



Planning Commission

Wednesday, April 28, 2021 at 6:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's [Facebook page](#)

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES - March 24, 2021

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. EXECUTIVE SESSION

1. Receipt of legal advice related to the powers and duties of the Planning Commission and to approval of Preliminary Development Plan pursuant to (SC FOIA 30-4-70(a)(2)).

VII. OLD BUSINESS

1. **Amend Order of March 24, 2021, Conditionally Approving May River Marketplace (Preliminary Development Plan):** Consideration of a motion to amend conditional approval of the Preliminary Development Plan (DP-01-21-14870) for May River Marketplace, as adopted on March 24, 2021, for the elimination of two of the conditions imposed by the Planning Commission as a condition of approval. These two conditions to be eliminated are that the Applicant (i) produce a "letter of support from the Woodbridge Property Owners Association" and (ii) present the Final Development Plan to Planning Commission. The project involves a commercial development located at 2 Parkside Drive and referred to as "May River Marketplace and consists of the construction of a restaurant and retail space with an outdoor pavilion, parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 12.9 acres identified by tax map number R610 000 000 0000 0000. (Staff)

VIII. NEW BUSINESS

1. **Saint Gregory the Great (Initial Master Plan):** A request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water and Sewer Authority for Planning Commission Consideration, and Recommendation to Town Council for approving an Initial Master Plan for Saint Georgy the Great, in the Buckwalter Planned Unit Development Concept Plan and consists of approximately 61.093 Acres of land located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter Planned Unit Development Text Amendment (MP-02-20-14050) (Staff – Kevin Icard)
2. **Lighthouse Lagoon Miniature Golf (Preliminary Development Plan):** A request by Ward Edwards Engineering on behalf of Lighthouse Lagoon Miniature Golf, for approval of a Preliminary Development Plan. The project consists of the construction of a miniature golf course with associated infrastructure and parking. The property zoned Buckwalter Planned Unit Development and identified by tax map number R610 030 000 2001 0000 located at 24 Innovation Drive. (DP-01-21-014882) (Staff- Will Howard)

IX. DISCUSSION

1. Historic Preservation Month (May)
2. Town of Bluffton Historic Preservation Symposium- May 27, 2021

X. ADJOURNMENT

“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. 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.

**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. Public comment must not exceed three (3) minutes.*