



Development Review Committee Meeting

Wednesday, December 04, 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

- 36 Buck Island Rd/CP-19 Upgrades (Public Project Amendment):** A request by Kirby Dobberfuhl of Black & Veatch Corporation on behalf of the property owner, BJWSA for approval of a Public Project. The amendment proposes the revision of the temporary bypass pump location and access road route. The property is zoned General Mixed Use and consists of approximately 11.4 acres identified by tax map number R610 031 000 0099 0000 located at 36 Buck Island Road. (DP-08-22-017101) (Staff - Dan Frazier)
- 400 Buckwalter Place ASC (Development Plan Amendment):** A request by Ryan Lee of Novant Health, on behalf of Blake McRae of Core Buckwalter, LLC for approval of a Development Plan Amendment. The project consists of the renovation of an existing healthcare building to support ambulatory servicing center and office. The property is zoned Buckwalter PUD and consists of approximately 4.77 acres identified by tax map number R610 030 000 1849 0000 and located on the corner of Buckwalter Place Boulevard and Innovation Drive within the Buckwalter Place Master Plan. (DPA-10-24-019420) (Staff - Dan Frazier)
- New Riverside PUD Density Conversion:** A request by Lauren Niemiec of McLester & Niemiec on behalf of MFH Land, LLC for a by-right conversion of Seven and 29/100 (7.29) acres of commercial density into Twenty-Nine (29) residential dwelling unit rights requiring a Minor Amendment to the Jones Estate Development Agreement and New Riverside Concept Plan to adjust the total development rights allowed to reflect the conversion. (CPA-11-24-019441 / DAA-11-24-019441) (Staff - Brie Giroux)

VI. DISCUSSION

VII. ADJOURNMENT**NEXT MEETING DATE: Wednesday, December 11, 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.*