I. CALL TO ORDER

Hannock called the meeting to order at 6:05 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 June 28, 2017, Planning Commission meeting agenda. Congleton seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Congleton made a motion to approve the May 24, 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 comment.
VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

1. FOR ACTION

A. 7 Possum Point Lane (Street Naming): A request by Benji Elliot, for the approval of a new street name for an unnamed driveway that will provide access for two manufactured homes that are proposed for the property. The property is identified by tax map number R610 039 000 1656 0000 and is located on Possum Point Lane. The application is subject to review by the Planning Commission based on the criteria set forth in the Town of Bluffton Unified Development Ordinance. (STR 05-17-10992)

Staff Presenting – Will Howard presented the information to the Commission which is incorporated into these minutes.

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

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

B. Parcel 11 (Street Naming): A request by Jupiter Holdings, LLC, for the approval of a new street name for an unnamed road/driveway that will provide access for a Self-Storage Facility. The property is identified by tax map number R610 030 000 0116 0000 and consists of 2.3 acres located southeast of the intersection of Buckwalter Parkway and Buckwalter Town Boulevard. The application is subject to review by the Planning Commission based on the criteria set forth in the Town of Bluffton Unified Development Ordinance. (STR 05-17-10974)

Staff Presenting – Will Howard presented the information to the Commission which is incorporated into these minutes.

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

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

C. 24 Thomas Heyward/Landen Oaks (Development Plan Amendment): A request by George L. Kiser Jr., on behalf of Bluffton Development Group, LLC, for approval of a Development Plan Amendment. The project consists of a 10 lot cottage development for detached single family homes and carriage houses. The property is identified by tax map number R610 039 00A 0224 0000 and consists of approximately 1.62 acres located at 24 Thomas Heyward Street. The property is zoned Neighborhood General-HD and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and the Town of Bluffton Stormwater Design Manual. (DPA 07-15-9290)
Staff Presenting – Will Howard presented the information to the Commission which is incorporated into these minutes.

PUBLIC COMMENTS: Public Comments were received from Doreen Baumann residing at 14 Stock Farm, Bluffton, SC and Mike Raymond residing at 5827 Ginkgo Lane, Bluffton SC.

Congleton made a motion to table the item due to legal interpretation of the code. He then requested a Special Meeting be called when the clarification had been made to expedite the process for the applicant.

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

D. **24 Thomas Heyward/Landen Oaks (Street Naming):** A request by George L. Kiser Jr., on behalf of Bluffton Development Group, LLC, for approval of two (2) new street names for future development of Landen Oaks. The project consists of a 10 lot cottage development for detached single family homes and carriage houses. The property is identified by tax map number R610 039 00A 0224 0000 and consists of approximately 1.62 acres located at 24 Thomas Heyward Street. The property is zoned Neighborhood General-HD and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance. (STR 06-17-11070)

Staff Presenting – Will Howard presented the information to the Commission which is incorporated into these minutes.

Congleton made a motion to approve the names as submitted in the application.

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

X. **DISCUSSION**

A discussion occurred regarding upcoming projects as a result of the Town Council Workshop held on July 11, 2017. The Board may go over proposed modifications to the parking changes, shared parking standards, converting the two parking tables into one and finally reviewing any changes to parking standards.

XI. **ADJOURNMENT**

The June 28, 2017, Planning Commission meeting adjourned at 6:51 p.m.