



TOWN OF BLUFFTON
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA
Theodore D. Washington Municipal Building, 20 Bridge Street
Town Council Chambers
Wednesday, October 23, 2019, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Cypress Ridge Commercial Site (Subdivision Plan):** A request by Tyler Vaughn of Thomas & Hutton, on behalf of D.R. Horton, Inc. for approval of a Subdivision Plan. The project consists of the subdivision of one (1) commercial lot, reconfiguration of two (2) common area lots, and subdivision of associated right-of-way. The property is zoned Jones Estate PUD and consists of approximately 9.3 acres identified by tax map numbers R614 028 000 0916 0000, R614 028 000 4354 0000, R614 028 000 4356 0000 located at the intersection of Hulston Landing Road and SC Highway 170. (SUB-09-19-013544) (Staff – Alan Seifert)
- 2. Hampton Lake Phase 8A (Subdivision Plan):** A request by Rusty Windsor of Thomas and Hutton, on behalf HL Development, LLC, for approval of a Subdivision Application. The project consists of the subdivision of one (1) lot into two (2) lots within the Hampton Lake Phase 8B subdivision and platting of an associated access easement for the purpose of a pump station. The subject lot is noted as "Pump Station Site" on the existing plat. The property is zoned Buckwalter PUD and identified by tax map number R614 029 000 2336 0000 located on Flatwater Drive near the intersection with Anchor Bend. (SUB-09-19-013549) (Staff – Alan Seifert)
- 3. 41 Calhoun Street (Significant Tree Removal):** A request by Pete and Deborah Palladino, owners, of 41 Calhoun Street for approval to remove a 26" pine tree located on the north eastern portion of the property. This property is zoned Neighborhood Center-HD and is identified by tax map number R610 039 00A 094A 0000. (Tree-10-19-1887) (Staff – Alan Seifert)
- 4. May River Crossing Commercial Site (Final Development Plan):** A request by Halvorsen Development Corporation on behalf of HEPBLUFF LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 73,750 SF retail shopping center. The property is zoned Jones Estate PUD and consists of 14.29 acres identified by tax map numbers R610 036 000 0386 0000, R610 036 000 3212 0000, R610 036 000 3209 0000 and R610 036 000 3210 0000 located northeast of the intersection of SC HWY 170 and SC Hwy 46. (DP 12-18-12642) (Staff- Will Howard)
- 5. New River Forest (Development Plan Amendment):** A request by Village Park Communities, LLC for approval of a Development Plan Amendment. The project consists

of the development of 113 single family lots with associated infrastructure. The property is zoned New Riverside Planned Unit Development and is identified by tax map number R610 036 000 1318 0000 consisting of approximately 79.87 acres located southwest of the intersection of SC HWY 170 and New Riverside Drive. (DP-09-18-12409) (Staff - Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 30, 2019

Meeting Location: Theodore D. Washington Municipal Building, 20 Bridge Street

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.