

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	April 27, 2022
PROJECT:	1055 May River Road - Certificate of Appropriateness Highway Corridor Overlay (HCO)
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Ansley Hester Manuel, on behalf of Cahill Enterprise, requests that the Planning Commission approve the following application:

COFA-03-22-016498. A Certificate of Appropriateness - HCO to permit the construction of an addition of a 144 SF wait station area on the right elevation and 960 SF of outdoor covered seating, restroom and wait station area on the left elevation of the existing restaurant at 1055 May River Road. The property is zoned Rural Mixed Use and identified by tax map number R610 039 000 0001 0000, located on the north side of May River Road between Sandy Run Road and Crooked Cove Lane.

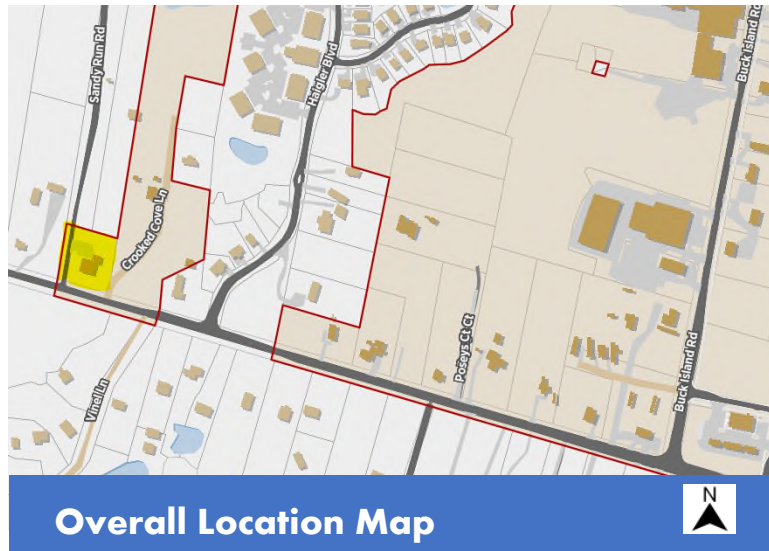
INTRODUCTION: According to Beaufort County Tax records, the restaurant, known as Cahill's Market, was originally constructed in 2004. A Development Plan Amendment to modify the site to allow for the additional space was submitted and reviewed at the January 12, 2022 DRC meeting where comments were provided to the Applicant. Staff is awaiting resubmitted documents addressing DRC comments (See Attachment 3).

The Applicant has proposed two additions on the existing one-story restaurant. The first addition, or approximately 144 SF is a continuation of the roofline on the right elevation. The second, on the left elevation, is a 960 SF shed roofed addition including approximately 215 SF of enclosed space with the remainder to be outdoor seating.

The Applicant is requesting approval of a Certificate of Appropriateness – Highway Corridor Overlay application which is subject to review by the Planning Commission providing authority over the architectural, landscaping, and lighting design only.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.6. of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.



REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.17.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness-HCO. These criteria are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. Section 3.17.3.A. The proposed development must be in conformance with applicable landscaping, lighting, and architectural provisions provided in Article 5, Design Standards.
 - a) *Finding.* The project is zoned Rural Mixed Use and lies within the Highway Corridor Overlay District (HCO). As a result, the property is subject to the design standards of the Unified Development Ordinance (UDO) which contains architectural, landscaping, and lighting design standards for properties located in the HCO.
 - b) *Finding.* Exterior materials and architectural elements. Section 5.14.3.B.1. and 5.14.3.B.1.(2) of the UDO states that pitched roofs shall be incorporated into all building designs and that flat roofs (including a minimum pitch less than 4:12) are not permitted without a pediment. The shed roof on the left elevation is proposed with a 2:12 roof pitch. To meet the requirements of the UDO, the shed roof must be reconfigured to incorporate a pitched roof with a slope of no less than 4:12.
2. Section 3.17.3.B. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.
 - a. *Finding.* Development Plan Amendment. The proposed project requires Development Plan approval from the Town of Bluffton. Any and all

comments provided by the DRC must be addressed prior to the issuance of this Certificate of Appropriateness.

3. Section 3.17.3.C. The application must comply with applicable requirements in the Application Manual.

- a) *Finding.* The application has been reviewed by Town Staff and has been determined to be complete.

TOWN STAFF RECOMMENDATION: Town Staff finds that with the conditions noted below, the requirements of Section 3.17.3 of the Unified Development Ordinance will be met and recommends that the Planning Commission approve the application with the following conditions:

1. Per Section 5.14.3.B. 1.(2). of the UDO, the roof structure of the left side addition must be modified to incorporate a pitched roof of at least 4:12.
2. All comments provided by the DRC for the Development Plan Amendment must be addressed and approved prior to the issuance of the COA-HCO approval.

ATTACHMENTS:

1. Application and Narrative
2. Architectural Plans
3. DRC Comments