

TOWN OF BLUFFTON PLANNING COMMISSION

**Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr.
Town Council Chambers**

Wednesday, January 22, 2020, Minutes

Present: Josh Tiller, Chair; Terry Hannock, Vice Chair; Amanda Jackson; Dan Keefer; Charlie Wetmore III; Trey Griffin

Absent: Ronald Williams

Staff: Will Howard, Principal Planner; Kevin Icard, Planning & Community Development Manager; Alan Seifert, Senior Planner; Victoria Smalls, Growth Management Coordinator

I. CALL TO ORDER

Chairman Tiller called the meeting to order at 6:00 p.m.

II. ROLL CALL

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 an additional 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 the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

Commissioner Wetmore made a motion to adopt the Wednesday, January 22, 2020 Planning Commission Meeting Agenda. Vice Chairman Hannock seconded the motion, all were in favor and the motion passed.

VI. ELECTION OF CHAIR AND VICE – CHAIR

The Board of the Planning Commission voted on the current Chair and Vice – Chair on Wednesday, August 28, 2019. Elections will be held again during the Wednesday, August 26, 2020 meeting.

VII. ADOPTION OF MINUTES – December 18, 2019

Vice Chairman Hannock made a motion to approve the adoption of the December 18, 2019 minutes, Commissioner Wetmore seconded the motion. All were in favor and the motion passed.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

1. 6:06 to 6:10 p.m.

Mike Williams:84 Fording Court, Bluffton, SC

- a. Please think about how many trees will be cut down, how many trees will be saved and what about tree buffers. Please make these concerns a priority when making plans and controlling development.
- b. Please think about - What will happen to the May River if it continues to become contaminated?
- c. Are pervious parking lots necessary?
- d. Let's make the May River Crossing Project a great example to the state of South Carolina and to the country a great infrastructure project.

IX. OLD BUSINESS

No Old Business

X. NEW BUSINESS

1. FOR ACTION

- A. May River Crossing (Street Naming):** Consideration of approval of new street names for new roads within the proposed May River Crossing development, a +/- 73,750 SF retail shopping center. The property is identified by tax map number R610 036 000 0386 0000 and consists of approximately 14.29 acres located northeast of the intersection of SC HWY 170 (Okatie Highway) and SC HWY 46 (May River Road) (Staff – Will Howard)

Staff Presenting – Howard presented the information to the Commission which is incorporated into these minutes.

Commissioner Jackson made a motion to approve the consideration of new street names for new roads within the proposed May River Crossing Development, a +/- 73,750 SF retail shopping center as submitted. Commissioner Griffin second the motion all were in favor and the motion passed.

- B. Village at New Riverside (Initial Master Plan):** Consideration of approval for the Master Plan for property referred to as New Riverside Village within the New Riverside PUD for a residential, office, and commercial village-type development consisting of approximately 35.508 acres located at the southeast corner of the intersection of New Riverside Road and SC Hwy 46. (Staff – Kevin Icard)

Staff Presenting – Icard presented the information to the Commission which is incorporated into these minutes.

Commissioner Wetmore made a motion to recommend to Town Council to approve the consideration of approval for the Master Plan for property referred to as New Riverside Village within the New Riverside PUD for a residential, office, and commercial village type development with the following conditions:

1. Innovated storm water design approach
 - a. Recirculation of water for irrigation purposes
 - b. Use of pervious paving and/or materials for lanes, alleys and or parking and other low impact designs for storm water mitigation
2. Clarify building setbacks along the perimeter
 - a. Update stub out plan for the South Carolina Commission Property
3. Update the narrative to include residential sidewalks on both sides of the streets. Add the text to the narrative
4. Include a walkway around the restaurant closet to the pond

Vice Chairman Hannock seconded the motion all were in favor and the motion passed.

XI. ADJOURNMENT

The January 22, 2020 Planning Commission meeting adjourned at 7:22 p.m.