



Development Review Committee Meeting

Tuesday, November 21, 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. **H.E. McCracken Middle School Infield (Public Project):** A request by Paul Moore 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 installation of a baseball practice field, including a clay infield, bases, pitching rubber, and a chain link back stop that complies with district standards. The property is identified by tax map number R610 038 000 0049 0000 and consists of 14.5 acres located at 160 H.E. McCracken Circle. The property is zoned Residential General. (DP-10-23-018600) (Staff – Dan Frazier)
2. **River Ridge Academy Field House – (Public Project):** A request by Paul Moore 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 field house including bathroom facilities, equipment storage, concession area, and new parking lot on the River Ridge Academy Campus. The property is identified by tax map number R610 029 000 0084 0000 and consists of 12.3 acres located at 250 Raider Drive. The property is zoned Residential General. (DP-10-23-018601) (Staff – Dan Frazier)
3. **New Riverside Village Commercial (Development Plan):** A request by Conor Blaney of Ward Edwards Engineering on behalf of Lee Lucier of The Richardson Group, LLC for approval of a final development plan application. The applicant proposes to develop multiple commercial buildings totaling approximately 16,000 SF, and supporting parking and infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 2.77 acres identified by tax map numbers R610 036 000 3710 0000 and R610 036 000 3712

0000 located along Parkside Commons within the New Riverside Village Master Plan. (DP-05-23-018058) (Staff - Dan Frazier)

4. **Four Seasons Phase 5 (Subdivision):** A request by Thomas & Hutton on behalf of K. Hovnanian Homes for approval of a subdivision application. The project consists of creating 41 single-family residential lots with associated right-of-way and common areas. The property is identified by tax map number R614 028 000 0002 0000 and consists of 31.45 acres located in the Four Seasons at Carolina Oaks - Phase 5 within the Jones Estate PUD. (SUB-10-23-018593) (Staff - Jordan Holloway)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 29, 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."

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.*