

**TOWN OF BLUFFTON PLANNING COMMISSION**  
**Auditorium, Bluffton Town Hall**  
**Thursday, September 8, 2016, Minutes**

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Present: Josh Tiller, Chair; Terry Hannock, Vice Chair; Dan Keefer; Sean Congleton; Trey Griffin; Ronald Williams; Amanda Jackson;

Absent:

Staff: Heather Colin, Director of Growth Management; Kevin Icard, Planning & Community Development Manager; Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Rocio Rexrode, Growth Management Coordinator; Marcia Hunter, Customer Service Representative

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**I. CALL TO ORDER**

Tiller called the meeting to order at 3:30p.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**

Hancock made a motion to approve the August 24, 2016, Planning Commission meeting agenda. Keefer seconded the motion. All were in favor and the motion passed.

**VI. ADOPTION OF MINUTES**

Williams made a motion to approve the August 24, 2016, Planning Commission meeting minutes. Keefer seconded the motion. All were in favor and the motion passed.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no Public Comments.

## VIII. OLD BUSINESS

There was no Old Business.

## IX. NEW BUSINESS

### 1. FOR ACTION

**A. Certificate of Appropriateness.** The Applicant, Michael Kronimus on behalf of B2K, LLC, requests a Certificate of Appropriateness for the approval of a two story mixed use commercial structure of approximately 5,000 SF on the property located at 7 Johnston Way within the Bluffton Village Development, and zoned Bluffton Village PUD. (COFA-08-16-9998)

Schumacher presented.

Mr. Michael Kronimus was present to answer questions.

Jackson made a motion to approve the application with the following conditions:

1. Development Agreement.
  - a. Per the First Amendment of the Bluffton Village Development Agreement, an assignment of rights allots this structure 5,000 SF of heated square footage. As such, the building may not have conditioned spaces in excess of the allocated 5,000 SF.
2. Architecture
  - a. Revise the south elevation to use a closed shutter at the lower left windows in lieu of the blacked out window sashes.
  - b. Revise the band board to move it higher or make it wider to provide better horizontal rhythm.
3. Landscaping
  - a. Include the trees recommended at the August 24, 2016 Planning Commission meeting.
4. Lighting
  - a. Per Section 5.15.11.B. and of the TOB-ZO, provide information on the illumination levels of the proposed fixtures to show that they comply with the foot-candle requirements of Section 5.15.11.E.b. of the TOB-ZO.
5. Other
  - a. Per Section 5.8.7.E.5. of the Bluffton Village Master Plan, the Planning Commission determined that the following deviations from the design standard outlined in the Bluffton Village Architectural Design Guidelines were permitted as allowable:
    - i. Exceeding the maximum building height allowance of 35 feet to allow for the proposed building of 38 feet in height.
    - ii. A deviation from the minimum depth permitted for Porches/Colonnades/ Arcades of 8 feet clear to the proposed 6 feet clear.

- iii. A deviation to allow the stucco surfaces to be tabby rather than the fine or medium sand float finish that is permitted.
- iv. Allow for the use of LED fixtures.

6. Additional Requirements.

- a. Signage Permits must be submitted to the Town of Bluffton for review and approval for the signage proposed for each business located in the structure.

Hannock seconded the motion. All were in favor and the motion passed.

**X. ADJOURNMENT**

The September 8, 2016, Planning Commission meeting adjourned at 3:54 p.m.

DRAFT