



Development Review Committee Meeting

Wednesday, March 25, 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. **Hampton Hall Clubhouse Renovation (Development Plan Amendment):** A request by Eric Bischofberger of Hampton Hall Club, Inc., for review of a Development Plan Amendment application. The project consists of the renovation of the existing clubhouse to include an addition and a new pore cochere with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 344.57 acres (0.10 disturbed) identified by tax map number R614 038 000 0055 0000 within the Hampton Hall Master Plan. (DPA-02-26-020131) (Staff - Dan Frazier)
2. **Hampton Hall Drainage Updates (Development Plan Amendment):** A request by Eric Bischofberger of Hampton Hall Club, Inc., for review of a Development Plan Amendment application. The project consists of the improvement of the main outfall for Drainage System 6 to allow for a greater stormwater discharge rate during storm events greater than the 25-year rainfall event. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 3.18 acres (0.17 disturbed) identified by tax map number R614 038 000 0999 0000 within the Hampton Hall Master Plan. (DPA-02-26-020147) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 1, 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 DPA-02-26-020131

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
HAMPTON HALL

Plan Type: NA **Apply Date:** 02/12/2026
Plan Status: Active **Plan Address:** 157 Hampton Hall Boulevard
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R614 038 000 0055 0000
Plan Description: A request by Eric Bischofberger of Hampton Hall Club, Inc., for review of a Development Plan Amendment application. The project consists of the renovation of the existing clubhouse to include an addition and a new pore cochere with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 344.57 acres (0.10 disturbed) identified by tax map number R614 038 000 0055 0000 within the Hampton Hall Master Plan.
STATUS: This item will be heard at the March 25, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 02/12/2026 Completed: 03/20/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	03/20/2026	Dan Frazier	Approved with Conditions

Comments:

- Cross through Site 1 on the survey and label as "Site 1 not included in this Construction Plan Set".
- Provide curb and gutter detail for new roundabout island.

Watershed Management Review DRC	03/20/2026	Samantha Crotty	Approved with Conditions
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Comments:

- Revise plan to show the existing grate inlet within the limits of disturbance/silt fence boundary where the HDPE is being demoed.
- Add note to plan that downstream storm drains adjacent to areas being repaved must be protected with appropriate inlet protection BMPs during construction.
- Revise S&EC plan to show concrete washout station within the limits of disturbance/silt fence boundary, if feasible.
- Provide proof that the SCDES Automatic Coverage application has been submitted to the state via their e-Permitting webpage.
- Revisions to plans and any additional stormwater submittal documents may be resubmitted via email to scrotty@townofbluffton.com.
- Pending stormwater approval.

Beaufort Jasper Water and Sewer Review	03/20/2026	Matthew Michaels	Approved
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Fire Department Review	03/20/2026	Dan Wiltse	Approved
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Planning Commission Review	03/19/2026	Caroline Luke	Approved
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Police Department Review	03/20/2026	Bill Bonhag	Approved
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Transportation Department Review	02/13/2026	Mark Maxwell	Approved
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PLAN REVIEW COMMENTS FOR DPA-02-26-020147

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

Plan Type: NA **Apply Date:** 02/25/2026
Plan Status: Active **Plan Address:** 170 Hampton Hall Boulevard
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R614 038 000 0052 0000
Plan Description: A request by Eric Bischofberger of Hampton Hall Club, Inc., for review of a Development Plan Amendment application. The project consists of the improvement of the main outfall for Drainage System 6 to allow for a greater stormwater discharge rate during storm events greater than the 25-year rainfall event. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 3.18 acres (0.17 disturbed), identified by tax map number R614 038 000 0999 0000 within the Hampton Hall Master Plan.
STATUS: This item will be heard at the March 25, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 02/25/2026 Completed: 03/20/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	03/20/2026	Samantha Crotty	Approved with Conditions

Comments:

1. Stormwater comments will be provided as part of the stormwater permit application review.
2. Pending stormwater approval.

Beaufort Jasper Water and Sewer Review	03/20/2026	Matthew Michaels	Approved
Fire Department Review	03/20/2026	Dan Wiltse	Approved
Planning Commission Review	03/20/2026	Caroline Luke	Approved
Planning Review - Principal	03/20/2026	Dan Frazier	Approved
Transportation Department Review	02/27/2026	Mark Maxwell	Approved

Comments:
No comments

Plan Review Case Notes: