



Development Review Committee Meeting

Wednesday, October 21, 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. **Landen Oaks (Development Plan):** A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of property owner Landen Investments, LLC, for review of a Preliminary Development Plan. The project consists of the construction of two (2) two-story office/retail building, 1,400 square feet and 1,000 square feet, respectively, on two (2) vacant lots with associated parking and infrastructure. The property is within the Neighborhood General – HD (NG-HD) zoning district and consists of approximately 0.174 and 0.082 acres identified by tax map numbers R610 039 00A 0389 0000 (10 Meriwether Ct.) and R610 039 00A 0388 0000 (15 Meriwether Ct.) within the Old Town Bluffton Historic District. (DP-08-26-020442) (Staff – Dan Frazier)
2. **1207 May River Road (Development Plan):** A request by Nathan Sturre of Sturre Engineering on behalf of property owner ERB Enterprises, LLC, for review of a Preliminary Development Plan. The project consists of the construction of one (1) two-story 4,000 SF office building with associated parking and infrastructure. The property is within the Neighborhood General-Historic District (NG-HD) zoning district and consists of approximately 0.44 acres identified by tax map number R610 039 000 0096 0000 within the Old Town Bluffton Historic District. (DP-09-26-020492) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: October 28, 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-08-26-020442

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:	08/17/2026
Plan Status:	Active	Plan Address:	10 Meriwether Court BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0389 0000
Plan Description:	A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of property owner Landen Investments, LLC, for review of a Preliminary Development Plan. The project consists of the construction of two (2) two-story office/retail building, 1,400 square feet and 1,000 square feet, respectively, on two (2) vacant lots with associated parking and infrastructure. The property is within the Neighborhood Conservation-Historic District (NC-HD) zoning district and consists of approximately 0.174 and 0.082 acres identified by tax map numbers R610 039 00A 0389 0000 (10 Meriwether Ct.) and R610 039 00A 0388 0000 (15 Meriwether Ct.) within the Old Town Bluffton Historic District. STATUS: This item will be heard at the October 21, 2026 Development Review Committee meeting.		

Technical Review

Submission #: 1 Recieved: 08/17/2026 Completed: 10/16/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Senior	10/16/2026	Dan Frazier	Revisions Required

Comments:

1. Both subject properties were designed for residential use and are subject to the Landen Oaks Covenants, Conditions and Restrictions. The HOA needs to execute additional documentation to confirm the termination of the Landen Oak Covenants, Conditions and Restrictions (Book 3883 Pgs. 0468-0495). The termination documents then need to County Register of Deeds to provide the Town the assurance that there are no conflicts with the Covenants and Restrictions currently encumbering the property. The Landen Oak Commercial project will not be placed on a Planning Commission agenda prior to the recording of said documents.
2. Pervious pavers are shown at Building 1 approximately 4 feet away from a mature 35-inch Live Oak tree. Relocate parking to preserve tree, prevent root compaction, and protect tree from vehicular pollutants (UDO Section 5.3.3).
3. Update Site Plan to include existing 10'x10' signage easement at corner of Thomas Heyward Street and Merriwether Court adjacent to Building 2.
4. A foundation planting area at least 8' wide shall be maintained around all structures (UDO Section 5.3.7.E).
5. Provide a phasing plan for the development.
6. Two-way drive aisles are required to have a width of 22-24 feet. The Concept Plan shows an entrance off Merriwether Court at 18 feet. Revise to comply with UDO Section 5.11.4.A.1.
7. The previously approved side setback variance granting a 5 foot encroachment into the 10 foot side yard setback (ZONE-11-23-018631) is not applicable to this proposed development.

Planning Review - Principal

10/09/2026

Caroline Luke

Revisions Required

Comments:

1. Building 1 shows a building setback line of three feet. Update setbacks to reflect proposed building type (UDO Section 5.15.8). If the applicant would like to pursue a variance, an application must be brought before the Board of Zoning Appeals.
2. Update Page L100 of the Preliminary Concept Plan to reflect proposed footprints of both buildings. The current table shows a two-story building of 1400SF with a footprint of 1400SF. Also note that building footprint will be determined by COFA-HD review.
3. At time of final submission, provide a lighting plan in compliance with UDO Section 5.12. All lighting must be cutoff luminaires to prevent spillover into adjacent properties (UDO Section 5.12.3.A.3).

