



Planning Commission Meeting

Wednesday, July 24, 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 [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. ADOPTION OF MINUTES

1. June 26, 2024 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

1. **Compass Self Storage - 315 Gibbet Road (Certificate of Appropriateness - Highway Corridor Overlay):** A request by Amsdell Construction, LLC, on behalf of the owners, Amsdell Storage Ventures 81, LLC, for approval of a Certificate of Appropriateness-Highway Corridor Overlay application. The project consists of two, two-story buildings totaling approximately 109,398 SF of climate-controlled self-storage space, the associated landscaping, lighting and other infrastructure. The properties are zoned Jones Estate PUD, consist of 3.21 acres identified by tax map numbers R610 036 000 0459 0000 and R610 036 000 0458 0000, and are located at the northeast corner of the Caine Drive and Estate Drive intersection, west of Gibbet Road, and fronts on SC Hwy 170. (COFA-03-24-019062)(Staff - Katie Peterson)

VII. NEW BUSINESS

1. Public Hearing and Recommendation to Town Council for that Certain Property Owned by Bryant Holding, LLC, Consisting of 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and

identified by Beaufort County Tax Map No. R600-029-000-0028-0000 for the Following Applications:

A. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation from Suburban Living to Lifestyle Housing;

B. Consideration of 100% Annexation Request to Annex the Subject Property into the Town of Bluffton Corporate Limits; and

C. Consideration of a Zoning Map Amendment to Rezone the Subject Property to the Residential General (RG) District. First Reading – Kevin Icard, Director of Growth Management

2. **Bluffton Community Hospital (Development Plan):** A request by South of Broad Healthcare for approval of a preliminary development plan. The project consists of a 91,000 SF hospital and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 12.52 acres identified by tax map numbers R610 030 000 1705 0000, R610 030 000 1845 0000 and R610 030 000 1846 0000 located within the South of Broad Master Plan at the northwest corner of the Bluffton Parkway and Buckwalter Parkway Intersection, east of Innovation Drive. (DP-05-24-019117) (Staff – Dan Frazier)
3. Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 4 - Zoning Districts and Article 5 – Design Standards to Establish a Planned Unit Development District for Bluffton Village and its Related Standards and to Add Appendix A to Include the Bluffton Village Master Plan, Building and Sign Standards (Staff - Charlotte Moore)
4. Public Hearings and Recommendation Related to Property Commonly Referred to University Investments, LLC Consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-0014-0000 (Portion) and R600-029-000-2410-0000 for the Following Applications:

A. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation from Suburban Living to Neighborhood Center;

B. Consideration of 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits;

C. Consideration of a Text Amendment to the Buckwalter Planned Unit Development to Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract;

D. Consideration of a Zoning Map Amendment to Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract;

E. Consideration of an Amendment to the Buckwalter Planned Unit Development Concept Plan for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights; and

F. Consideration of an Amendment to the Buckwalter Development Agreement for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights. First Reading – Kevin Icard, Director of Growth Management

5. **Buck Island Road – Rezoning Request (PLANNING WORKSHOP – NO ACTION):** A request by the Town of Bluffton on behalf of the property owners Rose Kitty and Ferrellgas Inc, for approval of an Amendment to the Town of Bluffton Official Zoning Map to rezone two (2) parcels from Residential General (RG) to Light Industrial (LI). The subject parcels consist of approximately 1.38 acres and are identified by Beaufort County Tax Map Numbers R610 03 000 0016 0000 (328 and 330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road). (ZONE-06-24-019188) (Staff – Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 28, 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.