



Development Review Committee Meeting

Wednesday, July 01, 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. **Alston Park - Phase 3 (Development Plan):** A request by John Cardamone of Village Park Communities, LLC, for review of a Final Development Plan application. The project consists of 76 single family detached homes, open space, right-of-way, and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 63.4 acres identified by tax map numbers R610 035 000 0019 0000 and R610 035 000 0864 0000 and commonly referred to as New Riverside Parcel 5A South located east of New Riverside Road. (DP-08-25-019903) (Staff – Dan Frazier)
2. **Campbell Church AME (Development Plan Amendment):** A request by Ward Edwards, on behalf of property owner Ron James for review of a Development Plan Amendment application. The project consists of the addition of two (2) ADA compliant parking spaces and pedestrian sidewalk in support of the ongoing renovation of the Historic AME Church. The property is within the Neighborhood Center-Historic District (NC-HD) Zoning District identified by tax map number R610 039 00A 0080 0000 located at 23 Boundary Street within the Old Town Bluffton Historic District. (DPA-05-26-020292) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 8, 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-08-25-019903

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
ALSTON PARK

Plan Type:	Development Plan	Apply Date:	08/20/2025
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 035 000 0019 0000
Plan Description:	A request by John Cardamone of Village Park Communities, LLC, for approval of a preliminary development plan application. The project consists of 76 single family detached residential lots, open space, right-of-way, and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 63.4 acres identified by tax map numbers R610 035 000 0019 0000 and R610 035 000 0864 0000 and commonly referred to as New Riverside Parcel 5A South located east of New Riverside Road. STATUS: This item was heard at the September 24, 2025 Development Review Committee meeting. STATUS 11/6/25: The Applicant resubmitted a preliminary development plan responding to comments. STATUS 12/1/25: The Preliminary Development Plan is APPROVED. Awaiting Final Development Plan submit STATUS: The Final Development Plan application will be heard at the July 1, 2026 Development Review Committee meeting.		

Final Technical Review

Submission #: 1 Received: 05/27/2026 Completed: 06/26/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	06/26/2026	Dan Frazier	Revisions Required

Comments:

1. Update Sheet L100 to include a Tree Summary Table that includes total trees 8" and above, number of trees removed, number of hardwood trees proposed, and proposed number of hardwood trees per acre. UDO Section 5.3.3.G.2 requires 15 hardwood trees per acre.
2. Provide Deep Root Tree Root Barriers for all proposed street trees. Amend Sheet L107 to include a detail of the Deep Root Tree Root Barrier. The Landscape Architect may propose another method of protecting utilities and sidewalks from tree root intrusion. Staff will review alternative methods for appropriateness.
3. How is guest/visitor parking being provided? There is room adjacent to Lot 76 and Lot 61 for perpendicular parking. (The Landings has a good example of this type of guest parking).
4. Revise the configurations of Lots 45 and 46. Side lot lines shall be a right angles to straight street lines and radial to curved street lines (ZDSO 90/3 Section 5.2.2.B).
5. Submit a Street Naming Application for the proposed streets. Three proposed unique street names per street are required as part of the Street Naming Application

Fire Department Review	06/18/2026	Dan Wiltse	Revisions Required
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Comments:

1. The distance between fire hydrants is too far in one area of the subdivision layout. Add a fire hydrant in the area of Lot 72.

Watershed Management Review DRC	06/18/2026	Samantha Crotty	Revisions Required
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Comments:

1. Bald Cypress trees are not appropriate bioretention plants per SWDM 4.3.5. Revise landscaping sheets to not include trees within the actual bioretention.
2. Revise narrative to reflect accurate BMPs being utilized to meet SOLOCO standards.
3. Identify maintenance access area(s) for the bioretention BMP on the site plans and landscape plans. Landscaping shrubs appear to be blocking off any maintenance access points.
4. A fully executed BMP Maintenance Agreement must be provided prior to final approval.
5. A stormwater surety must be provided prior to pre-construction/pre-clearing.

Planning Commission Review	06/26/2026	Caroline Luke	Approved with Conditions	Section V. Item #1.
Comments: Planning Commission comments may be provided at time of DRC meeting.				
Planning Review - Address	06/26/2026	Ethan Greeley	Approved with Conditions	
Comments: 1. Contact Ethan Greeley (GIS Analyst) to coordinate addressing for the Residential Subdivision - egreeley@townofbluffton.com / 843-706-7803.				
Beaufort Jasper Water and Sewer Review	06/18/2026	Neil Desai	Approved with Conditions	
Comments: If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.				
Police Department Review	06/18/2026	Bill Bonhag	Approved	
Transportation Department Review	05/27/2026	Mark Maxwell	Approved	
Comments: No comments				



PLAN REVIEW COMMENTS FOR DPA-05-26-020292

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:	NA	Apply Date:	05/28/2026
Plan Status:	Active	Plan Address:	23 Boundary St Street BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0080 0000
Plan Description:	A request by Ward Edwards, on behalf of property owner Ron James for review of a Development Plan Amendment application. The project consists of the addition of two (2) ADA compliant parking spaces and pedestrian sidewalk in support of the ongoing renovation of the Historic AME Church. The property is within the Neighborhood Center-Historic District (NC-HD) Zoning District identified by tax map number R610 039 00A 0080 0000 located at 23 Boundary Street within the Old Town Bluffton Historic District. STATUS: This item will be heard at the July 1, 2026 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 05/28/2026 Completed: 06/26/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	06/26/2026	Caroline Luke	Approved with Conditions

Comments:
Planning Commission comments may be provided at time of DRC meeting.

Planning Review - Principal	06/26/2026	Dan Frazier	Approved with Conditions
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Comments:
1. The submitted Project Narrative states that "the proposed project includes the addition of a structure to the Historic AME church". For clarification, the scope of work being reviewed in this proposed development plan amendment is limited to the installation of two ADA compliant concrete parking stalls with applicable loading berths.

Watershed Management Review DRC	06/18/2026	Samantha Crotty	Approved with Conditions
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Comments:
1. Provide SCDES Automatic Coverage epermitting application. NOTE: State may want a NOI due to the project being within 0.5 miles of a CRW. If the State wants a NOI, final approval will be pending NPDES approval.

Beaufort Jasper Water and Sewer Review	06/26/2026	Matthew Michaels	Approved
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Fire Department Review	06/26/2026	Dan Wiltse	Approved
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Transportation Department Review	06/26/2026	Mark Maxwell	Approved
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Plan Review Case Notes: