

TOWN OF BLUFFTON PLANNING COMMISSION
Electronic Meeting

Wednesday, August 26, 2020, Minutes

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

Absent: Vice Chairman, Terry Hannock;

Staff: Kevin Icard, Planning & Community Development Manager; Darby McLain, Growth Management Coordinator; Bryan McIlwee, Director of Engineering; Kim Jones, Watershed Management Division Manager;

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 Williams made a motion to adopt the Wednesday, August 26, 2020 Planning Commission Meeting Agenda. Commissioner Jackson-Denmark seconded the motion, all were in favor and the motion passed.

VI. ADOPTION OF MINUTES – JULY 22, 2020

Commissioner Jackson-Denmark made a motion to approve the adoption of the July 22, 2020 minutes, Commissioner Williams second the motion. 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

1. FOR ACTION

- A. New River Forest (Street Naming):** A request by Thomas Hurley of Atlas Surveying on behalf of Richard Schwarz with Village Park Homes for approval of a Street Naming Application for streets within the New River Forest Development Plan. The project consists of 113 single family homes with an Amenity Center. The property is zoned New Riverside PUD and is identified by tax map number R610 036 000 1318 000 located north and west of the intersection of New Riverside Road and Wheelhouse Way (DP-07-20-014384) (Staff - Will Howard)

Commissioner Keefer recused himself from this item.

Staff- Kevin Icard presented the street name options; Kelsey Lane and Kenwood Drive for the New River Forest Development Plan.

Commissioner Jackson-Denmark made a motion to approve the application as presented. Commissioner Williams seconded the motion. All were in favor and the motion passed.

X. DISCUSSION

1. For Discussion Only – No Action

- A. Stormwater Design Manual Workshop:** Discussion and direction on amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance related to adopting the Southern Lowcountry Post Construction Stormwater Ordinance and Stormwater Design Manual (Staff – Bryan McIlwee, Director of Engineering)

Staff- Bryan McIlwee presented a slide show showing the Town is in the process of adopting the Southern Lowcountry Post Construction Stormwater Ordinance and Design Manual. The presentation showed what the Town has done to date and why staff is presenting to Planning Commission.

Staff- Kim Jones presented this information to bring before Planning Commission with formal action at a following month's meeting. Jones stated this has been a multi-year long and a collaborative effort over two counties and seven jurisdictions to create a regional stormwater ordinance and design manual. Jones stated water does not respect jurisdictional boundaries but that is how it has been managed in the past. She also stated that staff cannot address these water quality impairments if each jurisdiction has their own set of standards.

Staff- Bryan McIlwee stated the Watershed Management team would be presenting the ordinance to the Watershed Lowcountry Advisory Committee to provide a formal recommendation to Planning Commission and Town Council. McIlwee stated, "We are breaking the counties & municipalities into watersheds and not jurisdictions." There will now be three named watersheds; The New River, The Shellfish Harbison areas, and the other is the Northern Part of Beaufort County.

A summary of the design manual:

- Watershed-based approach, not by jurisdiction.
- Incorporate green infrastructure/low impact development standards.
- Protect existing natural areas & incorporate open space in new development.
- Water quantity and quality credit for 13 BMPS.

Commissioner Williams asked if they anticipate any showstoppers or if everyone is really and truly on board with this project. McIlwee stated he truly thinks that everyone is on board and their presentation at the last Southern Lowcountry Regional Board (SOLOCO) meeting went well.

No vote was taken on the agenda item.

XI. ADJOURNMENT

Commissioner Williams made a motion to adjourn the August 26, 2020 Planning Commission meeting, the motion was second by Commissioner Jackson-Denmark. The meeting was adjourned at 6:24p.m.