TOWN OF BLUFFTON PLANNING COMMISSION

Large Meeting Room, Bluffton Town Hall
Wednesday, March 22, 2017, Minutes

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

Absent: N/A

Staff: Kevin Icard, Planning & Community Development Manager; Katie
Peterson, Planner; Marcia Hunter, Growth Management Coordinator;
Heather Colin, Director of Growth Management; Bryan McIlwee, Director
of Engineering; John Hutchinson, Manager Capital Improvements; Patrick
Rooney, Project Manager

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

Congleton made a motion to approve the March 22, 2017, Planning Commission
meeting agenda. Hannock seconded the motion. All were in favor and the motion
passed.

VI. ADOPTION OF MINUTES

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

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There was no public comment.
VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

1. FOR ACTION

A. FY 2018 Capital Improvements Program: A request by the Town of Bluffton for recommendation of approval to Town Council of the FY 2018 Capital Improvements Program.

Staff Presenting – Bryan McIlwee resented the information to the Commission which is incorporated into these minutes.

Hannock made a motion to approve the FY18 Budget Proposal 5-Year Capital Improvement Projects FY18 – FY22 with number 9. Bridge Street Sidewalks and Striping be moved to priority number 1.

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

X. DISCUSSION

A. Cypress Ridge (Master Plan Amendment): A request by D.R. Horton, Inc., for a Master Plan Amendment Review that consists of a map layout change to areas currently owned by D.R. Horton, Inc., as well as a portion to be acquired by D.R. Horton, Inc., through a land swap exchange, currently in progress. The property is identified by tax map number R610 028 000 0916 0000 and the land swap involves the northwest portion of the tract currently owned by Magnolia Group, LLC. The property is zoned Jones Estate PUD and therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD, Jones Tract Master Plan, Town of Bluffton Unified Development Ordinance and Stormwater Design Manual. (MPA-11-14-8601)

Staff Presenting – Kevin Icard resented the information to the Commission which is incorporated into these minutes.

NO ACTION WILL BE TAKEN ON THIS ITEM

XI. ADJOURNMENT

The March 22, 2017, Planning Commission meeting adjourned at 6:54 p.m.