



Development Review Committee Meeting

Wednesday, December 03, 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. **395 Hampton Parkway Garden (Development Plan):** A request by Menachem Hertz, on behalf of Chabad Greater Hilton Head, for approval of a Preliminary Development Plan. The project consists of converting approximately 0.75 acres of undeveloped land into a landscaped garden with no changes to existing infrastructure or parking. The property is part of the Buckwalter PUD and consists of approximately 6.59 acres identified by tax map number R610 029 000 2481 0000 located at the intersection of Bluffton Parkway & Hampton Parkway. (DP-10-25-019986) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 10, 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-10-25-019986

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
Buckwalter

Plan Type:	Development Plan	Apply Date:	10/22/2025
Plan Status:	Active	Plan Address:	395 Hampton Pkwy Parkway BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 029 000 2481 0000
Plan Description:	A request by Menachem Hertz, on behalf of Chabad Greater Hilton Head, for approval of a Preliminary Development Plan application. The project consists of converting approximately 0.75 acres of undeveloped land into a landscaped garden with no changes to existing infrastructure or parking. The property is part of the Buckwalter PUD and consists of approximately 6.59 acres identified by tax map number R610 029 000 2481 0000 located at the intersection of Bluffton Parkway & Hampton Parkway. STATUS: This application will be heard at the December 3, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 10/22/2025 Completed: 11/26/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	11/26/2025	Dan Frazier	Revisions Required

Comments:

1. An encroachment permit from the Town of Bluffton will be required prior to commencing work within the Hampton Parkway right-of-way.
2. The proposed drive within Hampton Parkway right-of-way shall be constructed of asphalt or concrete pavement.
3. Provide a details sheet that includes a concrete/asphalt pavement section and stone drive section.
4. Provide a 25-foot non-disturbance buffer measured from the edge of the existing pathway. All existing vegetation within this buffer is to remain, excluding where the driveway passes through the buffer. Identify this buffer area on the Layout Plan.
5. Update the narrative to provide more detail regarding the areas labeled as landscape beds.
6. Update the Layout Plan to add the location of the existing transformer located near the proposed driveway entrance.
7. Update the layout Plan to include a table identifying all trees 8" DBH or greater that are proposed to be removed. No tree mitigation is required based on the currently proposed trees to be removed.

Watershed Management Review DRC	11/25/2025	Andrea Moreno	Revisions Required
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Comments:

1. UDO Section 5.10.1.C.2 will apply if: a) the development results in 5,000 or more square feet of land disturbance; and b) Redevelopment/Infill results in an additional 2,000 or more square feet of impervious surface.
2. Removing tree stumps is considered a land-disturbing activity. The site appears to be fully forested. Therefore, the area of disturbance should encompass all areas where trees, regardless of size, are being removed.
3. Provide a revised site plan that shows the entire area of disturbance (Limits of Disturbance line).

Fire Department Review	11/26/2025	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at time of Development Review Committee meeting.

Beaufort Jasper Water and Sewer Review	11/25/2025	Matthew Michaels	Approved
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Building Safety Review	11/26/2025	Sidney Holland	Approved
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Planning Commission Review	11/26/2025	Angie Castrillon	Approved
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Planning Review - Address

11/25/2025

Diego Farias

Approved

Section V. Item #1.

Police Department Review

11/26/2025

Bill Bonhag

Approved

Transportation Department
Review

10/22/2025

Mark Maxwell

Approved

Comments:

No comments

Plan Review Case Notes: