



## Development Review Committee Meeting

Wednesday, May 01, 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

1. **Maiden Lane Development (Development Plan):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties, LLC, for approval of a preliminary development plan application. The project proposes the development of a thirteen (13) lot mixed-use subdivision containing eleven (11) single-family residential lots, two (2) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street. (DP-12-23-018802) (Staff – Dan Frazier)

#### V. NEW BUSINESS

1. **Compass Self Storage (Certificate of Appropriateness-HCO):** A request by Amsdell Construction, LLC, on behalf of the owners, Amsdell Storage Ventures 81, LLC, for review of a Certificate of Appropriateness-Highway Corridor Overlay application. The project consists of two, two-story buildings totaling approximately 109,398 SF of climate-controlled self-storage space, the associated landscaping, lighting and other infrastructure. The properties are zoned Jones Estate PUD, consist of 3.21 acres identified by tax map numbers R610 036 000 0459 0000 and R610 036 000 0458 0000, and are located at the northeast corner of the Caine Drive and Estate Drive intersection, west of Gibbet Road, and fronts on SC Hwy 170. (COFA-03-24-019062)(Staff - Katie Peterson)
2. **New Riverside Village Park (Public Project):** A request by Constance Clarkson on behalf of the Town of Bluffton for approval of a public project. The project consists of the installation of

trellis swings, trash cans, dog stations and decorative pathway lighting in New Riverside Village Park. The properties are zoned New Riverside PUD and consists of approximately 5.29 acres identified by tax map numbers R610 036 000 3703 0000 and R610 036 000 3214 0000 and located within the New Riverside Village Master Plan. (DP-04-24-019083) (Staff - Dan Frazier)

3. **Buckwalter Place – Northwest Commercial (Public Project):** A request by Mark Maxwell on behalf of the Town of Bluffton for approval of a public project. The public private partnership consists of the construction of three commercial buildings totaling approximately 50,000 square feet of class A office and light industrial warehouse space, with supporting infrastructure. The properties are zoned Buckwalter PUD and consists of approximately 5.2 acres identified by tax map numbers R610 030 000 1848 0000, R610 022 000 1103 0000 and R610 030 000 1649 0000, and located within the Buckwalter Place Master Plan. (DP-04-24-019078) (Staff - Dan Frazier)
4. **South of Broad Healthcare (Master Plan Amendment):** A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, South of Broad Healthcare, for approval of a minor master plan amendment application. The Applicant proposes to amend the South of Broad Healthcare Master Plan by adding an approximately 26,000 square foot third floor, increased mechanical and utility yard, and relocating the Helipad from the roof to ground level. The property is zoned Buckwalter PUD and consists of 12.52 acres identified by tax map number R610 030 000 1705 0000, located at the northwest corner of the intersection of Bluffton Parkway and Buckwalter Parkway. (MPA-03-24-019064) (Staff - Dan Frazier)
5. **Mainland (Development Plan):** A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a final development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 38.3 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan. (DP-10-22-017341) (Staff - Dan Frazier)
6. **Palmetto Bluff – Citadel Phase 3 (Development Plan):** A request by T.J. Behm of Thomas & Hutton, on behalf of the property owner Citadel Bluffton, LLC for approval of a final development plan. The project consists of the construction of two (2) 20,525 SF buildings to be used as showroom/contractor warehouses and associated infrastructure. The properties are zoned Palmetto Bluff PUD and consists of +/- 3.7 acres identified by tax map numbers R614 045 000 0643 0000 and R614 046 000 0062 0000 located within the Palmetto Bluff Tract Master Plan. (DP-12-22-017474) (Staff – Dan Frazier)
7. **New Riverside Medical Office (Development Plan):** A request by Ryan Lyle of Davis & Floyd, Inc., on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate PUD and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. (DP-03-24-019067) (Staff – Dan Frazier)

8. **Joiner Property – 9 Bruin Road (Development Plan):** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd, on behalf of the property owner, Eugene Marks of JOHA LLC, for approval of a preliminary development plan. The project proposes the installation of site infrastructure including internal drive, access, parking, walks, utilities, drainage, and stormwater infrastructure to support one existing residential unit and the future development of three mixed-use commercial lots and two mixed-use carriage houses for a combined total square footage of +/- 19,100 SF. The property is zoned Neighborhood Commercial – Historic District (NC-HD) and consists of approximately 0.79 acres identified by tax map number R610 039 00A 0021 0000 located at the northeast corner of Bluffton Road and Bruin Road. (DP-03-24-019066) (Staff – Dan Frazier)

## VI. DISCUSSION

## VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, May 8, 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.*