



Planning Commission

Wednesday, April 27, 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. March 23, 2022 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Unified Development Ordinance Amendments (Public Hearing)** - Amendments to the Town of Bluffton's Code of Ordinances, Chapter 23 - Unified Development Ordinance, Article 2 – Administration, Sec. 2.2.3.B., Establishment, Boards and Commissions Member Terms, Number of Terms (Staff - Charlotte Moore)

2. **Indigo Cove Townhomes (Preliminary Development Plan):** A request by the Applicant, TJ Washburn of Winchester Homes, on behalf of the property owner, PKP Group LLC, for approval of the Preliminary Development Plan for Indigo Cove Townhomes – located at the northeast corner of the intersection of Bluffton Parkway and Buck Island Road. The property is zoned Residential General and consists of approximately 23.84 acres, identified as tax parcel number R610 031 000 0002 000. The project consists of the construction of 83 townhomes with an amenity center and associated infrastructure (DP-05-21-015280). (Staff – Dan Frazier)
3. **1055 May River Road (Certificate of Appropriateness-HCO):** A request by Ansley H. Manuel, on behalf of the Owner, Cahill Enterprise, for approval of a Certificate of Appropriateness - Highway Corridor Overlay. The project consists of the addition of a 144 SF wait station area on the right elevation and 960 SF of outdoor covered seating, restroom and wait station area on the left elevation of the existing restaurant at 1055 May River Road. The property is zoned Rural Mixed Use and identified by tax map number R610 039 000 0001 0000, located on the north side of May River Road between Sandy Run Road and Crooked Cove Lane. (COFA-03-22-016498) (Staff- Katie Peterson)
4. **Ma Daisy's (Preliminary Development Plan):** A request by Daisy's Legacy Holdings, LLC for approval of a preliminary development plan application. The project proposes the redevelopment of a 1.85-acre site to include restaurant, commercial and residential uses in four buildings. The property is zoned Neighborhood General Historic District (NG-HD), identified by tax map number R610 039 00A 0235 0000 and located at 1255 May River Road. (Staff - Jordan Holloway)

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.*

Executive Session - The public body may vote to go into executive session for any item identified for action on the agenda