



## **Planning Commission**

**Monday, November 01, 2021 at 6:00 PM**

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

### **AGENDA**

#### **I. CALL TO ORDER**

#### **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 a special 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 Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

#### **V. ADOPTION OF THE AGENDA**

#### **VI. ADOPTION OF MINUTES**

1. September 22, 2021

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

#### **VIII. OLD BUSINESS**

1. **Palmetto Bluff (Development Agreement Amendment – PUBLIC HEARING):** A request by Palmetto Bluff Development, LLC for a Fifth Amendment to the Palmetto Bluff Development Agreement to provide for dockside fueling and a second dry stack boat storage at the Big House Tract's Anson Marina (DAA-03-21-015139) (Staff – Kevin Icard)
2. **Palmetto Bluff (Concept Plan Amendment – PUBLIC HEARING):** A Request by Palmetto Bluff Development, LLC for a Second Amendment to the Palmetto Bluff Concept Plan to provide for

dockside fueling and a second dry stack boat storage at the Big House Tract's Anson Marina (CPA-03-21-015140) (Staff – Kevin Icard)

## IX. NEW BUSINESS

1. **Sora Wellness (Street Naming Application):** A request by Grandview Care, Inc. for approval of a Street Naming Application for proposed roads within the Sora Wellness development plan. The proposed street names include Sea Myrtle Drive, Gallinule Lane, Sora Way, Archway Circle, and New River Avenue. The property is zoned Palmetto Bluff Planned Unit Development and is identified by Beaufort County tax map number R614 045 000 0068 0000 located at 441 Old Palmetto Bluff Road. (STR-09-21-15903) (Staff- Will Howard)
2. **Unified Development Ordinance Amendments (PUBLIC HEARING):** Consideration of an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 2 - Administration, Sec. 2.2, Establishment; Article 3 – Application Process, Sec. 3.18, Certificate of Appropriateness – Historic District and Sec. 3.25, Designation of Contributing Structure; Article 4 – Zoning Districts, Sec. 4.2, Zoning District Provisions, and Sec. 4.4, Conditional Use Standards; Article 6 – Sustainable Development Incentives, Sec. 6.3, Sustainable Neighborhood Design and, Article 9 – Definitions and Interpretation, Sec. 9.2, Defined Terms Related to Certain Historic Preservation Terms and Definitions (Staff – Charlotte Moore)
3. **Unified Development Ordinance Amendments (PUBLIC HEARING):** Consideration of an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, Sec. 3.25, Designation of Contributing Structure to Revise Review Criteria (Staff – Charlotte Moore)
4. **Unified Development Ordinance Amendments (PUBLIC HEARING):** Consideration of an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Table of Contents; Article 3 – Application Process to Establish Sec. 3.26, Proactive Preservation and Maintenance of Contributing Structures (Staff – Charlotte Moore)
5. **New Riverside Village Commercial (Certificate of Appropriateness-HCO):** A request by Narramore Associates, Inc., on behalf of the Owners, Avtex Partners XXXIII, LLC, for approval of a Certificate of Appropriateness - Highway Corridor Overlay. The project consists of buildings B, C, D, and E within the Commercial Village portion of the New Riverside Village Master Plan, along with the associated landscape and lighting. The property is zoned New Riverside PUD and identified by tax map number R610 036 000 1258 0000, located south of May River Road, east of New Riverside Road and the US Highway 170 traffic circle. (COFA-08-21-015698) (Staff- Katie Peterson)
6. **115 Bluffton Road (Annexation – PUBLIC HEARING):** A request for a recommendation of approval for the annexation of an approximately 9.27 acre Town owned property located at 115 Bluffton Road and identified by Beaufort County Tax Map No. R601 039 000 0050 0000 via the 100% Petition and Ordinance Method with a concurrent Zoning Map Amendment requesting a rezoning from the current T4 Hamlet Center (T4HC) and T3 Neighborhood (T3N) Zoning Districts pursuant to the Beaufort County Community

Development Code to General Mixed Use (GMU) pursuant to the Town of Bluffton Unified Development Ordinance, into the Town of Bluffton corporate limits. (ANNX-08-21-015741) (Staff – Kevin Icard)

7. **115 Bluffton Road (Zoning Map Amendment- Public Hearing):** A Request by the Town of Bluffton for an Amendment to the Town of Bluffton Zoning Map to Incorporate and Designate Certain Real Property Owned by the Town of Bluffton Consisting of Approximately 9.27 Acres, More or Less, Located at 115 Bluffton Road and Identified as Beaufort County Tax Map No. R600 039 000 0050 0000 as General Mixed Use Zoning (ZONE-08-21-015740) (Staff- Kevin Icard)
8. **Pediatric Smiles (Preliminary Development Plan):** A request by Andrew Klosterman for approval of a Preliminary Development Plan Application. The project consists of the construction of an 8,000 square foot building to serve as dental/medical offices with associated parking and infrastructure. The property is zoned Shultz Tract Planned Unit Development & consists of 1.06 acres identified by tax map number R610 031 000 1381 0000 located at 291 Red Cedar Street. (DP-08-21-015711) (Staff- Will Howard)
9. **Buckwalter Place Veterinary Clinic (Preliminary Development Plan):** A request by Alec B. Metzger, P.E. on behalf of Daniel Iyer, DVM, for approval of a Preliminary Development Plan. The project consists of the development of a +/- 9,000 square foot veterinary clinic with associated utilities, parking, and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of 0.710 acres identified by tax map number R610 029 000 1732 000, located within the Buckwalter Place Master Plan. (DP-07-21-15654) (Staff- Will Howard)
10. **Bluffton Assemblage (Preliminary Development Plan):** A request by John Giordano of Thomas & Hutton on behalf of the owner, Development Associates, Inc, for approval of a Preliminary Development Plan Application. The project consists of the development of a 87 single family residential lots and associated infrastructure. The property is zoned Residential General and consists of approximately 24.8 acres identified by tax map numbers R610 030 000 005A 0000, R610 030 000 0005 0000, R610 031 000 1568 0000, R610 031 000 0088 0000, R610 031 0000 1637 0000, R610 031 000 0046 0000, R610 031 000 0045 0000, R610 031 000 0007 0000 located west of Ballfield Road. (DP-06-21-015414) (Staff- Will Howard)
11. **Goethe Road – Rezoning Request (PLANNING WORKSHOP – NO ACTION):** A request by J.C. Fraser, Jr. for approval of an Amendment to Town of Bluffton Official Zoning Map to rezone two (2) parcels from Residential General (RG) to Neighborhood Core (NC). The subject parcels consist of approximately 1.24 and are identified by Beaufort County Tax Map Numbers R610 039 000 0159 0000, and R610 039 000 0744 0000 located northwest of the intersection of Hilderbrand Road and Goethe Road. (ZONE-09-21-015896) (Staff- Kevin Icard)

## X. DISCUSSION

## XI. ADJOURNMENT

*“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”*

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*