



## Development Review Committee Meeting

Wednesday, May 28, 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. **Mainland (Development Plan):** A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a Final Development Plan application. The project consists of nine (9) single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 38.3 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan. (DP-10-22-017341) (Staff - Dan Frazier)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, June 4, 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](mailto: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-10-22-017341

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

Plan Type:	Development Plan	Apply Date:	10/21/2022
Plan Status:	Active	Plan Address:	110 Palmetto Bluff Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0136 0000
Plan Description:	<p>A request by John Paul Moore of Thomas &amp; Hutton on behalf of Pritchard Farm, LLC for approval of a development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 38 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan.</p> <p>STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2023 meeting of the DRC.</p> <p>STATUS: The final development plan application was heard at the May 1, 2024, meeting of the DRC.</p> <p>STATUS: The project is awaiting NPDES approval.</p> <p>STATUS 12/26/24: The Applicant will submit a revised final development plan application to show 9 lots. This application will be routed for a 10-day review prior to going to DRC for consideration.</p> <p>STATUS 5/20/25: The Applicant has provided a Final Development Plan resubmittal. It will be heard at the 5/28/25 Development Review Committee meeting.</p>		

## Final Technical Review

Submission #: 1      Received: 05/22/2025      Completed: 05/23/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	05/23/2025	Dan Frazier	Approved with Conditions

**Comments:**

1. As currently proposed, the development plan proposes one entrance and is limited to nine (9) lots total (UDO Section 5.7.3.B).

2. In the event that the currently submitted USACE Wetland Fill Permit is approved, a second entrance and additional lots can be requested per a development plan amendment application.

Watershed Management Review DRC	05/22/2025	Samantha Crotty	Approved with Conditions
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**Comments:**

Pending NPDES Approval

Beaufort Jasper Water and Sewer Review	05/23/2025	Matthew Michaels	Approved
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Building Safety Review	05/23/2025	Marcus Noe	Approved
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Fire Department Review	05/23/2025	Dan Wiltse	Approved
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Planning Commission Review	05/23/2025	Dan Frazier	Approved
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Planning Review - Address	05/23/2025	Diego Farias	Approved
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Police Department Review	05/23/2025	Bill Bonhag	Approved
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