



Development Review Committee Meeting

Wednesday, February 21, 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 JCs Cove (Certificate of Appropriateness- HCO):** A request by Pearce Scott Architects, on behalf of the Owner, Jim Saba, for a review of a Certificate of Appropriateness - HD to construct a new 2-story recreation building of approximately 2,915 SF to be located at 1 JCs Cove, identified by tax map number R610 039 000 1129 0000, zoned Agricultural, and located within the Highway Corridor Overlay District. (COFA-01-24-018868)(Staff - Katie Peterson)
- Car Village (Review of Planning Commission Conditions):** Review of resubmittal documents relating to the Car Village Certificate of Appropriateness - Highway Corridor Overlay Application to ensure it reflects the conditions from the January 24, 2024 Planning Commission conditional approval. (COFA-08-23-018440)(Staff - Katie Peterson)
- The Parkways Office at Hampton Lake (Development Plan Application):** A request by the Jake Reed of FR Office, LLC on behalf of the property owner University Investments, LLC for approval of a final development plan. The project consists of the construction of three commercial use buildings totaling approximately 27,000 SF, and associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 5.31 acres, identified by tax map numbers R614-029-000-0784-0000 and R614-029-000-0485-0000 located within the Hampton Lake Master Plan. (DP-10-22-017335) (Staff – Dan Frazier)
- Pulte - Midpoint Phase 2B (Development Plan):** A request by the property owner Richard Loudin of Pulte Home Company for approval of a preliminary development plan. The project consists of 46 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately

19.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Initial Master Plan. (DP-01-24-018847) (Staff - Dan Frazier)

5. **Wetland Impact for Parcels 12A, 12B and 12C (Development Plan):** A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a final development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 located south and adjacent to Bluffton Parkway. (DP-03-23-017841) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 28, 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.