



## Development Review Committee Meeting

Wednesday, August 20, 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. **Church of the Cross at Buckwalter Temporary Classroom Trailer (Development Plan Amendment):** A request by Cross Outreach Ministries, Inc. for approval of a Final Development Plan Amendment. The proposed amendment consists of the addition of a 800 SF temporary classroom trailer onsite to be removed after completion of the cafeteria expansion. The property is zoned Buckwalter Planned Unit Development identified by tax map numbers R610 030 000 1853 0000 within the Church of the Cross campus. (DPA-04-17-010844) (Staff – Dan Frazier)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, August 27, 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](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 DPA-04-17-010844

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  
CHURCH OF THE CROSS AT BUCKWALTER

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                                           |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------|
| Plan Type:        | PUD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Apply Date:   | 04/19/2017                                |
| Plan Status:      | Active                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Plan Address: | 495 Buckwalter Pkwy<br>BLUFFTON, SC 29910 |
| Case Manager:     | Dan Frazier                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Plan PIN #:   | R610 030 000 1853 0000                    |
| Plan Description: | STATUS 11/20/24: The Applicant has submitted a Development Plan Amendment for the expansion of the cafeteria. This item was heard at the November 27, 2024 Development Review Committee meeting.<br>STATUS 1/27/25: The project received MS4 Auto-coverage Approval - waiting on BMP Maintenance Agreement prior to DPA approval.<br>STATUS 2/5/25: The Development Plan Amendment for the Cafeteria Expansion is APPROVED.<br>STATUS 8/13/25: A Development Plan Amendment application for a temporary classroom trailer will be heard at the August 20, 2025 Development Review Committee meeting. |               |                                           |

## Technical Review

Submission #: 1      Received: 08/15/2025      Completed: 08/15/2025

| Reviewing Dept.        | Complete Date | Reviewer   | Status                   |
|------------------------|---------------|------------|--------------------------|
| Fire Department Review | 08/15/2025    | Dan Wiltse | Approved with Conditions |

**Comments:**  
Comments may be provided at time of DRC Meeting.

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| Planning Review - Principal | 08/15/2025 | Dan Frazier | Approved with Conditions |
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**Comments:**  
1. The trailer is to be used as a temporary classroom and will be removed and the site landscaping restored once the adjacent cafeteria expansion/new classroom construction is completed.

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| Watershed Management Review<br>DRC | 08/15/2025 | Andrea Moreno | Approved with Conditions |
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**Comments:**  
1. Comments may be provided at time of DRC Meeting.

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| Beaufort Jasper Water and Sewer<br>Review | 08/15/2025 | Matthew Michaels | Approved |
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| Building Safety Review | 08/15/2025 | Marcus Noe | Approved |
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| Planning Commission Review | 08/15/2025 | Dan Frazier | Approved |
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| Planning Review - Address | 08/15/2025 | Ryan Coleman | Approved |
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| Police Department Review | 08/15/2025 | Bill Bonhag | Approved |
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| Transportation Department<br>Review | 08/15/2025 | Mark Maxwell | Approved |
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