



Development Review Committee Meeting

Wednesday, October 08, 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. **Chipotle at May River Crossing (Development Plan):** A request by OnPoint Partners, LLC on behalf of First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 0.75 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan at the intersection of May River Crossing Road and Pondberry Road. (DP-08-26-019908) (Staff - Dan Frazier)
2. **Heritage at New Riverside - Phase 10 (Subdivision):** A request by Griffin Savedge of Thomas and Hutton, on behalf of LSSD New Riverside, LLC, for approval of a subdivision application. The project consists of the subdivision to create single-family lots with associated right of way and common areas for Phase 10 of Heritage at New Riverside. The property is zoned New Riverside PUD and consists of approximately 11.3 acres identified by tax map numbers R614 035 000 1362 0000 and R614 035 000 1318 0000 and located West of the HWY46/170 intersection within the Heritage at New Riverside Master Plan. (SUB-09-25-019926) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 15, 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.

Larry C. Toomer
Mayor

Dan Wood
Mayor Pro Tempore
Stephen Steese
Town Manager



Fre Section V. Item #1.

Bridgette Frazier
Emily Burden
Council Members
Marcia Hunter
Town Clerk

October 8, 2025

Development Review Committee Comments

DP-08-25-019908

Chipotle at May River Crossing (Development Plan): A request by OnPoint Partners, LLC on behalf of First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 0.75 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan at the intersection of May River Crossing Road and Pondberry Road. (DP-08-25-019908) (Staff - Dan Frazier)

Watershed Management – Revisions Required

1. Post Development Land Cover Totals must match (or be very similar to) Contributing Drainage Area Totals in the Compliance Calculator. Revise.

Planning Review – Revisions Required

1. The site plan does not meet the design requirements of the approved May River Crossing Master Plan. Resubmit the site plan to conform to the approved master plan or request to amend the master plan.
2. To conform to the master plan, the building must move eastward to front on the park amenity. A drive through lane cannot wrap around the building and route between the restaurant building and the park amenity. These comments were provided at the pre-application meeting and not addressed with the current application.
3. A preliminary development plan resubmittal is required to address non-conformance with the approved master plan. The revised application will return to the Development Review Committee for review and comment.
4. An approval letter from the applicable POA/ARB is required prior to development plan approval.
5. The subject parcel is within the Highway Corridor Overlay District (HCOD) and will require a Certificate of Appropriateness – Highway Corridor Overlay District (COFA-HCOD) reviewing landscaping, lighting, and architecture at time of final development plan approval.

Building Safety Review – Approved

Planning Review Addressing – Approved with Conditions

1. If applicable, contact Ryan Coleman, Town of Bluffton GIS Manager (843-706-4570 / rcoleman@townofbluffton.com) to request addressing.

Planning Commission Review – Approved with Conditions

*Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 Fax (843) 757-6720
www.townofbluffton.sc.gov*

1. Planning Commission comments may be provided at time of Development Review Committee meeting.

Transportation Department Review – Approved

Police Department Review - Approved

BJWSA – Approved

Fire Department Review – Approved

Larry C. Toomer
Mayor

Dan Wood
Mayor Pro Tempore
Stephen Steese
Town Manager



Fre Section V. Item #2.

Bridgette Frazier
Emily Burden
Council Members
Marcia Hunter
Town Clerk

October 8, 2025

Development Review Committee Comments

SUB-09-25-019926

Heritage at New Riverside - Phase 10 (Subdivision): A request by Griffin Savedge of Thomas and Hutton, on behalf of LSSD New Riverside, LLC, for approval of a subdivision application. The project consists of the subdivision to create single-family lots with associated right of way and common areas for Phase 10 of Heritage at New Riverside. The property is zoned New Riverside PUD and consists of approximately 11.3 acres identified by tax map numbers R614 035 000 1362 0000 and R614 035 000 1318 0000 and located West of the HWY46/170 intersection within the Heritage at New Riverside Master Plan. (SUB-09-25-019926) (Staff – Dan Frazier)

Watershed Management – Revisions Required

1. Show/label drainage easements on the plat.

Planning Review – Approved with Conditions

1. An unidentified 10 setback from the right-of-way is shown across all lots. This line should be identified on the plat or omitted from the plat

Planning Review Addressing – Approved with Conditions

1. If applicable, contact Ryan Coleman, Town of Bluffton GIS Manager (843-706-4570 / rcoleman@townofbluffton.com) to request addressing.

BJWSA – Approved

Planning Commission Review – Approved

Transportation Department Review - Approved

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