



## Development Review Committee Meeting

Wednesday, June 02, 2021 at 1:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.  
Council Chambers

### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC COMMENTS

#### IV. OLD BUSINESS

1. **Four Seasons at Carolina Oaks (Final Development Plan):** A request by Michael Hughes of Thomas & Hutton on behalf of Jack McSweeney of K. Hovnanian Homes for approval of a Final Development Plan. The project consists of a revised LOD per overhead power design at the construction entrance and haul road. The property is zoned Jones Estate Planned Unit Development and consists of 9.7 acres identified by tax map number R614 028 000 0002 0000 located at SC Highway 170 & SC Highway 46. (Staff- Will Howard) (DP-08-19-013428)

#### V. NEW BUSINESS

1. **Four Seasons at Carolina Oaks Phases 3-5 (Preliminary Development Plan):** A request by Michael Hughes of Thomas & Hutton on behalf of Jack McSweeney at K. Hovnanian Homes for approval of a Preliminary Development Plan. The project consists of the construction of 157 single family lots with associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of 61.8 acres identified by tax map number R614 036 000 0596 0000 located at the intersection of (Staff- Will Howard) (DP-05-21-015258)
2. **Cypress Ridge Phase 19 (Subdivision Plan):** A request by Michael Hughes of Thomas & Hutton on behalf of D.R. Horton, Inc. for approval of a subdivision plan to create 44 townhome lots. The property is zoned Jones Estate Planned Unit Development and consists of approximately 5.3 acres identified by Beaufort County tax map number R614 028 000 0294 0000 located within the Cypress Ridge Master Plan at the intersection of Blakers Boulevard and Mill Creek Boulevard. (Staff – Jordan Holloway) (SUB 04-21-15233)

#### VI. DISCUSSION

**VII. ADJOURNMENT****NEXT MEETING DATE: June 9, 2021**

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*“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](mailto: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 Town Clerk. Public comment must not exceed three (3) minutes.*