

Planning Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

November 20, 2024

I. CALL TO ORDER

Chairwoman Denmark called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairwoman Amanda Jackson Denmark

Vice Chairman Charlie Wetmore

Commissioner Michael Brock

Commissioner Rich Delcore

Commissioner Lydia DePauw

Commissioner Jim Flynn

ABSENT

Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. October 23, 2024 Minutes

Vice Chairman Wetmore made the motion to adopt the minutes as written.

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock,
Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- Venture at Okatie Bluff (Certificate of Appropriateness-Highway Corridor Overlay District):** A request by Witmer Jones Keefer, on behalf of Parcel 8A, LLC for approval of a COFA-HCO for the architecture, landscaping and lighting for an apartment complex to include six (6) multi-family residential buildings with approximately 150 dwelling units, four (4) garage buildings, a clubhouse, amenities and associated infrastructure. The subject property consists of approximately 22.0 acres identified as Parcel R610 028 000 5419 0000, located approximately at the northeast corner of the intersection of SC Highway 170 and Gibbet Road, zoned Buckwalter PUD within the Parcel B-1 Master Plan of the Buckwalter Planned Unit Development. (COFA-09-24-019322) (Staff – Charlotte Moore)

Staff presented. The applicant was present. The Commission expressed concerns with materials being used and how wide the Board & Batten made the buildings look. The commissioners discussed the roof plans and the inconsistencies seen in the roof pitches, along

with the use of dormers where not needed. There was discussion regarding the size of the parapets being used to cover the air conditioning units located on the roof. Vice Chairman Wetmore emphasized the importance of not having the AC units visible. Comments were made regarding the placement of the electrical panels and the need for a feature to cover it while looking intentional. Discussion was had about the use of faux Bahama Shutters and how they can be used on the side elevation to present as the front of the building from HWY -170. Commissioners DePauw expressed the need for all elevations to be submitted.

Vice Chairman Wetmore made the motion to approve the application with the following conditions:

1. Confirm that rooftop mechanical equipment will not extend beyond the parapet and acknowledge that should such equipment be installed during construction and be visible, it will result in failure of HCOD inspections and potentially halt construction until corrected. The side elevations of the parapet shall be provided.
2. Confirm the correct name of the development.
3. For the board and batten cladding, battens shall be a maximum of 16 inches on-center.
4. Remove or revise dormers.
5. Revise 3:12 roof pitches to 4:12 or greater (except for crickets).
6. Meter banks on elevations facing Hwy 17 must be relocated or appropriately screened with an architectural element.
7. On Buildings 3 and 5, the Hwy 170 elevations must appear as front-facing elevations. If Bahama shutters are to be used, they should be steeper and longer to conceal the false panels underneath. This treatment must be consistent on all buildings.
8. For Garages 2 and 4, the Hwy 170 side elevations must appear as front-facing.
9. With the revision, provide all elevations for each building or, where applicable, note identical elevations that are the same (not similar).
10. All comments must be addressed, and a Final Development Plan must be approved prior to issuance of the Certificate of Appropriateness-HCO. Staff shall consult with appointed planning commissioners to confirm that revisions comply with the Planning Commission's direction.
11. The Planning Commission determined that the use of LED lights as a substitute for those permitted by Sec. 4.24.3.C.2(a)(ii) is acceptable.

Seconded by Commissioner Brock.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

2. Adoption of 2025 Planning Commission Meeting Dates: (Staff - Dan Frazier)

Commissioner Delcore made the motion to approve the meeting dates as submitted.

Seconded by Commissioner Brock.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

3. Adoption of 2025 Development Review Committee Meeting Dates: (Staff - Dan Frazier)

Commissioner Brock made the motion to approve the meeting dates as submitted.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

VII. DISCUSSION

1. Discussion of Amendments to the Town of Bluffton's Southern Lowcountry Stormwater Design Manual and Post-Construction Stormwater Ordinance: (Staff - Andrea Moreno)

Staff presented the amendments to the Town of Bluffton's Southern Lowcountry Stormwater Design Manual and Post-Construction Stormwater Ordinance.

VIII. ADJOURNMENT

Commissioner Brock made the motion to adjourn.

Seconded by Vice Chairman Wetmore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed. The meeting adjourned at 8:12pm.