



Development Review Committee Meeting

Wednesday, September 30, 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. **2001 May River Crossing (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Antoine Iskandar of A&NG Associates, LLC, for review of a Preliminary Development Plan application. The project consists of the construction of three (3) single-story commercial buildings totaling 41,300 SF with associated infrastructure. The property consists of approximately 3.8 acres identified by tax map number R610 036 000 3209 000 within the Jones Estate Planned Unit Development (PUD) and the May River Crossing Master Plan at the intersection of May River Crossing and Evan Way. (DP-08-26-020456) (Staff - Dan Frazier)
2. **Seagrass Station Convenience Store (Development Plan):** A request by Girishkumar Patel for review of a Preliminary Development Plan application. The project consists of the construction of a 6,000 SF convenience store and fueling station with associated infrastructure. The property is within the Village at Verdier Planned Unit Development (PUD) consists of 5.46 acres identified by tax map numbers R610 021 000 0652 0000 and R610 021 000 0824 0000 at the intersection of HWY 170 and Seagrass Station Road. (DP-08-26-020459) (Staff - Dan Frazier)
3. **Holly Hill Lane (Public Project):** A request by Village Park Communities, LLC, on behalf of property owners, New Riverside Association, Inc. and Heritage at New Riverside Community Association Inc., for the review of a Public Project application. The project consists of the construction and extension of a 2,400 LF road, Holly Hill Lane, to connect Anthem Drive and

New Riverside Road, including associated infrastructure. (DP-07-26-020387) (Staff - Dan Frazier)

4. **Discovery Drive (Public Project):** A request by Nathan Long and Nigel Wright of Thomas & Hutton, on behalf of property owners, Buckwalter Place Association, Inc., for the review of a Public Project application. The project consists of the construction and extension of a 700 LF road, Discovery Drive, to connect Innovation Drive and Bleeker Street, including associated infrastructure. (DP-09-26-020488) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 7, 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-08-26-020456

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:	08/21/2026
Plan Status:	Active	Plan Address:	2001 May River Crossing BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3209 0000
Plan Description:	A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Antoine Iskandar of A&NG Associates, LLC, for review of a Preliminary Development Plan application. The project consists of the construction of three (3) single-story commercial buildings totaling 41,300 SF with associated infrastructure. The property consists of approximately 3.8 acres identified by tax map number R610 036 000 3209 000 within the Jones Estate Planned Unit Development (PUD) and the May River Crossing Master Plan. STATUS: This item will be heard at the September 30, 2026 Development Review Committee meeting.		

Technical Review

Submission #: 1 Recieved: 08/21/2026 Completed: 09/25/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	09/25/2026	Caroline Luke	Approved with Conditions

Comments:

1. Comments may be provided at time of DRC.

Planning Review - Principal	09/25/2026	Dan Frazier	Approved with Conditions
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Comments:

1. The Jones Estate PUD does not provide dimensional standards for angled parking. Therefore the dimensional standards for angled parking are subject to UDO Section 5.11.4. Update the plan sheets to reflect the UDO 60 degree angled parking requirements, including a stall depth of 21 feet and a 2-way parking aisle width of 22 feet.
2. Remove the southeast access drive adjacent to Building 3. Staff recommends keeping the parking as dead-end parking that terminates with a (second) dumpster and appropriate screening/landscaping.
3. Add parking stops to all parking stalls.
4. Offsite parking is included in the parking summary table. An Approval Letter from the Declarant is required to allow for the allocation of the off-site parking for this development.
5. Sidewalks should be aligned to provide striped crosswalks at intersections that are located in front of Stop signs. This prevents pedestrian/vehicle conflicts and is consistent with other crosswalk locations within the overall May River Crossing development.

Beaufort Jasper Water and Sewer Review	09/11/2026	Matthew Michaels	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	09/25/2026	Dan Wiltse	Approved
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Watershed Management Review DRC	09/23/2026	Samantha Crotty	Approved
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Building Safety Review	09/11/2026	Sidney Holland	Approved
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Planning Review - Address	09/11/2026	Ethan Greeley	Approved
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Comments:

No comments

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR DP-08-26-020459

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:	08/24/2026
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 021 000 0652 0000
Plan Description:	A request by Girishkumar Patel for review of a Preliminary Development Plan application. The project consist of the construction of a 6,000 SF convenience store and fueling station with associated infrastructure. The property is within the Village at Verdier Planned Unit Development (PUD) consists of 5.46 acres identified by tax map numbers R610 021 000 0652 0000 and R610 021 000 0824 0000 at the intersection of HWY 170 and Seagrass Station Road. STATUS: This item will be heard at the September 30, 2026 Development Review Committee meeting.		

Technical Review

Submission #: 1 Recieved: 08/24/2026 Completed:

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	09/25/2026	Caroline Luke	Approved with Conditions

Comments:

1. Comments may provided at time of DRC.

Planning Review - Principal	09/25/2026	Dan Frazier	Approved with Conditions
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Comments:

1. Four parking spaces are required for every 1,000 SF of commercial services. A total of 25 parking spaces are required for the proposed 6,261 SF convenience store, and 21 parking spaces have been provided. Revise the site plan to meet the parking requirements. The parking area provided for fuel pump stations do not count as provided parking.
2. The proposed roadways will have public access and will be privately maintained.
3. The landscape plan and site plan are inconsistent with regard to parking counts and proposed uses. Revise as necessary.
4. The proposed plantings on the Landscape Plan are outside of the Limit of Construction identified on Sheet C.300.

