

Planning Commission Meeting

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

June 26, 2024

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF MINUTES

1. May 22, 2024 Minutes

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

Seconded by Commissioner Brock.

Voting Yea: 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

1. **Compass Self Storage - 315 Gibbet Road (Certificate of Appropriateness - Highway Corridor Overlay):** A request by Amsdell Construction, LLC, on behalf of the owners, Amsdell Storage Ventures 81, LLC, for approval of a Certificate of Appropriateness-Highway Corridor Overlay application. The project consists of two, two-story buildings totaling approximately 109,398 SF of climate-controlled self-storage space, the associated landscaping, lighting and other infrastructure. The properties are zoned Jones Estate PUD, consist of 3.21 acres identified by tax map numbers R610 036 000 0459 0000 and R610 036 000 0458 0000, and are located at the northeast corner of the Caine Drive and Estate Drive intersection, west of Gibbet Road, and fronts on SC Hwy 170. (COFA-03-24-019062)(Staff - Katie Peterson)

Commissioner Brock recused himself from this item. Staff presented. The applicant was in attendance. There was discussion regarding the size of the parapet wall and the air conditioning units that are being proposed. Commissioners questioned if there were any changes to the landscape plan. The commissioners asked for clarification on what size the air conditioning units will be and emphasized the importance of not being able to see the roof top air conditioning units from the road. Richardson LaBruce, the attorney for the Planning Commission, clarified the different options the commission had for this submittal and what the processes would be based on the decision made. The Commission requested all staff recommendations be addressed. The applicant requested to table the application.

Commissioner Delcore made a motion to table the item.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

- 2. New Riverside Medical Office (Development Plan):** A request by Ryan Lyle of Davis & Floyd, Inc., on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate PUD and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. (DP-03-24-019067) (Staff – Dan Frazier)

Commissioner Brock returned to the dais. Staff presented. The applicant was in attendance. There was discussion regarding the number of parking spaces and the requirement for the additional parking spaces to be pervious. The applicant, Ryan Lyle of Davis & Floyd, stated the final submittal will show the pervious parking spaces as required.

Commissioner DePauw made a motion to approve the submittal with the following conditions:

1. Prior to final development plan approval, all proposed on-site parking more than the required 18 parking spaces will be designed as pervious parking.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

- 3. Joiner Property – 9 Bruin Road (Development Plan):** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd, on behalf of the property owner, Eugene Marks of JOHA LLC, for approval of a preliminary development plan. The project proposes the installation of site infrastructure including internal drive, access, parking, walks, utilities, drainage, and stormwater infrastructure to support one existing residential unit and the future development of three mixed-use commercial lots and two mixed-use carriage houses for a combined total square footage of +/- 19,100 SF. The property is zoned Neighborhood Core – Historic District (NC-HD) and consists of approximately 0.79 acres identified by tax map number R610 039 00A 0021 0000 located at the northeast corner of Bluffton Road and Bruin Road. (DP-03-24-019066) (Staff – Dan Frazier)

Staff presented. The applicant was in attendance. The commissioners discussed concerns over the access point located off Bruin Rd. The applicant, Dillon Turner, went over the Traffic Impact Analysis process and explained SCDOTs decision for approval. Commissioners discussed concerns for gridlock in the intersection of May River Rd & Bruin Rd. There was discussion regarding the trees located on lot 3 and the recommendation included in the Arborist report for a piling foundation versus solid. Commissioner DePauw asked LaBruce, attorney of the Planning Commission, if a condition can be incorporated into the approval to include the recommendation of the Arborist Report. There was discussion of the processes the development would need to go through to ensure the parking is kept.

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

1. Prior to final development plan approval, the recommendation of an arborist report be followed to protect the existing trees per UDO section 5.3.3.D. at the time of development of lot 3.

Seconded by Commissioner DePauw.

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

Voting Nay: Commissioner Delcore

The vote was 4-1 and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Delcore made the motion to adjourn.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed. The meeting adjourned at 7:37pm.