

Planning Commission

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

September 27, 2023

I. CALL TO ORDER

Chairwoman Denmark called the meeting at 6:02pm. There was a delay due to technical issues.

II. ROLL CALL

PRESENT

Chairwoman Amanda Jackson Denmark
Vice Chairman Charlie Wetmore
Commissioner Rich Delcore
Commissioner Jason Stewart
Commissioner Jim Flynn
Commissioner Michael Brock

ABSENT

Commissioner Lydia DePauw

III. ADOPTION OF THE AGENDA

Vice Chairman Wetmore made a motion to adopt the agenda as written.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. August 23, 2023 Minutes

Commissioner Flynn made a motion to adopt the minutes as written.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. OLD BUSINESS

VII. NEW BUSINESS

- JC's Cove Recreation Center (Development Plan):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, for approval of a preliminary development plan application. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC's Cove. The property is zoned

Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129 0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road. (DP-08-23-018338) (Staff – Dan Frazier)

Chairwoman Denmark recused herself.

Staff presented. The applicant was in attendance. The Commission asked about the dimensions of the ADA parking. The applicant verified that the space was compliant. There was further discussion about the use of the building. The applicant responded that there were no offices and was strictly a recreation center for the six homes in the neighborhood.

Commissioner Brock made a motion to approve the application as submitted.

Seconded by Commissioner Delcore.

Voting Yea: Vice Chairman Wetmore, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner Brock

All were in favor and the motion passed.

2. **Magnolia Square (Development Plan):** A request by Willy Powell of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC and Trever Wells for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, two commercial lots and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), two lots zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.86 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 and R610 039 000 107B 0000 located at 1195 – 1217 May River Road and 15-19 Jason Street. (DP-02-23-017662) (Staff – Dan Frazier)

Chairwoman Denmark recused herself.

Staff presented. The applicant was in attendance. The Commission discussed the trash receptacle locations, the need for extra care of the trees on the property and to save as many trees as possible and the parcel located near the easement (1195 May River Rd). The Commission requested the applicant install as much pervious parking as possible and discussed the phasing plans for the property.

Commissioner Delcore made a motion to approve with the following condition:

1. At the time of final development plan submittal, provide a construction sequencing plan that demonstrates the proposed phased construction of the development.

Seconded by Commissioner Flynn.

Voting Yea: Vice Chairman Wetmore, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner Brock

All were in favor and the motion passed.

3. **Lowcountry Pickleball Club (Certificate of Appropriateness-Highway Corridor Overlay District):** A request by Court Atkins Group, on behalf of the Owner Rick Maggin, with Palmetto Land Associates, for approval of a Certificate of Appropriates – Highway Corridor Overlay. The

project consists of a commercial pickleball facility of approximately 28,188 SF including clubhouse, event space, future tenant space and indoor courts, a concession building of approximately 1,197 SF, 19 outdoor courts, and associated landscaping and lighting on three existing lots within the Palmetto Pointe Business Park, identified by tax map numbers R610 36 000 0462 0000, R610 036 000 0461 0000, and R610 036 000 0460 0000, and is located at 60 Estate Drive within the Palmetto Pointe Commercial Master Plan. (COFA-12-22-017507) (Staff - Katie Peterson)

Chairwoman Denmark returned to the dais.

Staff presented. The applicant was in attendance. There was discussion about the octagonal roof, the bay doors and the service yard location.

Josh Tiller, landscape architect, provided pictures to the Commission of the Highway 170 buffer as it is currently. He discussed the opacity of the buffer and sidewalk requirements.

There was discussion about the heights of the light poles on the courts and illumination levels.

Commissioner Delcore made a motion to approve with the following conditions:

1. Per Section 5.15.9.E.2. of the ZDSO, the rear elevation must be revised to incorporate articulation, specifically in the roofline, at the center similar to the front elevation, and the parapet revised to be taller than the rear of the roof.
2. The Planning Commission determined that in accordance with Section 5.15.9.D.1. of the ZDSO, the Board and Batten Style Metal Panel siding was determined to be an appropriate siding on the rear elevation as shown.
3. The "domed" roof area be altered to be a hip roof, as discussed by the Applicant, straightening out the center ridge line.
4. The service yard label on the Highway 170 elevation of the Concession Building be removed.
5. The roof material on the Concession Building be clarified as either standing seam or asphalt shingles and drawn as the same.
6. Work with Staff on the location and design of permanent bleachers on the Estate Drive side of the Championship Court.
7. A note be added to the plans indicating Staff shall meet on site to assess the buffer to ensure it meets the requirements of Section 5.15.8.C.2. of the ZDSO.
8. The Planning Commission determined the use of LED lighting was an acceptable substitute for those listed in Section 5.15.11. of the BZDSO.
9. The average illumination level for the parking area be reduced to meet the requirements of Section 5.15.11(E)(4)(b) of the BZDSO.
10. The Planning Commission determined the illumination levels for the Courts Area were appropriate as submitted as recreation facilities are not considered in Section 5.15.11(E)(4)(b) of the BZDSO.
11. The sidewalk on along Estate Drive be shown on the Development Plan and be in place prior to occupancy or public/private access to the site for use.
12. Designated shuttle/bus pull out locations must be shown on the landscape and site plans for the COFA, as they are a requirement of the Development, as was a condition of the

Preliminary Development Plan approval by Planning Commission at their September 28, 2022 meeting.

13. All comments provided by the DRC and Planning Commission for the Development Plan must be addressed to be compliant with this COA-HCOD approval and should this plan be changed based on the requirements of the Development Plan Review, a New Certificate of Appropriateness may be required.
14. Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted to for review and approval.

Seconded by Commissioner Brock.

During discussion, Commissioner Wetmore stated he thought the application should be tabled with the amount of conditions.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Delcore, Commissioner Stewart, Commissioner Brock

Voting Nay: Vice Chairman Wetmore, Commissioner Flynn

The motion passed 4-2 and the application was approved.

VIII. DISCUSSION

IX. ADJOURNMENT

Vice Chairman Wetmore made a motion to adjourn.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

The meeting was adjourned at 7:54pm.