioner Duncan made a motion to approve the application with the following condition:

1. Provide 9 accessible parking spaces, including 2 van-accessible space at time of final development plan submittal (ICC A117.1 2017 Edition and IBC 2018 Edition).

Seconded by Vice Chairman Wetmore.

The Commission asked that the applicant work with staff on the mass and scale of the project.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

X. DISCUSSION

XI. ADJOURNMENT

Commissioner Flynn made a motion to adjourn.

Seconded by Vice Chairman Wetmore.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Flynn, Commissioner DePauw

The meeting was adjourned at 7:25pm.

DRAFT