Development Review Committee Meeting

Wednesday, November 04, 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. **Palmetto Bluff Inland Waterway Expansion (Development Plan):** A request by Thomas & Hutton on behalf of Palmetto Bluff Uplands, LLC, for review of a Final Development Plan application. The project consists of the extension of the Inland Waterway in Palmetto Bluff, including clearing, excavation, grading, and site stabilization. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 137 acres identified by tax map numbers R614 057 000 0001 0000, R614 057 000 0002 0000, and R614 057 000 0208 0000 connecting two portions of the existing waterway near Bighouse Lagoon and Block M4 as well as extending the waterway adjacent to the Short Course. (DP-12-25-020055) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Thursday, November 12, 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 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-12-25-020055

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

Plan Type: Development Plan
Apply Date: 12/11/2025

Plan Status: Active
Plan Address: 2703W Big House Plantation Road BLUFFTON, SC 29910

Case Manager: Dan Frazier
Plan PIN #: R614 057 000 0001 0000

Plan Description: **A request by Thomas & Hutton on behalf of Palmetto Bluff Uplands, LLC, for approval of a Preliminary Development Plan application. The project consists of the extension of the Inland Waterway in Palmetto Bluff, including clearing, excavation, grading, and site stabilization. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 137 acres identified by tax map numbers R614 057 000 0001 0000, R614 057 000 0002 0000, and R614 057 000 0208 0000 connecting two portions of the existing waterway near Bighouse Lagoon and Block M4 as well as extending the waterway adjacent to the Short Course.**
STATUS: This preliminary development plan application was heard at the January 21, 2026 Development Review Committee meeting.
STATUS: A final Development Plan Application was submitted on October 2, 2026.
STATUS: This final development plan application will be heard at the November 4, 2026 Development Review Committee meeting.

Final Technical Review

Submission #: 1 Recieved: 10/30/2026 Completed: 10/30/2026

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Watershed Management Review DRC	10/30/2026	Samantha Crotty	Approved with Conditions

Comments:

1. A fully executed BMP Maintenance Agreement must be provided prior to final approval.

Beaufort Jasper Water and Sewer Review	10/30/2026	Neil Desai	Approved
Fire Department Review	10/30/2026	Dan Wiltse	Approved
Planning Commission Review	10/30/2026	Caroline Luke	Approved
Planning Review - Senior	10/30/2026	Dan Frazier	Approved
Transportation Department Review	10/30/2026	Megan Andrews	Approved