



Development Review Committee Meeting

Wednesday, January 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. **Midpoint 1C-2 (Subdivision):** A request by JP Moore of Thomas & Hutton on behalf of Pulte Homes Company, for approval of a subdivision application. The project consists of creating four (4) lots from the existing single lot. The property is identified by tax map number R610 044 000 0012 0000 and consists of .76 acres located along Midpoint Blvd. The property is zoned New Riverside PUD. (SUB-11-23-018714) (Staff - Jordan Holloway)
2. **Hamilton Grove (SUB-12-23-018734):** A request by Stanley Martin Homes for approval of a subdivision application. The project consists of creating 85 single-family lots within the Hamilton Grove development. The property is identified by tax map number R610 031 000 0088 0000 and consists of 20.2 acres located along Ballfield Road and Buck Island Road. The property is zoned Residential General. (SUB-12-23-018734) (Staff - Jordan Holloway)
3. **Cornerstone Church Campus (Planned Unit Development Amendment):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner, Cornerstone Church of Bluffton, for approval of a planned unit development amendment. The amendment requests modifications to the planned unit development and the initial master plan to reflect a proposed change in use to accommodate the conversion of the site from a Substance Abuse Facility to a religious assembly use including permitted uses and development standards that follow guidelines previously established in the Pritchardville "Community Preservation" Beaufort County Zoning Development and Standards. The properties are zoned Mindstream Academy Planned Unit Development and consists of 41.3 acres identified by tax map numbers

R610 036 000 0014 0000 and R610 036 000 014B 0000, and located at 11 Grassey Lane within the Mindstream Academy Master Plan. (CPA-11-23-018673) (Staff – Dan Frazier)

4. **Oyster Factory Park (Public Project Amendment):** A request by Charles Savino on behalf of the Town of Bluffton for approval of a public project amendment. The project proposes improvements to the event area south of the pavilion including construction of sidewalks, hardscapes, light grading, electrical, decking, light drainage and landscaping. The properties are zoned Riverfront Edge Historic District (RV-HD) and consists of approximately 2.56 acres identified by tax map numbers R610 039 00A 0165 0000 and R610 039 00A 0261 0000 and located at 55 Wharf Street. (DP-01-22-016299) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 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 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.