Beaufort Jasper Water and Sewer Review

10/16/2026

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.

Building Safety Review

10/16/2026

Sidney Holland

Approved with Conditions

Comments:

Comments to be provided at time of Building Permit Review.

Planning Commission Review

10/16/2026

Caroline Luke

Approved with Conditions

Comments:

Historic Preservation Commission Comments:

1. These two projects will be contributing to the Thomas Heyward streetscape, which is comprised of very low-scale one-story commercial properties, and homes with modest one-story front facades. The new structures are indicated to be two-story structures. Per UDO §3.18.3.A.4, they must show "demonstration of a compatible visual relationship between new construction or alterations and existing buildings, streetscapes, and open spaces. A compatible visual relationship must be generally of a similar structural mass, scale, height, proportion, directional expression of the principal elevation and rhythm of spacing, as applicable". To satisfy this requirement, and in consideration that these structures will be directly adjacent to Thomas Heyward, the HPC will expect that any second floor is significantly under roof with a low bearing plate. Particular care will be expected to be given to the Thomas Heyward facing and side facades and overall scale. Porches also contribute to the mass and scale of a structure, and if a two-story porch is necessary, the design should pursue compatible solutions such as the open-air deck at 1250 May River Road.
2. This design puts a significant amount of pavement and traffic over the critical root zone of a number of large live oaks. The narrative simply states that "existing significant and specimen trees will be protected". How does this sitework comply with best practices for construction within the CRZ of these large trees? How does it account for existing root impacts from the lane? What special steps will be taken pre-, during-, and post-construction to protect these trees?

Watershed Management Review DRC

10/16/2026

Samantha Crotty

Approved with Conditions

Comments:

At time of stormwater management plan submittal: a) provide proof the proposed development is in full accordance with the original plan; b) provide an appendix T retention volume work sheet to show required SWRV and provide detail and locations for BMPs to be installed; c) provide SCDES NOI (within LCP); d) provide CSWPPP (within 0.5 miles of coastal receiving waters).

Fire Department Review

10/16/2026

Dan Wiltse

Approved

Police Department Review	10/16/2026	Bill Bonhag	Approved	Section V. Item #1.
Transportation Department Review	10/16/2026	Dan Frazier	Approved	
Planning Review - Address	09/17/2026	Ethan Greeley	Approved	

Plan Review Case Notes:`



PLAN REVIEW COMMENTS FOR DP-09-26-020492

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:	Development Plan	Apply Date:	09/15/2026
Plan Status:	Hold	Plan Address:	1207 May River Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0096 0000
Plan Description:	A request by Nathan Sturre of Sturre Engineering on behalf of property owner ERB Enterprises, LLC, for review of a Preliminary Development Plan. The project consists of the construction of one (1) two-story 4,000 SF office building with associated parking and infrastructure. The property is within the Neighborhood General-Historic District (NG-HD) zoning district and consists of approximately 0.44 acres identified by tax map number R610 039 000 0096 0000 within the Old Town Bluffton Historic District. STATUS: This item will be heard at the October 21, 2026 Development Review Committee meeting		

Technical Review

Submission #: 1 Recieved: 09/15/2026 Completed: 10/16/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	10/09/2026	Dan Frazier	Revisions Required

Comments:

1. Provide an updated traffic assessment for the proposed development per UDO Section 5.9.3.B.1.
2. A foundation planting area at least 8' wide shall be maintained around all structures (UDO Section 5.3.7.E).

Beaufort Jasper Water and Sewer Review	10/16/2026	Neil Desai	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.

Building Safety Review	10/16/2026	Sidney Holland	Approved with Conditions
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Comments:

Comments to be provided at time of Building Permit Review.

Planning Review - Principal	10/09/2026	Caroline Luke	Approved with Conditions
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Comments:

1. Building setbacks are determined by building type. Identify proposed building type in narrative and update setbacks according to UDO Section 5.15.8. Also note that the building footprint will be determined by COFA-HD review.

Fire Department Review	10/16/2026	Dan Wiltse	Approved
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Planning Commission Review	10/16/2026	Caroline Luke	Approved
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Planning Review - Address	10/16/2026	Ethan Greeley	Approved
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Police Department Review	10/16/2026	Bill Bonhag	Approved
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Plan Review Case Notes: