

# Planning Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.  
Council Chambers

May 26, 2021

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## II. CALL TO ORDER

## III. ROLL CALL

### PRESENT

Commissioner Amanda Jackson Denmark  
Commissioner Charlie Wetmore  
Commissioner Kathleen Duncan  
Commissioner Ron Williams  
Commissioner Terry Hannock

### ABSENT

Commissioner Matthew Youst  
Commissioner Trey Griffin

## IV. ADOPTION OF THE AGENDA

Motion made by Commissioner Hannock, Seconded by Commissioner Wetmore.  
Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan,  
Commissioner Williams, Commissioner Hannock

## V. ADOPTION OF MINUTES

### 1. April 28, 2021

Commissioner Duncan requested the following changes be made to the April 28, 2021 Planning Commission Minutes: Changing the date of approval for the preliminary plan to March 24, 2021. Duncan also requested that the term "exclaimed" be changed to "explained" in the previous minutes.

Motion made by Commissioner Wetmore, Seconded by Commissioner Hannock.  
Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan,  
Commissioner Williams, Commissioner Hannock

## VI. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

There were two public comments made. One comment was made by Tom Zinn in regard to a grading permit for his property. The other comment was made by Karrie Ijames in regard to flooding The Farm neighborhood with the expansion of the Buckwalter Recreation Center.

**VII. OLD BUSINESS**

There was no old business.

- 1. 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- Will Howard)

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

Motion for approval made by Commissioner Hannock, Seconded by Commissioner Williams. Voting Yea: Commissioner Jackson Denmark, Commissioner Williams, Commissioner Hannock. Voting Nay: Commissioner Wetmore, Commissioner Duncan. The plan was approved by the Commission.

**VIII. NEW BUSINESS**

- 1. New Riverside Park (Street Naming Application):** A request by Constance S. Clarkson on behalf of the Town of Bluffton for approval of a street naming application to name the newly constructed private drive that will serve Fire Station #31 and the Town of Bluffton New Riverside Park. The property is zoned New Riverside Planned Unit Development and identified by tax map number R610 036 000 1319 0000 located southwest of the intersection of Okatie Highway and New Riverside Road. STR 05-21-00000) (Staff – Will Howard)

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

The recommended street name was Red Barn Drive which was properly vetted with the appropriate municipalities and agencies.

Motion for approval made by Commissioner Hannock, Seconded by Commissioner Wetmore. Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Williams, Commissioner Hannock. The plan was approved by the Commission.

- 2. Parkers Kitchen – 5 Oliver Court (Preliminary Development Plan):** A request by Drayton-Park Companies, LLC on behalf of the owner, Wyatt Pringle, for the approval of a Preliminary Development Plan. The project consists of the construction of a +/- 5,200 square foot convenience store and fuel station. The property is zoned Schultz Planned Unit Development and consists of approximately 1.88 acres identified by tax map number R610 031 000 0961 0000 located at 5 Oliver Court. (DP-02-21-015049) (Staff – Will Howard)

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

The Commission formally requested that the UDO Administrator bring the plan back before the Commission for their comments.

Motion for approval made by Commissioner Wetmore, Seconded by Commissioner Hannock. Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Williams, Commissioner Hannock. The plan was approved by the Commission.

## **IX. DISCUSSION**

### **1. Comprehensive Plan Update**

Kevin Icard provided a quick update on the Comprehensive Plan. Icard stated that the roundtable and Steering Committee meetings are complete and the Town's consultants are working on putting a plan together. Icard also stated that the Town will be seeking the Planning Commission's input once the draft is put together.

## **X. ADJOURNMENT**

Motion made by Commissioner Wetmore, Seconded by Commissioner Hannock.

Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Williams, Commissioner Hannock