



Development Review Committee Meeting

Wednesday, February 11, 2026 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. **The Goddard School (Development Plan):** A request by Trey Scott on behalf of Sunshine Bluffton Group, LLC, for approval of a Final Development Plan. The project consists of the construction of a two-story 10,634 SF day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan. (DP-06-25-019796) (Staff - Dan Frazier)
2. **Bluffton High School - CTE Building (Public Project):** A request by Ward Edwards Engineering on behalf of Beaufort County School District for approval of a Public Project. The project consists of the construction of a new Career and Technical Education (CTE) Building with associated infrastructure. The property is zoned Residential General (RG) identified by tax map number R610 038 000 0049 0000 and consists of 95.8 acres located at 12 H.E. McCracken Circle. (DP-01-26-020096) (Staff - Dan Frazier)
3. **Livewell Terrace (Development Plan):** A request by Livewell Terrace LP on behalf of property owner Beaufort Memorial for approval of a Final Development Plan. The project consists of the construction of a 120-unit apartment complex with a leasing office and future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.1 acres identified by tax map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan. (DP-02-25-019581) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT**NEXT MEETING DATE: Wednesday, February 18, 2026**

“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.