



Development Review Committee Meeting

Wednesday, May 07, 2025 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. **New River Linear Trail Improvements Phase 2 (Public Project):** A request by Constance Clarkson on behalf of the Town of Bluffton for approval of a Public Project. The project consists of the second phase of surface improvements to the New River Linear Trail, construction of a pier at the southern trail terminus and restroom facilities at the trailhead parking lot. The properties are zoned Jones Estate Planned Unit Development and New Riverside Planned Unit Development and consists of approximately 42.7 acres identified by tax map numbers R610 028 000 0018 0000, R610 035 000 0016 0000 and R614 035 000 0011 0000, and located within the Cypress Ridge Master Plan and Heritage at New Riverside Master Plan. (DP-12-23-018739) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 14, 2025

“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.



PLAN REVIEW COMMENTS FOR DP-12-23-018739

Section V. Item #1.

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

Plan Type:	Public Project	Apply Date:	12/05/2023
Plan Status:	Active	Plan Address:	3829 Okatie Hwy Highway BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 035 000 0016 0000
Plan Description:	<p>A request by Constance Clarkson on behalf of the Town of Bluffton for approval of a public project. The project consists of surface improvements to the New River Linear Trail, construction of a pier at the southern trail terminus and restroom facilities at the trailhead parking lot. The properties are zoned Jones Estate Planned Unit Development and New Riverside Planned Unit Development and consists of approximately 42.7 acres identified by tax map numbers R610 028 000 0018 0000, R610 035 000 0016 0000 and R614 035 000 0011 0000, and located within the Cypress Ridge Master Plan and Heritage at New Riverside Master Plan.</p> <p>STATUS: Comments for the public project were reviewed at the January 3, 2024, meeting of the DRC. Awaiting resubmittal.</p> <p>STATUS 03/15/24: The project manager is negotiating an easement agreement with Central Electric and Santee Cooper.</p> <p>STATUS 08/28/24: Awaiting easement agreement. Projected end of September.</p> <p>STATUS 04/30/2025: The second phase of this project will be heard at the May 7, 2025 Development Review Committee meeting.</p>		

Watershed Management Review DRC	04/28/2025	Samantha Crotty	Approved with Conditions
Comments: Pending NPDES Approval.			
Beaufort Jasper Water and Sewer Review	05/01/2025	Matthew Michaels	Approved
Building Safety Review	05/01/2025	Marcus Noe	Approved
Fire Department Review	05/01/2025	Dan Wiltse	Approved
Planning Commission Review	05/01/2025	Angie Castrillon	Approved
Planning Review - Address	05/01/2025	Diego Farias	Approved
Planning Review - Principal	05/01/2025	Dan Frazier	Approved
Police Department Review	05/01/2025	Bill Bonhag	Approved
Transportation Department Review	04/11/2025	Mark Maxwell	Approved
Comments: No comments			