

Planning Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers
January 25, 2023

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

ABSENT

Commissioner Lydia DePauw

III. ADOPTION OF THE AGENDA

Vice Chairman Wetmore made a motion to remove item #4 The Parkways Office, move item #5 (Village at Verdier) before item #2 (New Riverside Barn Park), and add election of Chair, Vice-Chair and Development Review Committee member to the end of New Business.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. December 14, 2022 Minutes

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

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. OLD BUSINESS

VII. NEW BUSINESS

- 1. Indigo Cove Townhomes (Street Naming):** A request by David Craig of Indigo Cove Property Owner, LLC for approval of a street naming application. The project consists of 84 townhome lots and associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 23.8 acres at the northeast corner of Buck Island Road and Bluffton Parkway within the Residential General Zoning District. (STR-12-22-017470) (Staff - Dan Frazier)

The applicant was in attendance. Staff presented and the Commission had no questions.

Commissioner Delcore made a motion to approve the road names Blue Point Boulevard and Rice Harbor Point.

Seconded by Commissioner Stewart.

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

All were in favor and the motion passed.

- 2. Village at Verdier (Master Plan Amendment):** A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Village at Verdier Plantation Master Plan by removing a previously approved road in Parcel X, and a previously approved residential access point connection to Okatie Highway in Parcel Y-Z. The properties are zoned Village at Verdier PUD and consists of 124.2 acres located east of South Carolina Highway 170 at Seagrass Station Road. (MPA-10-22-017313) (Staff – Dan Frazier)

The applicant was in attendance. Staff presented. The Commission asked the applicant why they wanted to change the master plan and about access points.

Commissioner Flynn made a motion to recommend approval to Town Council with the following conditions:

1. Replace a previously approved residential road connection between Parcels Y and Z with a gated, emergency access road; and
2. Remove a previously approved road in Parcel X.

Seconded by Commissioner Stewart.

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

All were in favor and the motion passed.

- 3. New Riverside Barn Park (Certificate of Appropriateness-HCO):** A request by Court Atkins Architects, on behalf of the Town of Bluffton, for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the renovation of the existing barn to a multi-function space and the addition of a covered porch and entry/restroom wing addition, along with the related infrastructure, landscaping and lighting. The site is identified by tax map number R610 036 000 1319 0000 located in the southwest quadrant of the SC Highway 170 and SC Highway 46 traffic circle intersection and is zoned New Riverside PUD. (COFA-12-22-07499) (Staff - Katie Peterson)

The applicant was in attendance. Staff presented. There was discussion about the lighting, roof pitch and signage.

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

1. As porch additions to an existing structure which must tie in below the existing edge of roof, the 3/12 roof pitch, is an appropriate slope for the porch portions of the proposed construction;
2. As LED lighting was not a standard at the time the ordinance was written but is now and meets or exceeds the quality of those in place at the time, it is an appropriate substitute for those lighting types listed in 90/3; and,
3. The illumination levels, which exceed the maximum for Landscape and Decorative levels by 0.6 fc but are under that for walkways and streets, are appropriate as submitted. All bollard and decorative lighting proposed at the barn/oyster area shall show compliance with these standards to be reviewed by the UDO Administrator for compliance.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

- 4. Raider Drive (Development Plan Application):** A request by the applicant and property owner, Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-10,000 sq. ft. office building and associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 1.6 acres, identified by tax map number R610-029-000-0613-0000 and located within the Parcel 10-D / Raider Drive Master Plan. (DP-10-22-017324) (Staff - Dan Frazier)

The applicant was in attendance. Staff presented. The Commission asked about storage, layout, road rights-of-way and landscaping.

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

1. Outdoor storage within the utility easement underneath high-voltage transmission lines shall be limited to noncombustible material. Storage of hazardous materials including, but not limited to, flammable and combustible liquids is prohibited (2021 South Carolina Fire Code, Section 316.6.2); and,
2. The applicant should consider providing additional shrubs and/or fenced screening along the subject property's Raider Drive frontage adjacent to proposed outdoor storage.

Seconded by Vice Chairman Wetmore.

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

All were in favor and the motion passed.

- 5. Election of Chair, Vice-Chair and Development Review Committee Member:**

Vice Chairman Wetmore made a motion to elect Amanda Jackson Denmark to Chairperson.

Seconded by Commissioner Stewart.

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

All were in favor and the motion passed.

Chairman Jackson Denmark made a motion to elect Charlie Wetmore to Vice Chairman.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

Commissioner Delcore made a motion to elect Jim Flynn to the Development Review Committee.

Seconded by Commissioner Duncan.

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

All were in favor and the motion passed.

VIII. DISCUSSION

IX. ADJOURNMENT

Vice Chairman Wetmore 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

All were in favor and the meeting adjourned at 6:55pm.