

**TOWN OF BLUFFTON PLANNING COMMISSION – SPECIAL MEETING**  
**Large Meeting Room, Bluffton Town Hall**  
**Monday, July 11, 2016, Minutes**

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Present: Josh Tiller, Chair; Terry Hannock, Vice Chair; Trey Griffin; Dan Keefer;  
Ronald Williams

Absent: Allison Tucker; Sean Congleton

Staff: Erin Schumacher, Senior Planner; Rocio Rexrode, Growth Management  
Coordinator

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**I. CALL TO ORDER**

Tiller called the meeting to order at 5:31 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**

Hannock made a motion to approve the July 11, 2016, Planning Commission meeting agenda. Keefer 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)

Schumacher presented.

Tiller recused himself.

Keefer made a motion to approve the Certificate of Appropriateness as submitted with Staff recommendations. Williams seconded the motion. All were in favor and the motion passed.

**IX. DISCUSSION**

There was no Discussion.

**X. ADJOURNMENT**

The July 11, 2016, Special Meeting of the Planning Commission adjourned at 6:03 p.m.