



Planning Commission

Wednesday, September 27, 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. ADOPTION OF MINUTES

1. August 23, 2023 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **JC's Cove Recreation Center (Development Plan):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, for approval of a preliminary development plan application. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC's Cove. The property is zoned Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129

0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road. (DP-08-23-018338) (Staff – Dan Frazier)

2. **Magnolia Square (Development Plan):** A request by Willy Powell of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC and Trever Wells for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, two commercial lots and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), two lots zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.86 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 and R610 039 000 107B 0000 located at 1195 – 1217 May River Road and 15-19 Jason Street. (DP-02-23-017662) (Staff – Dan Frazier)
3. **Lowcountry Pickleball Club (Certificate of Appropriateness-Highway Corridor Overlay District):** A request by Court Atkins Group, on behalf of the Owner Rick Maggin, with Palmetto Land Associates, for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of a commercial pickleball facility of approximately 28,188 SF including clubhouse, event space, future tenant space and indoor courts, a concession building of approximately 1,197 SF, 19 outdoor courts, and associated landscaping and lighting on three existing lots within the Palmetto Pointe Business Park, identified by tax map numbers R610 36 000 0462 0000, R610 036 000 0461 0000, and R610 036 000 0460 0000, and is located at 60 Estate Drive within the Palmetto Pointe Commercial Master Plan. (COFA-12-22-017507) (Staff - Katie Peterson)

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. 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.