



## Planning Commission

Wednesday, January 25, 2023 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. ADOPTION OF THE AGENDA**

**IV. ADOPTION OF MINUTES**

1. December 14, 2022 Minutes

**V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\***

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

- 1. Indigo Cove Townhomes (Street Naming):** A request by David Craig of Indigo Cove Property Owner, LLC for approval of a street naming application. The project consists of 84 townhome lots and associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 23.8 acres at the northeast corner of Buck Island Road and Bluffton Parkway within the Residential General Zoning District. (STR-12-22-017470) (Staff - Dan Frazier)
- 2. New Riverside Barn Park (Certificate of Appropriateness-HCO):** A request by Court Atkins Architects, on behalf of the Town of Bluffton, for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the renovation of the existing barn to a multi-function space and the addition of a covered porch and entry/restroom wing addition, along with the related infrastructure, landscaping and lighting. The site is identified by tax map number R610 036 000 1319 0000 located in the southwest quadrant of the SC Highway 170 and SC Highway 46 traffic circle intersection and is zoned New Riverside PUD. (COFA-12-22-07499) (Staff - Katie Peterson)
- 3. Raider Drive (Development Plan Application):** A request by the applicant and property owner, Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-10,000 sq. ft. office building and

associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 1.6 acres, identified by tax map number R610-029-000-0613-0000 and located within the Parcel 10-D / Raider Drive Master Plan. (DP-10-22-017324) (Staff - Dan Frazier)

4. **The Parkways Office (Development Plan Application):** A request by Caleb King of Thomas & Hutton on behalf of the property owner, University Investments, LLC for approval of a preliminary development plan. The project proposes the construction of two 3-story buildings totaling 10,000 sq. ft. each, one single-story building of 6,730 sq. ft., and the associated access, parking, and utilities to serve the buildings. The property is zoned Buckwalter PUD and consists of approximately 5.31 acres, identified by tax map numbers R614-029-000-0784-0000 and R614-029-000-0485-0000 located within the Brightwater at Hampton Lake Master Plan and the Hampton Lake Master Plan. (DP-10-22-017335) (Staff - Dan Frazier)
5. **Village at Verdier (Master Plan Amendment):** A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Village at Verdier Plantation Master Plan by removing a previously approved road in Parcel X, and a previously approved residential access point connection to Okatie Highway in Parcel Y-Z. The properties are zoned Village at Verdier PUD and consists of 124.2 acres located east of South Carolina Highway 170 at Seagrass Station Road. (MPA-10-22-017313) (Staff – Dan Frazier)

## VIII. DISCUSSION

## IX. ADJOURNMENT

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*“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](mailto: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.*