



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room

Tuesday, October 25, 2016, 1:00 p.m.

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I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Corner Stone Church Parking – Development Plan Amendment:** A request by Cornerstone Church for the approval of a Development Plan Amendment. The proposed project consists of creating a new gravel parking lot in an existing grassy area. The property is identified by tax map number R610 039 00A 0083 0000 (HP.04.05.172).
2. **LIDL Grocery Store- Final Development Plan:** A request by LIDL US Operations, LLC on behalf of Parcel 7A, LLC for the approval of a Final Development Plan. The proposed development consists of a 35,962 SF Grocery Store and associated infrastructure. The property is approximately 5.43 acres located at 1 Buckwalter Towne Boulevard at the Townes Center of Buckwalter. The property is within the Buckwalter PUD and is identified by tax map number R610 030 000 1704 0000, R610 030 000 1854 0000, R610 030 000 1865 0000 and R610 030 000 1856 0000. (DP-05-16-9671).
3. **Village at Verdier Plantation PUD – Master Plan Amendment:** (postponed from October 11<sup>th</sup> meeting) A request submitted by Thomas and Hutton on behalf of HealthSouth Rehabilitation Hospital of Lowcountry. This is a Master Plan Amendment of approximately 5.9 acres within the current Master Plan for a revision to the layout of the land uses on the plan. The revised area, indicated with a "T" is being removed and replaced with an "H" to be added for Health/Human Care. The revised area will include an approximate 46,000 square foot rehabilitation hospital. (DP.02.09.170)
4. **Parcel C2B Buckwalter Plaza – Silviculture Permit:** (postponed from October 11<sup>th</sup> meeting) A request submitted by Carolina Engineering Consultants, Inc. on behalf of their client, Bluffton C2, LLC for a Silviculture permit to harvest the planted pines on the property. The area to be harvested is approximately 1.95 acres and located south of highway 278 on Buckwalter Parkway. Any significant hardwoods or vegetation within the wetland buffer areas will not be harvested

and will be protected as per the South Carolina Forestry. The property is identified by tax map number R610 022 000 1072 0000. The property is zoned Planned Unit Development and should be reviewed based on the requirement set forth in the Buckwalter Commons Master Plan and Buckwalter PUD. (SVC-09-16-10151)

5. **246 Red Cedar Wholesale Seafood – Preliminary Development Plan:** A request by Carolina Engineering Consultants, Inc. on behalf of Charles Russo for the approval of a Preliminary Development Plan. The proposed development consists of a 1,600 SF wholesale seafood production facility and associated infrastructure. The property is approximately 1.37 acres located at 246 Red cedar Street in Bluffton Park Phase 1. The property is within the Shultz PUD and is identified by tax map number R610 031 000 1369 0000 and R610 031 000 1389 0000. (DP-09-16-10163)
6. **Cypress Ridge Amenity Center – Final Development Plan:** A request by Thomas & Hutton on behalf of D. R. Horton, Inc. for the approval of a Final Development Plan. The proposed development consists of an Amenity Center with associated infrastructure. The property is approximately 5 acres located Southeast of SC 170 and Mill Creek Blvd. The property is within the Jones Estate PUD and is identified by tax map number R614 028 000 0916 0000. (DP-08-16-10020)
7. **Hampton Lake Phase 5 – Final Development Plan:** A request by Thomas & Hutton on behalf of HL Development, LLC for the approval of a Final Development Plan. The proposed development will consist of 93 single family lots and associated infrastructure. The property is located within the Buckwalter PUD and is identified by tax map number R614 029 000 1735 0000. (DP-07-16-9971)
8. **CMP Federal Credit Union – Preliminary Development Plan:** A request by Thomas & Hutton on behalf of Buckwalter-Bluffton, LLC for the approval of a Preliminary Development Plan. The proposed development consists of a 4,300 SF single story building, 4 drive-thru lanes, and associated infrastructure. The property is located within the Buckwalter PUD and is identified by tax map number R610 030 000 1844 0000. (DP-09-16-10132)

**VI. PUBLIC COMMENTS**

**VII. DISCUSSION**

**VIII. ADJOURNMENT**

**NEXT MEETING DATE: Tuesday, November 1, 2016**

*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.*