



Planning Commission

Wednesday, June 22, 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. May 25, 2022

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Bluffton Assemblage (Street Naming Application):** A request by John Giordano of Thomas & Hutton, on behalf of Development Associates, Inc., for approval of a street naming application. The applicant is requesting approval of the following street names to be used for the future development of Bluffton Assemblage. The subject property is zoned Residential General and consists of +/- 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

031 000 1637 0000, R610 031 000 0046 0000, R610 031 000 0045 0000, and R610 031 000 0007 0000 located at the intersection of Buck Island Road & Ballfield Road (STR-05-22-016737) (Staff - Dan Frazier)

2. **May River Montessori (Preliminary Development Plan):** The Applicant, Ward Edwards Engineering, is requesting approval of a Preliminary Development Plan. The project proposes to construct a new classroom building on a 0.65-acre lot adjacent to the May River Montessori main facility (DP-04-22-016574) (Staff - Dan Frazier)

X. DISCUSSION

1. Workshop Regarding Blueprint Bluffton, an Updated Long-range Comprehensive Plan for the Town of Bluffton – Kevin Icard, Director of Growth Management

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.