

TOWN OF BLUFFTON PLANNING COMMISSION

Electronic Meeting

Wednesday, January 27, 2021, Minutes

Present: Charlie Wetmore; Vice Chairman, Terry Hannock; Amanda Jackson-Denmark; Kathleen Duncan; Matt Youst; Ron Williams

Absent: Trey Griffin

Staff: Kevin Icard, Planning & Community Development Manager; Darby McLain, Growth Management Coordinator; Charlotte Moore, Principal Planner; Will Howard, Principal Planner; Alan Seifert, Senior Planner

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

The Commission motioned to remove item F from the agenda.

Commissioner Jackson-Denmark made a motion to adopt the Wednesday, January 27, 2021 Planning Commission Meeting Agenda. Commissioner Wetmore seconded the motion; all were in favor and the motion passed.

VI. ADOPTION OF MINUTES – NOVEMBER 18, 2020

Commissioner Jackson-Denmark made a motion to approve the adoption of the November 18, 2020 minutes. Commissioner Youst seconded the motion. All were in favor except for Commissioners Williams and Duncan who abstained. The motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

VIII. ELECTION OF OFFICERS

Commissioner Jackson-Denmark made a motion to elect Commissioner Griffin as the new Chair of the Planning Commission. Commissioner was not present to speak on whether he would be interested. Commissioner Jackson-Denmark withdrew her motion.

Commissioner Wetmore made a motion to elect Vice Chairman Hannock as the new Chair of The Planning Commission. Commissioner Williams seconded the motion. All Commissioners voted against. The motioned failed.

The Commission discussed that all members of the committee should be present when electing officers.

Commissioner Williams motioned to table the election of officers until all nominees could be present. Commissioner Jackson-Denmark seconded the motion. All were in favor and the motion passed.

IX. OLD BUSINESS

There was no old business.

X. NEW BUSINESS

- A. Tupelo III (Preliminary Development Plan):** A request by Vulcan Property Group, LLC on behalf of Parcel C1, LLC for approval of a Preliminary Development Plan. The project consists of the construction of an office building, a daycare facility and associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.58 acres identified by R610 022 1122 0000 located at the intersection of Cassidy Drive and Buckwalter Parkway. (DP 08-20-14483) (Staff-Will Howard)

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

Commissioner Wetmore motioned to approve the application per staff recommendations. Commissioner Jackson-Denmark seconded the motion. All were in favor and the motion passed.

- B. 6 Arley Way (Preliminary Development Plan):** A request by Eric Hoover with Ward Edwards Engineering, on behalf of Ceagull Investments, LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 12,000 square foot commercial building with associated infrastructure. The property is zoned General Mixed Use and consists of approximately 2 acres identified by tax map number R600 031 0217 0000 located at 6 Arley Way. (DP 10-20-014720) (Staff-Will Howard)

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

Commissioner Duncan recused herself from the project.

Commissioner Jackson-Denmark motioned to approve the application per staff recommendation. Commissioner Wetmore seconded the motion. All were in favor and the motion passed.

- C. New Riverside Village (Street Naming):** A request by Mike Hughes of Thomas & Hutton on behalf of MFH LAND,LLC and The Town of Bluffton for approval of new street names for new roads within the proposed New Riverside Village, a mixed-use development consisting of residential, office and a commercial village on approximately 35.5 acres located at the southeast corner of the intersection of New Riverside Road and SC Hwy 46. (STR 12-12-14859) (Staff-Will Howard)

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

Commissioner Duncan motioned to approved name options 1, 3, 5, 2, & 4. Commissioner Wetmore seconded the motion. All were in favor and the motion passed.

- D. Belfair Towne Village (Certificate of Appropriateness – Highway Corridor Overlay District):** A request by Wallace Milling of Witmer Jones Keefer, Ltd, on behalf of David Carpio of Brixmor for approval of a Certificate of Appropriateness – HCOD. The project consists of the removal of trees located along the frontage buffer with US HWY 278. The Property is zoned Belfair Planned Unit Development a located northeast of the intersection of US HWY 278 and Simmonsville Road. (COFA-01-21-14930) (Staff- Alan Seifert)

Staff member Alan Seifert presented the information to the Commission which is incorporated into these minutes.

Commissioner Jackson-Denmark motioned to table the application and for the Applicant to come back more information with an Arborist report and tree mitigation replacement. Commissioner Wetmore seconded the motion. Commissioner Duncan made an amendment to the motion to include also review continuity of the shrubs to screen the parking. Commissioner Wetmore seconded the amended motion. All were in favor of the amended motion and it passed.

All were in favor of the original and amended motion to table the request and it passed.

- E. Parcel 10B Multi-Family (Preliminary Development Plan):** A request by SC Bodner Company, Inc on behalf of The Reed Group for approval of a Preliminary Development Plan. The project consists of the construction of 252 multifamily residential units with an amenity center and associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 45 acres identified by tax map number R610 029 000 0789 0000 located within the Parcel 10A/10B Master Plan. (DP 10-20-14645) (Staff-Will Howard)

The Commission voted to remove this project from the agenda and the request of the Applicant.

- F. Unified Development Ordinance Edits (PUBLIC HEARING):** Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Certain Building Requirements for Building Size Range, Building Footprint, Height and Front Build-to Zone for Main Street and Additional Building Types in the Neighborhood Center-Historic District Zoning District and to Building Size Range and Footprint for Additional Building Types Elsewhere within Old Town Bluffton. (Staff- Charlotte Moore)

Staff member Charlotte Moore presented the information to the Commission which is incorporated into these minutes.

Commissioner Jackson-Denmark motioned to approve the edits per staff recommendation. Commissioner Duncan seconded the motion. All were in favor and the motion passed.

XI. DISCUSSION

There was no discussion.

XII. ADJOURNMENT

Commissioner Wetmore made a motion to adjourn the January 27, 2021 Planning Commission meeting, the motion was seconded by Commissioner Jackson-Denmark. The meeting was adjourned at 8:32 p.m.