I. CALL TO ORDER

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

Jackson made a motion to approve the February 22, 2017, Planning Commission meeting agenda. Williams seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Keefer made a motion to approve the November 16, 2016, Planning Commission meeting minutes. Griffin seconded the motion. All were in favor and the motion passed.

Griffin made a motion to approve the January 25, 2017, 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

A. Lawton Station Phase 4C and 5C (Street Naming): A request by Village Park Homes for the approval of six (6) new street names for future development in Lawton Station phases 4C and 5C. The property is identified by tax map number R614 028 000 1134 0000 and is located in the Lawton Station Subdivision. (STR-01-17-10510)

Staff Presenting – Theresa Thorsen

Griffin made a motion to approve the six (6) new street names as submitted.

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

B. Buck Island/ Simmonsville (Street Naming): A request by Wosvaldo Servin for the approval of a new street name for an unnamed driveway which would provide access for a total of seven (7) future residential homes. The property is identified by tax map number R610 039 000 017F 0000 and is located in the Buck Island/Simmonsville Annexation in close proximity the intersection of Buck Island/Simmonsville Road. (STR-01-17-10511)

Staff Presenting – Theresa Thorsen

Board Member Josh Tiller recused himself from this item due to a conflict of interest.

Jackson made a motion to approve the street name as submitted.

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

C. 4 Thurmond Way (Certificate of Appropriateness): The Applicant, Michael Kronimus on behalf of B2K, LLC, requests a Certificate of Appropriateness for the approval of a two story office building of approximately 4,713 SF. The property is identified by tax map number R610 039 000 0727 0000 and is located at 4 Thurmond Way. The property is within the Bluffton Village Development, and zoned Bluffton Village PUD. (COFA-01-17-10504)

Staff Presenting – Erin Schumacher
Keefer made a motion to approve the Certificate of Appropriateness - Highway Corridor Overlay (COA) for the construction of a three story office building with the following conditions:

1. Development Agreement:
   a. Per the First Amendment of the Bluffton Village Development Agreement, an assignment of rights allots this structure 5,000 SF of heated square footage. As such, the building may not have conditioned spaces in excess of the allocated 5,000 SF and the third floor must be noted as unheated square footage. The third floor is not permitted to have conditioned space without an assignment of rights, transferring additional developable square footage to this parcel from another undeveloped site within the Bluffton Village Development which must be properly executed and recorded.

2. Architecture:
   a. The building must be rotated so that the east elevation is facing north with the main entrance is facing the Frontage Street (Thurmond Way in this case).
   b. A sidewalk shown on the Master Plan must be installed connecting to the existing sidewalk on Bluffton Road and in front of the building.
   c. An accessible route must be provided to the entrance of the building.

3. Lighting:
   a. Per Section 5.15.11.B. and of the TOB-ZO, provide information on the illumination levels of the proposed fixtures to show that they comply with the foot-candle requirements of Section 5.15.11.E.b. of the TOB-ZO.

4. Other:
   a. Per Section 5.8.7.E.5. of the Bluffton Village Master Plan, the Planning Commission determined that the following deviations from the design standard outlined in the Bluffton Village Architectural Design Guidelines were permitted as allowable:
      i. Exceeding the maximum building height allowance of 35 feet to allow for the proposed building of 39 feet in height.
      ii. A deviation to allow the stucco surfaces to be tabby rather than the fine or medium sand float finish that is permitted.

5. Additional Requirements:
a. Signage Permits must be submitted to the Town of Bluffton for review and approval for the signage proposed for each business located in the structure.

b. Letter from the Architectural Standards Committed responsible for reviewing the plans for conformance with the Bluffton Village Architectural Design Guidelines stating that the proposed project is in accordance with the established design standards shall be provided to Town Staff before the Certificate of Appropriateness is issued.

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

X. DISCUSSION

There was no Discussion.

XI. ADJOURNMENT

The February 22, 2017, Planning Commission meeting adjourned at 7:03 p.m.