



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, March 21, 2017, 1:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 1. 22 Phoenix Road (Subdivision Plan): A request by Leona Woodard, for a Subdivision Plan Review for the division of .35 acres into 2 residential 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)
 2. Seagrass Amenity Center (Final Development Plan): A request by Thomas & Hutton on behalf of Centex Homes, for a Final Development Plan to construct a Neighborhood Amenity Center and associated infrastructure. The property is identified by tax map number R610 021 000 0518 0000 and consists of .72 acres located within the Village at Verdier Plantation at SC HWY 170 and Seagrass Station Road within the Seagrass Development. The property is zoned Village at Verdier PUD and therefore, should be reviewed based on the requirements set forth in the Village at Verdier PUD and the Town of Bluffton Stormwater Design Manual. (DP 1-17-10443) (Staff - Will Howard)
 3. Southern Oaks Amenity Center (Development Plan Amendment): A request by Carolina Engineering Consultants, Inc. on behalf of Southern Oaks Land Development, LLC, for an amendment to the Final Development Plan for the Neighborhood Amenity Center. The property is identified by tax map numbers R614 036 000 1182 0000 and R614 036 000 1181 0000 and consists of approximately 1.23 acres at the intersection of Post Oak Lane and Red Northern Oak Way within the Southern Oaks Development on New Riverside Road. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the Southern Oaks at New Riverside Master Plan and Town of Bluffton Stormwater Design Manual. (DP 4-16-9604) (Staff - Will Howard)
 4. Parcel C2-E Buckwalter Plaza (Final Development Plan): A request by Ward Edwards Engineering on behalf of Phouc John Tran, to construct a commercial building with retail and restaurant space. The property is identified by tax map numbers R610 022 000 1106 0000 and consists of approximately 2.097 acres within Buckwalter Commons at the intersection of Buckwalter Parkway and Pinellas Drive. The property is zoned Buckwalter PUD and therefore, should be reviewed based on the requirements set forth

in the Buckwalter Commons Master Plan, the Buckwalter PUD and the Bluffton Stormwater Design Manual. (DP 11-16-10328) (Staff - Will Howard)

5. Buck Island/Simmons ville Road Sidewalks Phase 3 (Development Plan Public Project):
A request by SCDOT and the Town of Bluffton, for review of a Public Project Development Plan to install 1200 feet of 5 foot wide sidewalk along the east side of Buck Island Rd from Kitty Road to Simmons ville Road. The property is identified as SCDOT Right of Way and should be reviewed based on the Unified Development Ordinance and the Town of Bluffton Stormwater Design Manual. (DP 03-17-10654) (Staff - Will Howard)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, March 28, 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.