



Development Review Committee Meeting

Wednesday, February 19, 2025 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

1. **33 Guerrard Avenue (Subdivision):** A request by Sean Barbina for the approval of a Subdivision application. The project consists of creating two lots from the existing single lot. The property is zoned Neighborhood General - Historic District identified by tax map number R610 039 00A 0183 0000 and consists of 0.25 acres located at 33 Guerrard Avenue within the Old Town Bluffton Historic District. (SUB-01-25-019531) (Staff - Dan Frazier)
2. **67-69 Green Street (Development Plan):** A request by Randolph Stewart, on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of lots, each with one mixed use building and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street. (DP-01-25-019535) (Staff - Dan Frazier)

V. NEW BUSINESS

1. **Four Seasons at Carolina Oaks Phase 8 (Subdivision):** A request by TJ Brehm of Thomas & Hutton on behalf of Steven Baker of K. Hovnanian Homes for approval of a Subdivision application. The project consists of creating 51 single-family lots 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 approximately 62.9 acres. The property is zoned Jones Estate PUD. (SUB-01-25-019541) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT**NEXT MEETING DATE: Wednesday, February 26, 2025**

“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.*