



**TOWN OF BLUFFTON**  
**DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA**  
Rotary Community Center / Oscar Frazier Park, at 11 Recreation Court  
Tuesday, February 13, 2018, 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. Boys and Girls Club of Bluffton (Final Development Plan):** A request by Ward Edwards, Inc., on behalf of the Beaufort County School District, for the approval of a Final Development Plan. The project consists of a Literacy Center building expansion and additional parking. The property is zoned Buckwalter PUD and is identified by tax map number R610 038 000 0050 0000, located at 100 H.E. McCracken Circle. (DP 08-17-011288) (Staff - Will Howard)
- 2. The Landings at New Riverside Phase 1 (Development Plan Amendment):** A request by Thomas & Hutton, on behalf of Pulte Home Company, LLC, for a Development Plan Amendment. The Amendment will establish phases of construction to the approved Development Plan to construct 59 single-family residential lots and associated infrastructure on 53 acres. The property is zoned New Riverside PUD and is identified by tax map number R610 036 000 0385 0000, east of New Riverside Road, south of the SC HWY 46 intersection. (DP 11-16-010312) (Staff – Will Howard)
- 3. The Landings at New Riverside Phase 2 (Preliminary Development Plan):** A request by Thomas & Hutton, on behalf of Pulte Home Company, LLC, for a Preliminary Development Plan. The project consists of the construction of 85 single-family residential lots and associated infrastructure on 32 acres. The property is zoned New Riverside PUD and is identified by tax map number R610 036 000 0385 0000, east of New Riverside Road, south of the SC HWY 46 intersection. (DP 01-18-11600) (Staff – Will Howard)
- 4. Hampton Lake Phase 5 (Development Plan Amendment):** A request by Thomas & Hutton, on behalf of HL Development, LLC, for the approval of a Development Plan Amendment. The amendment will allow the construction of a sport court area and playground at the amenity center. The property is zoned Buckwalter PUD and is identified by tax map number R614 029 000 1735 0000, located within the Hampton Lake community. (DP-07-16-9971) (Staff – Will Howard)
- 5. New Riverside Parcel 4A-1 (Master Plan):** A request by Witmer, Jones, Keefer, Ltd., on behalf of Pritchard Farm, LLC, for an Initial Master Plan for a residential subdivision consisting of a maximum 257 single-family residential lots on 80 acres. The property is located southwest of the intersection of SC HWY 46 and SC HWY 170. The property

is zoned New Riverside PUD and is identified by tax map number R610 036 000 0385 0000. (MPA 01-18-11589) (Staff- Kevin Icard)

6. **Belfair Golf Maintenance (Final Development Plan):** A request by Ward Edwards, Inc., on behalf of Belfair Property Owners Association, for approval of a Final Development Plan. The project consists of improvements to the golf course maintenance facility and will include the removal and replacement of 2 existing buildings, a building expansion and asphalt replacement. The property is zoned Belfair PUD and is identified by tax map number R610 031 000 1523 0000, located at 1 Dillon Drive, northeast of the intersection of Dillon Drive and Fording Island Road. (DP 12-16-10412) (Staff – Will Howard)
7. **Bluffton Park Apartments (Street Naming Application):** A request by Bluffton Park Apartments, LLC, on behalf of Bluffton Park D-2, LLC, for approval of a Street Naming Application. The project consists of naming the entrance road for a proposed 110 unit multi-family development. The property is zoned Schultz PUD and identified by tax map number R610 031 000 1571 0000, located southwest of the intersection of Red Cedar Street and Bluffton Parkway. (STR 01-18-11616) (Staff - Will Howard)
8. **Cypress Ridge Phase 15 (Subdivision Application):** A request by Thomas and Hutton, on behalf of D.R. Horton, Inc., for approval of a Subdivision Application. The subdivision consists of 41 single-family residential lots and associated infrastructure on approximately 23 acres. The property is zoned Jones Estate PUD and identified by tax map number R610 028 000 0916 0000, located on SC HWY 46, west of the SC HWY 170 traffic circle. (SUB 01-18-11625) (Staff – Katie Peterson)
9. **Palmetto Bluff Block J1 – (Development Plan Amendment):** A request by Brian Allen of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a Development Plan Amendment. The amendment will establish 2 phases of construction for the approved Block J1 Development Plan and will include changes in road alignment in Phase J1B. The property is zoned Palmetto Bluff PUD and is identified by tax map number R610 046 000 0062 0000, consisting of approximately 54.35 acres located southeast of the intersection of Old Moreland Road and Red Knot Road. (DP 04-15-9194) (Staff - Will Howard)
10. **May River Crossing (Master Plan Amendment):** A request by the applicant, Halvorsen Development Corporation, with authorization from the property owner, First Chatham Bank, is requesting a major amendment to the Towne Centre at New Riverside Master Plan, including changing the name of the project to May River Crossing. The Master Plan consists of approximately 25.25 acres with 132,650 square feet of commercial use (grocery, retail, restaurant & office). The property is zoned Jones Estate PUD and identified by tax map number R610 036 000 0386 0000. The property is located in the north east quadrant of SC HWY 46 and SC HWY 170. (PD 07-06-575A) (Staff – Kevin Icard)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Tuesday, February 20, 2018**

Meeting Location: Rotary Community Center / Oscar Frazier Park

*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.*