



## Development Review Committee Meeting

Wednesday, July 19, 2023 at 1:00 PM

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

### 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 COMMENTS

#### IV. OLD BUSINESS

1. **New Riverside Village Commercial (Development Plan):** A request by Conor Blaney of Ward Edwards Engineering on behalf of Lee Lucier of The Richardson Group LLC for approval of a preliminary development plan application. The applicant proposes to develop 4 commercial buildings, totaling approximately 16,000 SF, and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 2.77 acres identified by tax map numbers R610 036 000 3710 0000 and R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan. (DP-05-23-018058) (Staff - Dan Frazier)

#### V. NEW BUSINESS

1. **77 Bridge Street (Certificate of Appropriateness- HD Demolition):** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD Demolition for the removal, in whole, of the existing 800 SF single-family residence and 120 SF shed located at 77 Bridge Street, identified by tax map number R610 039 00A 161A 0000, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation - HD. (COFA-07-23-018245)(Staff - Katie Peterson)
2. **Heritage at New Riverside Phase 7 (Subdivision):** A request by Tyler Vaughn of Thomas & Hutton on behalf of LSSD New Riverside, LLC for approval of a subdivision application. The project consists of creating 60 single-family lots with associated right-of-way and common areas for Phase 7 of Heritage at New Riverside. The property is identified by tax map numbers R614 035 000 1210 0000 and R614 035 000 1362 0000 and consists of 23.77 acres. The property is zoned New Riverside PUD. (SUB-03-23-017843) (Staff - Jordan Holloway)

3. **Palmetto Bluff – Short Course (Development Plan):** A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a development plan amendment. The project consists of the development of a golf maintenance facility including a maintenance building, equipment, storage area, parking area, drive aisle, and supporting infrastructure. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 100 acres identified by tax map numbers R614 057 000 0001 0000, R614 057 000 0002 0000, and R614 045 000 0024 0000, located west of Block M3 along the existing waterway. (DP-07-22-016977) (Staff – Dan Frazier)
4. **Indigo Cove Townhomes (Subdivision):** A request by Ward Edwards Engineering on behalf of Indigo Cove LLC for approval of a subdivision application. The project consists of creating 82 single family residential attached townhomes including an amenity center, access drives, parking, landscaping, open space areas, and associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 12.7 acres located at the northeast corner of Buck Island Road and Bluffton Parkway. The property is zoned Residential General. (SUB-04-23-017885) (Staff - Jordan Holloway)
5. **Red Dot Site Improvements (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of Dixie Cope, representing the property owners CEH Real Estate Bluffton, LLC, for the approval of a Preliminary Development Plan. The project proposes to construct parking, walkways, and infrastructure associated with the redevelopment of the Historic Coburn Liquor Store. The property is zoned Neighborhood Core – HD (NC-HD) and consists of approximately 0.24 acres, identified by tax map number R610-039-00A-0337-0000 located on the southeast corner of May River Road and Dubois Lane. (DP-06-23-018155) (Staff – Dan Frazier)

## VI. DISCUSSION

## VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, July 26, 2023**

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*“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.*

*\*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. Public comment is limited to 3 minutes per speaker.*