



Development Review Committee Meeting

Wednesday, February 18, 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. **89 Bridge Street (Development Plan Amendment):** A request by Amanda Denmark of Pearce Scott Architects, on behalf of property owners Jamie and Allyn Oliver for review of a Development Plan Amendment application. The project consists of the renovation of the existing 802 SF garage into a proposed studio with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD) and consists of approximately 0.3 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District. (DP-04-25-019712) (Staff - Dan Frazier)
2. **Vereens Site Improvements (Development Plan Amendment):** A request by Davis & Floyd, on behalf of property owner Vereens for review of a Development Plan Amendment application. access to allow two-way traffic and constructing a concrete slab for onsite material storage, with associated infrastructure improvements. The property is zoned Light Industrial (LI) and consists of approximately 0.91 acres identified by tax map number R610 039 000 0016 0000 and located at 358 Buck Island Road. (DPA-01-26-020095) (Staff - Dan Frazier)
3. **New Riverside - Parcel 8A (Initial Master Plan):** A request by Rob Marek of Pulte and John Paul Moore of Thomas & Hutton on behalf of property owner Pioneer Land & Timber, LLC for review of an Initial Master Plan application. The project consists of 104 single family detached dwelling units with associated amenities, open space, roads, utility and stormwater infrastructure. The property is zoned New Riverside PUD and consists of approximately 100.69 acres identified by tax map number R610 044 000 0126 0000 located at the southwest corner

of the intersection of New Riverside Road and Myrtle Ford Road. (MP-01-26-020100) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 25, 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.*



PLAN REVIEW COMMENTS FOR DP-04-25-019712

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: Development Plan **Apply Date:** 04/15/2025

Plan Status: Active **Plan Address:** 89 Bridge Street
BLUFFTON, SC 29910

Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0234 0000

Plan Description: A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Preliminary Development Plan. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD) and consists of approximately 1.5 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District.

STATUS: This item was heard at the May 21, 2025 Development Review Committee meeting.
STATUS: This item was approved at the June 25, 2025 Planning Commission meeting. Awaiting resubmittal.
STATUS: The Final Development Plan application will be heard at the September 3, 2025, Development Review Committee meeting.
STATUS 9/9/25: The Development Plan is APPROVED.
STATUS: The development plan amendment application for the renovation of the existing garage will be heard at the February 18, 2026 Development Review Committee meeting.

Technical Review Amend

Submission #: 1 Received: 01/15/2026 Completed: 02/13/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	02/13/2026	Dan Frazier	Approved with Conditions

Comments:

- This project will require issuance of a Certificate of Appropriateness - Historic District (COFA-HD) for exterior building modifications prior to building permit submittal.
- Confirm that there is an existing water service line to this building.
- Confirm that proposed use of the building is for an office/art studio not associated with the adjacent bookstore/icery.
- No additional parking is required for the development plan amendment.

Beaufort Jasper Water and Sewer Review	02/13/2026	Matthew Michaels	Approved
Building Safety Review	02/13/2026	Sidney Holland	Approved
Fire Department Review	02/13/2026	Dan Wiltse	Approved
Planning Commission Review	02/13/2026	Caroline Luke	Approved
Police Department Review	02/13/2026	Bill Bonhag	Approved
Watershed Management Review DRC	02/09/2026	Samantha Crotty	Approved



PLAN REVIEW COMMENTS FOR DPA-01-26-020095

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
BUCK ISLAND/SIMMONSVILLE

Plan Type: NA **Apply Date:** 01/15/2026
Plan Status: Active **Plan Address:** 328 A Buck Island Rd Road
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 0016 0000
Plan Description: A request by Davis & Floyd, on behalf of property owner Vereens for review of a Development Plan Amendment application. access to allow two-way traffic and constructing a concrete slab for onsite material storage, with associated infrastructure improvements. The property is zoned Light Industrial (LI) and consists of approximately 0.91 acres identified by tax map number R610 039 000 0016 0000 and located at 358 Buck Island Road.
STATUS: This application will be heard at the February 18, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 01/15/2026 Completed: 02/13/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	02/13/2026	Dan Frazier	Approved with Conditions

Comments:

1. An SCDOT Encroachment Permit will be required prior to development plan amendment approval.
2. Add tree protection fencing to the 23-inch Live Oak west of the existing metal building.
3. Provide clarification on how outdoor storage area is accessed for loading and unloading.

Watershed Management Review DRC	02/13/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Provide drainage flow arrows across the entire site on the grading/drainage plan.

Beaufort Jasper Water and Sewer Review	02/13/2026	Matthew Michaels	Approved
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Building Safety Review	02/13/2026	Sidney Holland	Approved
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Fire Department Review	02/13/2026	Dan Wiltse	Approved
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Planning Commission Review	02/13/2026	Caroline Luke	Approved
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Police Department Review	02/13/2026	Bill Bonhag	Approved
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Transportation Department Review	01/15/2026	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR MP-01-26-020100

Section V. Item #3.

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

Plan Type: NA **Apply Date:** 01/20/2026
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:** R610 044 000 0126 0000
Plan Description: A request by Rob Marek of Pulte and John Paul Moore of Thomas & Hutton on behalf of property owner Pioneer Land & Timber, LLC for review of an Initial Master Plan application. The project consists of 104 single family detached dwelling units with associated amenities, open space, roads, utility and stormwater infrastructure. The property is zoned New Riverside PUD and consists of approximately 100.69 acres identified by tax map number R610 044 000 0126 0000 located at the southwest corner of the intersection of New Riverside Road and Myrtle Ford Road.
STATUS: This application will be heard at the February 18, 2026 Development Review Committee meeting.

Development Review Committee

Submission #: 1 Received: 01/20/2026 Completed: 02/13/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	02/13/2026	Dan Frazier	Revisions Required

Comments:

1. Provide an agency letter from Beaufort County School District.
2. Provide a time extension modification letter from USACE specific to Parcel 8A.
3. Provide a pedestrian connection between the internal sidewalk circulation and the New Riverside multi-use path.
4. Provide documentation on how proposed street trees located on individual lots will be planted to ensure longevity, including how future homeowners will be prevented from removing or replacing the approved street trees.
5. Consider providing a roundabout at the first intersection off the New Riverside Road entrance.
6. Provide a curve along the rear street to provide views, traffic calming and eliminate this long straight section of roadway.
7. Supplement common areas with pathways to promote connectivity and functionality, creating true amenities for the development.
8. There is a long existing ditch that will be removed when the site is improved. How will this impact adjacent offsite drainage conditions?
9. There are several priority trees shown on the Tree Save Plan that are pro-posed to be removed. Incorporate design changes and tree preservation elements to preserve as many of these trees as possible.

Fire Department Review	02/13/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at a later time in the master plan or development plan approval process.

Transportation Department Review	02/13/2026	Dan Frazier	Approved with Conditions
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Comments:

1. The secondary access point will serve as two-way full access for construction and future residents/visitors.
2. The swing gate located on Myrtle Ford Road at the entrance from New Riverside Road must be relocated further onto Myrtle Ford Road past the proposed secondary access point.

Watershed Management Review DRC	02/05/2026	Samantha Crotty	Approved with Conditions
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Comments:

Revise Stormwater Master Plan exhibit to state "stormwater BMP" instead of "proposed lagoon".

Beaufort Jasper Water and Sewer
Review

02/13/2026

Matthew Michaels

Approved

Section V. Item #3.

Planning Commission Review

02/13/2026

Caroline Luke

Approved

Police Department Review

02/13/2026

Bill Bonhag

Approved

Plan Review Case Notes: