

**TOWN OF BLUFFTON PLANNING COMMISSION**  
**Electronic Meeting**

**Wednesday, October 28, 2020, Minutes**

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

**Absent:** Amanda Jackson-Denmark

**Staff:** Kevin Icard, Planning & Community Development Manager; Darby McLain, Growth Management Coordinator; Katie Peterson, Senior Planner; Brie Giroux, Special Projects & Programs Administrator; Will Howard, Principal Planner; Bryan McIlwee, Director of Engineering; Kim Jones, Watershed Management Division Manager;

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**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, October 28, 2020 Planning Commission Meeting Agenda. Commissioner Hannock seconded the motion, all were in favor and the motion passed.

**VI. ADOPTION OF MINUTES – SEPTEMBER 23, 2020**

Commissioner Keefer made a motion to approve the adoption of the September 23, 2020 minutes with a slight modification—Keefer did not vote on the for-action item A on page 3 from the previous meeting. Commissioner Hannock seconded the motion. Commissioner Griffin abstained due to absence from the last meeting. All were in favor and the motion passed.

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

Fifteen public comments were received in opposition to items A & B. The comments are incorporated into these minutes.

## **VIII. OLD BUSINESS**

### **A. Old Town Marketplace (Preliminary Development Plan):**

Consideration to rescind the September 23, 2020 vote approving, with conditions, the Preliminary Development Plan (DP-07-20-14412) for the commercial development located at 2 Parkside Drive and referred to as "Old Town Marketplace", consisting of approximately 42,200 SF of shared restaurant, retail and office space with an outdoor pavilion, parking and infrastructure. (Staff-Will Howard)

Prior to the start of the request, Commissioner Keefer recused himself from this project.

Chairman Tiller wanted the members to that when the commission originally voted in favor of this project, they were not aware that adjacent property owners were not properly notified by the applicant.

Staff member Will Howard presented the staff report that is incorporated into these minutes. Vice Chairman Hannock made a motion to rescind the commission's previous decision to approve this project with conditions. Commissioner Williams seconded the motion. All were in favor and the motion passed.

### **B. Old Town Marketplace (Preliminary Development Plan):** A request by Kelly Moore of Loftin-Moore, LLC on behalf of Parcel C5 LLC, for approval of a Preliminary Development Plan. The project consists of the construction of a restaurant and retail space with an outdoor pavilion and amphitheater with associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 12.9 acres identified by tax map number R610 000 000 0000 0000 located at 2 Parkside Drive. (DP 07-20-14412) (Staff-Will Howard)

Prior to the start of the request, Commissioner Keefer recused himself from this project.

Staff member Will Howard presented the staff report that is incorporated into these minutes. Chairman Tiller asked the applicant what the response was at the meeting she had with the residents of Woodbridge regarding this project. The applicant said the response was favorable noting that there is still work that needs done.

Chairman Tiller asked the applicant if she is willing to work with staff on changes & recommendations. The applicant said they absolutely are willing.

The applicant submitted a new set of plans less than 24 hours before the meeting, meaning staff had no time to review them. Chairman Tiller

stated he believes the Planning Commission should table this item until staff has had an opportunity to review the new plans.

Commissioner Wetmore noted that from his prior experience on Town Council—the county will not approve a stop light at Woodbridge. Wetmore also stated the name of the project should be changed to avoid confusion with Old Town Bluffton. Wetmore also stated that he has several challenges with this project especially with the lack of proper notice to the residents of Woodbridge.

Commissioner Wetmore read marketing material put out by the applicant to the commission: “Old Town Marketplace will also host a robust, light music series with regular appearances by professional, established local and national artists of all genres, including a variety of local talent. Loftin-Moore has established relationships with Live Nation & East Coast Entertainment & local partners for coordination of events.” Live Nation is a national concert promotion venue. Wetmore stated that his challenge with the marketing material is the applicant is saying the opposite of what the marketing material says.

The applicant responded saying they are working on the name change. The applicant also recognized that what the marketing material states is true however; Live Nation will not talk to them for anything big. Live Nation also told the applicant that their space is so small that they don’t know if they will be able to help. The applicant also stated they are working with East Coast Entertainment, but they understand the need to keep it small.

Vice Chairman Hannock stated that he thinks this is a wonderful project in the wrong place. Noting that the applicant stated they would be bringing in cool music however one person’s cool music is another person’s noise. Hannock stated that there should be decibel levels set for the noise similar to what is in place in Old Town.

Commissioner Wetmore said in light of the many concerns he has with this project and what he believes to be an attempt by the applicant to sway the commission’s decision; Commissioner Wetmore made a motion to deny the application. Vice Chairman Hannock seconded the motion. Commissioners Wetmore, Hannock, and Williams voted to deny the application. Chairman Tiller and Commissioner Griffin voted to approve the application. The motion passed to deny the application 3 to 2.

## **IX. NEW BUSINESS**

### **1. FOR ACTION - PUBLIC HEARING**

*Saint Gregory the Great Public Hearings (A-F) are Combined into One Staff Report*

- A. Saint Gregory the Great Town of Bluffton Comprehensive Plan Amendment (PUBLIC HEARING)\*\*:** A request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water and Sewer Authority for Planning Commission Public Hearing, Consideration, and Recommendation to Town Council for an Ordinance to amend the Town of Bluffton Comprehensive Plan to extend the

boundary shown on Map 8.1, Future Annexation Area to include the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map No. R600 022 000 0125 0000 & R600 022 000 1120 0000, as well as change the subject properties future land use designation from Civic/Institutional to an appropriate category which supports residential and commercial uses (COMP-07-19-13329) (Staff – Kevin Icard)

Prior to the start of this request, Commissioner Keefer recused himself from this project.

