



Development Review Committee Meeting

Wednesday, September 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. **15 & 19 Jason Street (Subdivision):** A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of ERB Enterprises LLC, for the approval of a Subdivision application. The project consists of the subdivision of two existing parcels, identified by R610 039 000 0094 000 and R610 039 000 0107 0000, into a total of four individual residential lots. The property is zoned Residential General and consists of approximately 1.242 acres located north of May River Road west of Pin Oak Street. (SUB-08-25-019876) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 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 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 SUB-08-25-019876

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:	General	Apply Date:	08/06/2025
Plan Status:	Pending	Plan Address:	15 Jason Street BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0094 0000
Plan Description:	A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of ERB Enterprises LLC, for the approval of a Subdivision application. The project consists of the subdivision of two existing parcels, identified by R610 039 000 0094 000 and R610 039 000 0107 0000, into a total of four individual residential lots. The property is zoned Residential General and consists of approximately 1.242 acres located north of May River Road west of Pin Oak Street. STATUS: This Subdivision Application is scheduled to be heard at the September 10, 2025 meeting of the Development Review Committee.		

Development Review Committee Sub

Submission #: 1 Received: 08/06/2025 Completed: 09/05/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Address	09/05/2025	Ryan Coleman	Approved with Conditions

Comments:

Contact Ryan Coleman, Town of Bluffton GIS Manager (843-706-4570 / rcoleman@townofbluffton.com) , to request an address for the new lot being created.

Beaufort Jasper Water and Sewer Review	09/05/2025	Matthew Michaels	Approved
Planning Commission Review	09/05/2025	Angie Castrillon	Approved
Planning Review	09/05/2025	Dan Frazier	Approved
Watershed Management Review	09/05/2025	Samantha Crotty	Approved
Transportation Department Review	08/07/2025	Mark Maxwell	Approved
Comments:	No comments		

Plan Review Case Notes: