

**TOWN OF BLUFFTON PLANNING COMMISSION**

**Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr.  
Town Council Chambers**

**Wednesday, February 26, 2020, Minutes**

---

**Present:** Josh Tiller, Chair; Terry Hannock, Vice Chair; Amanda Jackson; Dan Keefer; Charlie Wetmore III; Trey Griffin; Ronald Williams

**Staff:** Will Howard, Principal Planner; Alan Seifert, Senior Planner; Victoria Smalls, Growth Management Coordinator

---

**I. CALL TO ORDER**

Chairman Tiller called the meeting to order at 6:03 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**

Vice Chairman Hannock made a motion to adopt the Wednesday, February 26, 2020 Planning Commission Meeting Agenda. Commissioner Jackson seconded the motion, all were in favor and the motion passed.

**VI. ADOPTION OF MINUTES – January 22, 2020**

Commissioner Griffin made a motion to approve the adoption of the January 22, 2020 minutes, Vice Chairman Hannock seconded the motion. Commissioner Williams was not present at the January 22, 2020 meeting therefore he did not vote. All were in favor and the motion passed.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

**VIII. OLD BUSINESS**

No Old Business

## IX. NEW BUSINESS

### 1. FOR ACTION

- A. Pinecrest (Master Plan Amendment):** A request by Willy Powell of Ward Edwards Engineering on behalf of the Pinecrest Property Owner's Association for approval of a Master Plan Amendment. The project consists of altering the traffic flow through the Pinecrest community, by modifying Pinecrest Way to one-way traffic, westbound only from Pinecrest amenity parking field to Masters Way. The change is intended to reduce cut-through traffic from Masters Way to Bluffton Parkway. The tax map number is identified as R610 030 000 0711 0000. (PD-01-11-044) (Staff - Alan Seifert)

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

Commissioner Wetmore made a motion to approve the recommendation approval of the Pinecrest Master Plan Amendment (PD-01-11-044) to convert the existing two-way traffic flow of Pinecrest Way, from Masters Way to the last entrance into the amenity center parking area so as to restrict access from Masters Way, with the following condition:

1. The applicant must provide proof of notification, such as Certified Mail, of the Master Plan Amendment to each of the 13 homeowners on Pinecrest Way. The proof of notification shall be provided to Town Staff in time to be included with the materials for the April 14<sup>th</sup>, 2020 Town Council meeting.

Commissioner Griffin second the motion all were in favor and the motion passed.

- B. Washington Square Commercial (Preliminary Development Plan):** A request by Josh K. Tiller, PLA, ASLA on behalf of Speyside Partners, LLC., for approval of a Preliminary Development Plan. The project consists of the construction of 10 mixed-use buildings with office space, retail space, restaurant space, 36 residential apartments and an 80-unit boutique hotel. The property is zoned Buckwalter Planned Unit Development and consists of approximately 7.92 acres identified by tax map number R614 022 000 0894 0000 located within the Washington Square Development, west of Buckwalter Parkway and north of Buckwalter Place. (DP-10-19-013630) (Staff – Will Howard)

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

Commissioner Jackson and Chairman Tiller recused themselves from this item due to begin Professionally Employed by or under contract with Principal

Commissioner Griffin made a motion to approve the Preliminary Development Plan (DP-12-19-013630) for the commercial development consisting of the construction of an 8,136 SF Grocery Market and related infrastructure as submitted.

Commissioner Wetmore second the motion all were in favor and the motion passed.

- C. Low Country Fresh Market (Preliminary Development Plan):** A request by Josh K. Tiller, PLA, ASLA on behalf of Low Country Fresh Real Estate, LLC for approval of a Preliminary Development Plan. The project consists of the construction of an 8,136 SF grocery market. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1 acre identified by tax map number R614 022 000 0894 0000 within the Washington Square Development, west of Buckwalter Parkway and north of Buckwalter Place. (DP-12-19-013786) (Staff – Alan Seifert)

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

Chairman Tiller recused himself from this item due to begin professionally employed by or under contract with Principal.

Commissioner Keefer made a motion to approve as submitted, the Preliminary Development Plan (DP-12-19-013630) for the commercial development consisting of the construction of an 8,136 SF Grocery Market and related infrastructure.

Commissioner Wetmore second the motion all were in favor and the motion passed.

- D. 48 Lawrence Street (Preliminary Development Plan):** A request by Tim Dolnik for approval of a Preliminary Development Plan. The project consists of the construction of parking and related infrastructure to allow a change of use from single family residential to commercial use. The property is zoned Neighborhood General-HD and consists of approximately .46 acres identified by tax map number R610 039 00A 123B 0000 located at 48 Lawrence Street. (DP-01-20-13911) (Staff – Will Howard)

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

Commissioner Keefer recused himself from this item due to the fact that he is the Consultant for this project.

Commissioner Griffin made a motion to approve the Preliminary Development Plan (DP-01-20-013911) for the change of use of the

existing house at 48 Lawrence St. from residential to commercial for a clothing boutique on the ground floor as submitted.

Vice Chair Hannock second the motion all were in favor and the motion passed.

**x. ADJOURNMENT**

The February 26, 2020 Planning Commission meeting adjourned at 7:22 p.m.

APPROVED