



Development Review Committee Meeting

Wednesday, July 16, 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. **New Riverside Barn Park Maintenance Building & Walking Trail (Public Project):** A request by Alliance Consulting Engineers, Inc. on behalf of the Town of Bluffton for approval of a Public Project. The project consists of the construction of a 2,800 SF maintenance building for the Town and Phase 2 Walking Trail extension with associated infrastructure to support the community use of the New Riverside Barn Park. The property is identified by tax map number R610 036 000 1319 0000 and consists of 36.9 acres and is located along Red Barn Drive in the New Riverside Planned Unit Development (PUD). (DP-06-25-019807) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 23, 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-06-25-019807

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:	06/18/2025
Plan Status:	Pending	Plan Address:	30 Red Barn Drive BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 1319 0000
Plan Description:	A request by Alliance Consulting Engineers, Inc. on behalf of the Town of Bluffton for approval of a Public Project. The project consists of the construction of a 2,800 SF maintenance building for the Town and Phase Walking Trail extension with associated infrastructure to support the community use of the New Riverside Barn Park. The property is identified by tax map number R610 036 000 1319 0000 and consists of 36.9 acres and is located along Red Barn Drive in the New Riverside Planned Unit Development (PUD). STATUS: The item will be heard at the July 16, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 06/18/2025 Completed: 07/11/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	07/11/2025	Dan Frazier	Approved with Conditions

Comments:
An SCDOT Encroachment Permit will be required for access to SC170/SC46.

Watershed Management Review DRC	07/10/2025	Samantha Crotty	Approved with Conditions
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Comments:
Comments will be provided at time of Stormwater Permit submittal.

Beaufort Jasper Water and Sewer Review	07/11/2025	Matthew Michaels	Approved
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Building Safety Review	07/11/2025	Marcus Noe	Approved
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Fire Department Review	07/11/2025	Dan Wiltse	Approved
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Planning Commission Review	07/11/2025	Dan Frazier	Approved
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Police Department Review	07/11/2025	Bill Bonhag	Approved
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Transportation Department Review	06/18/2025	Mark Maxwell	Approved
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Comments:
No comments

Plan Review Case Notes: