



Planning Commission

Wednesday, December 14, 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. November 16, 2022 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Ma Daisy's (Street Naming):** A request by Daisy's Legacy Holdings, LLC for approval of a street naming application. The project consists of redeveloping 1.85 acres to include restaurant, commercial, and residential uses in four buildings. The property is identified by tax map number R610 039 00A 0235 0000 located at 1255 May River Road within the Neighborhood General Historic District. (STR-12-22-017451) (Staff - Dan Frazier)

2. **New Riverside Village, Parcel 7 (Solomon Dentist Office Building) (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by James Atkins of Court Atkins Group on behalf of property owner Jeffery Solomon for approval of a Certificate of Appropriateness-Highway Corridor Overlay (COFA-HCO) to permit the landscape, lighting, and architecture for a 15,000 square foot office building within the New Riverside Village development. The subject property, identified as Parcel 7, consists of approximately 1.56 acres located at the southeast corner of the SC Highway 170 and SC Highway 46 intersection, and is zoned PUD within the New Riverside PUD and New Riverside Village Master Plan. (COFA-11-22-017422) (Staff – Charlotte Moore)
3. **Crowne at Buck Island Apartments (Development Plan Application):** A request by Carey Levow of Crowne at Buck Island, Limited Partnership on behalf of the property owner, Buck Island Partners, LLC for approval of a preliminary development plan application. The project consists of an apartment complex containing four (4) proposed 4-story multi-family buildings and associated open space, amenities, parking, and stormwater management. The property is zoned Light Industrial and consists of approximately 10.11 acres identified by tax map number R610 039 000 0180 0000 located at 412 Buck Island Road. (DP-09-22-017188) (Staff – Dan Frazier)

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.