TOWN OF BLUFFTON
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA
Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, March 14, 2017, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. Villages at Palmetto Pointe (Final Development Plan): A request by Coleman Company, Inc. for a Final Development Plan for the development of 19 single family lots and associated infrastructure. The parcel is identified by tax map number R614 036 000 0454 0000 and consists of approximately 5.99 acres east of SC HWY 170 and south of Highland Crossing Drive. The property is zoned Jones Estate PUD and therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD, Villages at Palmetto Point Master Plan, and the Town of Bluffton Stormwater Design Manual. (DP 11-16-10264) (Staff Will Howard)

2. Cypress Ridge Phase 10 (Final Development Plan): A request by D.R. Horton, Inc., for a Final Development Plan for the development of 25 single family lots and associated infrastructure. The parcel is identified by tax map number R614 028 000 0916 0000 and consists of 13 acres located east of SC HWY 170 and Mill Creek Boulevard and west of Cypress Ridge Phase 8. 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 the Bluffton Stormwater Design Manual. (DP-1-17-10507) (Staff - Will Howard)

3. Cypress Ridge Phase 11 (Final Development Plan): A request by D.R. Horton, Inc., for a Final Development Plan for the development of 42 single family lots and associated infrastructure. The parcel is identified by tax map number R614 028 000 0916 0000 and consists of 13.3 acres located east of SC HWY 170 and Mill Creek Boulevard and west of the Cypress Ridge Amenity Center. The property is zoned Jones Estate PUD and should be reviewed based on the requirements set forth in the Jones Estate PUD, Cypress Ridge Master Plan, and the Bluffton Stormwater Design Manual. (DP-1-17-10507) (Staff - Will Howard)

4. 22 Phoenix Road (Subdivision Plan): A request by Leona Woodard, for a Subdivision Plan Review for the division of .35 acres into 2 lots. The property is identified by tax map number R610 031 000 0102 0000 and is located at 22 Phoenix Road. The property is zoned Residential General and therefore, should be reviewed based on the
requirements set forth in the Unified Development Ordinance and Town of Bluffton Stormwater Design Manual. (SUB 2-17-10618) (Staff – Katie Peterson)

5. **Jason Street Sewer Extension (Public Project):** A request for a Public Project between the Town of Bluffton and Beaufort Jasper Water and Sewer Authority that is subject to review by the DRC. The project will extend gravity water sewer main to properties in the area of Whispering Pines, Jason Street, Red Cedar Street, Pin Oak and Kerby Lane. (DP-3-17-10639) (Staff – Will Howard)

6. **Parcels 10A & 10B Amendment (Master Plan Amendment):** A request by Thomas & Hutton on behalf of University Investments, LLC for an amendment to the initial Master Plan for Parcels 10A and 10B to remove Memory Care America from the text and exhibits. The parcels are identified by tax map numbers R610 029 000 0788 0000 and R610 029 000 0789 0000. The property consists of approximately 88.7 acres located north of the Bluffton Parkway, west of Innovation Drive and East of Hampton Parkway. The property is zoned Buckwalter PUD and therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD and the Town of Bluffton Stormwater Design Manual. (MP-05-16-9654) (Staff – Will Howard)

7. **The Haven at New Riverside Block 3B2 (Subdivision Plan):** A request by Doug Hill of Pulte Home Company, LLC, for a Subdivision Plan Review for the division of 17.2 acres into 31 single family lots. The property is identified by tax map number R610 636 000 0474 0000 and is located on New Riverside Road, east of Little Island Way. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the New Riverside PUD, the Haven at New Riverside Master Plan, and Town of Bluffton Stormwater Design Manual. (SUB 2-17-10644) (Staff – Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

**NEXT MEETING DATE:** Tuesday, March 21, 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.*