

**TOWN OF BLUFFTON PLANNING COMMISSION – SPECIAL MEETING**  
**Large Meeting Room, Bluffton Town Hall**  
**Monday, June 27, 2016, Minutes**

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

Absent: Ronald Williams; Allison Tucker

Staff: Heather Colin, Director of Growth Management; Erin Schumacher, Senior Planner; Theresa Thorsen, Addressing & GIS Technician; Rocio Rexrode, Growth Management Coordinator

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**I. CALL TO ORDER**

Tiller called the meeting to order at 6:02 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**

Congleton made a motion to approve the June 27, 2016, Planning Commission meeting agenda. Hannock seconded the motion. All were in favor and the motion passed.

It was noted that Tiller and Congleton had a Conflict of Interest with Action Item A in the agenda, and the item had to be postponed.

Keefer made a motion to postpone Action Item A due to a lack of a quorum. Congleton seconded the motion. All were in favor and the motion passed.

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

There were no Public Comments.

**VII. OLD BUSINESS**

There was no Old Business.

**VIII. NEW BUSINESS**

**1. FOR ACTION**

**A. 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.

**B. 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)

Thorsen presented.

Keefer recused himself.

Hannock made a motion to approve the Street Name Application. Conleton seconded the motion. All were in favor and the motion passed.

**IX. DISCUSSION**

There was no Discussion.

**X. ADJOURNMENT**

The June 27, 2016, Special Meeting of the Planning Commission adjourned at 6:10 p.m.