



Development Review Committee Meeting

Wednesday, October 22, 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-08-25-019908) (Staff - Dan Frazier)
2. **Palmetto Bluff Montage Event Lawn (Development Plan):** A request by Griffin Savedge of Thomas & Hutton on behalf of May River Forest, LLC, for approval of a Preliminary Development Plan application. The project consists of the clearing, grading, and the installation of utility infrastructure to serve the event lawn and proposed event building. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 0.50 acres identified by tax map number R614 045 000 0532 0000 located along Mount Pelia Road beside the Montage Inn. (DP-09-25-019937) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 29, 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 DP-08-25-019908

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
TOWNE CENTRE AT NEW RIVERSIDE

Plan Type:	Development Plan	Apply Date:	08/22/2025
Plan Status:	Active	Plan Address:	20 Pondberry Street BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3211 0000
Plan Description:	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. STATUS: This item was heard at the October 8, 2025 Development Review Committee meeting. Per mutual agreement, the Applicant to submit new site plan by 10/10/25 for a 2nd DRC meeting on 10/22/25. Resubmit b 10/24/25 to tentatively be placed on 11/19/25 PC Agenda.		

Technical Review

Submission #: 2 Received: 10/17/2025 Completed: 10/17/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	10/17/2025	Dan Frazier	Approved with Conditions

Comments:

1. The site plan is consistent with the design requirements of the approved May River Crossing Master Plan.
2. An approval letter from the applicable POA/ARB is required prior to development plan approval.
3. 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.
4. A foundation planting area at least 8' wide shall be maintained around all structures (UDO Section 5.3.7.E). A foundation planting width less than 8 feet wide can be approved subject to staff review.
5. Widen the Splitter Island to allow landscape plantings.
6. Relocate dumpster enclosure to adjacent to building. Extend building wall to serve as the shelter enclosure wall between the dumpster and park amenity. This creates a wider facade for the building, more in accordance with the Initial Master Plan exhibit.
7. Relocate the two parking spaces closest to the tree to the area where the dumpster is currently shown.
8. Realign stormwater infrastructure further from tree.
9. Coordinate with the declarant to relocate the ADA parking currently shown adjacent to the dumpster to the existing parking closest to the restaurant building.
10. For the crosswalk, use a different surface material (such as pavers) or incorporate a speed hump.
11. Provide parking stops in all parking stalls.

Watershed Management Review DRC	10/17/2025	Samantha Crotty	Approved with Conditions
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Comments:

Comments may be provided at time of DRC meeting.



PLAN REVIEW COMMENTS FOR DP-09-25-019948

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
PALMETTO BLUFF

Plan Type:	Development Plan	Apply Date:	09/19/2025
Plan Status:	Pending	Plan Address:	85 Stallings Island Street BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R614 045 000 0532 0000
Plan Description:	A request by Griffin Savedge of Thomas & Hutton on behalf of May River Forest, LLC, for approval of a Preliminary Development Plan application. The project consists of the clearing, grading, and the installation of utility infrastructure to serve the event lawn and proposed event building. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 0.50 acres identified by tax map number R614 045 000 0532 0000 located along Mount Pelia Road beside the Montage Inn. STATUS: This item will be heard at the October 22, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 09/19/2025 Completed: 10/17/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	10/17/2025	Angie Castrillon	Revisions Required

Comments:

1. Provide an arborist report justifying the removal of the 34" Live Oak, 26" Magnolia.
2. Provide the type of tree behind the "COORDINATE ELECTRICAL PANEL RELOCATION WITH UTILITY PROVIDER" label on sheet CD1.1.
3. Provide a mitigation plan for the proposed tree removals.

Watershed Management Review DRC	10/16/2025	Samantha Crotty	Revisions Required
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Comments:

1. Show and label the 10x35' disconnection areas on the site plans. Note: The maximum contributing drainage area for each disconnection is 1000 square feet and the downspouts must extend at least 5 feet from building if the grade of the receiving area is less than 1%. (SWDM 4.8)
2. Clarify ground cover type in areas where impervious surface disconnection is proposed.

Beaufort Jasper Water and Sewer Review	10/17/2025	Matthew Michaels	Approved with Conditions
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Comments:

1. Pending Submittal of the project by the Engineer on Record to BJWSA's Design Review Team in accordance with the DPPM

Fire Department Review	10/17/2025	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at DRC meeting.

Planning Commission Review	10/17/2025	Angie Castrillon	Approved with Conditions
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Comments:

1. Comments may be provided at DRC meeting.

Building Safety Review	10/17/2025	Sidney Holland	Approved
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Planning Review - Address	10/17/2025	Dan Frazier	Approved	Section V. Item #2.
Planning Review - Principal	10/17/2025	Dan Frazier	Approved	
Police Department Review	10/17/2025	Bill Bonhag	Approved	
Transportation Department Review	09/22/2025	Mark Maxwell	Approved	
Comments:				
No comments				

Plan Review Case Notes: