



Planning Commission

Wednesday, November 16, 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. October 26, 2022 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Big Blue Marble Academy Bluffton (Preliminary Development Plan):** A request by 814 Services, LLC for approval of a preliminary development plan application. The project proposes the construction of a +/-12,130 sq. ft. childcare facility. The property is zoned Jones Estate Planned Unit Development and consists of approximately a 1.50-acre portion of tax map number R614 028 000 5215 0000 located at the intersection of Mill Creek Boulevard and

Okatie Highway within the Cypress Ridge Master Plan. (DP-07-22-016969) (Staff – Jordan Holloway)

2. **New Riverside Village Parcel 7 (Preliminary Development Plan):** A request by Brian Searcy of Core States Group on behalf of the property owner, Solomon Property Holdings SC, LLC for approval of a preliminary development plan application. The project consists of a two-story, 15,000 sq. ft. medical office building and supporting parking. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.56 acres identified by tax map number R610 036 000 3214 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan. (DP-07-22-017024) (Staff – Jordan Holloway)
3. **New York City Pizza at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay):** A request by STAX Building & Development, on behalf of the owners, PR II May River Crossing for approval of a Certificate of Appropriateness - Highway Corridor Overlay District application. The site is an existing commercial structure which has proposed a tenant upfit to include a 290 SF addition on the front of the structure facing SC Highway 170 and a modified right side elevation to include a roll-up door to and counter for outdoor seating. The property is located on the primary parcel of the May River Crossing Development, identified by tax map number R610 036 000 0386 0000 and is the outbuilding on SC Highway 170 nearest the traffic circle. It is zoned Jones Estate PUD and is within the May River Crossing Master Planned area. (COFA-11-22-017371) (Staff - Katie Peterson)
4. **River Dog Brewing Co. (Certificate of Appropriateness - Highway Corridor Overlay):** A request by Dan Keefer, on behalf of the owners, Michael Bradley Holdings, LLC for approval of a Certificate of Appropriateness – HCO for a 5.18 acre development consisting of +/-20,000 square foot production brewery, +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room and the associated parking, driveways, lighting and landscaping. The property is identified by tax map numbers R610-039-000-0021-0000, R610-039-000-0756-0000, R610-039-000-0757-0000 and is located adjacent to May River Road (SC Highway 46), Buck Island Road and Jennifer Court. It falls within the Town of Bluffton Highway Corridor Overlay District, and is zoned Neighborhood Core. (COFA-08-22-017145) (Staff - Katie Peterson)
5. **Adoption of 2023 Planning Commission Meeting Dates:** (Staff - Jordan Holloway)
6. **Adoption of 2023 Development Review Committee Meeting Dates:** (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.