



Planning Commission

Wednesday, June 28, 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. 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. CIVILITY PLEDGE

We pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the Town of Bluffton.

VII. ADOPTION OF MINUTES

1. May 24, 2023 Minutes

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

IX. OLD BUSINESS

X. NEW BUSINESS

1. **Lakes at New Riverside Phases 5 and 6 (Street Naming):** A request by John Paul Moore of Thomas & Hutton, on behalf of Pritchard Farms, LLC for approval of a street naming application. The project consists of 144 single family lots and associated infrastructure. The property is identified by tax map number R610 044 000 0443 0000 and consists of 48.9 acres within the New Riverside Planned Unit Development Zoning District. (STR-05-23-018020) (Staff - Dan Frazier)
2. **Midpoint (Street Naming):** A request by Pulte Homes Company on behalf of Walcam Land Group, LLC for approval of a street naming application. The project consists of seven additional streets for the Midpoint neighborhood with associated single-family home lots. The property is identified by tax map number R610 044 000 0126 0000 and R614 045 000 0019 0000 and is located within the New Riverside PUD. (STR-05-23-018057) (Staff - Dan Frazier)
3. **Wetland Impact for Parcels 12A, 12B and 12C (Development Plan):** A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 located south and adjacent to Bluffton Parkway. (DP-03-23-017841) (Staff – Dan Frazier)
4. **Public Hearing:** Certain Amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Sec. 3.2.3, Public Hearing Notice; Sec. 5.13, Signs, Exempt and Prohibited; and, Sec. 5.15, Old Town Bluffton Historic District, Cupolas, Setbacks in the NCE-HD and NG-HD Districts, and Establishing a Medium House Building Type with Related Building Requirements (Staff - Charlotte Moore)
5. **Big Blue Marble Academy (Certificate of Appropriateness- Highway Corridor Overlay):** A request by Samantha Kozlowski, Development Manager, on behalf of the parcel owners EIG14T BBMA SC BLUFFFTON, LLC, for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the landscape, lighting and architecture for Big Blue Marble Academy, a 11,293 SF one-story square foot childcare facility including an outdoor child play area and associated parking, located at the intersection of Mill Creek Boulevard and Okatie Highway (SC HWY 170) off Slater Street in the Jones Estate PUD, within the Cypress Ridge Master Plan. (COFA-03-23-017836) (Staff - Katie Peterson)
6. **Refuel (Certificate of Appropriateness - Highway Corridor Overlay):** A Certificate of Appropriateness to permit the landscape, lighting and architecture for Refuel convenience store and gas station, located along SC Highway 46 across from the May River Xing intersection. It is zoned PUD within the New Riverside PUD and New Riverside Village Master Plan. (COFA-04-23-017905)(Staff - Katie Peterson)

XI. DISCUSSION

XII. 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. Auditory accommodations are available. 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 is limited to 3 minutes per speaker.*

Executive Session - The public body may vote to go into executive session for any item identified for action on the agenda.