



## Development Review Committee Meeting

Wednesday, December 10, 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. **Palmetto Bluff Plat 25 (Development Plan):** A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a final development plan application. The project consists of general clearing, installation of water and sewer utilities, 2 sanitary sewer pump stations, dry utilities, storm drainage infrastructure and a pervious paver roadway to serve the proposed 31 single-family residential lots. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 52.8 acres identified by tax map numbers R614 057 000 0001 0000 and R614 058 000 0001 0000, located east of the intersection of Old Anson Road and Bighouse Plantation Road, and includes Long Island and the adjacent causeway. (DP-10-23-018541) (Staff – Dan Frazier)
2. **Midpoint at New Riverside Phase 3B (Development Plan):** A request by John Paul Moore of Thomas & Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a final 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)

#### VI. DISCUSSION

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, December 17, 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](mailto: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-10-23-018541

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  
Palmetto Bluff

<b>Plan Type:</b>	Development Plan	<b>Apply Date:</b>	10/05/2023
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	3000 Big House Plantation Road BLUFFTON, SC 29910
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R614 058 000 0001 0000
<b>Plan Description:</b>	<p>A request by Drew Lonker of Thomas &amp; Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a preliminary development plan. The project consists of general clearing, installation of water and sewer utilities, 2 sanitary sewer pump stations, dry utilities, storm drainage infrastructure and a pervious paver roadway to serve the proposed 31 single-family residential lots. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 52.8 acres identified by tax map numbers R614 057 000 0001 0000 and R614 058 000 0001 0000, located east of the intersection of Old Anson Road and Bighouse Plantation Road, and includes Long Island and the adjacent causeway.</p> <p>STATUS 11/9/23: Staff comments on the preliminary development plan application were heard at the November 8, 2023, meeting of the DRC. Awaiting final development plan submittal.</p> <p>STATUS 11/6/25: Staff comments on the final development plan application will be heard at the December 10, 2025, meeting of the DRC.</p>		

## Final Technical Review

**Submission #: 1**      Received: 12/04/2025      Completed: 12/05/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	12/05/2025	Dan Frazier	Approved with Conditions

### Comments:

- Clearly identify common areas and buildable lots. How will common areas be maintained?
- How will residential traffic operate with regard to the single lane causeway?

Watershed Management Review	12/04/2025	Samantha Crotty	Approved with Conditions
DRC			

### Comments:

- Clarify reasoning for removing silt fence from the causeway. Double-row silt fence is required along all adjacent wetlands and wetland buffers (SWDM 5.4).
- A fully-executed BMP Maintenance Agreement must be provided prior to final approval.
- A stormwater surety must be in place prior to pre-clearing.

Beaufort Jasper Water and Sewer Review	12/05/2025	Matthew Michaels	Approved
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### Comments:

- Currently under review in accordance with the February 2023 BJWSA Development Policy and Procedure Manual.

Building Safety Review	12/05/2025	Sidney Holland	Approved
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Fire Department Review	12/05/2025	Dan Wiltse	Approved
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Planning Commission Review	12/05/2025	Angie Castrillon	Approved
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Planning Review - Address	12/05/2025	Diego Farias	Approved
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Police Department Review	12/05/2025	Bill Bonhag	Approved	Section V. Item #1.
Transportation Department Review	12/05/2025	Mark Maxwell	Approved	



## PLAN REVIEW COMMENTS FOR DP-04-25-019716

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  
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:** The Preliminary Development Plan was heard at the May 21, 2025 Development Review Committee meeting.  
**STATUS 11/4/25:** The Final Development Plan will be heard at the December 10, 2025 Development Review Committee meeting.

### Final Technical Review

**Submission #: 1** Received: 12/05/2025 Completed: 12/05/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	12/05/2025	Samantha Crotty	Approved with Conditions
<b>Comments:</b> 1. A fully-executed BMP Maintenance Agreement must be provided prior to final approval. 2. A stormwater surety must be in place prior to preclearing.			
Beaufort Jasper Water and Sewer Review	12/05/2025	Matthew Michaels	Approved
Building Safety Review	12/05/2025	Sidney Holland	Approved
Fire Department Review	12/05/2025	Dan Wiltse	Approved
Planning Commission Review	12/05/2025	Angie Castrillon	Approved
Planning Review - Address	12/05/2025	Diego Farias	Approved
Planning Review - Senior	12/05/2025	Dan Frazier	Approved
Police Department Review	12/05/2025	Bill Bonhag	Approved
Transportation Department Review	12/05/2025	Mark Maxwell	Approved