TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA
Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, September 27, 2017, 6:00 p.m.

I. CALL TO ORDER

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. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES – August 23, 2017

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

1. PUBLIC HEARING

A. UDO Text Amendment (Zoning Text Amendment): A zoning text amendment to amend the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5, Design Standards amending the parking requirements and standards to Section 5.11 & Section 5.15.7 Old Town Bluffton Historic District parking. Specifically to review parking space calculations, the parking requirement tables and shared parking regulations. This is a continuation of the August 23rd Public Hearing. (ZONE 07-17-11152) (Staff – Kevin Icard)
IX. NEW BUSINESS

1. FOR ACTION

A. **The Landings at New Riverside (Street Naming Application):** A request by Thomas & Hutton, Inc., on behalf of Pulte Homes Company, LLC, for approval of a street naming application. The project consists of the development of approximately 300 single family residential lots and associated infrastructure. The applicant is requesting additional street names for streets within the development. The property is identified by tax map number R610 036 000 0385 0000 and consists of approximately 100 acres located near the intersection of SC HWY 46 and New Riverside Road. The application is subject to review based on the criteria set forth in the Town of Bluffton Unified Development Ordinance. (STR 06-17-11105) (Staff – Will Howard)

B. **Blu Bluff Apartment Homes (Street Naming Application):** A request by Neyland Apartment Associates Seven, LLC, for approval of a street naming application. The project consists of the development of an apartment complex located off Bluffton Parkway near Buckwalter Place. The applicant is requesting street names for drives within the development. The property is identified by tax map number R610 029 000 0788 0000 and is located at 1245 Bluffton Parkway. The application is subject to review based on the criteria set forth in the Town of Bluffton Unified Development Ordinance. (STR 09-17-11317) (Staff – Will Howard)

C. **162 Bluffton Road (Certificate of Appropriateness):** The Applicant, Court Atkins Architects on behalf of the owners Jeffery and Carol Aita, requests a Certificate of Appropriateness for the approval of a one story office building of approximately 4010 SF. The property is identified by tax map number R610 039 000 0209 0000 and is located at 162 Bluffton Road and is zoned Neighborhood Core and is located in the Highway Corridor Overlay District. (COFA-08-17-11301) (Staff – Erin Schumacher)

2. PUBLIC HEARING

A. **UDO Text Amendment (Zoning Text Amendment):** A zoning text amendment to amend the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 4 Zoning Districts, and Article 9 Definitions and Interpretation as it relates to retail businesses, specifically to include a use described as an Icery. A definition of Icery will be included in Article 9 Definitions and Interpretation, describing Icery as an Ice Cream, Milkshake, Non-Dairy Frozen Dessert use as an ancillary use to retail businesses. (ZONE 08-17-11232) (Staff – Kevin Icard)
X. DISCUSSION


2. October is National Community Planning Month

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 25, 2017

FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.

EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.