



Planning Commission

Wednesday, August 24, 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. 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. July 13, 2022 Special Meeting Minutes
2. July 20, 2022 Special Meeting Minutes
3. July 21, 2022 Special Meeting Minutes
4. July 27, 2022 Minutes
5. August 2, 2022 Special Meeting Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

1. **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 from the previously approved master plan. The properties are tax map number R610 044 000 0012 0000, zoned New Riverside PUD, and a portion of tax map number R614 045 000 0019 0000, zoned Palmetto Bluff PUD, and consists of 205 acres located along Midpoint Blvd. (MPA-05-22-016795) (Staff – Dan Frazier)

IX. NEW BUSINESS

- 1. River Dog Brewing Co. (Preliminary Development Plan):** A request by Witmer Jones Keefer, Ltd for approval of a preliminary development plan application. The project proposes the construction of a ±50,000 SF two-story building that includes a +/-20,000 square foot production brewery, and a +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room. The property is zoned Neighborhood Core (NC), identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located on three existing lots on Jennifer Court near the intersection of Buck Island Road and May River Road. (DP-06-22-016804) (Staff – Dan Frazier)
- 2. Unified Development Ordinance Amendments (Public Hearing)** - Consideration of Proposed Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, 5.15.5, to Increase the Additional Building Type Footprint, and to Provide a Consistent Height for the River House Building Type (Secs. 5.15.5.E and 5.15.8.M.) (Staff - Charlotte Moore)

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.