



Development Review Committee Meeting

Wednesday, July 15, 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. **New Riverside Parcel 8A (Development Plan):** A request by John Paul Moore of Thomas & Hutton on behalf of John Gering of Pulte Home Company for review of a Preliminary Development Plan application. The project consists of 104 single family residential lots, open space, and associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) and consists of approximately 54.0 acres identified by tax map number R610 044 000 0126 0000 located within the New Riverside Parcel 8A Concept Master Plan. (DP-06-26-020314) (Staff - Dan Frazier)
2. **Palmetto Bluff Conservancy Campus (Development Plan):** A request by Griffin Savedge of Thomas & Hutton on behalf of May River Forest, LLC for review of a Preliminary Development Plan application. The project consists of a 10,000 SF building, gravel drive, parking, and associated infrastructure to serve as an educational campus for the Palmetto Bluff Conservancy. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 27.1 acres identified by tax map numbers R610 046 000 0062 0000 and R614 046 000 0703 0000 located east of Old Moreland Road south of Laurel Oak Bay Road. (DP-06-26-020319) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 22, 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 DP-06-26-020314

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:	06/08/2026
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0126 0000
Plan Description:	A request by John Paul Moore of Thomas & Hutton on behalf of John Gering of Pulte Home Company for review of a Preliminary Development Plan application. The project consists of 104 single family residential lots, open space, and associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) and consists of approximately 54.0 acres identified by tax map number R610 044 000 0126 0000 located within the New Riverside Parcel 8A Concept Master Plan. STATUS: This application will be heard at the July 15, 2026 Development Review Committee (DRC) meeting.		

Technical Review

Submission #: 1 Recieved: 06/08/2026 Completed: 07/10/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	06/30/2026	Samantha Crotty	Revisions Required

Comments:

1. Provide the Rainwater Harvesting calculator.
2. The Irrigation Reuse calculation sheet states the calculation is based on water demand requirements outlined in the Beaufort County SoLoCo ordinance, rather than Town of Bluffton. Revise to meet the appropriate municipality's requirements.
3. Remove the stormwater lagoon "evaporation" calculations from the Irrigation Reuse calculations and compliance calculator and revise the Narrative. "Evaporation" is not an approved SWRv BMP in the SoLoCo manual.
4. Demonstrate the proposed development can meet SWRv requirements.

Planning Review - Principal	07/10/2026	Dan Frazier	Approved with Conditions
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Comments:

1. A Street Naming Application will be required prior to subdivision of the property.

Planning Review - Address	06/30/2026	Ethan Greeley	Approved with Conditions
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Comments:

1. At time of Residential Subdivision, contact Ethan Greeley (GIS Analyst) to coordinate addressing (egreeley@townofbluffton.com / 843-706-7803).

Beaufort Jasper Water and Sewer Review	06/29/2026	Neil Desai	Approved with Conditions
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Comments:

If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.

Fire Department Review	07/10/2026	Dan Wiltse	Approved
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Planning Commission Review	07/10/2026	Dan Frazier	Approved
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Transportation Department Review	06/08/2026	Mark Maxwell	Approved
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Comments:

No comments

Section V. Item #1.

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR DP-06-26-020319

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: Development Plan **Apply Date:** 06/10/2026

Plan Status: Hold **Plan Address:** 224 Moreland Road
BLUFFTON, SC 29910

Case Manager: Dan Frazier **Plan PIN #:** R614 046 000 0062 0000

Plan Description: A request by Griffin Savedge of Thomas & Hutton on behalf of May River Forest, LLC for review of a Preliminary Development Plan application. The project consists of a 10,000 SF building, gravel drive, parking, and associated infrastructure to serve as an educational campus for the Palmetto Bluff Conservancy. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 27.1 acres identified by tax map numbers R610 046 000 0062 0000 and R614 046 000 0703 0000 located east of Old Moreland Road south of Laurel Oak Bay Road.
STATUS: This item will be heard at the July 15, 2026 Development Review Committee (DRC) meeting.

Technical Review

Submission #: 1 Recieved: 06/10/2026 Completed: 07/10/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	07/10/2026	Dan Wiltse	Approved with Conditions

Comments:

1. The fire hydrant is too close to the building. Typical minimum distance is 40-50 feet.
2. Provide location for fire protection infrastructure.
3. Provide emergency vehicle circulation that demonstrates access to the building.

Planning Review - Principal	07/10/2026	Dan Frazier	Approved with Conditions
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Comments:

1. Remove references to future development. Any future development will require a development plan amendment.
2. Remove the proposed boardwalk as it is not included in the project under review.
3. The entrance drive should be a minimum of 22' wide to accommodate 2-way traffic.

Beaufort Jasper Water and Sewer Review	06/30/2026	Neil Desai	Approved with Conditions
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Comments:

If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.

Building Safety Review	07/10/2026	Sidney Holland	Approved
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Planning Commission Review	07/10/2026	Caroline Luke	Approved
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Planning Review - Address	07/10/2026	Ethan Greeley	Approved
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Watershed Management Review DRC	07/09/2026	Samantha Crotty	Approved
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Transportation Department Review	06/11/2026	Mark Maxwell	Approved
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Comments:

Plan Review Case Notes:

Section V. Item #2.