TOWN OF BLUFFTON PLANNING COMMISSION
Large Meeting Room, Bluffton Town Hall
Wednesday, January 25, 2017, Minutes

Present: Josh Tiller, Chair; Amanda Jackson; Trey Griffin; Dan Keefer; Sean Congleton

Absent: Terry Hannock, Vice Chair; Ronald Williams

Staff: Kevin Icard, Planning & Community Development Manager; Marcia Hunter, Growth Management Coordinator; Theresa Thorsen, Addressing & GIS Technician

I. CALL TO ORDER

Tiller called the meeting to order at 6:01 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

Jackson made a motion to approve the January 25, 2017, Planning Commission meeting agenda. Griffin seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Congleton made a motion to table the November 16, 2016, Planning Commission meeting minutes. Jackson seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There was no Public Comments.

VIII. OLD BUSINESS

There was no Old Business.
IX. NEW BUSINESS

1. FOR ACTION

Heritage at New Riverside Phase 2D (Street Naming): The project is located at SC Highway 46 and west of HWY 46/ HWY 170 and is identified by tax map number R614 035 000 0014 0000. The application was submitted by Thomas & Hutton on behalf of D.R. Horton, Inc. and is proposing 5 new street names for Phase 2D. The property is zoned Planned Unit Development and should be reviewed based on the requirements set forth in the New Riverside PUD and Unified Development Ordinance Section 3.15.3. (STR-11-16-10334)

Staff Presenting – Theresa Thorsen

Keefer made a motion to approve the street name change as submitted.

Griffin seconded the motion. All were in favor and the motion passed.

New Riverside Parcel 4B-1 Master Plan (Master Plan):
Consideration of Approval of a Master Plan for New Riverside Parcel 4B. The property is identified by tax map number R610 036 000 0385 0000. The application was submitted by Pulte Home Corp. (with Thomas & Hutton as the Engineer on record) with approval from the property owner New Riverside LLC. The proposed Master Plan is for a residential subdivision on approximately 100 acres, located near the intersection of New Riverside Road and SC Highway 46 and will include up to 300 single family units. Proposed single family residential development within Parcel 4B-1 is an allowed use in accordance with the New Riverside Concept Plan. (MP-12-16-10369)

Staff Presenting – Kevin Icard, presented the request to the Commission which is incorporated into these minutes.

Keefer made a motion to approve the Master Plan as submitted and to take into consideration that the internal trails/sidewalks connect into the New Riverside Trail System in the future along New Riverside Road.

Griffin seconded the motion. All were in favor and the motion passed.

X. DISCUSSION

There was no discussion.

XI. ADJOURNMENT

The January 25, 2017, Planning Commission meeting adjourned at 6:45 p.m.