



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

### ELECTRONIC MEETING

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

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This meeting can be viewed on the Town of Bluffton's Facebook page starting 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

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division of 34.797 acres into eight (8) commercial/residential lots, four (4) open space parcels, one (1) right-of-way parcel, and one (1) BJWSA Pump Station parcel. The property is zoned Buckwalter PUD and identified by tax map number R614 022 000 0894 0000. (SUB-04-20-014159) (Staff – Alan Seifert) **5 minutes**

- 4. Island Plasters (Preliminary Development Plan):** A request by Johnny Istrate of Island Plasters, LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 20,000 SF commercial building with associated parking and infrastructure. The Property is zoned Schultz PUD and consists of approximately 1.96 acres identified by tax map Number R610 031 000 0960 0000 located at 4361 Bluffton Parkway. (DP-03-20-014138) (Staff-Will Howard) **8-10 minutes**
- 5. Four Seasons at Carolina Oaks Phase 1A (Subdivision):** A request by Mike Hughes of Thomas & Hutton on behalf of Jeff Wiggins of K. Hovnanian Homes, owner, for review of a Subdivision Plan for the division of 28.956 acres into 35 single-family lots. The property is zoned Jones Estate PUD and identified by tax map number R614 028 000 3372 0000. (SUB-03-20-014134) (Staff – Alan Seifert) **5 minutes**
- 6. The Heritage at New Riverside - Phase 4 (Subdivision):** A request by Mike Hughes of Thomas & Hutton on behalf of LSSD New Riverside, LLC, owner, for review of a Subdivision Plan for the division of 21.8 acres into 39 single-family lots. The property is zoned New Riverside PUD and identified by tax map number R614 036 000 1007 0000. (SUB-03-20-014119) (Staff – Alan Seifert) **5 minutes**
- 7. New Riverside Road – Eastern Buffer Parcel (Subdivision):** A request by Mike Hughes of Thomas & Hutton on behalf of Dallas Wood of New Riverside Association, Inc., owner, for review of a Subdivision Plan for the division of one (1) parcel totaling 1.43 acres out of the right-of-way of New Riverside Road. The Property is zoned New Riverside PUD and located on the New Riverside Road frontage of property owned by the Town of Bluffton and MFH Land, LLC. The property is identified by tax map number R610 044 000 0016 0000 (SUB-04-20-014146) (Staff – Alan Seifert) **5 minutes**
- 8. New Riverside Road – Western Buffer Parcel (Subdivision):** A request by Mike Hughes of Thomas & Hutton on behalf of Dallas Wood of New Riverside Association, Inc., owner, for review of a Subdivision Plan for the division of one (1) parcel totaling 1.44 acres out of the right-of-way of New Riverside Road. The property is zoned New Riverside PUD and located on the New Riverside Road frontage of property owned by the Town of Bluffton and Bluffton Township

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Fire District. The property is identified by tax map number R610 044 000 0016 0000 (SUB-04-20-014145) (Staff – Alan Seifert) **5 minutes**

- 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> ) or by emailing your comments to the Growth Management Coordinator at [vsmalls@townofbluffton.com](mailto:vsmalls@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.

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