



Development Review Committee Meeting

Wednesday, May 21, 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. **The Bluffton Bookshop (Development Plan):** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a preliminary development plan. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District and consists of approximately 0.3 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District. (DP-04-25-019712) (Staff - Dan Frazier)
2. **CVS Pharmacy at May River Crossing (Development Plan):** A request by Shelbi D'Avignon on behalf of the property owner CVS 75651 SC LLC for approval of a final development plan. The project consists of an 11,286 SF retail, clinic and pharmacy with drive thru, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.911 acres identified by tax map number R610 036 000 0979 0000 located within the May River Crossing Master Plan. (DP-04-24-019111) (Staff - Dan Frazier)
3. **Midpoint at New Riverside Phase 3B (Development Plan):** A request by John Paul Moore of Thomas and Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a preliminary development plan application. The project consists of 66 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 33.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Concept Master Plan. (DP-04-25-019716) (Staff - Dan Frazier)

4. **121 Burnt Church Road (Development Plan):** A request by Anthony Morse of Macad One Consulting Services, LLC on behalf of property owner My-Nash Realty Corp for approval of a preliminary development plan application. The project consists of approximately 4,464 SF of commercial use with associated parking and infrastructure. The property is zoned Neighborhood Core and consists of approximately 1.09 acres identified by tax map numbers R610 040 000 0164 0000 and R610 040 000 0163 0000 located east of Burnt Church Road south of Fernlakes Drive. (DP-03-25-019673) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 28, 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-04-25-019712

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
OLD TOWN

Plan Type:	Development Plan	Apply Date:	04/15/2025
Plan Status:	Active	Plan Address:	89 Bridge Street BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0234 0000
Plan Description:	A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Preliminary Development Plan. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD) and consists of approximately 1.5 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District. STATUS: This item will be heard at the May 21, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 04/15/2025 Completed: 05/16/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	05/16/2025	Dan Frazier	Revisions Required

Comments:

1. The 22-ft wide access drive apron is to be installed as part of the Town's Bridge Street Streetscape public project.
2. Applicant will need to provide apron details approved by SCDOT.
3. Provide a landscape buffer along the east property line adjacent that is not less than half the width of the side yard setback.
4. The issuance of a Certificate of Appropriateness - Historic District (COFA-HD) will be required prior to building permit submittal.

Beaufort Jasper Water and Sewer Review	05/16/2025	Matthew Michaels	Approved
Building Safety Review	05/16/2025	Marcus Noe	Approved
Fire Department Review	05/16/2025	Dan Wiltse	Approved
Planning Review - Address	05/16/2025	Diego Farias	Approved
Planning Review - Senior	05/16/2025	Dan Frazier	Approved
Police Department Review	05/16/2025	Bill Bonhag	Approved
Transportation Department Review	05/16/2025	Mark Maxwell	Approved
Watershed Management Review DRC	05/16/2025	Samantha Crotty	Approved
Planning Commission Review	04/17/2025	Angie Castrillon	Approved

Comments:

No comments. (Lydia Depauw)



PLAN REVIEW COMMENTS FOR DP-04-24-019111

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:	04/30/2024
Plan Status:	Active	Plan Address:	9220 Evan Way BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 0979 0000
Plan Description:	<p>A request by Shelbi D'Avignon on behalf of the property owner CVS 75651 SC LLC for review of a preliminary development plan. The project consists of an 11,286 SF retail, clinic and pharmacy with drive through, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.911 acres identified by tax map number R610 036 000 0979 0000 located within the May River Crossing Master Plan.</p> <p>STATUS: The preliminary development plan was reviewed at the June 5, 2024 DRC meeting.</p> <p>STATUS: A Preliminary Development Plan resubmittal was provided on July 17, 2024.</p> <p>STATUS: The Preliminary Development Plan will be considered at the 8/28/24 Planning Commission Meeting.</p> <p>STATUS 8/29/24: The Preliminary Development Plan was APPROVED. Awaiting stormwater permit and final D submittal.</p> <p>STATUS 5/13/25 The Final Development Plan application will be heard at the May 21, 2025 Development Review Committee meeting.</p>		

