



Development Review Committee Meeting

Wednesday, August 13, 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. **32 Hildebrand (Subdivision):** A request by Alexander Graham for the approval of a Subdivision application. The project consists of creating two (2) lots out of one (1) existing lot, identified by tax map number R610 039 000 0082 0000. The property is zoned Residential General and consists of approximately 0.50 acres located west of Goethe Road. (SUB-07-25-019835) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 20, 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 SUB-07-25-019835

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
OLD TOWN

Plan Type:	General	Apply Date:	07/11/2025
Plan Status:	Active	Plan Address:	32 Hildebrand BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0082 0000
Plan Description:	A request by Alexander Graham for the approval of a Subdivision application. The project consists of creating two (2) lots out of one (1) existing lot, identified by tax map number R610 039 000 0082 0000. The property is zoned Residential General and consists of approximately 0.49 acres located west of Goethe Road. STATUS: This item will be heard at the August 13, 2025 Development Review Committee meeting.		

Development Review Committee Sub

Submission #: 1 Received: 07/11/2025 Completed: 08/08/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review	08/08/2025	Dan Frazier	Approved with Conditions

Comments:

1. Remove all reference to structures on the plat. It is staff's understanding that these structures were removed per demolition permit issued July 8, 2024.
2. Replace "Proposed Property Line" label with "New Property Line".
3. Resubmit an updated subdivision plat stamped and signed by a surveyor registered in South Carolina.

Beaufort Jasper Water and Sewer Review	08/08/2025	Matthew Michaels	Approved
Planning Commission Review	08/08/2025	Angie Castrillon	Approved
Planning Review - Address	08/08/2025	Ryan Coleman	Approved

Comments:

Contact Ryan Coleman, Town of Bluffton GIS Manager (843-706-4570 / rcoleman@townofbluffton.com) , to request an address for the new lot being created.

Watershed Management Review	08/08/2025	Samantha Crotty	Approved
Transportation Department Review	07/11/2025	Mark Maxwell	Approved

Comments:

No comments

Plan Review Case Notes: