



Planning Commission

Wednesday, January 26, 2022 at 6:00 PM

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

AGENDA

This meeting can be viewed live on [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

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. October 27, 2021
2. November 1, 2021
3. November 10, 2021
4. November 17, 2021

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

1. **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)

IX. NEW BUSINESS

1. **Washington Square Townhomes (Preliminary Development Plan):** A request by the Applicant, Tabitha Hartman on behalf of the property owner, Logan Homes SC, LLC, for approval of the Preliminary Development Plan for Washington Square Townhomes – located in the Buckwalter Commons Parcel C4 Master Plan. The project consists of constructing 58 townhomes, sidewalks, and associated infrastructure (DP-09-21-015887). (Staff - Jordan Holloway)
2. **Parcel 9B & 9C New Riverside (Initial Master Plan):** A request by Michael Hughes of Thomas & Hutton, on behalf of Pritchard Farm, LLC, for approval of an Initial Master Plan (IMP) for the subject property, comprised of 3 parcels, identified by Beaufort County Tax Map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, & R600 045 000 0001 0000 commonly referred to as Parcels 9B and 9C of the New Riverside PUD. (Staff - Jordan Holloway)
3. **Parcel 10A/10B Buckwalter (Master Plan Amendment):** The Applicant, Witmer, Jones, Keefer, on behalf of University Investments, is requesting approval of a Master Plan Amendment for the subject property located within Parcel 10D of the Buckwalter Planned Unit Development (PUD). (Staff - Jordan Holloway).
4. **Unified Development Ordinance Amendments (Public Hearing)** - Amendments to the Town of Bluffton's Code of Ordinances, Chapter 23 - Unified Development Ordinance, Article 3 – Application Process, Sec. 3.2.3.A. Public Hearing Notice, Timing of Public Notice Requirements, UDO Text Amendments. (Staff - Charlotte Moore)
5. **Unified Development Ordinance Amendments (Public Hearing)** - Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.8.3, Lot and Building Standards, Table 5.8.3.A (Lot Types by District) and Table 5.8.3.B (Lot Standards). (Staff - Charlotte Moore)
6. **Unified Development Ordinance Amendments (Public Hearing)** - Amendments to the Town of Bluffton Code of Ordinances Chapter 23 - Unified Development Ordinance, Article 5, Sec. 5.3 Natural Resources: Tree Conservation, Planting & Landscaping Specific to Sec. 5.3.3.G. Maximum Replacement of Removed Trees and Sec. 5.3.8. Fee in Lieu of Tree Replacement and/or Specific Landscaping. (Staff - Charlotte Moore)
7. **Adoption of 2022 Planning Commission Meeting Dates:** (Staff - Kevin Icard)
8. **Adoption of 2022 Development Review Committee Meeting Dates:** (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 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.*