



## TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building  
Large Meeting Room

Tuesday, May 23, 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. Buckwalter Senior Living (Preliminary Development Plan): A request by Thomas & Hutton on behalf of Valeo Group TXG, LLC, for approval of a Preliminary Development Plan. The project consists of the construction of a commercial building to serve as a Senior Living facility and all associated infrastructure. The property is identified by tax map number R610 022 000 0578 0000 and consists of approximately 7.5 acres located south of the intersection of SC HWY 278 and Buckwalter Parkway. The property is zoned Buckwalter Planned Unit Development and therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD, Buckwalter Commons Master Plan and Town of Bluffton Stormwater Design Manual. (DP 05-17-10879) (Staff – Will Howard)
  2. EviCore Healthcare - Buckwalter Place Park (Final Development Plan): A request by Thomas & Hutton on behalf of EviCore Healthcare, for approval of a Final Development Plan. The proposed development will include a stage area with restrooms, park area, field, exercise stations, gazebo and associated infrastructure. The property is identified by tax map number R610 022 000 1099 0000 and consists of approximately 2.7 acres located at the intersection of Innovation Drive and Buckwalter Place Boulevard. The property is zoned Buckwalter Planned Unit Development and therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD, Buckwalter Place Master Plan and Town of Bluffton Stormwater Design Manual. (DP 03-17-10713) (Staff - Will Howard)
  3. Cypress Ridge Phase 9 (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 38 single family lots and associated infrastructure. The property is identified by tax map number R614 028 000 0916 0000 and consists of approximately 11.8 acres located east of SC 170 and Mill Creek Boulevard. The property is zoned Jones Estate Planned Unit Development and therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD, Cypress Ridge Master Plan and the Town of Bluffton Stormwater Design Manual. (DP 5-17-10891) (Staff - Will Howard)

4. 15 Bruin Road (Preliminary Development Plan): A request by Witmer, Jones, Keefer, Ltd. on behalf of Joe O'Rourke, for approval of a Preliminary Development Plan. The project consists of improvements to existing parking lot, removal of asphalt driveway, construction of a 500 SF wood deck and landscape improvements. The property is identified by tax map number R610 039 00A 0025 0000 and consists of approximately .346 acres located at 15 Bruin Road. The property is zoned Neighborhood Core-HD and therefore, should be reviewed based on the requirements set forth in the Unified Development Ordinance. (DP 05-17-10896) (Staff - Will Howard)
5. 68 Boundary (Certificate of Appropriateness - DEMO): The project consists of the demolition of buildings and the complete removal of all man made materials associated with the buildings as shown on the submitted site plan. The subject site is being designed and engineered to provide additional parking and passive green space. The property is identified by tax map number R610 039 00A 0097 0000 and consists of approximately 1.483 acres located at 68 Boundary Street, south of the intersection of Lawrence Street and Boundary Street. The property is zoned Neighborhood General-HD and therefore, should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance. (COFA 05-17-10899) (Staff - Will Howard)
6. Haven at New Riverside Phase 3A (Subdivision Plan): A request by Thomas & Hutton on behalf of Pulte Home Company, LLC, for approval of a Subdivision Plan. The project will consist of 40 single family lots and associated infrastructure. The property is identified by tax map number R610 636 000 0474 0000 and consists of approximately 21.8 acres located south of SC HWY 46 and west of New Riverside Road. The property is zoned New Riverside Planned Unit Development and therefore, should be reviewed based on the requirements set forth in the New Riverside PUD, Heritage at New Riverside Master Plan and Town of Bluffton Stormwater Design Manual. (SUB 05-17-10902) (Staff – Katie Peterson)
7. Seagrass Station Phase 2B (Subdivision Plan): A request by Thomas & Hutton on behalf of Pulte Home Company, LLC, for approval of a Subdivision Plan. The project will consist of 53 single family lots and associated infrastructure. The property is identified by tax map number R610 021 000 0696 0000 and consists of approximately 14.26 acres at the intersection of Augustine Road and Hager Road. The property is zoned Village at Verdier Planned Unit Development and therefore, should be reviewed based on the requirements set forth in the Village at Verdier PUD, Village at Verdier Master Plan and Town of Bluffton Stormwater Design Manual. (SUB 05-17-10901) (Staff - Katie Peterson)
8. Hampton Lake Phase 6 (Preliminary Development Plan): A request by Thomas & Hutton on behalf of HL Development, LLC, for approval of a Preliminary Development Plan. The project consists of the development of 40 single family lots and associated infrastructure, to include the extension of Castaway Drive from Hampton Lake Phase 5 to the existing roundabout at Flatwater Drive. The property is identified by tax map number R614 029 000 1735 0000 and consists of approximately 11 acres located south of the intersection of Bluffton Parkway and Hampton Parkway. The property is zoned Buckwalter Planned Unit Development and therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD, Hampton Lake Master Plan and Town of Bluffton Stormwater Design Manual. (DP-5-17-10907) (Staff - Will Howard)

9. Hampton Lake Phase 6 (Preliminary Development Plan): A request by Thomas & Hutton on behalf of HL Development, LLC, for approval of a Preliminary Development Plan. The project consists of the development of 20 single family lots and associated infrastructure. The property is identified by tax map number R614 029 000 0609 0000 and consists of approximately 17.3 acres located south of the intersection of Bluffton Parkway and Hampton Parkway. The property is zoned Buckwalter Planned Unit Development and therefore, should be reviewed based on the requirements set forth in the Buckwalter PUD, Hampton Lake Master Plan and Town of Bluffton Stormwater Design Manual. (DP 5-17-10906) (Staff - Will Howard)
  
10. 1223 May River Road (Preliminary Development Plan): A request by Witmer, Jones, Keefer, Ltd., on behalf of 1223 May River Road LLC, for approval of a Preliminary Development Plan. The project consists of landscape and hardscape enhancements to the existing site as well as subdivision of the property and construction of a new 4,500 SF building. The property is identified by tax map number R610 039 000 0121 0000 and consists of approximately 2.752 acres located at 1223 May River Road, northwest of Pin Oak Street and May River Road. The property is zoned Neighborhood Core-HD and should be reviewed based on the requirement set forth in the Town of Bluffton Unified Development Ordinance. (DP 05-17-10917) (Staff - Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, May 30, 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.*