



## Development Review Committee Meeting

Wednesday, September 13, 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

- 1095 May River Road Townhomes (Public Project):** A request by Workforce State of Mind, LLC, on behalf of the property owner, Town of Bluffton, for approval of a public project. The project proposes the construction of 12 townhome units and associated parking and infrastructure. The property is zoned Residential General (RG) and consists of approximately 1.78 acres identified by tax map number R610 039 000 0498 0000 located at 1095 May River Road. (DP-08-23-018390) (Staff - Dan Frazier)
- Oscar Frazier Park Splash Pad (Public Project):** A request by Mark Maxwell on behalf of the Town of Bluffton for approval of a public project. The project consists of the installation of an approximately 1,500 SF splash pad including concrete sidewalk and associated grading and utility infrastructure within Oscar Frazier Park. The property is zoned Schultz Planned Unit Development and consists of approximately 34.7 acres identified by tax map number R610 039 000 0427 0000 located at 5 Recreation Court within the Bluffton Park Master Plan. (DP-08-23-018408) (Staff - Dan Frazier)
- Four Seasons at Carolina Oaks Phase 4 (Subdivision):** A request by T J Behm of Thomas & Hutton on behalf of K. Hovnanian Homes for approval of a subdivision application. The project consists of creating forty-four (44) lots from two existing lots. The properties are identified by tax map numbers R614 028 000 0002 0000 and R614 036 000 0595 0000 and consists of 16.9 acres located along Estuary Drive and Hidden Shoals Road. The property is zoned Jones Estate PUD. (SUB-08-23-018358) (Staff - Jordan Holloway)

#### VI. DISCUSSION

**VII. ADJOURNMENT****NEXT MEETING DATE: Wednesday, September 20, 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.*