



Development Review Committee Meeting

Wednesday, June 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. **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 preliminary development plan. The applicant proposes to develop 4 commercial buildings, totaling approximately 16,000 SF, and supporting 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)
2. **CarVillage Bluffton (Development Plan):** A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-20,000 sq. ft. two-story Clubhouse and 5 buildings divided into +/- 31 high-end garage condominium units. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road. (DP-08-22-017076) (Staff – Dan Frazier)
3. **Palmetto Bluff – Old Anson Road (Development Plan):** A request by Michael Hughes of Thomas & Hutton on behalf of May River Forest, LLC for approval of a development plan. The project consists of the general clearing, installation of utilities, drainage, grading and paving for +/- 5 miles of Old Anson Road beginning near the intersection of Old Moreland Road and Big House Landing Road and terminating on Big House Island near the Anson Marina. The

property is zoned Palmetto Bluff PUD and consists of approximately 110.0 acres identified by tax map numbers R614 046 000 0062 0000, R614 052 000 0059 0000, R614 045 000 0024 0000, R614 045 000 0026 0000, and R614 057 000 0001 0000 located within the Palmetto Bluff Master Plan. (DP-08-22-017074) (Staff – Dan Frazier)

4. **H.E. McCracken Middle School – Parking Expansion (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 an expansion of the existing bus parking area to allow 29 additional staff parking stalls and associating landscaping and stormwater improvements. 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-06-23-018114) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 28, 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.

**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.*