

Planning Commission

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

December 20, 2023

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 Lydia DePauw

Commissioner Jim Flynn

ABSENT

Commissioner Rich Delcore

Commissioner Jason Stewart

III. ADOPTION OF THE AGENDA

Vice Chairman Wetmore made a motion to adopt the agenda.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. November 15, 2023 Minutes

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

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

Denise Hollywood, 27 Fording Court. Ms. Hollywood stated concerns about The Palmer apartment complex and its effects on the value of her home. She asked that measures be taken to protect the residents of Hampton Lake like fencing, a significant buffer and utilities out of sight.

Heather Harkins, 58 Fording Court. Ms. Harkins stated concerns about The Palmer apartments. Her concerns included the location of the power lines and the buffer separating the new development from the current development.

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Compass Commons (Certificate of Appropriateness- Highway Corridor Overlay):** A request by Steven G. Stowers, AIA on behalf of James R. Richardson (Circle 46, LLC), for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of 2 restaurant buildings, totaling approximately 5,125 SF, with approximately 875 SF of outdoor dining space and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 1.32 acres identified by tax map number R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan. (COFA-08-23-018438) (Staff - Kevin Icard)

Staff presented. The applicant was in attendance.

There was discussion about moving the building, the lighting and screening at the dumpster location, and the venting locations on the structure. The Commission asked for clarification on the 8-foot buffer ordinance.

Richardson LaBruce, attorney for the Planning Commission, discussed how to make the motion with the items that had been discussed.

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

1. Subject to staff review of the BZDSO requirements for the foundation buffer to ensure the final plan is compliant with Section 5.15.6.(D)(2) of the BZDSO and be updated to meet the eight (8) foundation buffer requirement.
2. Per Section 5.15.11.(E)(4)(b) of the BZDSO, the average for the right parking area and rear roadway needs to be reduced, and the rear parking area and rear roadway increased to meet the illumination levels. These need to be adjusted to meet the requirements to the greatest extent practicable, to be reviewed by staff, and the light on the front side of the lot adjusted to the dumpster is not at 0.0 fc.
3. The Planning Commission determined the use of LED lights as a substitute for those identified in the BZDSO Section 5.15.11(E)(2) is appropriate as submitted.
4. The chimneys and vents all be shown on the roof plan and confirmed to not be visible from May River Road.
5. Per Section 5.15.9.(D)(2), the shed roof showing [no pitch], facing SC HWY 46 must meet the 4:12 pitch requirement. Provide detail showing pitch and/or increase the roof pitch to meet the minimum requirement.
6. A letter of approval from the Declarant for the covenants and restriction which are recorded with the New Riverside Village Master Plan.
7. All comments must be addressed, and a Final Development Plan must be approved prior to issuance of the Certificate of Appropriateness – HCO.
8. Signage Permits must be submitted to the Town of Bluffton for review and approval for the signage proposed at each site in the proposed development.

Seconded by Commissioner Flynn.

There was discussion about when the dumpster height would be reviewed. Staff indicated that it would be reviewed at the Final Development Plan stage.

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

All were in favor and the motion passed.

- 2. Parklands Drive Tract 4 (Development Plan Amendment):** A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-029-000-1985-0000 located on Parklands Drive within the Brightwater Master Plan. (DP-05-23-018081) (Staff - Dan Frazier)

Staff presented. The applicant was in attendance. There was discussion from the Commission about the fence surrounding the property.

Public Comment

Frank Barbieri, 71 Fording Court. Mr. Barbieri expressed his concerns about what would be stored on the site, would those items be secured and if any of those items would be drained into the lake.

Tim Lotimer, 62 Anchor Bend. Mr. Lotimer was concerned about the lagoon bordering the site and the stormwater runoff from the site that could affect the pond.

The applicant discussed what would be stored on site and the drainage patterns.

Vice Chairman Wetmore made a motion to approve the application as submitted.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

- 3. Alljoy Donut Company (Development Plan Application):** A request by Maria Drawdy on behalf of Troy Derda for approval of a preliminary land development application. The project consists of a two-story building with a restaurant on the first floor and a residential unit on the second floor, associated parking and infrastructure. The property is identified by tax map number R610 039 00A 0416 0000 and consists of .21 acres located at 26 Bruin Road in the Neighborhood General Historic District. (DP-09-23-018499) (Staff - Dan Frazier)

Staff presented. The applicant was in attendance.

Public Comment

Preston Bussard, 21 Pritchard St. Mr. Bussard was concerned about the traffic and parking for the site and the possible effect it would have on his property value.

Jeanette Bussard, 21 Pritchard St. Mrs. Bussard expressed her concerns about the parking on the site and effects on neighboring community. She reviewed the spreadsheet that she made to review the business's current parking situation.

The Commission and the applicant discussed parking, lot layout and patio seating for the site.

Mr. LaBruce discussed how the application needed to be evaluated based on the UDO and its criteria. There was discussion between Mr. LaBruce and the Commission about how to base their motion. It was discussed how this site will also go before the Historic Preservation Commission.

Staff discussed that the application does need to provide an encroachment permit from SCDOT.

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

Seconded by Commissioner DePauw.

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

Voting Nay: Vice Chairman Wetmore

The vote was 4-1 and the motion passed.

4. **Venture at Okatie Bluffs (Development Plan Application):** A request by Willy Powell of Ward Edwards, Inc., on behalf of the property owner Okatie Bluffs Owner LLC/Adrien Dannemiller for approval of a preliminary development plan. The project consists of the construction of six multifamily buildings, four garage buildings, a clubhouse, amenities, and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan. (DP-10-23-018564) (Staff - Dan Frazier)

Staff presented. The applicant was in attendance.

There was discussion about dumpster size and location.

Vice Chairman Wetmore made a motion to approve the application as submitted.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

5. **Parkways Multi-family (Development Plan Amendment):** A request by Jake Reed on behalf of the property owner, HL Development, LLC for approval of a preliminary development plan. The project consists of the construction of four multifamily buildings, garages, amenities, parking, and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 20.06 acres, identified by tax map number R614-029-000-0595-0000 located within the Hampton Lake Master Plan. (DP-10-23-018610) (Staff - Dan Frazier)

Staff presented. The applicant was in attendance.

Public Comment

Frank Barbieri, 71 Fording Court. Mr. Barbieri expressed his concerns about the traffic the complex could bring, mainly onto Hampton Lake Drive.

Kim Meiklejohn, 83 Fording Court. Ms. Meiklejohn wanted to know the maximum feet between the back of the apartment garages and homes on Fording Court. She stated a concern about the recycling area being a feeding source to animals. Ms. Meiklejohn also discussed prior plans that had been presented to Hampton Lake by the applicant. She asked that everything be documented.

The applicant responded to the public comment concerns. The Commission and Mr. LaBruce discussed the concerns that could be included in a motion.

The Commission and staff reviewed the secondary access connection. The dumpster location, property lines and setbacks were discussed.

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

1. Prior to issuance of any Certificate of Occupancy on the property, a full access intersection at the northeast corner of the site where the temporary haul road currently intersects with the property will be constructed to the standards required by staff and any and all local and state standards.
2. Prior to final development plan approval, the applicant will subject the 2.1-acre parcel located to the south of the site to restrictive covenants designed to limit any disturbance and preserve the existing vegetation to the maximum extent possible and provide the same to staff for review and approval subject to reasonable modifications for utilities.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

VIII. DISCUSSION

IX. ADJOURNMENT

Commissioner Brock made a motion to adjourn.

Seconded by Vice Chairman Wetmore.

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

All were in favor and the motion passed. The meeting adjourned at 8:06pm.