



Development Review Committee Meeting

Wednesday, July 31, 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. **May River High School CTE Addition (Public Project):** A request by Conor Blaney of Ward Edwards Engineering, on behalf of Robert Oetting of the Beaufort County School District, for the approval of a Public Project. The project consists of the construction of a CTE building addition of approximately 17,000 SF, and a ROTC expansion of approximately 4,000 SF. The property is zoned New Riverside Planned Unit Development and consists of approximately 224.51 acres identified by tax map number R610 044 000 0125 0000 and located at 601 New Riverside Road. (DP-07-24-019204) (Staff – Dan Frazier)
2. **Wetland Impact for Parcels 12A, 12B, and 12C (Development Plan Amendment):** A request by Nathan Long of Thomas and Hutton, on behalf of Jake Reed of University Investments, LLC, for approval of an amendment to a Final Development Plan. The project consists of asphaltting a portion of the approved gravel/dirt haul road. The property is zoned Buckwalter Planned Unit Development and consists of approximately 10.2 acres identified by tax map numbers R610-029-000-2343-0000, R610 029 000 2344 0000, R610 029 000 0611 0000, and R610 029 000 1721 0000 and located at the southwest quadrant of the intersection of Bluffton Parkway and Buckwalter Parkway. (DP-03-23-017841) (Staff – Dan Frazier)
3. **Midpoint at New Riverside - Phase 4 (Development Plan):** A request by Sam Bellock of Pulte Home Company for approval of a Preliminary Development Plan. The project consists of 90 single family lots, open space and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 32.0 acres identified by

tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Initial Master Plan. (DP-06-24-019202) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 7, 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.*