Final Technical Review

Submission #: 1 Received: 04/15/2025 Completed: 05/16/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	05/13/2025	Matthew Michaels	Approved
Building Safety Review	05/13/2025	Marcus Noe	Approved
Fire Department Review	05/13/2025	Dan Wiltse	Approved
Planning Commission Review	05/16/2025	Angie Castrillon	Approved
Planning Review - Address	05/13/2025	Diego Farias	Approved
Planning Review - Senior	05/16/2025	Dan Frazier	Approved
Police Department Review	05/13/2025	Bill Bonhag	Approved
Watershed Management Review DRC	05/16/2025	Samantha Crotty	Approved
Transportation Department Review	04/15/2025	Mark Maxwell	Approved
Comments:	No comments		



PLAN REVIEW COMMENTS FOR DP-04-25-019716

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
MIDPOINT AT NEW RIVERSIDE

Plan Type: Development Plan **Apply Date:** 04/18/2025
Plan Status: Active **Plan Address:** 201E Midpoint Boulevard
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 044 000 0012 0000
Plan Description: A request by John Paul Moore of Thomas and Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a preliminary development plan application. The project consists of 66 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 33.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Concept Master Plan.
STATUS: This Preliminary Development Plan will be heard at the May 21, 2025 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 04/18/2025 Completed: 05/16/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	05/16/2025	Matthew Michaels	Approved
Building Safety Review	05/16/2025	Marcus Noe	Approved
Fire Department Review	05/16/2025	Dan Wiltse	Approved
Planning Commission Review	05/16/2025	Angie Castrillon	Approved
Planning Review - Address	05/16/2025	Diego Farias	Approved
Planning Review - Principal	05/16/2025	Dan Frazier	Approved
Police Department Review	05/16/2025	Bill Bonhag	Approved
Watershed Management Review DRC	05/16/2025	Samantha Crotty	Approved
Transportation Department Review	04/21/2025	Mark Maxwell	Approved

Comments:
No comments

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR DP-03-25-019673

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
LEE/BURNT CHURCH RD

Plan Type:	Development Plan	Apply Date:	03/27/2025
Plan Status:	Active	Plan Address:	121 Burnt Church Rd Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 040 000 0164 0000
Plan Description:	Community commercial		

Technical Review

Submission #: 1 Received: 03/27/2025 Completed: 05/16/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	05/16/2025	Samantha Crotty	Revisions Required

Comments:

1. Provide a BMP exhibit.
2. Show the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5. At the time of the Pre-Development Plan submittal, you shall demonstrate the capacity of retaining the 95th percentile storm on-site with approved infiltration/filtering BMPs and meet Water Quality standards. The Compliance Calculator can be located:
<https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email scrotty@townofbluffton.com.
3. Revise the narrative to include storm attenuation for the 2-, 10-, 25-, 50- and 100-year, 24-hour design storm events. (SWDM 3.6.2)
4. At time of stormwater permit submittal, provide a geo-technical report. (SWDM 2.1.7)
5. At time of stormwater permit submittal, provide an exhibit showing on-site treatment of the 10-yr storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. This exhibit should also provide the locations of all life safety structures (hydrants, emergency access, street signs, etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to issuance of a building permits. Town staff will conduct a site inspection to ensure such features and improvements have been installed prior to issuing building permits.

Planning Commission Review	05/16/2025	Angie Castrillon	Approved with Conditions
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Comments:

1. The property is within the Highway Corridor Overlay District and will be subject to Section 5.14, requiring a COFA-HCO reviewing landscaping, lighting, and architecture.
2. Provide plantings to screen dumpster enclosure at time of Final Development Plan and COFA-HCO submittals.
3. Provide dumpster enclosure detail at time of Final Development Plan and COFA-HCO submittals.

Planning Review - Principal	05/16/2025	Dan Frazier	Approved with Conditions
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Comments:

- 1, An Exempt Plat application will be required for the proposed lot line revision.
2. An Encroachment Permit from Beaufort County will be required prior to development plan approval.

Beaufort Jasper Water and Sewer Review	05/16/2025	Matthew Michaels	Approved
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Building Safety Review	05/16/2025	Marcus Noe	Approved
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Fire Department Review	05/16/2025	Dan Wiltse	Approved	Section V. Item #4.
Planning Review - Address	05/16/2025	Diego Farias	Approved	
Police Department Review	05/16/2025	Bill Bonhag	Approved	
Transportation Department Review	04/21/2025	Mark Maxwell	Approved	
Comments: No comments				

Plan Review Case Notes: