



Planning Commission Meeting

Wednesday, May 28, 2025 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 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 23, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **67-69 Green Street (Development Plan):** A request by Randolph Stewart , on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists two (2) two-story mixed-use buildings, totaling approximately 1,333 SF commercial and 1535 residential each, and two carriage houses, totaling approximately 918 SF each, with associated parking, utilities, and stormwater infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street. (DP-01-25-019535) (Staff - Dan Frazier)
2. **Parcel 11A (Development Plan):** A request by Jake Reed on behalf of University Investments, LLC for approval of a Preliminary Development Plan application. The project consists of two (2) commercial buildings with associated infrastructure. The property is within the Buckwalter Planned Unit Development consists of approximately 8.8 acres identified by tax map number

R610 030 000 0116 0000 and located at east of Buckwalter Parkway south of Buckwalter Towne Boulevard. (DP-02-25-019603) (Staff - Dan Frazier)

- 3. BCSD Willow Run Concept Plan Amendment (Workshop - No Action):** A request by the Property Owner, Beaufort County School District, for approval of a Concept Plan Amendment. The Applicant is requesting to amend the terms and obligations for the construction of future North South Connector Road as established by the Buckwalter Tract Development Agreement and Concept Plan 9th Amendment. The properties are currently zoned Buckwalter Planned Unit Development and consist of 142.11 acres identified by tax map numbers R610 022 000 013A 0000, R610 022 000 0035 0000, and R610 022 000 0049 0000 located south of US HWY 278 east of Buckwalter Parkway. This application is associated with DAA-02-25-019617. (CP-03-25-019627) (Staff – Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 25, 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 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.