Staff member Kevin Icard presented with the assistance of Brie Giroux. Icard noted that staff received 22 comments mostly from parishioners in favor of the project which are incorporated into these minutes.

Public comment was opened for items A-F. No comments were submitted.

Vice Chairman Hannock asks staff what they intend to do about the traffic with an additional 150 households, a growing school, and a growing church. Staff member Giroux responded that the frontage requirements were put in by the county. Also noting that the commission has the ability to have conditions applied to the traffic study. Commissioner Griffin asked who ends up being responsible to pay for improvements as a result of the traffic study. Giroux said typically that responsibility would fall on the applicant.

Vice Chairman Hannock made a motion to approve the application as submitted. Commissioner Wetmore seconded the motion. All were in favor and the motion passed. Commissioner Keefer recused himself from this project.

- B. Saint Gregory the Great Buckwalter Planned Unit Development Text Amendment (PUBLIC HEARING)\*\*:** A request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water and Sewer Authority for Planning Commission Public Hearing, Consideration, and Recommendation to Town Council for consideration of an Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Text to incorporate provisions for a New Land Use Tract to be Known as the Saint Gregory the Great Tract (ZONE-07-19-13331) (Staff – Kevin Icard)

Vice Chairman Hannock made a motion to approve the application as submitted. Commissioner Griffin seconded the motion. All were in favor and the motion passed. Commissioner Keefer recused himself from this project.

- C. Saint Gregory the Great Annexation (PUBLIC HEARING)\*\*:** A request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water

and Sewer Authority for Planning Commission Public Hearing, Consideration, and Recommendation to Town Council for consideration of an Ordinance Approving 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's corporate limits (ANNX-07-19-13330) (Staff – Kevin Icard)

Commissioner Wetmore made a motion to approve the application as submitted. Commissioner Williams seconded the motion. All were in favor and the motion passed. Commissioner Keefer recused himself from this project.

- D. Saint Gregory the Great Zoning Map Amendment (PUBLIC HEARING)\*\*:** A Request by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water and Sewer Authority for Planning Commission Public Hearing, Consideration, and Recommendation to Town Council for consideration of an Ordinance Approving 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 designate the subject property as Buckwalter Planned Unit Development subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter Planned Unit Development Text Amendment (ZONE-07-19-13331) (Staff – Kevin Icard)

Commissioner Williams made a motion to approve the application as submitted. Vice Chairman Hannock seconded the motion. All were in favor and the motion passed. Commissioner Keefer recused himself from this project.

- E. Saint Gregory the Great Buckwalter Development Agreement Amendment (PUBLIC HEARING)\*\*:** A request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water and Sewer Authority for Planning Commission Public Hearing, Consideration, and Recommendation to Town Council for consideration of an Ordinance approving an amendment to the Buckwalter Development Agreement to add approximately 61.093 Acres of land located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 and increase the total allowed Development Rights by 10.03 Acres of General Commercial and 160 Residential Dwelling Units (DAA-02-20-14041) (Staff – Kevin Icard)

Commissioner Griffin a motion to approve the application with the condition that a traffic impact study be done. Vice Chairman Hannock seconded the motion. All were in favor and the motion passed. Commissioner Keefer recused himself from this project.

- F. **Saint Gregory the Great Buckwalter Concept Plan Amendment (PUBLIC HEARING)\*\*:** A request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water and Sewer Authority for Planning Commission Public Hearing, Consideration, and Recommendation to Town Council for consideration of an Ordinance approving an amendment to the Buckwalter Planned Unit Development Concept Plan to incorporate approximately 61.093 Acres of land located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter Planned Unit Development Text Amendment (CPA-02-20-14047) (Staff – Kevin Icard)

Vice Chairman Hannock made a motion to approve the application with the condition that a traffic impact study be done. Commissioner Wetmore seconded the motion. All were in favor and the motion passed. Commissioner Keefer recused himself from this project.

- G. **Unified Development Ordinance Amendment (PUBLIC HEARING):** Consideration and Recommendation of Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, Article 5 – Design Standards, Sec. 5.10 Stormwater Management, and Article 9 – Definitions and Interpretations, to adopt the Southern Lowcountry Post Construction Stormwater Ordinance and Stormwater Design Manual (Staff – Bryan McIlwee, Director of Engineering)

Staff members Kim Jones and Bryan McIlwee presented.

Chairman Tiller opened public comments for this public hearing. No comments were submitted.

Commissioner Wetmore made a motion to approve the application as submitted. Vice Chairman Hannock seconded the motion. All were in favor and the motion passed.

## I. DISCUSSION

### 1. Comprehensive Plan – Update

Staff member Kevin Icard stated that the Town has put out a request on a qualification update to the comprehensive plan. Once a consultant is selected this will be brought before Town Council.

## II. ADJOURNMENT

Commissioner Williams made a motion to adjourn the October 28, 2020 Planning Commission meeting, the motion was second by Commissioner Hannock. The meeting was adjourned at 8:23p.m.