



## **Planning Commission- SPECIAL MEETING- Continued from November 1, 2021**

**Wednesday, November 10, 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.

#### **V. 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.

#### **VII. ADOPTION OF THE AGENDA**

#### **VIII. ADOPTION OF MINUTES**

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

#### **X. OLD BUSINESS**

#### **XI. NEW BUSINESS**

- 1. 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 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)

2. **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)
3. **115 Bluffton Road (Zoning Map Amendment – PUBLIC HEARING):** A request for a recommendation of approval for a Zoning Map Amendment to rezone an approximately 9.27 acre Town owned property located at 115 Bluffton Road and identified by Beaufort County Tax Map Number R601 039 000 0050 0000 with a concurrent Annexation request to rezone 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. (ZONE-08-21-015740) (Staff – Kevin Icard)

## XII. DISCUSSION

## XIII. ADJOURNMENT

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*“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.*