

# TOWN OF BLUFFTON PLANNING COMMISSION

## Electronic Meeting

### Wednesday, February 24, 2021, Minutes

---

Present: Amanda Jackson Denmark, Chairman; Terry Hannock, Vice Chairman; Trey Griffin; Charlie Wetmore; Ron Williams; Kathleen Duncan; Matt Youst

Absent: All Commissioners were present.

Staff: Kevin Icard, Planning & Community Development Manager; Darby McLain, Growth Management Coordinator; Charlotte Moore, Principal Planner; Will Howard, Principal Planner; Alan Seifert, Senior Planner; Richardson LaBruce, Town Attorney

---

#### **I. CALL TO ORDER**

Vice Chairman Hannock called the meeting to order at 6:04 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 Williams made a motion to adopt the Wednesday, February 24, 2021 Planning Commission Meeting Agenda. Commissioner Griffin seconded the motion; all were in favor and the motion passed.

#### **VI. ADOPTION OF MINUTES – JANUARY 27, 2021**

The Commission motioned to remove former Chairman, Josh Tiller's name from the January 27, 2021 meeting minutes.

Chairman Jackson-Denmark made a motion to approve the adoption of the January 27, 2021 minutes with the corrections listed above. Commissioner Duncan seconded the motion. All were in favor except for Commissioner Griffin who abstained. The motion passed.

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

There were three public comments in opposition of item B.

The Commission motioned to postpone hearing this item until the next regular meeting of the Planning Commission.

## **VIII. ELECTION OF OFFICERS**

The Commission discussed Vice Chairman Hannock and Commissioner Griffin's ineligibility to be elected Chairman due to coming off Planning Commission in June of this year.

Commissioner Griffin motioned to elect Commissioner Jackson Denmark as Chairman. Vice Chairman Hannock seconded the motion; all were in favor and the motion passed.

Vice Chairman Hannock will remain Vice Chairman through his term which ends in June. Commissioner Wetmore will serve as the new Development Review Committee member.

## **IX. OLD BUSINESS**

There was no old business.

## **X. NEW BUSINESS**

- A. Moss Subdivision (Street Naming Application):** A request by Garfield Moss for the approval of a Street Naming Application. The property is zoned Neighborhood General – Historic District and identified by tax map number R610 039 00A 0306 0000 located off Lawrence Street; approximately 160 feet east of the intersection of Lawrence & Wharf Streets. (STR-02-21-014964) (Staff - Will Howard)

Staff member Will Howard presented the information to the Commission which is incorporated into these minutes.

A street name is required for the new access street off Lawrence Street. The options for the street name were: Garfields Way, Robins Rest Drive, and Greyador Lane. Robins Rest Drive was denied by Beaufort County due to the similarity of the name with another street within Beaufort County. From the options available, the applicant requested that Garfields Way be approved.

Vice Chairman Hannock motioned to approve the application as submitted. Commissioner Griffin seconded the motion; all were in favor and the motion passed.

**B. Parcel 10B Multi-Family (Preliminary Development Plan):** A request by SC Bodner Company, Inc on behalf of The Reed Group for approval of a Preliminary Development Plan. The project consists of the construction of 252 multi-family residential units with an amenity center and associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 45 acres identified by tax map number R610 029 000 0789 0000 located within the Parcel 10A/10B Master Plan. (DP 10-20-14645) (Staff - Will Howard)

Commissioner Wetmore motioned to postpone this item until the next regular meeting of the Planning Commission. Commissioner Griffin seconded the motion; all were in favor and the motion passed.

## **XI. DISCUSSION**

Staff member Kevin Icard provided a quick update on The Town's Comprehensive Plan. Icard stated that The Town is in the process of putting together stakeholder groups and that he would be sending out emails to the Commission asking for assistance in finding people for various categories that the Town is looking at.

## **XII. ADJOURNMENT**

Commissioner Griffin made a motion to adjourn the February 24, 2021 Planning Commission meeting, the motion was seconded by Commissioner Wetmore. The meeting was adjourned at 6:40 p.m.