



Planning Commission

Wednesday, July 27, 2022 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. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. June 22, 2022 Minutes

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. OLD BUSINESS

VII. NEW BUSINESS

- 1. 1 Thurmond Way (Certificate of Appropriateness- HCO):** A request by Joe DePauw of PDG Architects on behalf of the owner Saga Communications, Inc., for approval of a Certificate of Appropriateness - Highway Corridor Overlay. The project consists the construction of a two-story office building of approximately 3,500 SF on the property located at 1 Thurmond Way, identified by tax map number R610 039 000 0728 0000 in the Bluffton Village Development, within the Town of Bluffton Highway Corridor Overlay District, and zoned Bluffton Village PUD. (COFA-06-22-016912) (Staff – Katie Peterson)
- 2. Lowcountry Pickleball Club (Preliminary Development Plan):** A request by Richard Maggin of Palmetto Land Associates, LLC, for approval of a preliminary development plan. The project consists of the construction of a commercial pickleball facility including restaurant, clubhouse, and covered courts. The property is zoned Jones Estate PUD and consists of approximately 10.25 acres, identified by tax map numbers R610-036-000-0462-0000, R610-036-000-0461-0000 & R610-036-000-0460-0000 and located at 60 Estate Drive within the Palmetto Point Commercial Master Plan. (DP-04-22-016582) (Staff – Dan Frazier)
- 3. Refuel Store and Carwash (Preliminary Development Plan):** A request by Ryan Robinson of Refuel Operating Company, LLC for approval of a preliminary development plan application. The project consists of a Refuel store and carwash. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.58 acres identified by tax map

number R610 036 000 3713 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan. (DP-02-22-016354) (Staff – Dan Frazier)

4. **Buckwalter Recreation Center (Master Plan Amendment):** A request by Eric Walsnovich of Wood & Partners, Inc., on behalf of the Town of Bluffton, for approval of a Master Plan Amendment. The project consists of an amendment to the Buckwalter Community Park Master Plan within the Buckwalter Planned Unit Development (PUD) reflecting a reduction in soccer fields at the northern end of the park, the deletion of a Sports Pavilion Structure, a change from three baseball fields to two new soccer fields, a new maintenance building, and a new disc golf course. The property is zoned Buckwalter PUD and consists of +/- 142.91 acres identified by tax map number R610 038 0053 0000 and located on Buckwalter Parkway at May River Road. (MPA-03-22-016544) (Staff – Dan Frazier)
5. **Cypress Ridge (Master Plan Amendment):** A request by Michael Hughes of Thomas & Hutton, on behalf of D.R. Horton, Inc., for approval of a master plan amendment. The project consists of an amendment to the existing Cypress Ridge Master Plan by adding additional residential units, roads, and service lanes to the commercial village area of Mill Creek. The property is zoned Jones Estate PUD identified by tax map numbers R614 028 000 0024 0000, R614 028 000 2834 0000, R614 028 000 2818 0000, R614 028 000 0916 0000 (portion), and R614 028 000 0916 0000 and is located along Mill Creek Boulevard, Blakers Boulevard, and Oak Barrel Boulevard. (MPA-04-22-016624) (Staff – Dan Frazier)
6. **Midpoint at New Riverside (Master Plan Amendment):** A request by Pulte Home Company, LLC, on behalf of Walcam Land Group, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Midpoint Master Plan by proposing a different street network and lot layout on the undeveloped portion of the previously approved master plan. The property is zoned New Riverside PUD identified by tax map number R610 044 000 0012 0000 and consists of 201 acres located along Midpoint Blvd. (MPA-05-22-016795) (Staff – Dan Frazier)

VIII. DISCUSSION

IX. 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.