



Planning Commission Meeting

Wednesday, May 27, 2026 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 417 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. April 22, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Unified Development Ordinance Amendments (Public Hearing):** Consideration of Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 Stormwater; and Article 9 – Definitions and Interpretation, Sec. 9.2 Defined Terms. (Staff – Andrea Moreno)
2. **Beaufort Memorial Primary Care at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Josie Abrams of Josie S. Abrams Architecture, on behalf of property owner Beaufort Memorial Hospital for approval of a Certificate of Appropriateness - HCOD application. The project consists of the 5,000 SF single story medical office building with associated infrastructure. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of approximately 1.38 acres identified by tax map number R610 036 000 3212 0000 located within the May River Crossing Master Plan. (COFA-02-26-020148) (Staff - Angie Castrillon)

- 3. Chipotle at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Joshua Bookhout of Wilkus Architects, on behalf of property owner PBC Partners, LLC, for approval of a Certificate of Appropriateness - HCOD application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.51 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan. (COFA-02-26-020127) (Staff - Angie Castrillon)
- 4. New Riverside Village Parcel 4B-3C (Development Plan):** A request by Griffin Savedge of Thomas and Hutton on behalf of property owner S70 Royce Group, LLC for approval of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) consists of 2.35 acres identified by tax map number R610 036 000 3702 0000 within the New Riverside Village Master Plan at the intersection of New Riverside Village Way and Parkside Commons. (DP-03-26-020155) (Staff - Dan Frazier)
- 5. Maiden Lane Development (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Hinton Vacation Properties for approval of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street. (DP-03-26-020162) (Staff - Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 24, 2026

“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.