TOWN OF BLUFFTON
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

ELECTRONIC MEETING

Wednesday, May 6, 2020 1:00 p.m.

This meeting can be viewed on the Town of Bluffton’s Facebook page stating at 1:00 p.m.
https://www.facebook.com/TownBlufftonSC/

All Applications can be viewed on the Town of Bluffton’s Permit Finder page
https://www.townofbluffton.us/permit/

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. Bluffton Township Fire District - Station 31 (Public Project): A request by the Bluffton Township Fire District for approval of a Public Project. The project consists of the construction of a new Fire and EMS station. The property is zoned New Riverside PUD and consists of approximately 3.0 acres identified by tax map number R610 036 000 1319 0000 located at 204 New Riverside Road. (DP-10-19-013605) (Staff - Will Howard) 5 minutes

2. 119 Persimmon St (Preliminary Development Plan): A request by Johnson Way Development, LLC, on behalf of the owner William H. Dascombe for approval of a Preliminary Development Plan. The project consists of the construction of a 5,898 SF commercial building with associated parking and infrastructure for use as an online auto brokerage. The property is zoned Schultz PUD and consists of approximately .81 acres identified by Tax Map Number R610 031 000 1440 0000 located at 119 Persimmon Street. (DP-02-20-01400) (Staff - Will Howard) 5 minutes

3. Washington Square Speyside (Subdivision): A request by Fred Calugiuri Jr., on behalf of Speyside Partners, LLC, for review of a Subdivision Plan for the

“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 Chairperson of the Committee. Public comment must not exceed three (3) minutes.
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9. Reconfiguration Plat of Parcels 4B-2 and 4B-3 (Subdivision): A request by Mike Hughes of Thomas & Hutton on behalf of MFH Land, LLC, owner, for review of a Subdivision Plan for the reconfiguration and division of two (2) parcels, totaling 34.078 acres, into three (3) parcels to include two (2) Town of Bluffton owned parcels for a park, and one (1) parcel for the proposed mixed-use develop known as New Riverside Village. The property is zoned New Riverside PUD and identified by tax map numbers R610 036 000 1258 0000 and R610 036 000 3214 0000. (SUB-04-20-014147) (Staff – Alan Seifert) 5 minutes

10. The Heritage at New Riverside Phase 6 (Preliminary Development Plan): A request by Mike Hughes of Thomas & Hutton on behalf of LSSD New Riverside, LLC, owner, for approval of a Preliminary Development Plan. The project consists of the construction of 60 residential lots and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 27.2 acres identified by tax map numbers R614 035 000 1362 0000 and R614 035 000 1210 0000 located within the Heritage at New Riverside development. (DP-03-20-014061) (Staff - Will Howard) 5 minutes

11. Palmetto Bluff- Block L5 (Final Development Plan): A request by Mike Hughes of Thomas & Hutton on behalf of Dallas Wood, May River Forest, LLC for approval of a Final Development Plan. The project consists of the construction of 71 residential lots and associated infrastructure. The property is zoned Palmetto Bluff PUD and consists of approximately 56.3 acres identified by tax map numbers R614 052 000 0059 0000 located within the Palmetto Bluff development. (DP-03-20-013727) (Staff-Will Howard) 5 minutes

12. Four Seasons at Carolina Oaks Phase 1A: (Development Plan Amendment): A request by Mike Hughes of Thomas & Hutton on behalf of Jeff Wiggins of K. Hovnanian Homes, owner, for approval of a Development Plan Amendment. The Amendment will introduce a phasing plan to facilitate closeout of the 102 single family homes approved for Phase 1. The property is zoned Jones Estate PUD and identified by tax map number R614 028 000 3372 0000 located northwest of the intersection of SC HWY 170 and SC HWY 46. (DP 07-18 12213) (Staff-Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

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NEXT MEETING DATE: Wednesday, May 13, 2020

* Public Comments may be submitted electronically via the Town’s website at [https://bit.ly/TOBPublicComment](https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at vsmallis@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Development Review Committee.