



Development Review Committee Meeting

Wednesday, May 14, 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. **Kittie's Cook Shop (Development Plan Amendment):** A request by Witmer Jones Keefer, Ltd., on behalf of property owner James C. Frazer, Jr., for approval of a Development Plan Amendment. The project consists of the addition of parking, landscaping, and ADA accessibility to the existing restaurant. The property is zoned Neighborhood Core identified by tax map number R610 039 00A 0093 0000 located at 196 Goethe Road. (DPA-04-25-019691) (Staff - Dan Frazier)
2. **Midpoint at New Riverside Phases 2A and 3A (Development Plan):** A request by John Paul Moore of Thomas and Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a Final Development Plan. The project consists of 70 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint of New Riverside Concept Master Plan. (DP-09-24-019346) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 21, 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 DPA-04-25-019691

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
SCHULTZ/GOETHE RD

Plan Type:	NA	Apply Date:	04/08/2025
Plan Status:	Active	Plan Address:	190 Goethe Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0744 0000
Plan Description:	A request by Witmer Jones Keefer, Ltd., on behalf of property owner James C. Frazer, Jr., for approval of a Development Plan Amendment. The project consists of the addition of parking, landscaping, and ADA accessibility to the existing restaurant. The property is zoned Neighborhood Core identified by tax map number R610 039 00A 0093 0000 located at 196 Goethe Road. STATUS: This item will be heard at the May 14, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 04/08/2025 Completed: 05/09/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	05/09/2025	Dan Frazier	Approved with Conditions

Comments:

1. An additional shade tree may be required to meet the 75% canopy requirement.

Watershed Management Review DRC	05/08/2025	Samantha Crotty	Approved with Conditions
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Comments:

1. Provide all required information on the Stormwater Affidavit & State Permit Application forms.

Beaufort Jasper Water and Sewer Review	05/09/2025	Matthew Michaels	Approved
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Building Safety Review	05/09/2025	Marcus Noe	Approved
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Fire Department Review	05/09/2025	Dan Wiltse	Approved
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Planning Commission Review	05/09/2025	Angie Castrillon	Approved
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Planning Review - Address	05/09/2025	Diego Farias	Approved
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Planning Review - Senior	05/09/2025	Dan Frazier	Approved
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Police Department Review	05/09/2025	Bill Bonhag	Approved
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Transportation Department Review	04/08/2025	Mark Maxwell	Approved
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Comments:

No comments



PLAN REVIEW COMMENTS FOR DP-09-24-019346

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
MIDPOINT AT NEW RIVERSIDE

Plan Type:	Development Plan	Apply Date:	09/18/2024
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0012 0000
Plan Description:	A request by John Paul Moore of Thomas and Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a Preliminary Development Plan. The project consists of 70 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint of New Riverside Concept Master Plan.		
	STATUS: This item was heard at the October 23, 2024 Development Review Committee meeting. Awaiting final development plan submittal.		
	STATUS: The Final Development Plan application will be heard at the May 14, 2025 Development Review Committee meeting.		

Final Technical Review

Submission #: 1 Received: 04/08/2025 Completed: 05/09/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	05/09/2025	Dan Frazier	Approved with Conditions

Comments:

1. Explain comment on Tree Plant Back Plan that states "Proposed plantings. Owner has the right to alter locations or species of plant material".

Beaufort Jasper Water and Sewer Review	05/09/2025	Matthew Michaels	Approved
Building Safety Review	05/09/2025	Marcus Noe	Approved
Fire Department Review	05/09/2025	Dan Wiltse	Approved
Planning Commission Review	05/09/2025	Angie Castrillon	Approved
Planning Review - Address	05/09/2025	Diego Farias	Approved
Police Department Review	05/09/2025	Bill Bonhag	Approved
Watershed Management Review DRC	05/08/2025	Samantha Crotty	Approved

Comments:

1. Provide a fully executed BMP Maintenance Agreement after subdivision.

Transportation Department Review	04/08/2025	Mark Maxwell	Approved
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Comments:

No comments

