



Development Review Committee Meeting

Wednesday, April 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. **Mainland (Development Plan Amendment):** A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for review of a Development Plan Amendment application. The project consists of ten (10) single family residential lots, open space, and associated infrastructure. The Applicant proposes a modification to add a tenth lot and one additional roadway connection to Old Palmetto Bluff Road. The property is zoned New Riverside Planned Unit Development (PUD) 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. (DP-10-22-017341) (Staff - Dan Frazier)
2. **Maiden Lane Development (Development Plan):** A request by Sturre Engineering, on behalf of property owner Hinton Vacation Properties for review of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street. (DP-03-26-020162) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 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-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: A request by John Paul Moore of Thomas & 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.

STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC.

STATUS: The final development plan application was heard at the May 1, 2024, meeting of the DRC.

STATUS: The project is awaiting NPDES approval.

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.

STATUS 5/20/25: The Applicant has provided a Final Development Plan resubmittal. It was heard at the 5/28/25 Development Review Committee meeting.

STATUS 6/23/25: The Mainland Development Plan is APPROVED.

STATUS 4/8/26: The Applicant proposes a modification to add a tenth lot and one additional roadway connection to Old Palmetto Bluff Road. The amendment application will be heard at the April 15, 2026, Development Review Committee meeting.

Final Technical Review

Submission #: 1 Received: 04/09/2026 Completed: 04/10/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	04/10/2026	Samantha Crotty	Approved with Conditions
Comments:			
1. Pending Stormwater Approval.			
Beaufort Jasper Water and Sewer Review	04/09/2026	Matthew Michaels	Approved
Fire Department Review	04/09/2026	Dan Wiltse	Approved
Planning Commission Review	04/09/2026	Caroline Luke	Approved
Planning Review - Address	04/09/2026	Diego Farias	Approved
Planning Review - Senior	04/10/2026	Dan Frazier	Approved
Police Department Review	04/09/2026	Bill Bonhag	Approved
Transportation Department Review	04/09/2026	Mark Maxwell	Approved



PLAN REVIEW COMMENTS FOR DP-03-26-020162

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
OLD TOWN

Plan Type: Development Plan **Apply Date:** 03/06/2026

Plan Status: Active **Plan Address:** 21 Maiden Lane
BLUFFTON, SC 29910

Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0042 0000

Plan Description: A request by Sturre Engineering, on behalf of property owner Hinton Vacation Properties for review of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street
STATUS: This item will be heard at the April 15, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Recieved: 03/06/2026 Completed:

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	04/10/2026	Dan Frazier	Revisions Required

Comments:

1. Remove Development Summary Table from the Site Data Sheet.
2. Remove building setbacks from Site Plan Sheet. Setbacks are established based on building type.
3. A New Street Name Application will be required to name the proposed new right-of-way.
4. Carriage houses must be placed behind the primary structure and towards the back of the lot.
5. Provide a road cross section identifying the above and below grade road features.
6. Consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy (UDO 5.3.3.C). It appears that by adjusting the alignment of the drive and some lot lines additional significant trees can be retained.
7. Staff recommends changing the construction entrance to Bruin Road. If the construction entrance is to remain, the Town will conduct inspections to ensure Maiden Lane is adequately restored to pre-construction conditions.
8. Maximum lot coverage requirements may impact developability of individual lots.

Watershed Management Review DRC	04/01/2026	Samantha Crotty	Revisions Required
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Comments:

1. Provide additional information on the proposed BMP so staff can verify compliance calculator feasibility. This can be done through the narrative and by providing a BMP detail in the civil set.
2. Revise narrative to state the proposed BMP type (underground storage, bioretention, pond, infiltration trench, infiltration basin, etc.) and remove reference to 30" perforated HDPE pipe.
3. Revise narrative to state that each lot within this development must retain the 95th percentile storm using on-lot volume controls and remove reference to raingardens (there are other options than a raingarden). This note must also be provided on the site plans at time of stormwater submittal.

Beaufort Jasper Water and Sewer Review	04/07/2026	Matthew Michaels	Approved with Conditions
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Comments:

1. Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with the March 2025 BJWSA Development Policy and Procedure Manual.

Fire Department Review	04/09/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. Ensure emergency vehicle tree clearance along the proposed access drive.

Section V. Item #2.

Planning Commission Review 04/09/2026 Caroline Luke Approved with Conditions

Comments:

1. Provide clarity regarding the reference to "Development Agreement" in the submittal's narrative.
2. Maiden Lane is an unimproved "Ghost Road" that will be negatively impacted by the additional trips generated by this proposed development. How is the Developer proposing to ensure adequate maintenance of Maiden Lane is provided?

Planning Review - Address 04/09/2026 Ryan Coleman Approved with Conditions

Comments:

1. Address assignments for individual residential lots will be required at time of subdivision.

Transportation Department Review 04/07/2026 Dan Frazier Approved with Conditions

Comments:

1. An SCDOT Encroachment Permit will be required for the Bruin Road access.
2. A Town of Bluffton Encroachment Permit will be required for the Maiden Lane access.

Building Safety Review 04/07/2026 Sidney Holland Approved

Police Department Review 04/07/2026 Bill Bonhag Approved

Plan Review Case Notes: