



## Development Review Committee Meeting

Wednesday, February 11, 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. The Goddard School (Development Plan):** A request by Trey Scott on behalf of Sunshine Bluffton Group, LLC, for approval of a Final Development Plan. The project consists of the construction of a two-story 10,634 SF day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan. (DP-06-25-019796) (Staff - Dan Frazier)
- 2. Bluffton High School - CTE Building (Public Project):** A request by Ward Edwards Engineering on behalf of Beaufort County School District for approval of a Public Project. The project consists of the construction of a new Career and Technical Education (CTE) Building with associated infrastructure. The property is zoned Residential General (RG) identified by tax map number R610 038 000 0049 0000 and consists of 95.8 acres located at 12 H.E. McCracken Circle. (DP-01-26-020096) (Staff - Dan Frazier)
- 3. Livewell Terrace (Development Plan):** A request by Livewell Terrace LP on behalf of property owner Beaufort Memorial for approval of a Final Development Plan. The project consists of the construction of a 120-unit apartment complex with a leasing office and future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.1 acres identified by tax map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan. (DP-02-25-019581) (Staff - Dan Frazier)

#### VI. DISCUSSION

**VII. ADJOURNMENT****NEXT MEETING DATE: Wednesday, February 18, 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](mailto: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-06-25-019796

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  
 WASHINGTON SQUARE

**Plan Type:** Development Plan **Apply Date:** 06/10/2025  
**Plan Status:** Active **Plan Address:**  
**Case Manager:** Dan Frazier **Plan PIN #:** R614 022 000 1128 0000  
**Plan Description:** A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of David Johnson of Speyside Partners LLC for approval of a Preliminary Development Plan. The project consists of the construction of a two-story day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan.  
**STATUS:** This item was heard at the July 9, 2025 Development Review Committee meeting.  
**STATUS:** This item was approved with conditions at the August 27, 2025 Planning Commission meeting.  
**STATUS:** The final development plan application will be heard at the February 11, 2026, meeting of the DRC.

## Final Technical Review

**Submission #: 1** Received: 01/14/2026 Completed: 02/06/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	02/06/2026	Caroline Luke	Revisions Required

**Comments:**

1. As required by the Planning Commission conditional approval of the preliminary development plan on August 27, 2025, "provide an exhibit at time of final development plan submittal illustrating the off-site queuing extending down Bleeker Street North to be reviewed by Staff, including the Bluffton Police Department and Bluffton Township Fire District".

Planning Review - Senior	02/06/2026	Dan Frazier	Revisions Required
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**Comments:**

1. An ARB approval letter is required prior to development plan approval.  
 2. Provide playground fence and dumpster enclosure details.

Watershed Management Review DRC	01/30/2026	Samantha Crotty	Revisions Required
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**Comments:**

1. Add note to landscape plan that the bioretention areas must be covered with 3" of hardwood mulch. (SWDM 4.4, civil plans)  
 2. (Landscape Plan) Remove live oak and maidenhair tree from the bioretention BMP west of the dumpster pad (SWDM 4.4). Trees are not permitted in bioretention BMPs.  
 3. (Landscape Plan)The vegetation proposed for the bioretention BMPs is not appropriate. Refer to SWDM Table 4.8 for bioretention appropriate plants.  
 4. (Landscape Plan) The vegetation proposed for the dry swale BMP is not appropriate. Refer to SWDM Table 4.37 for recommended vegetation for ground cover and table 4.8 for recommended dry swale plants.  
 5. Additional impervious area is shown on the landscape plan that was not shown on the Civil Plans and was not accounted for in the stormwater calculations.  
 6. Pending receipt of NPDES Approval letter.  
 7. A fully-executed BMP Maintenance Agreement must be provided prior to final approval.  
 8. A stormwater surety must be in place prior to pre-con/pre-clearing.

Beaufort Jasper Water and Sewer Review	02/06/2026	Matthew Michaels	Approved with Conditions
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**Comments:**

The project has been submitted to BJWSA for Design Review Team review (Goddard School BJWSA No. 2026-033).

Building Safety Review	02/06/2026	Sidney Holland	Approved
Fire Department Review	02/06/2026	Dan Wiltse	Approved
Planning Review - Address	02/06/2026	Diego Farias	Approved
Police Department Review	02/06/2026	Bill Bonhag	Approved
Transportation Department Review	02/06/2026	Mark Maxwell	Approved



# PLAN REVIEW COMMENTS FOR DP-01-26-020096

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

**Plan Type:** Public Project **Apply Date:** 01/15/2026  
**Plan Status:** Pending **Plan Address:** 12 He Mccracken Circle  
 BLUFFTON, SC 29910  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 038 000 0049 0000  
**Plan Description:** The property is located at 12 HE McCracken Circle, Bluffton, SC 29910, and is identified by Beaufort County T Map Number R610 038 000 0049 0000. The site is an existing high school (Bluffton High School) and is zoned Residential General within the Town of Bluffton. The proposed project includes the construction of a new Career and Technical Education (CTE) Building, along with a new parking area, stormwater BMP, and access connection to Buckwalter Parkway.  
**STATUS:** The public project application will be heard at the February 11, 2026, meeting of the DRC.

## Technical Review

**Submission #: 1** Received: 01/15/2026 Completed: 02/06/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	02/06/2026	Matthew Michaels	Approved with Conditions

**Comments:**

1. Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with Interim DPPM.

Fire Department Review	02/06/2026	Dan Wiltse	Approved with Conditions
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**Comments:**

1. The gated driveway access to Buckwalter Parkway is required to be equipped with a Click2Enter device with a Knox key as a backup for emergency access. The Knox key must be keyed to Beaufort County Building Codes which will allow all emergency services access in the event of an emergency.

Planning Review - Principal	02/06/2026	Dan Frazier	Approved with Conditions
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**Comments:**

1. A Beaufort County Encroachment Permit will be required prior to development plan approval.  
 2. Label the Fire Lane.

Watershed Management Review DRC	02/06/2026	Samantha Crotty	Approved with Conditions
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**Comments:**

1. Stormwater comments will be provided as part of stormwater permit review.  
 2. Pending NPDES Approval Letter.

Planning Commission Review	02/06/2026	Angie Castrillon	Approved
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Planning Review - Address	02/06/2026	Ryan Coleman	Approved
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Police Department Review	02/06/2026	Bill Bonhag	Approved
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Transportation Department Review	01/15/2026	Megan James	Approved
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**Comments:**

**Plan Review Case Notes:**



# PLAN REVIEW COMMENTS FOR DP-02-25-019581

Section V. Item #3.

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:** 02/04/2025

**Plan Status:** Active **Plan Address:** 335 Buckwalter Parkway  
BLUFFTON, SC 29910

**Case Manager:** Dan Frazier **Plan PIN #:** R610 030 000 0712 0000

**Plan Description:** A request by Livewell Terrace LP on behalf of property owner Beaufort County for approval of a Preliminary Development Plan. The project consists of the construction of a 120-unit apartment complex with a leasing office and future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan.  
**STATUS:** This application was heard at the July 9, 2025 Development Review Committee meeting.  
**STATUS:** This preliminary development plan was approved at the August 27, 2025 Planning Commission meeting.  
**STATUS:** The final development plan application will be heard at the February 11, 2026, meeting of the DRC.

## Final Technical Review

**Submission #: 1** Received: 01/29/2026 Completed: 02/06/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	02/06/2026	Dan Wiltse	Revisions Required

**Comments:**

1. Resolve conflicts where proposed plantings conflict with fire protection infrastructure (hydrants, PIV...).
2. Parking prevents access to fire hydrant adjacent to Building 4. Verify that no other parking stalls restrict access to fire hydrants.
3. Identify FDC Locations on Buildings.
4. Provide an auto-turn exhibit that demonstrates emergency vehicle (fire truck with ladder apparatus) circulation throughout site.

Planning Review - Senior	02/06/2026	Dan Frazier	Revisions Required
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**Comments:**

1. A Street Naming Application is required for this project.
2. Provide a Lighting Plan meeting the requirements of UDO Section 5.12. Ensure lighting locations do not conflict with landscape plantings.
3. Each parking lot landscape island shall contain 1 large canopy tree (UDO 5.3.7.C.2.a.). Revise landscape plan to replace proposed Sabal Palmettos in parking islands with large canopy trees, and to show light pole locations.
4. To ensure sod survival in the EVA Lane, revise the Reinforced Turf Detail (Sheet 17) to identify the sod layer as "2-inch Sod or Compacted Fill Material with Hydroseed".
5. Provide Detail for dumpster enclosure.
6. Provide Detail for Playground perimeter fencing.
7. The Playground location differs between Landscape Plan and Civil Plan. The Playground location on the Landscape Plan appears to conflict with stormwater infrastructure. Revise.

Watershed Management Review DRC	01/30/2026	Samantha Crotty	Revisions Required
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**Comments:**

1. Stormwater comments will be provided as part of the Stormwater Management Plan review.
2. Final Development Plan approval is pending MS4 Conditional Approval and receipt of NPDES Approval Letter.

Beaufort Jasper Water and Sewer Review	02/05/2026	Matthew Michaels	Approved with Conditions
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**Comments:**

The project has been submitted to BJWSA for Design Review Team review (Livewell Terrace BJWSA No. 2026-

Section V. Item #3.

Building Safety Review                      02/05/2026                      Sidney Holland                      Approved

Planning Commission Review              02/06/2026                      Caroline Luke                      Approved

**Comments:**

Comments may be provided at time of DRC Meeting.

Planning Review - Address                      02/05/2026                      Ryan Coleman                      Approved

Police Department Review                      02/05/2026                      Bill Bonhag                      Approved

Transportation Department Review              02/05/2026                      Mark Maxwell                      Approved