



## Planning Commission Meeting

Wednesday, January 22, 2025 at 6:00 PM

Held Virtually via Teams

### 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. December 18, 2024 Minutes

#### V. ELECTION OF OFFICERS

1. Election of Planning Commission Chair
2. Election of Planning Commission Vice-Chair
3. Election of Development Review Committee Member

#### VI. PUBLIC COMMENT

If you wish to make Public Comment, please reach out to Keiry Ponce ([kponce@townofbluffton.com](mailto:kponce@townofbluffton.com)) to coordinate via Teams

#### VII. OLD BUSINESS

#### VIII. NEW BUSINESS

1. **CVS Pharmacy 2745 (Certificate of Appropriateness - Highway Corridor Overlay):** A request by Shelbi D'Avignon of Boos Development Group, Inc. on behalf of CVS 7651 SC, LLC, for review of a Certificate of Appropriateness - Highway Corridor Overlay application. The project consists of an 11,286 SF retail, clinic and pharmacy with drive through and associated infrastructure. The property is zoned Jones Estate PUD and consists of approximately 1.911 acres, identified by tax map number R610 036 000 0979 0000 located within the May River

Crossing Master Plan and falls within the Town of Bluffton Highway Corridor Overlay District. (COFA-09-24-019355) (Staff - Charlotte Moore)

2. **Culver's Bluffton (Development Plan):** A request by William Heintz of Kimley-Horn, on behalf of Rolling Dough Properties, LLC, for approval of a Preliminary Development Plan. The project consists of a 4,400 SF quick service restaurant with associated parking and infrastructure. The property is zoned Buckwalter PUD and consists of approximately 1.52 acres identified by tax map number R610 030 000 2002 0000 and located at the southeast corner of Buckwalter Place Blvd and Innovation Drive within the Buckwalter Place Master Plan. (DP-10-24-019406) (Staff - Dan Frazier)

#### IX. DISCUSSION

#### X. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, February 26, 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](mailto: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.*