



Development Review Committee Meeting

Wednesday, November 19, 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. **Midpoint at New Riverside Phase 4 (Subdivision):** A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 90 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 36.3 acres identified by tax map number R610 044 000 0012 0000 and located along Coral Cove Road, Mint Meadows, Pebble Path Road, and Scarlet Sage Drive within the Midpoint at New Riverside Master Plan. (SUB-10-25-019978) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 26, 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-10-25-019978

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
MIDPOINT AT NEW RIVERSIDE

Plan Type:	General	Apply Date:	10/16/2025
Plan Status:	Active	Plan Address:	235 Midpoint Blvd Boulevard BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0012 0000
Plan Description:	A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 90 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 36.3 acres identified by tax map number R610 044 000 0012 0000 and located along Coral Cove Road, Mint Meadows, Pebble Path Road, and Scarlet Sage Drive within the Midpoint at New Riverside Master Plan. STATUS: This item will be heard at the November 19, 2025 Development Review Committee meeting.		

Development Review Committee Sub

Submission #: 1 Received: 10/16/2025 Completed: 11/14/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review	11/14/2025	Samantha Crotty	Approved with Conditions

Comments:

1. A development surety must be in place prior to approval. (UDO 3.13.2.A.1)

Planning Commission Review	11/14/2025	Angie Castrillon	Approved
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Planning Review	11/14/2025	Dan Frazier	Approved
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Planning Review - Address	11/14/2025	Diego Farias	Approved
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Beaufort Jasper Water and Sewer Review	10/20/2025	Matthew Michaels	Approved
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Comments:

No Comments (Neil Desai)

Transportation Department Review	10/20/2025	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: