

TOWN OF BLUFFTON PLANNING COMMISSION
Large Meeting Room, Bluffton Town Hall
Wednesday, June 22, 2016, Minutes

Present: Josh Tiller, Chair; Sean Congleton; Trey Griffin; Dan Keefer

Absent: Ronald Williams; Allison Tucker; Terry Hannock

Staff: Heather Colin, Director of Growth Management; Pat Rooney, Principal Planner; Rocio Rexrode, Growth Management Coordinator

I. CALL TO ORDER

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

It was noted that Tiller and Keefer had a conflict of interest with Action Items B and C, respectively.

Action Items B and C were postponed due to a lack of a quorum

Congleton made a motion to approve the amended June 22, 2016, Planning Commission meeting agenda. Keefer seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES – March 23, 2016

Congleton made a motion to approve the March 23, 2016, Planning Commission meeting minutes. Griffin 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. Zone 02-16-9523. Parcel 10A and 10B – PUD Master Plan:** A request by Thomas and Hutton Engineering on behalf of University Investments, LLC, for the approval of a PUD Master Plan. The project proposes a Memory Care America Facility on the southern portion of Parcel 10A with the remaining areas to be specified at time of Development Permit Application. The property is located southwest of Buckwalter Place on Bluffton Parkway within the Buckwalter PUD and is identified by tax map numbers R610 029 000 0788 0000 and R610 029 000 0788 0000. (MP-05-16-9654)

Rooney presented.

Congleton made a motion to approve the request with the following condition:

1. The proposed Memory Care America ingress and egress shall be restudied at Final Development Plan Review to improve safety and traffic circulation at the Eastern Bluffton Parkway access location.

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

- B. Certificate of Appropriateness.** The Applicant, Josh K. Tiller on behalf of Sean O'Toole with DR Horton, requests a Certificate of Appropriateness for the approval of 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. The property is located at the intersection of Highway 170 and Hulston Landing Road within the Cypress Ridge Development, zoned PUD, and lies within the Cyprus Ridge/Jones Estate PUD. (COFA-06-16-9716)

Item postponed.

- C. Street Name Application.** A request by Thomas and Hutton on behalf of BC Buckwalter LLC, for the approval of four new street names which would be used in the Buckwalter Place Development. The property is identified by tax map number R610 022 000 1101 0000. (STR-6-16-9740)

Item postponed.

X. DISCUSSION

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

XI. ADJOURNMENT

The June 22, 2016, Planning Commission Meeting adjourned at 6:41 p.m.