



## Development Review Committee Meeting

Wednesday, April 17, 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

- Palmetto Bluff Block M-4 (Subdivision):** A request by Thomas & Hutton on behalf of May River Forest, LLC for approval of a subdivision application. The project consists of creating 81 single-family lots and associated infrastructure within Palmetto Bluff Block M4. The property is identified by tax map number R614 057 000 0002 0000 and consists of 79.4 acres. The property is zoned Palmetto Bluff PUD. (SUB-03-24-019035) (Staff - Jordan Holloway)
- Palmetto Bluff Block M-6 (Development Plan):** A request by Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a preliminary development plan application. The project consists of creating 26 single-family lots with associated infrastructure. The property is identified by tax map numbers R614-045-000-0024-0000, R614-046-000-0062-0000, R614-052-000-0059-0000, R614-057-000-0001 -0000, R614-057-000-0002-0000 and consists of 48.9 acres located along Old Moreland Road. The property is zoned Palmetto Bluff PUD. (DP-03-24-019033) (Staff – Dan Frazier)
- Four Seasons Phase 6 (Subdivision):** A request by Thomas & Hutton on behalf of K. Hovnanian Homes for approval of a subdivision application. The project consists of creating 67 single-family lots along with associated right-of-way and common areas within Four Seasons at Carolina Oaks. The property is identified by tax map number R614 028 000 0002 0000 and consists of 34.5 acres. The property is zoned Jones Estate PUD. (SUB-03-24-019040) (Staff - Jordan Holloway)

#### VI. DISCUSSION

**VII. ADJOURNMENT****NEXT MEETING DATE: Wednesday, April 24, 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.*