



## TOWN OF BLUFFTON PLANNING COMMISSION MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room  
Wednesday, November 16, 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 – October 26, 2016**

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

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**1. FOR ACTION**

- A. [Street Naming. The applicant Randolph Stewart submitted on behalf of his client Hank Carroll requesting approval of a new street name in Bluffton. The applicant is requesting approval for new street names for his future Carroll Cottage development. \(STR-10-10-10212\) \(Staff Presenting – Theresa Thorsen\)](#)
- B. [Certificate of Appropriateness. The Applicant, Manna Inc. of the Lowcountry, requests a Certificate of Appropriateness for the approval](#)

of the renovation to the exterior finishes of the existing Wendy's building located at 4 Belfair Village Drive, and zoned Belfair PUD. (COFA-10-16-10220) (Staff Presenting – Erin Schumacher)

- C. **PUD Zoning Map/Text Amendment.** The Applicant, Walter Nester, III, with McNair Law Firm, P.A. submitted on behalf of their client, HealthSouth Rehabilitation Hospital of the Lowcountry, "HealthSouth" an application requesting approval of a Zoning Map/Text Amendment to amend the Village of Verdier Planned Unit Development "PUD" (now known as Seagrass Station) to add Health/Human Care as an allowed use. Specifically, the Applicant requests to add a use category of "Health/Human Care" as an additional Planning Area in section 2.A of the Village at Verdier PUD. The proposed additional Planning Area of "Health/Human Care" is intended to allow those uses authorized in the Mixed-Use Planning Area listed in Section 2.B.6 of the Village at Verdier PUD as well as the use category of "Health/Human Care". (ZONE-09-16-10146) (Staff Presenting – Kevin Icard)
- D. **Master Plan Amendment.** The Applicant, Walter Nester, III, with McNair Law Firm, P.A. submitted on behalf of their client, HealthSouth Rehabilitation Hospital of the Lowcountry, "HealthSouth" an application requesting approval of a Master Plan Amendment to amend the existing master plan for the Village at Verdier (now known as Seagrass Station) to add "Health/Human Care" as a land use classification. (PD-02-09-170) (Staff Presenting – Kevin Icard)
- E. **Adoption of 2017 Planning Commission Meeting Dates.** (Staff Presenting – Marcia Hunter)

X. DISCUSSION

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

XI. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, December 21, 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.*