



Development Review Committee Meeting

Wednesday, June 25, 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. **32 Bruin Road (Development Plan):** A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of James Atkins of ABPAL, LLC for approval of a Final Development Plan. The project proposes two commercial lots, including an existing office and a maximum 1,200 SF accessory structure on Lot 1, and an approximate 3,000 SF two-story office/retail build and maximum 1,200 SF accessory structure on Lot 2, parking and associated infrastructure. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identified by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street. (DP-12-24-019469) (Staff - Dan Frazier)
2. **Palmetto Bluff Block M6 (Development Plan):** A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a Final Development Plan application. The project consists of creating 23 single family lots with associate infrastructure. The property is 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 and consists of 39.5 acres located along Old Moreland Road within the Palmetto Bluff PUD. (DP-03-24-019033) (Staff - Dan Frazier)
3. **Fifth Third Bank – May River Crossing (COFA- HCOD)** A request by Angelina Makowski, of BDG Architects, on behalf of owner Paul Scott, for a review of a Certificate of Appropriateness-Highway Corridor Overlay District. The project consists of construction of a new freestanding 2,400 SF bank facility with associated parking, landscaping and infrastructure. The property is located within the Jones Estate Planned Unit Development (PUD) and consists of 1.11 acres

identified by tax map number R610 036 000 3213 0000 within the located at 2901 May River Crossing. (COFA 05-25-019759) (Staff-Sam Barrow)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 2, 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 DP-12-24-019469

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
OLD TOWN

Plan Type:	Development Plan	Apply Date:	12/02/2024
Plan Status:	Active	Plan Address:	32 Bruin Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0274 0000
Plan Description:	<p>A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of James Atkins of ABPAL, LLC for approval of a Preliminary Development Plan. The project proposes two commercial lots, including an existing office and a maximum 1,200 SF accessory structure on Lot 1, and an approximate 3,000 SF two-story office/retail build and maximum 1,200 SF accessory structure on Lot 2, parking and associated infrastructure. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identified by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street.</p> <p>STATUS: This item will be heard at the January 8, 2025 Development Review Committee meeting.</p> <p>STATUS: The Applicant provided a resubmittal on February 7, 2025.</p> <p>STATUS: The Preliminary Development Plan application was approved as submitted at the March 26, 2025 Planning Commission meeting. Awaiting final development plan submittal.</p> <p>STATUS: The Final Development Plan will be heard at the June 25, 2025 Development Review Committee meeting.</p>		

Final Technical Review

Submission #: 1 Received: 06/10/2025 Completed: 06/20/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	06/20/2025	Dan Frazier	Approved with Conditions

Comments:

1. Letters of approval from the applicable public agencies (BJWSA, Elec Provider,...) are required prior to development plan approval.

Watershed Management Review DRC	06/20/2025	Samantha Crotty	Approved with Conditions
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Comments:

1. Provide cross section detail/profile view detail of the pervious pavement with underlying grease trap.

Beaufort Jasper Water and Sewer Review	06/20/2025	Matthew Michaels	Approved
Building Safety Review	06/20/2025	Marcus Noe	Approved
Fire Department Review	06/20/2025	Dan Wiltse	Approved
Planning Commission Review	06/20/2025	Angie Castrillon	Approved
Planning Review - Address	06/20/2025	Diego Farias	Approved
Police Department Review	06/20/2025	Bill Bonhag	Approved



PLAN REVIEW COMMENTS FOR DP-03-24-019033

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:** 03/08/2024
Plan Status: Active **Plan Address:** 224 Moreland Road
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R614 046 000 0062 0000
Plan Description: A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a preliminary development plan application. The project consists of creating 26 single family lots with associated infrastructure. The property is 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 and consists of 48.9 acres located along Old Moreland Road within the Palmetto Bluff PUD.
Status: Staff comments on the Preliminary Plan were heard at the April 17, 2024 meeting of the DRC. Awaiting final submittal.
STATUS: The Final Development Plan will be heard at the June 25, 2025 Development Review Committee meeting.

Final Technical Review

Submission #: 1 Received: 06/20/2025 Completed: 06/20/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	06/20/2025	Matthew Michaels	Approved
Building Safety Review	06/20/2025	Marcus Noe	Approved
Fire Department Review	06/20/2025	Dan Wiltse	Approved
Planning Commission Review	06/20/2025	Angie Castrillon	Approved
Planning Review - Address	06/20/2025	Diego Farias	Approved
Planning Review - Senior	06/20/2025	Dan Frazier	Approved
Police Department Review	06/20/2025	Bill Bonhag	Approved
Transportation Department Review	06/20/2025	Dan Frazier	Approved
Watershed Management Review DRC	06/20/2025	Samantha Crotty	Approved



PLAN REVIEW COMMENTS FOR COFA-05-25-019759

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
TOWNE CENTRE AT NEW RIVERSIDE

Plan Type: Highway Corridor Overlay District **Apply Date:** 05/16/2025
Plan Status: Active **Plan Address:** 2901 May River Xing Crossing
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 036 000 3213 0000
Plan Description: Fifth Third Bank is seeking authorization to construct a financial institution to be located at 2500 May River Crossing in the Town of Bluffton South Carolina. The project site is located within a previously developed commercial subdivision. Site lighting, landscaping and irrigation have been designed in compliance with the UDO standards. Building design is consistent with UDO standards. Application submittal complies with the requirements on the Highway Corridor application with the intent of securing the Certificate of Appropriateness. This submittal includes certified plans, digital files, recorded deed and plat, and the material samples.

Planning Commission Committee Review

Submission #: 1 Received: 06/20/2025 Completed: 06/20/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	06/20/2025	Sam Barrow	Approved with Conditions
Comments: 1. Replace Mary Nell Holly and Australis Magnolia with approved species (Jones Estate PUD Section 4.24.2.1.C.8). 2. Provide dimensions for required foundation landscape buffer (Jones Estate PUD Section 4.24.2.2.B)			
Addressing Review	06/20/2025	Diego Farias	Approved
Beaufort Jasper Water and Sewer Review	06/20/2025	Matthew Michaels	Approved
Building Safety Review	06/20/2025	Marcus Noe	Approved
Planning Commission Review	06/20/2025	Angie Castrillon	Approved
Police Department Review	06/20/2025	Bill Bonhag	Approved
Transportation Department Review	06/20/2025	Mark Maxwell	Approved

Plan Review Case Notes: