

# Planning Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.  
Council Chambers  
November 16, 2022

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## **I. CALL TO ORDER**

Chairman Denmark called the meeting to order at 6:00pm.

## **II. ROLL CALL**

PRESENT

Chairman Amanda Jackson Denmark  
Vice Chairman Charlie Wetmore  
Commissioner Kathleen Duncan  
Commissioner Rich Delcore  
Commissioner Jason Stewart  
Commissioner Jim Flynn  
Commissioner Lydia DePauw

## **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**

Vice Chairman Wetmore made a motion to adopt the agenda.

Seconded by Commissioner Duncan.

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

All were in favor and the motion passed.

## **VI. ADOPTION OF MINUTES**

### **1. October 26, 2022 Minutes**

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

Seconded by Commissioner Stewart.

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

All were in favor and the motion passed.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*****VIII. OLD BUSINESS****IX. NEW BUSINESS**

1. **Big Blue Marble Academy (Preliminary Development Plan):** A request by 814 Services, LLC for approval of a preliminary development plan application. The project proposes the construction of a +/-12,130 sq. ft. childcare facility. The property is zoned Jones Estate Planned Unit Development and consists of approximately a 1.50-acre portion of tax map number R614 028 000 5215 0000 located at the intersection of Mill Creek Boulevard and Okatie Highway within the Cypress Ridge Master Plan. (DP-07-22-016969) (Staff - Jordan Holloway)

Samantha Kozlowski with 814 Services was present on behalf of the applicant. Staff presented.

*Public Comment*

*Valerie Bridges, 262 Wooden Wheel Lane. Ms. Bridges is concerned about the traffic and the possibility of it backing up onto Mill Creek Boulevard.*

There was discussion about the amount of parking spaces and if the applicant would consider adding more spaces. Town Attorney Richardson LaBruce discussed how much the Planning Commission can dictate the internal drop-off/parking structure.

Vice Chairman Wetmore made a motion to approve with condition that the applicant preserve as many trees onsite as feasibly possible to meet canopy coverage/mitigation requirements.

Seconded by Commissioner Flynn.

The Commission discussed if they wanted to add a condition about parking. It was decided to not add anything else since the application would come back to Planning Commission for a Certificate of Appropriateness - Highway Corridor Overlay.

Voting Yea: Chairman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw  
All were in favor and the motion passed.

2. **New Riverside Village Parcel 7 (Preliminary Development Plan):** A request by Brian Searcy of Core States Group on behalf of the property owner, Solomon Property Holdings SC, LLC for approval of a preliminary development plan application. The project consists of a two-story, 15,000 sq. ft. medical office building and supporting parking. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.56 acres identified by tax map number R610 036 000 3214 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan. (DP-07-22-017024) (Staff – Jordan Holloway)

James Atkins was present on behalf of the applicant. Staff presented. The Commission discussed the allotment of parking spaces allowed in the entire site, stormwater for the site,

the delineation between the one- story and two-story section and the layout of the parking spaces and refuse containers.

Commissioner Delcore made a motion to approve with the condition that the applicant work with staff to optimize the access to the trash receptacles.

There was discussion amongst the commissioners about possible other conditions. There were no further conditions to add.

Seconded by Commissioner Stewart.

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

All were in favor and the motion passed.

- 3. New York City Pizza at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay):** A request by STAX Building & Development, on behalf of the owners, PR II May River Crossing for approval of a Certificate of Appropriateness - Highway Corridor Overlay District application. The site is an existing commercial structure which has proposed a tenant upfit to include a 290 SF addition on the front of the structure facing SC Highway 170 and a modified right side elevation to include a roll-up door to and counter for outdoor seating. The property is located on the primary parcel of the May River Crossing Development, identified by tax map number R610 036 000 0386 0000 and is the outbuilding on SC Highway 170 nearest the traffic circle. It is zoned Jones Estate PUD and is within the May River Crossing Master Planned area. (COFA-11-22-017371) (Staff - Katie Peterson)

David Robertson with STAX Building & Development was present on behalf of the applicant. Staff presented. There was discussion about the HVAC being on the ground. Staff informed the Commission that the presented plan was inaccurate.

Vice Chairman Wetmore made a motion to approve the submittal with the following three conditions:

1. Provide a letter of approval from the May River Crossing Master Plan Declarant responsible for the covenants and restrictions for the community.
2. Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted to for review and approval.
3. Relocate HVAC unit HP3, which was shown on the corridor facing elevation, to the roof so it is fully screened from view.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

- 4. River Dog Brewing Co. (Certificate of Appropriateness - Highway Corridor Overlay):** A request by Dan Keefer, on behalf of the owners, Michael Bradley Holdings, LLC for approval of a Certificate of Appropriateness – HCO for a 5.18 acre development consisting of +/-20,000 square foot production brewery, +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room and the associated parking, driveways,

lighting and landscaping. The property is identified by tax map numbers R610-039-000-0021-0000, R610-039-000-0756-0000, R610-039-000-0757-0000 and is located adjacent to May River Road (SC Highway 46), Buck Island Road and Jennifer Court. It falls within the Town of Bluffton Highway Corridor Overlay District, and is zoned Neighborhood Core. (COFA-08-22-017145) (Staff - Katie Peterson)

Dan Keefer and James Atkins were present on behalf of the applicant. Staff presented. The applicant discussed their responses to staff's conditions and passed out pictures of the surrounding site conditions. There was discussion about the noise from the pavilion and its effects on the surrounding areas.