Watershed Management Review DRC	09/23/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. At time of stormwater submittal:
 - a) Revise compliance calculator to include BMP surface area in the post-development land covers.
 - b) Clarify why post-development has HSG D soils while pre-development does not.
 - c) Ensure landscape plan and civil plans have matching Limits of Disturbance lines.

Building Safety Review	09/17/2026	Sidney Holland	Approved with Conditions
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Comments:

1. Comments to be provided at time of Building Permit review.

Fire Department Review	09/25/2026	Dan Wiltse	Approved
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Planning Review - Address	09/25/2026	Ethan Greeley	Approved
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Police Department Review	09/25/2026	Bill Bonhag	Approved
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Comments:

No comments

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR DP-07-26-020387

Section V. Item #3.

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:	07/17/2026
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 035 000 0022 0000
Plan Description:	A request by Village Park Communities, LLC, on behalf of property owners, New Riverside Association, Inc. and Heritage at New Riverside Community Association Inc., for the review of a Public Project application. The project consists of the construction and extension of a 2,400 LF road, Holly Hill Lane, to connect Anthem Drive and New Riverside Road, including associated infrastructure. STATUS: This item will be heard at the September 30, 2026 Development Review Committee (DRC) meeting.		

Technical Review

Submission #: 1 Recieved: 07/17/2026 Completed: 09/25/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	09/25/2026	Caroline Luke	Approved with Conditions

Comments:

1. Comments may be provided at time of DRC.

Planning Review - Principal	09/25/2026	Dan Frazier	Approved with Conditions
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Comments:

1. Provide details regarding proposed gated entry, including a maintenance agreement.
2. Provide a crosswalk, associated crosswalk signage, stop bar, and stop sign at the intersection of Anthem Drive and Holly Hill Lane.
3. Provide three (3) diamond warning signs at the terminus of Holly Hill Lane indicating the end of the roadway.
4. Confirm that a sidewalk connection and crosswalk are provided at Benton Circle.

Watershed Management Review DRC	09/23/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Based off the grading/drainage plan provided, it is not clear how runoff will be conveyed and treated by the Alston Park Ph 3 stormwater system. At time of SWP submittal, clarify.
2. Show LOD on all civil plan sheets.
3. Pending NPDES approval.

Building Safety Review	09/25/2026	Sidney Holland	Approved
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Fire Department Review	09/25/2026	Dan Wiltse	Approved
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Planning Review - Address	09/25/2026	Ethan Greeley	Approved
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Planning Review - Senior	09/25/2026	Dan Frazier	Approved
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Police Department Review	09/25/2026	Bill Bonhag	Approved
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Transportation Department Review	09/15/2026	Mark Maxwell	Approved
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Comments:
No comments

Section V. Item #3.

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR DP-09-26-020488

Section V. Item #4.

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

Plan Type:	Public Project	Apply Date:	09/14/2026
Plan Status:	Active	Plan Address:	322 Buckwalter Parkway BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 022 000 1101 0000
Plan Description:	A request by Nathan Long and Nigel Wright of Thomas & Hutton, on behalf of property owners, Buckwalter Place Association, Inc., for the review of a Public Project application. The project consists of the construction and extension of a 700 LF road, Discovery Drive, to connect to Bleeker Street, including associated infrastructure. STATUS: This item will be heard at the September 30, 2026 Development Review Committee (DRC) meeting.		

Technical Review

Submission #: 1 Recieved: 09/14/2026 Completed: 09/25/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	09/25/2026	Admin Admin	Approved with Conditions

Comments:
From Brett Thomas: If applicable, the Applicant is required to submit plans to BJWSA's Engineering Department for review and approval.

Planning Commission Review	09/25/2026	Caroline Luke	Approved with Conditions
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Comments:
1. Comments may be provided at time of DRC.

Watershed Management Review DRC	09/23/2026	Samantha Crotty	Approved with Conditions
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Comments:
1. The stormwater management section of the project narrative states the wrong development location (New Riverside Village vs. Buckwalter). The narrative also states stormwater management will utilize infiltration practices to treat stormwater, such as impervious sidewalks. Impervious sidewalks are not an approved infiltration practice. The narrative also refers to infiltration rates observed by Whitaker Laboratory Inc. However the geotechnical report provided is by Terracon. Revise narrative and clarify.
2. At time of stormwater permit submittal, in the compliance calculator, remove the rainwater harvesting BMP surface area. Remove infiltration as the downstream BMP of the enhanced permeable pavement.
3. At time of stormwater permit submittal, provide an enhanced pervious pavement detail that meets SWDM 4.4 requirements. NOTE: Permeable pavement underdrains will be required, as well as a water quality filter layer and infiltration sump beneath the underdrain sized to drain the design storm in 48 hours. Ensure the SHWT supports this.
4. Pending NPDES approval.

Building Safety Review	09/25/2026	Sidney Holland	Approved
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Fire Department Review	09/25/2026	Dan Wiltse	Approved
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Planning Review - Address	09/25/2026	Ethan Greeley	Approved
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Planning Review - Principal	09/25/2026	Dan Frazier	Approved
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Planning Review - Senior	09/25/2026	Dan Frazier	Approved	Section V. Item #4.
Police Department Review	09/25/2026	Bill Bonhag	Approved	
Transportation Department Review	09/15/2026	Megan Andrews	Approved	
Comments: No comments				

Plan Review Case Notes: