



Planning Commission Meeting

Wednesday, April 23, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight 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. ADOPTION OF MINUTES

1. March 26, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Cornerstone Church - New Riverside Campus (Development Plan):** A request by Sturre Engineering on behalf of Cornerstone Church for approval of a Preliminary Development Plan application. The project consists of site improvements to accommodate a new assembly hall and offices for church operations including stormwater, parking and associated infrastructure. The property is zoned Agricultural (AG) and Rural Mixed Use (RMU) and consists of approximately 41.3 acres identified by tax map number R610 036 000 0014 0000 and located south of May River Road approximately 600 feet east of Stardust Lane. (DP-02-25-019597) (Staff - Dan Frazier)
2. **UDO Amendment:** A request by the Unified Development Ordinance Administrator for recommendation of Approval of an Amendment to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 4 – Zoning Districts, Table 4.3, Uses by District, to Allow Schools as a Permitted ("P") Use in the Preserve (PR) Zoning District. (Staff - Charlotte Moore)

3. Public Hearing and Recommendation to Town Council for that Certain Properties Owned by Beaufort County School District Consisting of a Total of 24.12 Acres, More or Less, Located at 1105 Bluffton Parkway and Identified by Beaufort County Tax Map Nos. R600 029 000 011A 0000, R600 029 000 1736 0000 and R600 029 000 0034 0000 for Annexation into the Town of Bluffton. (ANNX-02-25-019605) (Staff - Dan Frazier)
4. Public Hearing and Recommendation to Town Council for that Certain Properties Owned by Beaufort County School District Consisting of for approximately 77.93 Acres, More or Less, consisting of the 24.12 Acres, More or Less, Located at 1105 Bluffton Parkway and Bearing Beaufort County Tax Map Nos. R600 029 000 011A 0000, R600 029 000 1736 0000 and R600 029 000 0034 0000 which are Under Consideration for Annexation and currently zoned as T2-Rural (T2R) as well as those Adjacent Properties Consisting of the 53.731 Acres, More or Less, Located at 3050 River Ridge Drive and Bearing Beaufort County Tax Map Nos. R610 029 000 0012 0000, R610 029 000 0084 0000, R610 029 000 1780 0000, and R610 029 000 0612 0000 which are Within the Town's Corporate Boundary and Currently Zoned as Residential General (RG), to Rezone Said Parcels to the Preserve (PR) District Pursuant to the Unified Development Ordinance (ZONE-02-25-019606) (Staff - Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 28, 2025

"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.

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

**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. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.