



Development Review Committee Meeting

Wednesday, April 08, 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. **Chipotle at May River Crossing (Development Plan):** A request by Griffin Savedge of Thomas and Hutton on behalf of PBC Partners, LLC, for review of a Final Development Plan application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.51 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan at the intersection of May River Crossing Road and Pondberry Road. (DP-08-25-019908) (Staff - Dan Frazier)
2. **New Riverside Village Parcel 4B-3C (Development Plan):** A request by Griffin Savedge of Thomas and Hutton on behalf of property owner S70 Royce Group, LLC for review of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) consists of 2.35 acres identified by tax map number R610 036 000 3702 0000 within the New Riverside Village Master Plan at the intersection of New Riverside Village Way and Parkside Commons. (DP-03-26-020155) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 15, 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-08-25-019908

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
TOWNE CENTRE AT NEW RIVERSIDE

Plan Type: Development Plan **Apply Date:** 08/22/2025

Plan Status: Active **Plan Address:** 20 Pondberry Street
BLUFFTON, SC 29910

Case Manager: Dan Frazier **Plan PIN #:** R610 036 000 3211 0000

Plan Description: A request by Griffin Savedge of Thomas and Hutton on behalf of PBC Partners, LLC, for review of a Final Development Plan application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 0.75 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan at the intersection of May River Crossing Road and Pondberry Road.
STATUS: This item was heard at the October 8, 2025 Development Review Committee meeting. Per mutual agreement, the Applicant to submit new site plan by 10/10/25 for a 2nd DRC meeting on 10/22/25.
STATUS: This item was re-heard at the October 22, 2025 Development Review Committee meeting.
STATUS: The Preliminary Development Plan was approved at the November 19, 2025 Planning Commission meeting. Awaiting Final Development Plan submittal.
STATUS: The Final Development Plan will be heard at the April 8, 2026 Development Review Committee meeting.

Final Technical Review

Submission #: 1 Received: 03/24/2026 Completed: 04/02/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	04/02/2026	Dan Frazier	Approved with Conditions

Comments:

1. Per Development Plan application checklist, provide letters of approval from applicable agencies.
2. Provide letter of approval from May River Crossing POA.
3. Ensure proper overhead clearance for dumpster pick up in relation to adjacent Live Oak.

Watershed Management Review DRC	03/27/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. A fully executed BMP Maintenance Agreement must be provided prior to final approval.
2. Provide an exhibit showing on-site treatment of the 10-yr storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. This exhibit should also provide the locations of all life safety structures (hydrants, emergency access, street signs, etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to issuance of a building permits. Town staff will conduct a site inspection to ensure such features and improvements have been installed prior to issuing building permits.

Beaufort Jasper Water and Sewer Review	04/02/2026	Matthew Michaels	Approved
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Building Safety Review	04/02/2026	Sidney Holland	Approved
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Fire Department Review	04/02/2026	Dan Wiltse	Approved
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Planning Commission Review	04/01/2026	Caroline Luke	Approved
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Comments:

Comments may be provided at time of DRC.

Planning Review - Address

04/02/2026

Ryan Coleman

Approved

Section V. Item #1.

Police Department Review

04/02/2026

Bill Bonhag

Approved

Transportation Department
Review

04/02/2026

Mark Maxwell

Approved



PLAN REVIEW COMMENTS FOR DP-03-26-020155

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: Development Plan **Apply Date:** 03/03/2026

Plan Status: Active **Plan Address:**

Case Manager: Dan Frazier **Plan PIN #:** R610 036 000 3702 0000

Plan Description: A request by Griffin Savedge of Thomas and Hutton on behalf of property owner S70 Royce Group, LLC for review of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) consists of 2.35 acres identified by tax map number R610 036 000 3702 0000 within the New Riverside Village Master Plan at the intersection of New Riverside Village Way and Parkside Commons.
STATUS: This item will be heard at the April 8, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 03/03/2026 Completed: 04/02/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	04/02/2026	Dan Frazier	Revisions Required

Comments:

- The use of the adjacent Entry Park as a stormwater BMP for the proposed development would be inconsistent with the currently approved New Riverside Village Master Plan and would require a Master Plan Amendment.
- Provide a letter of approval from New Riverside Village Declarant allocating 17 on-street parking spaces to the proposed development as well as the installation of two additional on-street parking spaces. The approval letter must include an exhibit illustrating the location of the allocated spaces.
- Per Development Plan application checklist, provide a site data table on the proposed site plan.
- Provide 22' wide drive lanes throughout parking lot.
- Provide wheel stops where parking stalls are adjacent to sidewalks.

Planning Review - Senior	04/02/2026	Angie Castrillon	Revisions Required
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Comments:

- Provide a minimum 5-foot radius at face of curb where curb and gutter are proposed in parking lot.
- Revise parking in areas where perpendicular spaces may cause conflict due to proximity.
- A foundation planting area at least eight (8) feet wide shall be maintained around all structures.
- Each landscape island shall be at least 9 feet in width. A landscape island of at least 12 feet in width shall be provided at the ends of each parking bay.
- Identify service yard areas on site plan.

Watershed Management Review DRC	03/27/2026	Samantha Crotty	Revisions Required
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Comments:

1. The compliance calculator indicates the proposed BMPs will not meet the minimum TSS removal requirement. *Revise plan*
2. Clearly indicate the proposed BMP type and provide detail. Discuss in the narrative the details of the proposed justification for the use of "proprietary practice" with 100% SWRV and 100% pollutant removal.
3. Revise narrative to include how Better Site Design principles have been incorporated into the plan. (SWDM Chapter 2)
4. At the time of stormwater submittal, provide an exhibit showing on-site treatment of the 10-yr storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to the issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.
5. A MEP Analysis with an associated Fee-in-Lieu will be required for any site that cannot meet SWRV requirements. (SWDM 3.13)

Beaufort Jasper Water and Sewer Review	04/02/2026	Matthew Michaels	Approved
Building Safety Review	04/02/2026	Marcus Noe	Approved
Fire Department Review	04/02/2026	Dan Wiltse	Approved
Planning Commission Review	03/30/2026	Caroline Luke	Approved
Comments: Comments may be provided at time of DRC.			
Planning Review - Address	04/02/2026	Ryan Coleman	Approved
Police Department Review	04/02/2026	Bill Bonhag	Approved
Transportation Department Review	03/03/2026	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: