



Development Review Committee Meeting

Wednesday, August 06, 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 Block M6 (Subdivision):** A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a Subdivision plan application. The project consists of creating twenty-three (23) single family lots with associated infrastructure. The property is in the Palmetto Bluff Planned Unit Development (PUD) consists of 39.5 acres identified by tax map numbers R614-045-000-0024-0000, R614-046-000-0062-0000, R614-052-000-0059-0000, R614-057-000-0001-0000, & R614-057-000-0002-0000 along Old Moreland Road. (SUB-06-25-019823) (Staff - Dan Frazier)
2. **Fifth Third Bank at May River Crossing (Development Plan):** A request by Angelina Makowski of BDG Architects on behalf of property owner, First Chatham Bank, for approval of a Final Development Plan application. The project consists of the construction of a new freestanding 2,609 SF bank facility with associated parking, landscaping, and infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan north of May River Road east of May River Crossing. (DP-03-25-019666) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 13, 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-06-25-019823

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

Plan Type:	General	Apply Date:	06/30/2025
Plan Status:	Pending	Plan Address:	500 Old Landing Rd Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R614 052 000 0059 0000
Plan Description:	A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a Subdivision plan application. The project consists of creating twenty-three (23) single family lots with associated infrastructure. The property is in the Palmetto Bluff Planned Unit Development (PUD) consists of 39.5 acres identified by tax map numbers R614-045-000-0024-0000, R614-046-000-0062-0000, R614-052-000-0059-0000, R614-057-000-0001-0000, & R614-057-000-0002-0000 along Old Moreland Road. STATUS: This item will be heard at the August 6, 2025 Development Review Committee meeting.		

Development Review Committee Sub

Submission #: 1 Received: 06/30/2025 Completed: 08/01/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Beaufort Jasper Water and Sewer Review	07/31/2025	Matthew Michaels	Approved
Planning Commission Review	08/01/2025	Angie Castrillon	Approved
Planning Review	08/01/2025	Dan Frazier	Approved
Planning Review - Address	07/31/2025	Ryan Coleman	Approved
Watershed Management Review	07/31/2025	William Baugher	Approved
Comments: A development surety will be required prior to Temp CCC.			
Transportation Department Review	07/01/2025	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR DP-03-25-019666

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
TOWNE CENTRE AT NEW RIVERSIDE

Plan Type:	Development Plan	Apply Date:	03/24/2025
Plan Status:	Active	Plan Address:	2901 May River Xing Crossing BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3213 0000
Plan Description:	A request by Angelina Makowski of BDG Architects on behalf of property owner, First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a new freestanding 2,609 SF bank facility with associated parking, landscaping, and infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan north of May River Road east of May River Crossing. STATUS: This application was heard at the April 30, 2025 Development Review Committee meeting. STATUS: This application was APPROVED at the June 25, 2025 Planning Commission meeting. STATUS: This Final Development Plan application will be heard at the August 6, 2025 Development Review Committee meeting.		

Final Technical Review

Submission #: 1 Received: 07/30/2025 Completed: 08/01/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	08/01/2025	Dan Frazier	Approved with Conditions

Comments:
Planning Commission Comments may be provided at the DRC Meeting.

Planning Review - Senior	08/01/2025	Dan Frazier	Approved with Conditions
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Comments:
1. Provide a POA or ARB Letter of Approval
2. Provide parking stops where parking is adjacent to sidewalk (seven spaces total at the front of the bank building).

Watershed Management Review DRC	07/31/2025	Samantha Crotty	Approved with Conditions
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Comments:
1. All permeable pavement practices must include at least 1 observation well. Add observation well to pervious pavement detail, show location of the observation well on the grading/drainage plan, and add notes to the detail that the observation well shall a) consist of a well-anchored, perforated 4- to 6-inch diameter PVC pipe; b) not have perforations within 1 foot of the surface; c) tie into any Ts or Ys in the underdrain system; d) extend vertically from the bottom of the reservoir layer and extend upwards to be flush with the surface (or just under pavers) with a lockable cap. (SWDM 4.4.4)
2. Provide a fully executed BMP Maintenance Agreement prior to final DP approval. The agreement can be found under Appendix O: <https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>

Beaufort Jasper Water and Sewer Review	07/30/2025	Matthew Michaels	Approved
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Building Safety Review	07/30/2025	Marcus Noe	Approved
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Fire Department Review	08/01/2025	Dan Wiltse	Approved
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Planning Review - Address	07/30/2025	Ryan Coleman	Approved	Section V. Item #2.
Police Department Review	07/30/2025	Bill Bonhag	Approved	
Transportation Department Review	08/01/2025	Mark Maxwell	Approved	