TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA
Rotary Community Center / Oscar Frazier Park, 11 Recreation Court
Wednesday, February 28, 2018, 6:00p.m.

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 an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS
Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES – January 24, 2018

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

   A. New Riverside Parcel 4A-1 (Initial Master Plan): A request by Witmer, Jones, Keefer, Ltd, on behalf of Pritchard Farm, LLC, for an Initial Master Plan for a residential subdivision consisting of a maximum 257 units on 80 acres. The property is located southwest of the intersection of SC HWY 46 and SC HWY 170. The property is zoned New Riverside Planned Unit Development and is identified by tax map number R610 036 000 0385 0000. (MPA 01-18-11589) (Staff - Kevin Icard)
B. **May River Crossing (Master Plan Amendment):** A request by Halvorsen Development Corporation with authorization from the property owner, First Chatham Bank, for a major Master Plan Amendment to the Towne Centre at New Riverside Master Plan, to include changing the name of the project to May River Crossing, and reorienting the building and parking lot layout. The Master Plan consists of approximately 25.25 acres with 132,650 square feet of commercial use (grocery, retail, restaurant & office). The property is zoned Jones Estate Planned Unit Development and identified by tax map number R610 036 000 0386 0000. The property is located in the north east quadrant of SC HWY 46 and SC HWY 170. (PD 07-06-575A) (Staff – Kevin Icard)

C. **Equestrian Center (Certificate of Appropriateness - HCO):** A request by Michael Griffith on behalf of the owner Beaufort County, for approval of a Certificate of Appropriateness – HCO for an 82.34 acre Equestrian Center. The Equestrian Center consists of three buildings, two outbuildings and the associated parking, driveways, lighting and landscaping. The property is identified by tax map number R610 021 000 0288 0000 and is located adjacent to SC HWY 278, falls within the Town of Bluffton Highway Corridor Overlay District, and is zoned Buckwalter PUD. (COFA 02-18-11640) (Staff – Erin Schumacher)

D. **Bluffton Park Apartments (Street Naming):** A request by Bluffton Park Apartments, LLC, on behalf of Bluffton Park D-2, LLC, for approval of a Street Naming Application. The project consists of naming the entrance road for a proposed 110 unit multi-family development. The property is zoned Schultz Planned Unit Development and identified by tax map number R610 031 000 1571 0000, located southwest of the intersection of Red Cedar Street and Bluffton Parkway. (STR 01-18-11616) (Staff - Will Howard)

X. **DISCUSSION**

1. Code Edits for architectural elements in the Historic District

XI. **ADJOURNMENT**

**NEXT MEETING DATE:** Wednesday, March 28, 2018

**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.

**EXECUTIVE SESSION** - The public body may vote to go into executive session for any item identified for action on the agenda.