



Development Review Committee Meeting

Wednesday, September 24, 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. **Alston Park - Phase 3 (Development Plan):** 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. (DP-08-25-019903) (Staff – Dan Frazier)
2. **Bridge Street Streetscape Phase 2-3 (Public Project):** A request by Constance Clarkson on behalf of the Town of Bluffton for the approval of a Public Project application. The project consists of roadway, sidewalk, parking and drainage improvements in the Bridge Street right-of-way between Calhoun Street and Thomas Heyward Street in Old Town Bluffton Historic District. (DP-11-24-019435) (Staff - Dan Frazier)
3. **Encompass Health Bluffton Bed Addition (Development Plan Amendment):** A request by Thomas Boyle of Encompass Health for approval of a development plan amendment application. The project consists of the addition to the existing rehabilitation hospital 12-bed expansion/dialysis suite and therapy expansion. The property is zoned Village at Verdier PUD and consists of approximately 5.92 acres identified by tax map number R610 021 000 0649 0000 located at 107 Seagrass Station Road. (DP-12-16-010401) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT**NEXT MEETING DATE: Wednesday, October 1, 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 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 will be heard at the September 24, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 08/20/2025 Completed: 09/19/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	09/19/2025	Dan Wiltse	Revisions Required

Comments:

1. Fire Hydrant Locations are not identified on the Water Plan Sheets. Provide proposed fire hydrant locations where applicable on plan sheets.

Planning Review - Principal	09/19/2025	Dan Frazier	Revisions Required
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Comments:

1. What is the purpose of the 8" water line between Lots 25 and 26 on Plan Sheet C4-15?
2. Show future connection and applicable crosswalks for proposed internal sidewalk to proposed Holly Hill Lane pedestrian path. Show C6-20 Pavement Markings on Site Plan Sheets.

Watershed Management Review DRC	09/17/2025	Samantha Crotty	Revisions Required
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Comments:

1. Provide a wetland permit extension letter from the USACOE.
2. The demo plan sheets show clearing and grubbing of the entire wetland buffer. Revise demo sheets to show no development or disturbance in the wetland buffer zones.
3. Provide proposed contours inside the bioretention cells.
4. The narrative states the project's disturbed area is 63.4 acres while the compliance calculator only accounts for 50.4 acres. Revise compliance calculator to include the whole LOD.
5. Provide the Rainwater Harvesting Calculator (SWDM Appendix K).
6. Provide an exhibit that shows the contributing drainage area to each BMP.
7. Post-development land cover totals should match (or be very similar to) the contributing drainage area totals on the BMP sheet of the compliance calculator.

At time of stormwater permit submittal:

1. Revise stormwater ponds to meet SoLoCo design standards.
2. Provide geotechnical testing results from the location of each proposed BMP that supports the use of bioretention - no underdrain in type D soils.
3. Show location and type of outlet structure for each bioretention area.

Planning Commission Review	09/19/2025	Angie Castrillon	Approved with Conditions
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Comments:

1. Planning Commission members may provide comment at time of DRC.

Section V. Item #1.

Planning Review - Address	09/19/2025	Ryan Coleman	Approved with Conditions
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Comments:

At time of subdivision submittal, coordinate addressing with Ryan Coleman, Town of Bluffton GIS Manager (843-706-4570 / rcoleman@townofbluffton.com).

Beaufort Jasper Water and Sewer Review	09/19/2025	Matthew Michaels	Approved
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Building Safety Review	09/19/2025	Sidney Holland	Approved
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Police Department Review	09/19/2025	Bill Bonhag	Approved
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Transportation Department Review	08/20/2025	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR DP-11-24-019435

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: Public Project **Apply Date:** 11/04/2024
Plan Status: Active **Plan Address:** 74 Bridge St Street
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 159A 0000
Plan Description: A request by Constance Clarkson on behalf of the Town of Bluffton for the approval of a Public Project application. The project consists of roadway, sidewalk, parking and drainage improvements in the Bridge Street right-of-way between Calhoun Street and Thomas Heyward Street in Old Town Bluffton.
STATUS: This item was heard at the December 18, 2024 Development Review Committee meeting.
STATUS: A resubmittal will be heard at the September 24, 2025 Development Review Committee meeting.

Planning Commission Review 09/19/2025 Angie Castrillon Approved with Conditions

Comments:

The following comments were provided by HPRC Member Joe DePauw for the 12/18/24 DRC meeting:

1. Study the options to provide additional cross walk markings closer to the bridge or some directional signage by the existing crosswalks. The concern is that pedestrians will be on the South side of the street, get to the bottom of the hill by the bridge, realize the path is narrow and then try to cross the street to the new boardwalk at a location where traffic visibility is reduced by the curves, slopes and foliage.
2. Could flexible delineator posts be incorporated along the south side of the bridge between the pedestrian and vehicular traffic to improve separation?

Planning Review - Senior 09/19/2025 Dan Frazier Approved with Conditions

Comments:

1. Pending receipt of NPDES Approval Letter.

Watershed Management Review 09/19/2025 Samantha Crotty Approved with Conditions
DRC

Comments:

1. Pending receipt of NPDES Approval Letter. 2. Additional comments may be provided at time of stormwater permit review.

Beaufort Jasper Water and Sewer Review 09/19/2025 Matthew Michaels Approved

Fire Department Review 09/19/2025 Dan Wiltse Approved

Planning Review - Principal 09/19/2025 Dan Frazier Approved

Transportation Department Review 09/19/2025 Mark Maxwell Approved



PLAN REVIEW COMMENTS FOR DP-12-16-010401

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
HEALTH SOUTH REHABILITATION HOSPITAL

Plan Type:	Development Plan	Apply Date:	12/22/2016
Plan Status:	Active	Plan Address:	
Case Manager:	William Howard	Plan PIN #:	R610 021 000 0520 0000
Plan Description:	The applicant is requesting approval for a preliminary development plan to construct a 46,000 plus square for rehabilitation hospital and associated infrastructure in the Seagrass Station Development formerly known as Village at Verdier Plantation.		
STATUS: Comments were provided on Preliminary Development Plan at DRC meeting 01/17/17. Waiting on re-submittal.			
STATUS 02/21/17: Final Development plan has been submitted, with comments due 02/24/17 and DRC Meeting 02/24/17.			
STATUS 02/24/17: Comment provided at DRC meeting. Revisions required by Stormwater Management. Awaiting re-submittal.			
STATUS 04/03/17: Plans were re-submitted for review with comments due 04/10/17.			
STATUS 04/18/17: Comments have been provided to the Applicant with Revisions required for Stormwater Management. Awaiting re-submittal.			
STATUS 05/15/17: APPROVED			
STATUS: An amendment for the addition of 12 hospital beds/dialysis suite and therapy expansion has been applied for and will be heard at the September 24, 2025 Development Review Committee meeting.			

Technical Review Amend

Submission #: 1 Received: 09/17/2025 Completed: 09/19/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	09/17/2025	Samantha Crotty	Approved with Conditions
Comments: 1. Pending receipt of NPDES approval letter. 2. Additional comments may be provided at time of stormwater permit review.			
Beaufort Jasper Water and Sewer Review	09/19/2025	Matthew Michaels	Approved
Building Safety Review	09/19/2025	Marcus Noe	Approved
Fire Department Review	09/19/2025	Dan Wiltse	Approved
Planning Commission Review	09/19/2025	Angie Castrillon	Approved
Planning Review - Senior	09/19/2025	Anna Bashaw	Approved
Police Department Review	09/19/2025	Bill Bonhag	Approved
Transportation Department Review	09/19/2025	Mark Maxwell	Approved

