



Development Review Committee Meeting

Wednesday, January 14, 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. M.C. Riley Elementary School Drainage and Sidewalk Improvements (Public Project):** A request by Beaufort County School District for the approval of a Public Project application. The project consists of upgrades to the existing stormwater collection system, sidewalk extensions to improve connectivity and milling and overlay of the existing asphalt. (DP-12-25-020053)
(Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 21, 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-12-25-020053

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

Plan Type: Public Project **Apply Date:** 12/10/2025
Plan Status: Pending **Plan Address:** 200 Burnt Church Road
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 0057 0000
Plan Description: The proposed development will include upgrades to the existing stormwater collection system, sidewalk extensions to improve connectivity, and milling and overlay of the existing asphalt. This public project application will be heard at the January 14, 2026 meeting of the Development Review Committee.

Technical Review

Submission #: 1 Received: 12/10/2025 Completed: 01/09/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	01/05/2026	Samantha Crotty	Approved with Conditions

Comments:

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

Beaufort Jasper Water and Sewer Review	01/09/2026	Matthew Michaels	Approved
Fire Department Review	01/09/2026	Dan Wiltse	Approved
Planning Commission Review	01/09/2026	Caroline Luke	Approved
Planning Review - Principal	01/09/2026	Dan Frazier	Approved
Planning Review - Senior	01/09/2026	Dan Frazier	Approved
Police Department Review	01/09/2026	Bill Bonhag	Approved
Transportation Department Review	01/09/2026	Mark Maxwell	Approved

Plan Review Case Notes: