



Planning Commission Meeting

Wednesday, March 26, 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. February 26, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD 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 the Town of Bluffton Highway Corridor Overlay District. (COFA-09-24-019355) (Staff - Charlotte Moore)

VII. NEW BUSINESS

1. **Proposed Prioritization of Fiscal Year 2026 Capital Improvement Program Projects:** A request by the Town of Bluffton for recommendation of approval to Town Council of the FY2026 Capital Improvement Program. (Staff - Kimberly Washok-Jones)

2. **32 Bruin Road (Development Plan Application):** A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of James Atkins of ABPAL, LLC for approval of a Preliminary Development Plan. The project proposes two commercial lots, including an existing office and a maximum 1,200 SF accessory structure on Lot 1, and an approximate 3,000 SF two-story office/retail build and maximum 1,200 SF accessory structure on Lot 2, parking and associated infrastructure. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identified by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street. (DP-12-24-019469) (Staff - Dan Frazier)
3. **Parkway Corners (Initial Master Plan Application):** A request by Jake Reed of University Investments, LLC, for approval of an Initial Master Plan application for seven contiguous parcels located Southwest of the intersection of Buckwalter Parkway and Bluffton Parkway within the Buckwalter Planned Unit Development consisting of 114.55 acres that will include 21.7 upland acres of commercial/mixed use development and 47.0 upland acres of medical/commercial development. (MP-01-25-019524) (Staff - Dan Frazier)
4. **BCSD River Ridge Academy Annexation (PLANNING WORKSHOP - NO ACTION):** Consideration of an Ordinance Related to Property Owned by Beaufort County School District Consisting of a Total of 24.12 Acres, More or Less, Located at 1105 Bluffton Parkway and Identified by Beaufort County Tax Map Nos. R600-029-000-011A-0000, R600 029 000 1736 0000 and R600-029-000-0034-0000 for Annexation into the Town of Bluffton (Staff - Dan Frazier)
5. **BCSD River Ridge Academy Rezoning (PLANNING WORKSHOP - NO ACTION):** Consideration of Ordinances Related to Property Owned by Beaufort County School District Consisting of a Total of 53.81 Acres, More or Less, Located at 3050 River Ridge Drive and Identified by Beaufort County Tax Map Nos. R610 029 000 0012 0000 and R610 029 000 0084 0000 (Staff - Kevin Icard)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 23, 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.