



Development Review Committee Meeting

Wednesday, September 24, 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. **Alston Park - Phase 3 (Development Plan):** A request by John Cardamone of Village Park Communities, LLC, for approval of a preliminary development plan application. The project consists of 76 single family detached residential lots, open space, right-of-way, and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 63.4 acres identified by tax map numbers R610 035 000 0019 0000 and R610 035 000 0864 0000 and commonly referred to as New Riverside Parcel 5A South located east of New Riverside Road. (DP-08-25-019903) (Staff – Dan Frazier)
2. **Bridge Street Streetscape Phase 2-3 (Public Project):** A request by Constance Clarkson on behalf of the Town of Bluffton for the approval of a Public Project application. The project consists of roadway, sidewalk, parking and drainage improvements in the Bridge Street right-of-way between Calhoun Street and Thomas Heyward Street in Old Town Bluffton Historic District. (DP-11-24-019435) (Staff - Dan Frazier)
3. **Encompass Health Bluffton Bed Addition (Development Plan Amendment):** A request by Thomas Boyle of Encompass Health for approval of a development plan amendment application. The project consists of the addition to the existing rehabilitation hospital 12-bed expansion/dialysis suite and therapy expansion. The property is zoned Village at Verdier PUD and consists of approximately 5.92 acres identified by tax map number R610 021 000 0649 0000 located at 107 Seagrass Station Road. (DP-12-16-010401) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 1, 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.