



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room

Tuesday, June 20, 2017, 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. **7 Possum Point Lane (Street Naming):** A request by Benji Elliot, for the approval of a new street name for an unnamed driveway that will provide access for two manufactured homes that are proposed for the property. The property is identified by tax map number R610 039 000 1656 0000 and is located on Possum Point Lane. The application is subject to review based on the criteria set forth in the Town of Bluffton Unified Development Ordinance. (STR 05-17-10992) (Staff – Will Howard)
2. **Cypress Ridge Phase 14 (Preliminary Development Plan):** A request by Thomas & Hutton, on behalf of D.R. Horton, Inc., for approval of a Preliminary Development Plan. The project consists of the development of 20 single family residential lots and associated infrastructure. The property is identified by tax map number R614 028 000 0916 0000 and consists of approximately 8.4 acres located southeast of the intersection of SC HWY 170 and Mill Creek Boulevard. The property is zoned Jones Estate PUD and therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD, Cypress Ridge Master Plan and Town of Bluffton Stormwater Design Manual. (DP 05-17-10995) (Staff – Will Howard)
3. **Cypress Ridge Office Building (Development Plan Amendment):** A request by Thomas & Hutton, on behalf of D.R. Horton, Inc., for the approval of a Development Plan Amendment. The project consists of phasing the approved Final Development Plan to allow construction of portions of the overall project in phases. The property is identified by tax map number R614 028 000 0916 0000 and consists of approximately 5 acres located southeast of the intersection of SC HWY 170 and Mill Creek Boulevard. The property is zoned Jones Estate PUD and therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD, Jones Estate PUD, Cypress Ridge Master Plan and Town of Bluffton Stormwater Design Manual. (DP 05-16-9687) (Staff – Will Howard)
4. **Heritage at New Riverside Phase 2C (Subdivision Plan):** A request by Thomas & Hutton, on behalf of D.R. Horton, Inc., for approval of a Subdivision Plan. The project will consist of 49 single family residential lots and associated infrastructure. The property is identified by tax map number R610 035 000 0014 0000 and consists of approximately 16.05 acres located near the intersection of SC HWY 46 and SC HWY

170. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the New Riverside PUD, New Riverside Master Plan and Town of Bluffton Stormwater Design Manual.  
(SUB 05-17-10994) (Staff – Katie Peterson)

5. **Heritage at New Riverside Phase 2D (Subdivision Plan):** A request by Thomas & Hutton on behalf of D.R. Horton, Inc., for approval of a Subdivision Plan. The project will consist of 37 single family lots and associated infrastructure. The property is identified by tax map number R610 035 000 0014 0000 and consists of approximately 10.41 acres located on SC HWY 46, west of the SC HWY 46 and SC HWY 170 intersection. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the Heritage at New Riverside PUD, Heritage at New Riverside Master Plan and Town of Bluffton Stormwater Design Manual. (SUB 05-17-10999) (Staff – Katie Peterson)
6. **Moreland Amenity Area (Subdivision Plan):** A request by Thomas & Hutton on behalf of May River Forest, LLC, for approval of a Subdivision Plan. The project will designate 9 areas within the Moreland Amenity section so that each facility located within the respective area is responsible for the maintenance, landscape/hardscape, and financial obligations in their area. The property is identified by tax map numbers R614 052 0160 0000 and R614 052 0059 0000 and consists of approximately 9.339 acres located on along Old Moreland Road east of Davies Road. The property is zoned Palmetto Bluff PUD and therefore, should be reviewed based on the requirements set forth in the Palmetto Bluff PUD, Moreland Master Plan and Town of Bluffton Stormwater Design Manual. (SUB 05-17-11007) (Staff – Katie Peterson)
7. **Heartland Dental (Preliminary Development Plan):** A request by Cypress Engineering on behalf of PRDI – Debbie Steppe, for approval of a Preliminary Development Plan. The project consists of the construction of a 4,100 SF dental office building and the associated parking and utilities. The property is identified by tax map number R610 030 000 2000 0000 and consists of approximately 1.6 acres located south of the intersection of the Buckwalter Parkway and Buckwalter Place Boulevard. The property is zoned Buckwalter PUD and therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD, Buckwalter Place Master Plan and the Town of Bluffton Stormwater Design Manual.  
(DP 06-17-11009) (Staff – Will Howard)
8. **6 Shults Road (Development Plan Amendment):** A request by InCircle Architecture on behalf of Old Village Square, LLC, for approval of a Development Plan Amendment. The Applicant is requesting approval for an adjustment to the building pad location as well as an increase in the allowable square footage. The property is identified by tax map numbers R610 039 000 0497 0000 and R610 039 000 0557 0000 and consists of approximately 1.7 acres located at 6 Shults Road, north of the intersection of May River Road and Shults Road. The property is zoned Neighborhood General- HD and, therefore, should be reviewed based on the requirements set forth in the Unified Development Ordinance and the Town of Bluffton Stormwater Manual.  
(DPA 06-17-11010) (Staff – Will Howard)
9. **The Landings at New Riverside Phase 1 (Final Development Plan):** A request by Pulte Home Corporation (C/O Mays Boyd of Thomas & Hutton) on behalf of New Riverside LLC., for approval of a Final Development Plan. The project consists of the development of 59 single family residential lots and associated infrastructure. The property is identified by tax map number R610 036 000 0385 0000 and consists of approximately 100 acres located near the intersection of SC HWY 46 and New Riverside Road. The property is zoned New Riverside PUD and should be reviewed

based on the requirements set forth in the New Riverside Concept Plan, New Riverside Parcel 4B Master Plan and Town of Bluffton Stormwater Design Manual.  
(DP 11-16-10312) (Staff – Will Howard)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Tuesday June 27, 2017**

*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.*