



Development Review Committee Meeting

Wednesday, April 30, 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. **5 Lawton Street (Development Plan Amendment):** A request by Maria Drawdy on behalf of James and Michele Jeffcoat Revocable Trust for approval of a Development Plan Amendment. The project consists of the demolition of the existing storage shed and construction of an accessory two-story commercial building with associated parking, landscaping, and infrastructure. The property is zoned Neighborhood Center - Historic District (NCE-HD) identified by tax map number R610 039 00A 0093 0000. (DPA-11-24-019439) (Staff - Dan Frazier)
2. **Fifth Third Bank (Development Plan):** A request by Angelina Makowski of BDG Architects on behalf of property owner, First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a new freestanding 2,400 SF bank facility with associated parking, landscaping, and infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan. (DP-03-25-019666) (Staff - Dan Frazier)
3. **SCIIP May River/Stoney Creek Water & Sewer Improvements (Public Project):** A request by Beth Lowther on behalf of Beaufort-Jasper Water & Sewer Authority (BJWSA) for approval of a Public Project. The project consists of the installation of approximately 18,225 linear feet of HDPE low pressure sewer lines and 12,200 linear feet of water lines and related infrastructure to provide service to 39 properties. The properties located within Town of Bluffton jurisdiction are zoned Planned Unit Development (PUD) and located within the May River Road, Stoney

Creek Drive, Palmetto Bluff Road, and associated side streets right-of-way. (DP-04-25-019705)
(Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 7, 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.*