

TOWN OF BLUFFTON PLANNING COMMISSION
Electronic Meeting

Wednesday, July 22, 2020, Minutes

Present: Chairman, Josh Tiller; Vice Chairman, Terry Hannock; Dan Keefer, Trey Griffin, Charlie Wetmore, Amanda Jackson, Ronald Williams

Staff: Kevin Icard, Planning & Community Development Manager; Darby McLain, Growth Management Coordinator; Brie Giroux, Special Projects & Programs Administrator

I. CALL TO ORDER

Chairman 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

Commissioner Jackson made a motion to adopt the Wednesday, July 22, 2020 Planning Commission Meeting Agenda. Commissioner Griffin seconded the motion, all were in favor and the motion passed.

VI. ADOPTION OF MINUTES – JUNE 24, 2020

Commissioner Wetmore made a motion to approve the adoption of the June 24, 2020 minutes, Commissioner Keefer second the motion. Chairman Tiller & Commissioner Jackson abstained due to being absent from the last meeting. All were in favor & the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No Public Comments

VIII. OLD BUSINESS

No old business.

IX. NEW BUSINESS

No new business.

I. DISCUSSION

Saint Gregory the Great Annexation (Workshop – Discussion Only):**

Consideration of a Request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston for a request for the annexation of approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, into the Town of Bluffton corporate limits (ANNX-07-19-13330) (Staff – Kevin Icard)

Saint Gregory the Great Zoning Map Amendment (Workshop – Discussion Only):**

Consideration of a Request by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston for a Zoning Map Amendment for approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 to rezone the subject property to Buckwalter Planned Unit Development (PUD) subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter PUD Text Amendment. (ZONE-07-19-13331) (Staff – Kevin Icard)

Staff Members Kevin Icard and Brie Giroux presented the staff report for the proposed annexation of Saint Gregory the Great located at 323 Fording Island Road, which is incorporated into the minutes.

Commissioner Wetmore would like a capacity study done to determine what usage the county would allow versus what the town will allow.

Vice Chairman Hannock asked if the applicant has thought about including workforce housing with the expansion. The Applicant, Walter Nester, replied it is not part of the application but if the board is making including workforce housing as part of the ask, that is something that can be discussed.

Chairman Tiller asked who decides what entity decides which uses are permitted in each zoning district in Beaufort County (e.g. is it the Board of Zoning Appeals, Town Council, UDO etc.) Staff member Kevin Icard said he would investigate that.

Mr. Nester said that if the development rights that are being requested (commercial acreage and residential dwelling units) are not able to fit on the St. Gregory the Great tract, they will not be transferable. Commissioner Wetmore asked if they were nontransferable & non-sellable. Mr. Nester confirmed that this will be the case.

Chairman Tiller asked if the applicant had any interest in connecting with Eagles Pointe to the North side of the property. Mr. Nester said he was not certain if the interconnectivity could be made there due to the golf course maintenance facility.

Chairman Tiller asked if there was an additional discussion.

Vice Chairman Hannock is concerned about entrances and exits, especially with that density and wanted to reiterate the need for workforce housing.

Staff member Brie Giroux pointed out there are already entrances & exits to both the West & the East.

Chairman Tiller asked for a traffic study to be included when the master plan is presented the commission.

Chairman Tiller asked if there were any more questions.

Commissioner Griffin had no further comment.

Commissioner William's asked that the town comes up with more clear answers to the commission's question before this goes before Town Council.

Staff member Kevin Icard reminded the commission that both items are coming back before the commission next month.

Commissioner Jackson-Denmark stated that she is concerned about the traffic. With the amount of traffic, we are already experiencing in that area, we need to make sure we have efficient entries & exits.

Commissioner Wetmore also voiced his concerns about the traffic. He also requested that we involve The Fire Department in this decision since they are directly affected. Wetmore also pointed out the applicant is likely to receive push back from Berkley Hall residents.

Mr. Nester pointed out the entrance and exit roads already in place are owned by Beaufort County, not the Town of Bluffton.

Commissioner Jackson-Denmark asked if the road will become property of The Town of Bluffton if annexed in. Staff member Kevin Icard replied that the road would remain Beaufort County's.

II. ADJOURNMENT

Vice Chairman Hannock made a motion to adjourn The July 22, 2020 Planning Commission meeting, adjourned at 7:18pm.