*Public Comment*

*Charles Moore, 15 Red Cedar Street. Mr. Moore's property is behind the project site. He is concerned about the noise and would like to see a taller fence for noise abatement.*

There was further discussion about direction of the pavilion, landscaping, lighting, and signage.

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

1. All signage must meet the requirements of the ordinance, regardless of the inlay in the structure's size, and be reviewed through the Sign Permit Application process.
2. The pavilion be removed from the application. Any future proposal may be reviewed as a separate application.
3. Per Section 5.14.3., all notes must be revised to reflect that changes may not be made after approval of this Certificate of Appropriateness has been granted without review through the Town of Bluffton.
4. Per Section 5.14.3.B.1., the roofs with less than a 4:12 pitch over doorways and in all areas possible must be revised to be no less than 4:12 in pitch, but the roof behind the parapet, on the large porches and the connection between the two gables are approved as submitted in order to keep the height of the structure as low as possible and to blend more harmoniously with the scale of the neighboring structures.
5. Per Section 5.14.3.B.2., the corrugated metal siding material must be revised to a metal siding that has the appearance of a board and batten siding.
6. Per Section 5.14.3.B.2., additional articulation along the north elevation, specifically by adding material changes on bumped out facades, and incorporating lower rooflines along the areas where there are garage doors are located. Other modifications may be considered to be reviewed at a staff level.
7. Per Section 5.14.3.B.2., provide manufacturers sheets for the cisterns noting the size and material, as they are used as architectural elements.
8. Increase the Fence Type 2 (privacy screening) height along the eastern property line to be eight (8) feet in height.
9. Per Section 5.3.4.E., increase planting height for the Chinese Fan Palm, Windmill Palm and Chaste Tree in the plant schedule to indicate they will be no less than 5 feet in height at time of planting.
10. Per Section 5.3.4.F., increase the height of the Purple Pixie Dwarf Weeping Loropetalum and Wintergreen Boxwoods to meet the 18-inch minimum height requirement.

11. Per Section 5.3.7.B.2.a., the north property line needs to include additional plantings to create a multi-layered buffer and east property lines need to include additional plantings, specifically between the pond and the property line, to create a consistent and dense visual buffer.
12. Revise note 4 on page L501 as the buffer along SC HWY 46 may not thinned or under brushed except to remove dead limbs and invasive species.
13. Per Section 5.12.3.D.1., the lighting plan for the streets and commercial parking areas must be revised to not exceed the permitted illumination levels.
14. Per Section 5.12.3.D.1., the minimum illumination levels for the street areas must be met and shown on the updated photometric plan, potentially using the overspill from the existing Parker's site.
15. Per the Applications Manual, additional information regarding the proposed architectural lighting and beer garden lighting fixtures and illumination levels must be provided for review to ensure compliance with the standards of the UDO. As well, the photometric grid submitted, must be revised to extend the lighting measurements to the property boundary.
16. An Exempt Plat application must be submitted to the Town of Bluffton to combine the three parcels upon which the project has been proposed and the approved plat recorded with the Beaufort County Register of Deeds.
17. All comments and conditions provided by the DRC and Planning Commission for the Preliminary and Final Development Plans must be addressed and approved prior to the issuance of the COA-HCOD approval.
18. Signage Permits must be submitted to the Town of Bluffton for review and approval for all signage on the site, including that which is indicated on the architectural plans and the landscape plans.
19. A letter from the Declarant stating that the design meets the covenants and restrictions established for the Bright Commercial Subdivision shall be provided to Town Staff before the Certificate of Appropriateness is issued.

Seconded by Commissioner Duncan.

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

All were in favor and the motion passed.

**5. Adoption of 2023 Planning Commission Meeting Dates:** (Staff - Jordan Holloway)

Commissioner Delcore made a motion to adopt the meeting dates.

Seconded by Commissioner Stewart.

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

All were in favor and the motion passed.

**6. Adoption of 2023 Development Review Committee Meeting Dates:** (Staff - Jordan Holloway)

Vice Chairman Wetmore made a motion to adopt the meeting dates.

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

**X. DISCUSSION**

**XI. ADJOURNMENT**

Commissioner Stewart made a motion to adjourn.

Seconded by Commissioner Duncan.

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

The meeting adjourned at 8:42pm.