



## Development Review Committee Meeting

Wednesday, July 10, 2024 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. **Magnolia Square - 1215 May River Road (Development Plan):** A request by Anna Petitgout of Ward Edwards Engineering, on behalf of Ed Goeas of ERB Enterprises LLC for approval of a Final Development Plan. The project proposes to construct site infrastructure, including an internal streetscape, drives parking, walks, utilities, drainage, and stormwater to serve consists of four mixed-use lots, one commercial lot, and four residential lots. The property contains three lots zoned Neighborhood General - HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of approximately 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R160 039 000 0107 0000 located at 1203-1217 May River Road and 15-19 Jason Street. (DP-02-23-017662) (Staff – Dan Frazier)
2. **The Lakes at New Riverside Phase 5 & 6 (Development Plan Amendment):** A request by John Paul Moore of Thomas & Hutton on behalf of K. Hovnanian Homes, LLC., for approval of a Development Plan Amendment. The project consists of re-phasing the sub-phases of Phase 5 into Phase 5A and 5B. The property is identified by tax map numbers R610 044 000 0143 0000 and R610 044 000 0002 000 and consists of 48.9 acres. The project is located along New Riverside Road/Old Palmetto Bluff Road in the New Riverside PUD. (DP-03-23-017728) (Staff - Dan Frazier)

#### VI. DISCUSSION

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, July 17, 2024**

*“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.*