



Development Review Committee Meeting

Wednesday, July 22, 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. **Beaufort Memorial Primary Care at May River Crossing (Development Plan):** A request by Ryan Lyle of Davis & Floyd, Inc., on behalf of Russell Baxley of Beaufort Memorial Hospital for review of a Final Development Plan application. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is within the Jones Estate Planned Unit Development (PUD) and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. (DP-03-24-019067) (Staff – Dan Frazier)
2. **The Press at 10 Buck Island Road (Development Plan Amendment):** A request by Sarah Kepple of Pearce Scott Architects on behalf of Billy Watterson for review of a Development Plan Amendment application. The project consists of the renovation of the interior of the existing building into a multi-functional gathering space and the construction of a 13,650 SF biergarten with associated infrastructure improvements. The property is within the General Mixed Use (GMU) Zoning District and consists of approximately 7.86 acres identified by tax map number R610 031 000 0170 0000 and located at 10 Buck Island Road. (DPA-06-26-020324) (Staff - Dan Frazier)
3. **1095 May River Road (Subdivision):** A request by Nathan Sturre of Sturre Engineering on behalf of Workforce State of Mind, LLC, for review of a Subdivision application. The project consists of the subdivision of one (1) existing lot into twelve (12) lots, right-of-way, and open space for the purpose of The May residential development. The property is within the Residential General (RG) Zoning District and consists of approximately 1.78 acres identified by

tax map number R610 039 000 0498 0000 located at 1095 May River Road. (SUB-06-26-020339) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 29, 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.*