



Planning Commission Meeting

Wednesday, November 20, 2024 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 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. ADOPTION OF MINUTES

1. October 23, 2024 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Venture at Okatie Bluff (Certificate of Appropriateness-Highway Corridor Overlay District):** A request by Witmer Jones Keefer, on behalf of Parcel 8A, LLC for approval of a COFA-HCO for the architecture, landscaping and lighting for an apartment complex to include six (6) multi-family residential buildings with approximately 150 dwelling units, four (4) garage buildings, a clubhouse, amenities and associated infrastructure. The subject property consists of approximately 22.0 acres identified as Parcel R610 028 000 5419 0000, located approximately at the northeast corner of the intersection of SC Highway 170 and Gibbet Road, zoned Buckwalter PUD within the Parcel B-1 Master Plan of the Buckwalter Planned Unit Development. (COFA-09-24-019322) (Staff – Charlotte Moore)
2. **Adoption of 2025 Planning Commission Meeting Dates:** (Staff - Dan Frazier)
3. **Adoption of 2025 Development Review Committee Meeting Dates:** (Staff - Dan Frazier)

VIII. DISCUSSION

1. **Discussion of Amendments to the Town of Bluffton’s Southern Lowcountry Stormwater Design Manual and Post-Construction Stormwater Ordinance:** (Staff - Andrea Moreno)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 18, 2024

“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.*