



## Development Review Committee Meeting

Wednesday, June 28, 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

#### V. NEW BUSINESS

1. **Parcel B-1 (Initial Master Plan):** A request by Brian Witmer of Witmer Jones Keefer, Ltd, on behalf of Millstone Ventures, LLC, and with the approval of the property owner, Parcel 8A, LLC, for approval of an initial master plan. The project proposes 16.02 acres of residential development and 5.9 acres of commercial development. The property is zoned Buckwalter PUD and consists of 21.92 acres identified by tax map number R610 028 000 0921 0000 and located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road. (MP-06-23-018137) (Staff – Dan Frazier)
2. **Indigo Cove Townhomes (Development Plan):** A request by Brad Buss of Ward Edwards Engineering, on behalf of Indigo Cove, LLC for the approval of a Final Development Plan. The project consists of 82 townhome units with associated infrastructure. The property is zoned residential general and consists of 23.8 acres identified by tax map number R610 031 000 0002 0000 and located at the northeast corner of Buck Island Road and Bluffton Parkway. (DP-05-21-015280) (Staff – Dan Frazier)
3. **Parklands Drive Tract 4 (Development Plan):** A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a Preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-

029-000-1985-0000 located on Parklands Drive within the Hampton Lake Master Plan. (DP-05-23-018081) (Staff – Dan Frazier)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, July 5, 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.*