



## Planning Commission Meeting

Wednesday, May 22, 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. April 24, 2024 Minutes

#### V. PUBLIC COMMENT

#### VI. OLD BUSINESS

#### VII. NEW BUSINESS

1. Consideration of an Ordinance to Amend the Town of Bluffton's Comprehensive Plan ("Blueprint Bluffton") to Incorporate a Housing Impact Analysis - Public Hearing (Staff - Charlotte Moore)
2. Consideration of Ordinances Related to Property Owned by Bryant Family, LLC, Consisting of a Total of 2.14 Acres, More or Less, Located at 30 Davis Road and identified by Beaufort County Tax Map No. R600-029-000-0028-0000 (Staff - Kevin Icard)
  - A. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation;
  - B. Consideration of 100% Annexation Request;
  - C. Consideration of a Zoning Map Amendment.

3. **The May - 1095 May River Road (Street Naming Application):** A request by Workforce State of Mind, LLC on behalf of the Town of Bluffton for approval of a street naming application. The project consists of two streets for The May neighborhood with associated townhome lots. The property is identified by tax map number R610 039 000 0498 0000 and is located at 1095 May River Road in the Residential General Zoning District. (STR-04-24-019089) (Staff - Dan Frazier)
4. **Buckwalter Towne Blvd Medical Office Building (Development Plan Application):** A request by Cranston, LLC on behalf of TKC CCCLV, LLC for approval of a preliminary development plan application. The project consists of a three-story, 54,000 square foot medical office building with associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consist of approximately 4.76 acres identified by tax map number R610 030 000 1854 0000 located within the Buckwalter Commons Phase 1 Master Plan. (DP-03-24-019021) (Staff - Dan Frazier)
5. **Maiden Lane (Development Plan Application):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties, LLC, for approval of a preliminary development plan application. The project proposes the development of a thirteen (13) lot mixed-use subdivision containing eleven (11) single-family residential lots, two (2) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street. (DP-12-23-018802) (Staff - Dan Frazier)
6. Consideration of Ordinances Related to Property Commonly Referred to University Investments, LLC Consisting of a Total 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 (Staff - Kevin Icard)
  - A. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Properties Future Land Use Designation;
  - B. Consideration of 100% Annexation Request;
  - C. Consideration of an Amendment to the Buckwalter Planned Unit Development for a New Land Use Tract;
  - D. Consideration of a Zoning Map Amendment;
  - E. Consideration of an Amendment to the Buckwalter Development Agreement; and
  - F. Consideration of an Amendment to the Buckwalter Development Agreement Concept Plan.

## VIII. DISCUSSION

## IX. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, June 26, 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](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.*