



## TOWN OF BLUFFTON PLANNING COMMISSION MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room  
Wednesday, October 26, 2016, 6:00p.m.

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**I. CALL TO ORDER**

**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. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

**V. ADOPTION OF THE AGENDA**

**VI. [ADOPTION OF MINUTES – September 8, 2016](#)**

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

**VIII. OLD BUSINESS**

**1. FOR ACTION**

- A. [Certificate of Appropriateness –The applicant is requesting clarification of the Certificate of Appropriateness for a commercial office of approximately 4,490 SF, RV and boat storage, and the Phase 7 Buffer along with the associated lighting and landscaping improvements that was approved with conditions at the July 11, 2016 Planning Commission meeting. The applicant is requesting clarification on the lighting requirements based on Illuminating Engineering Society of North American \(IESNA\) standards. \(COFA-06-16-9716\)](#)**

**IX. NEW BUSINESS**

**1. FOR ACTION**

- A. [Certificate of Appropriateness. The Applicant, John Hutchison on behalf of the Town of Bluffton, requests a Certificate of Appropriateness for the approval of phase 2 of the streetscape improvements to May River Road from Pin Oak Street west to Jennifer Court with parcels zoned Neighborhood Core-HD, Neighborhood Genera-HD, and Neighborhood Core. \(COFA-09-16-10165\)](#)

**2. FOR REVIEW**

- A. [Planning Workshop. The Applicant, HealthSouth Rehabilitation Hospital of the Lowcountry, requests a Zoning Text/Map Amendment to the existing Village at Verdier PUD \(Planned Unit Development\). The amendment is to add Health/Human Care as an allowed use to Section 2 of the existing PUD document. No action will come from this meeting. This informal meeting is required prior to a formal public hearing. \(ZONE-09-16-10146\)](#)

**X. DISCUSSION**

1. **Growth Management Monthly Update.** A review of the monthly Growth Management activities.

**XI. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, November 16, 2016**

*FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.*