



TOWN OF BLUFFTON
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA
Rotary Community Center / Oscar Frazier Park, at 11 Recreation Court
Tuesday, December 11, 2018, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. New Riverside Concept Plan (Minor Amendment):** A request by the Town of Bluffton for approval of the New Riverside Concept Plan Fifth Amendment as a Minor Amendment to amend Section 1.4 to clarify the permitted uses to include institutional/civic for the 40 acre portion of Parcel 4A, which is currently known as Parcel 4A-2. The property is zoned New Riverside Planned Unit Development, consists of 40 acres and is identified by tax map number R610 036 000 1319 0000. It is located southwest of the intersection of SC HWY 170 and SC HWY 46. (CPA-12-18-12618) (Staff – Aubrie Giroux)
- 2. Hampton Lake Commercial Parcels (Subdivision Plan):** A request by Thomas and Hutton, on behalf of HL Development, LLC, for approval of a Subdivision Plan. The project consists of 4 commercial parcels and associated infrastructure to be located on approximately 15 acres and is located west of the existing Hampton Lake community and east of Lawton Station. The property is zoned Buckwalter Planned Unit Development and is identified by tax map number R614 029 000 2050 0000. (SUB-11-18-12584) (Staff – Katie Peterson)
- 3. 71 Calhoun Street (Final Development Plan):** A request by RSQ, LLC for approval of a Final Development Plan. The project consists of the construction of a 5-lot commercial development with parking and associated infrastructure and is located northeast of the intersection of Calhoun Street and Bridge Street. The property is zoned Neighborhood Center-HD, is identified by tax map number R610 039 00A 0099 0000 and consists of approximately .9 acres. (DP-11-17-11473) (Staff – Will Howard)
- 4. Cypress Ridge Phase 16 (Final Development Plan):** A request by Thomas & Hutton, on behalf of D.R. Horton, Inc., for approval of a Final Development Plan. The project consists of the development of 57 single family lots and associated infrastructure and is located southeast of the intersection of SC Highway 170 and Mill Creek Boulevard. The property is zoned Jones Estate Planned Unit Development and is identified by tax map number R614 028 000 0916 0000 and consists of approximately 26.9 acres. (DP-07-18-012258) (Staff – Will Howard)
- 5. Cypress Ridge Phase 13 (Final Development Plan):** A request by Thomas & Hutton, on behalf of D.R. Horton, Inc., for approval of a Final Development Plan. The project consists of the development of 49 single-family lots and associated infrastructure and is located southeast of the intersection of SC HWY 170 and Mill Creek Boulevard. The property is

zoned Jones Estate Planned Unit Development and is identified by tax map number R614 028 000 0916 0000 and consists of approximately 13.4 acres. (DP-09-18-12389) (Staff-Will Howard)

6. **Hilton Head Christian Academy (Final Development Plan):** A request by Hilton Head Christian Academy for approval of a Final Development Plan. The project consists of the construction of a new private school campus that will include multiple buildings, athletic fields, associated parking and infrastructure located southwest of the intersection of Bluffton Parkway and Masters Way. The property is zoned Buckwalter Planned Unit Development and consists of approximately 27.8 acres identified by tax map number R610 030 000 0442 0000. (DP-10-18-12473) (Staff-Will Howard)
7. **Crowne Apartments (Final Development Plan):** A request by Crowne at 170, LP, for approval of a Preliminary Development Plan. The project consists of the construction of 250 multifamily units, amenity center and associated infrastructure and is located within the Seagrass Station development. The property is zoned Village at Verdier Planned Unit Development and is identified by tax map number R610 021 000 0520 0000, consisting of approximately 21 acres. (DP-12-17-11533) (Staff – Will Howard)
8. **Cypress Ridge Phase 17 (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 53 single-family lots and associated infrastructure and is located southeast of the intersection of SC HWY 170 and Mill Creek Boulevard. The property is zoned Jones Estate Planned Unit Development and is identified by tax map number R614 028 000 0916 0000 consisting of approximately 26.6 acres. (DP-11-18-12589) (Staff-Will Howard)
9. **Dominion Independent Living (Preliminary Development Plan):** A request by Sean Chalmers, on behalf of HL Development, LLC, for approval of a Preliminary Development Plan. The project consists of the construction of an 88 bedroom independent living development and associated infrastructure and is located southwest of the intersection of River Ridge Drive and Bluffton Parkway. The property is zoned Buckwalter Planned Unit Development and is identified by tax map number R614 029 000 2050 0000 consisting of 5 acres. (DP 11-18-12588) (Staff-Will Howard)

VI. DISCUSSION

1. 2019 Meeting Schedule

VII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 18, 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.

EXECUTIVE SESSION – The public body may vote to go into executive session for any item identified for action on the agenda.