



Development Review Committee Meeting

Wednesday, March 15, 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. **120 Persimmon Street (Development Plan):** A request by Sam Connor on behalf of the property owner, James Jeffcoat for approval of a preliminary development plan application. The project proposes a 6,600 SF commercial building including 1,880 SF of office space and 4,800 SF of storage space. The property is zoned Schultz Planned Unit Development and consists of 0.68 acres identified by tax map number R610 031 000 1437 0000 located within the Bluffton Park Master Plan. (DP-02-23-017665) (Staff - Dan Frazier).
2. **Midpoint at New Riverside Phase 1C (Development Plan):** A request by Patterson Farmer of Pulte Home Company on behalf of the property owner Pioneer Land & Timber, LLC for approval of a preliminary development plan. The project consists of 97 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 59 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint of New Riverside Concept Master Plan. (DP-01-23-017570) (Staff - Dan Frazier)
3. **6 Water Street (Tree Permit):** The Applicant is requesting a permit for the removal of two significant pine trees (26" and 33"). The property is identified by tax map number R610 039 00A 113A 0000 and consists of .66 acres located at 6 Water Street in the Riverfront Edge - HD zoning district. (TREE-03-23-0509) (Staff - Jordan Holloway)
4. **Midpoint Access (Subdivision):** A request by JP Moore of Thomas & Hutton for approval of a subdivision application. The project consists of creating a parcel to access the Midpoint development. The property is identified by tax map numbers R610 044 000 0126 0000 and

R614 045 000 0019 0000 and consists of 4.46 acres located along New Riverside Road. The property is zoned Palmetto Bluff PUD. (SUB-02-23-017632) (Staff - Jordan Holloway)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, March 22, 2023

"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."

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**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 must not exceed three (3) minutes.*