



## Development Review Committee Meeting

Wednesday, April 16, 2025 at 1:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,  
20 Bridge Street, Bluffton, SC

### AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page  
<https://www.townofbluffton.us/permit/>

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC COMMENT

#### IV. OLD BUSINESS

#### V. NEW BUSINESS

1. **97 Progressive Street (Subdivision):** A request by Parkway Commons, LLC for approval of a Subdivision application. The project consists of the creation of five (5) lots with associated easements. The property is zoned Buckwalter Planned Unit Development (PUD) identified by tax map numbers R610 030 000 1848 0000, R610 022 000 1103 0000, and R610 030 000 1649 0000 and consists of approximately 4.9 acres located at the corner of Innovation Drive and Progressive Street within the Buckwalter Place Master Plan. (SUB-04-25-019692) (Staff - Dan Frazier)
2. **Anson Golf Course - Palmetto Bluff (Development Plan Amendment):** A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a Development Plan Amendment application. The amendment consists of the inclusion of a golf maintenance facility including general grading, water, sewer, and drainage facilities to serve the proposed 18-hole golf course. The property is zoned Palmetto Bluff Planned Unit Development (PUD) and consists of +/-542.3 acres identified by tax map numbers R614 057 000 0001 0000, R614 045 000 0019 0000, and R614 045 000 0026 0000, located west of Big House Plantation Road. (DP-01-24-018822) (Staff - Dan Frazier)
3. **Midpoint at New Riverside Phase 4 (Development Plan):** A request by Sam Bellock of Pulte Home Company for approval of a Final Development Plan for Phase 4 of Midpoint at New Riverside. The project consists of 90 single family lots, open space and associated infrastructure. The property is zoned New Riverside Planned Unit Development (PUD) and consists of approximately 36.4 acres identified by tax map number R610 044 000 0012 0000

located within the Midpoint at New Riverside Initial Master Plan. (DP-06-24-019202) (Staff - Dan Frazier)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, April 23, 2025**

*“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.”*

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

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

*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: <https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>  
Public comment is limited to 3 minutes per speaker.*