



Planning Commission

Wednesday, September 28, 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. July 20, 2022 Special Meeting Minutes
2. July 21, 2022 Special Meeting Minutes
3. July 27, 2022 Minutes
4. August 2, 2022 Special Meeting Minutes
5. August 4, 2022 Special Meeting Minutes
6. August 10, 2022 Special Meeting Minutes
7. August 24, 2022 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

1. **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)
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)

IX. NEW BUSINESS

1. **New Riverside Parcel 9 (Master Plan Amendment):** A request by John Paul Moore of Thomas & Hutton, on behalf of Pritchard Farm, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the New Riverside Parcel 9 Master Plan to add an additional 144 residential lots, resulting in a total of 509 maximum allowed residential lots. The amended master plan will include the original master plan properties, and an approximately 49-acre portion of tax map number R610 044 000 0002 0000, all zoned New Riverside PUD, and totaling +/-293.1 acres located north of New Riverside Road and east of May River High School. (MPA-07-22-016976) (Staff – Dan Frazier)
2. Consideration of a Resolution to Approve an Updated Comprehensive Plan ("Blueprint Bluffton") for the Town of Bluffton. (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.

