



Development Review Committee Meeting

Wednesday, June 04, 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. **SCIIP May River/Stoney Creek Water & Sewer Improvements Phase 2 (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 10,500 linear feet of HDPE low pressure sewer lines and 5,500 linear feet of water lines and related infrastructure to provide service to 28 properties. The 0.29 acre area of disturbance located within Town of Bluffton jurisdiction is zoned Planned Unit Development (PUD) and located within the May River Road right-of-way. (DP-04-25-019705) (Staff - Dan Frazier)
2. **Oyster Factor Park Road Surface Improvements (Public Project):** A request by Charles Savino on behalf of the Town of Bluffton, for the approval of a Public Project. The project consists of improvements and repairs to the food truck access road, boat ramp connection, and associated pedestrian paths. The property is zoned Riverfront Edge Historic District (RV-HD) and consists of approximately 2.3 acres, identified by tax map numbers R610 039 00A 0191 0000, R610 039 00A 0190 0000, R610 039 00A 0165 0000, R610 039 00A 0262 000, and R610 039 00A 0261 0000 and located at 55 Wharf Street within the Oyster Factory Park Master Plan. (DP-01-22-016299) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 11, 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-04-25-019705

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:	04/14/2025
Plan Status:	Active	Plan Address:	62 Old Palmetto Bluff Rd Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0002 0000
Plan Description:	<p>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.</p> <p>STATUS: This Public Project (Phase 1) application was heard at the April 30, 2025 Development Review Committee Meeting.</p> <p>STATUS 5/1/25: SCIIP May River/Stoney Creek Water & Sewer Improvements Phase 1 (Public Project) is APPROVED.</p> <p>STATUS: SCIIP May River/Stoney Creek Water & Sewer Improvements Phase 2 will be heard at the June 4, 2025 DRC Meeting.</p>		

Technical Review

Submission #: 1 Received: 05/28/2025 Completed: 05/30/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Transportation Department Review	05/28/2025	Dan Frazier	Approved with Conditions

Comments:

SCDOT has provided the following comment:

1. SCDOT will need to review the SCIIP Grant Project prior to encroachment permit submittal. Please contact Juleigh Fleming, District 6 Permit Engineer (flemingjb@scdot.org), to coordinate a preliminary review by the department prior to encroachment permit submittal.

Watershed Management Review DRC	05/30/2025	Samantha Crotty	Approved with Conditions
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Comments:

Pending receipt of NPDES approval letter.

Beaufort Jasper Water and Sewer Review	05/30/2025	Matthew Michaels	Approved
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Building Safety Review	05/30/2025	Marcus Noe	Approved
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Fire Department Review	05/30/2025	Dan Wiltse	Approved
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Planning Commission Review	05/30/2025	Dan Frazier	Approved
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Planning Review - Address	05/30/2025	Diego Farias	Approved
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Planning Review - Principal	05/30/2025	Dan Frazier	Approved
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PLAN REVIEW COMMENTS FOR DP-01-22-016299

Section V. Item #2.

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

Plan Type: Public Project **Apply Date:** 01/31/2022
Plan Status: Approved **Plan Address:** 55 Wharf St
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0165 0000
Plan Description: The proposed project is located at the existing Oyster Factory Park (55 Wharf Street) in the Town of Bluffton, SC, identified by Tax Map Numbers R610 039 00A 0191 0000, R610 039 00A 0190 0000, R610 039 00A 0165 0000, R610 039 00A 0262 000, and R610 039 00A 0261 0000. The proposed development will include construction of additional parking, sidewalk, and improvements to the outdoor pavilion and passive recreation areas. The limits of disturbance for the project will be 2.3 acres.

This item is on the agenda for the 5-18-22 DRC meeting.
Status 7-12-22: Awaiting resubmittal to address open comments.
Status 9-6-22: Plans have been resubmitted and address all open comments. The plans have been approved.
Status: Phase 2 plans have been submitted and this item is on the 1-10-24 DRC Meeting agenda.
Status 1-19-24: The plans have been approved
STATUS 5/19/25: A Public Project Amendment application will be heard at the June 4, 2025 Development Review Committee meeting.

Technical Review

Submission #: 3 Received: 05/30/2025 Completed: 05/30/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	05/30/2025	Dan Frazier	Approved
Watershed Management Review DRC	05/30/2025	Samantha Crotty	Approved with Conditions
Comments: 1. Replace silt fence along food truck road with sediment tubes/waddles and provide detail. 2. Provide detail for concrete washout station and add note that the location will be determined by owner at preconstruction meeting.			
Beaufort Jasper Water and Sewer Review	05/30/2025	Matthew Michaels	Approved
Building Safety Review	05/30/2025	Marcus Noe	Approved
Fire Department Review	05/30/2025	Dan Wiltse	Approved
Planning Commission Review	05/30/2025	Dan Frazier	Approved
Planning Review - Address	05/30/2025	Diego Farias	Approved
Planning Review - Principal	05/30/2025	Dan Frazier	Approved
Police Department Review	05/30/2025	Bill Bonhag	Approved

Technical Review Amend**Submission #: 1** Received: 05/19/2025 Completed: 05/30/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	05/22/2025	Samantha Crotty	Approved with Conditions
Comments: 1. Replace silt fence along food truck road with sediment tubes/waddles and provide detail. 2. Provide detail for concrete washout station and add note that the location will be determined by owner at preconstruction meeting.			
Beaufort Jasper Water and Sewer Review	05/30/2025	Matthew Michaels	Approved
Building Safety Review	05/30/2025	Marcus Noe	Approved
Fire Department Review	05/30/2025	Dan Wiltse	Approved
Planning Review - Address	05/30/2025	Diego Farias	Approved
Planning Review - Senior	05/30/2025	Dan Frazier	Approved
Police Department Review	05/30/2025	Bill Bonhag	Approved
Transportation Department Review	05/30/2025	Mark Maxwell	Approved
Planning Commission Review	05/19/2025	Angie Castrillon	Approved
Comments: No comments. (Lydia DePauw)			