

Planning Commission

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

April 26, 2023

I. CALL TO ORDER

Chairman Denmark called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairwoman Amanda Jackson Denmark
Commissioner Kathleen Duncan
Commissioner Rich Delcore
Commissioner Jim Flynn
Commissioner Lydia DePauw

ABSENT

Vice Chairman Charlie Wetmore
Commissioner Jason Stewart

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

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

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

VI. CIVILITY PLEDGE

VII. ADOPTION OF MINUTES

1. March 22, 2023 Minutes

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

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

IX. OLD BUSINESS

X. NEW BUSINESS

- 1. 1268 May River Road (Development Plan):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner, May River Project, LLC for approval of a preliminary development plan application. The project proposes the construction of a concrete apron, gravel access drive, gravel parking spaces and a concrete van accessible ADA space to accommodate conversion of the site use from residential to commercial. The property is zoned Neighborhood General – Historic District (NG-HD), consists of approximately 0.7 acres identified by tax map number R610 039 00A 0147 0000, and is located on the south side of May River Road. (DP-11-22-017440) (Staff - Dan Frazier)

The applicant was in attendance. Staff presented. The Commission asked the applicant what the uses of the buildings would be. The applicant stated it may be a construction company and an art studio. The Commission discussed the live oak location, service yard, the width of the gravel driveway and accessibility to the accessory structure.

Commissioner Duncan made a motion to approve with the condition that the applicant provide an ADA-compliant path from the parking area to the smaller building.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

- 2. 120 Persimmon Street (Development Plan):** A request by Sam Connor on behalf of the property owner, James Jeffcoat for approval of a preliminary development plan application. The project proposes a 6,600 SF commercial building including 1,800 SF of office space and 4,800 SF of storage space. The property is zoned Schultz Planned Unit Development and consists of 0.68 acres identified by tax map number R610 031 000 1437 0000 located within the Bluffton Park Master Plan. (DP-02-23-017665) (Staff - Dan Frazier)

The applicant was in attendance. Staff presented. There was discussion about the fencing material, wetland buffer, and parking table.

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

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

- 3. Washington Square Lot 4 - Starbucks (Development Plan):** A request by G3 Engineering & Surveying, LLC on behalf of the property owner, Vaquero Bluffton Partners, LP for approval of a preliminary development plan application. The project proposes a 2,500 SF commercial building to serve as a Starbucks coffeehouse. The property is zoned Buckwalter Planned Unit Development and consists of 1.03 acres identified by tax map number R614 022 000 1131 0000 located within the Berkeley Place Parcel C4 Master Plan and the Washington Square Development Plan. (DP-02-23-017687) (Staff - Dan Frazier)

The applicant was in attendance. Staff presented. There was discussion about the parking layout, dumpster location and pedestrian crosswalks.

Commissioner Duncan made a motion to approve the application with the conditions:

1. Provide a safer design for the sidewalk that crosses in front of the drive-through lane.
2. Provide additional screening between Bleeker Street South and the dead-end parking area; and
3. Consider relocating the dumpster.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

- 4. Unified Development Ordinance Amendments (Public Hearing):** Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 3 – Application Process, Sec. 3.14, Certificate of Construction Compliance; Article 4 – Zoning Districts, Sec. 4.4.2.A., Conditional Use Standards, Outdoor Sales; Article 5 – Design Standards, Parking; Article 7 - Nonconformities; Article 9 – Definitions and Interpretation, Sec. 9.2 Defined Terms, Family & Single Household Unit; and, Sec. 9.4.1, Description of Residential Uses (Accessory Dwelling Units and Single-Family Attached Dwelling) and Sec. 9.4.3, Description of Commercial Services (Outdoor Sales). (Staff – Charlotte Moore)

Chairman Denmark opened the Public Hearing. There was a first, second and third call for Public Hearing. The Public Hearing was closed.

Staff reviewed the proposed changes. There was discussion about the parking changes, reversed angled parking, definition of family, and the changes to non-conforming sites.

Commissioner Delcore made a motion to approve the amendments to the Town of Bluffton Code of Ordinances Chapter 23 - Unified Development Ordinance, as recommended by Town Staff, with the following modifications:

1. Section 5.11.3.B be revised so that it remains written that the new parking standards being minimums rather than maximums.
2. Section 5.11.4.A.2 that staff provide guidance as to why a minimum of 25 parking spaces would be required before compact car parking spaces would be allowed.
3. Section 5.11.4.A.2 be revised to say that golf cart parking spaces shall not count towards the required minimal parking spaces.

4. Staff add fractional dimension standards for parking calculations to the UDO in the sections that staff deems appropriate.

Seconded by Commissioner DePauw.

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

XI. DISCUSSION

XII. ADJOURNMENT

Commissioner Flynn made a motion to adjourn.

Seconded by Commissioner Duncan.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the meeting adjourned at 8:11pm.