



Development Review Committee Meeting

Wednesday, July 22, 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. **Beaufort Memorial Primary Care at May River Crossing (Development Plan):** A request by Ryan Lyle of Davis & Floyd, Inc., on behalf of Russell Baxley of Beaufort Memorial Hospital for review of a Final Development Plan application. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is within the Jones Estate Planned Unit Development (PUD) and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. (DP-03-24-019067) (Staff – Dan Frazier)
2. **The Press at 10 Buck Island Road (Development Plan Amendment):** A request by Sarah Kepple of Pearce Scott Architects on behalf of Billy Watterson for review of a Development Plan Amendment application. The project consists of the renovation of the interior of the existing building into a multi-functional gathering space and the construction of a 13,650 SF biergarten with associated infrastructure improvements. The property is within the General Mixed Use (GMU) Zoning District and consists of approximately 7.86 acres identified by tax map number R610 031 000 0170 0000 and located at 10 Buck Island Road. (DPA-06-26-020324) (Staff - Dan Frazier)
3. **1095 May River Road (Subdivision):** A request by Nathan Sturre of Sturre Engineering on behalf of Workforce State of Mind, LLC, for review of a Subdivision application. The project consists of the subdivision of one (1) existing lot into twelve (12) lots, right-of-way, and open space for the purpose of The May residential development. The property is within the Residential General (RG) Zoning District and consists of approximately 1.78 acres identified by

tax map number R610 039 000 0498 0000 located at 1095 May River Road. (SUB-06-26-020339) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 29, 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-03-24-019067

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:	03/26/2024
Plan Status:	Active	Plan Address:	2800 May River Crossing BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3212 0000
Plan Description:	A request by Ryan Lyle of Davis & Floyd, Inc on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. Status: Staff comments on the preliminary development plan was heard at the May 1, 2024, meeting of the DRC. Resubmittal was made 5/14/24 for June 26, 2024 Planning Commission consideration. Status: The preliminary development plan application was conditionally approved at the June 26, 2024 Planning Commission meeting. Awaiting final development plan submittal. STATUS: The Final Development Plan application will be heard at the July 22, 2026 Development Review Committee meeting. COFA-02-26-020148 resubmittal has been received.		

Final Technical Review

Submission #: 1

Recieved: 06/11/2026

Completed: 07/17/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	07/17/2026	Neil Desai	Approved with Conditions
Comments:			
1. If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.			
Planning Review - Senior	07/17/2026	Dan Frazier	Approved with Conditions
Comments:			
1. Provide Letters of Approval from public agencies, as applicable (Application Checklist Item 12).			
2. Provide striping for the May River Road Crossing crosswalk that connects sidewalks.			
3. A Certificate of Appropriateness - Highway Corridor Overlay must be issued prior to Building Permit Review.			
Fire Department Review	07/17/2026	Dan Wiltse	Approved
Planning Commission Review	07/17/2026	Caroline Luke	Approved
Watershed Management Review DRC	07/09/2026	Samantha Crotty	Approved
Planning Review - Address	06/30/2026	Ethan Greeley	Approved
Transportation Department Review	06/11/2026	Mark Maxwell	Approved
Comments:			
No comments			



PLAN REVIEW COMMENTS FOR DPA-06-26-020324

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
BUCK ISLAND/SIMMONSVILLE

Plan Type:	NA	Apply Date:	06/15/2026
Plan Status:	Hold	Plan Address:	10 Buck Island Rd Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 031 000 0170 0000
Plan Description:	A request by Sarah Kepple of Pearce Scott Architects on behalf of Billy Watterson for review of a Development Plan Amendment application. The project consists of the renovation of the interior of the existing building into a multi-functional gathering space and the construction of a 13,650 SF biergarten with associated infrastructure improvements. The property is within the General Mixed Use (GMU) Zoning District and consists of approximately 7.86 acres identified by tax map number R610 031 000 0170 0000 and located at 10 Buck Island Road. STATUS: This item will be heard at the July 22, 2026 Development Review Committee Meeting.		

Technical Review

Submission #: 1	Recieved: 06/15/2026	Completed:	
Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	07/17/2026	Dan Frazier	Revisions Required
Comments:			
1. Provide pervious parking around the 48" Live Oak.			
2. Provide a Parking Study and executed Shared Parking Agreement per Unified Development Ordinance Section 5.11.			
Watershed Management Review DRC	07/14/2026	Samantha Crotty	Revisions Required
Comments:			
1. Revise narrative to include the following information: a) the square footage of land disturbance assocaited with this development;			
b) the square footage of added impervious area.			
2. For any pervious area other than "natural cover", provide a design detail that meets SoLoCo requirements for "pervious" land cover.			
3. Additional comments may be provided at time of resubmittal.			
Beaufort Jasper Water and Sewer Review	07/17/2026	Neil Desai	Approved with Conditions
Comments:			
1. If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.			
Building Safety Review	07/14/2026	Sidney Holland	Approved with Conditions
Comments:			
Comments may be provided at time of Building Permit Review.			
Fire Department Review	07/17/2026	Dan Wiltse	Approved
Planning Commission Review	07/17/2026	Caroline Luke	Approved
Planning Review - Address	06/30/2026	Ethan Greeley	Approved

Comments:

No comments

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR SUB-06-26-020339

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

Plan Type:	General	Apply Date:	06/22/2026
Plan Status:	Active	Plan Address:	1095 May River Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0498 0000
Plan Description:	A request by Nathan Sturre of Sturre Engineering on behalf of Workforce State of Mind, LLC, for review of a Subdivision application. The project consists of the subdivision of one (1) existing lot into twelve (12) lots, right-of-way, and open space for the purpose of The May residential development. The property is within the Residential General (RG) Zoning District and consists of approximately 1.78 acres identified by tax map number R610 039 000 0498 0000 located at 1095 May River Road. STATUS: This item will be heard at the July 22, 2026 Development Review Committee meeting.		

Development Review Committee Sub

Submission #: 1	Recieved: 06/22/2026	Completed:	
Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review	07/17/2026	Dan Frazier	Approved with Conditions
Comments:			
1. Minor editing will be required prior to recording of the Subdivision Plat. This includes labeling, line weights, clear identification of easements, etc.			
Planning Review - Address	07/17/2026	Ethan Greeley	Approved with Conditions
Comments:			
1. Prior to recording, contact Ethan Greeley (GIS Analyst) to coordinate addressing (egreeley@townofbluffton.com / 843-706-7803).			
Beaufort Jasper Water and Sewer Review	07/17/2026	Neil Desai	Approved
Planning Commission Review	07/17/2026	Caroline Luke	Approved
Watershed Management Review	07/17/2026	Samantha Crotty	Approved
Transportation Department Review	06/22/2026	Mark Maxwell	Approved
Comments:			
No comments			

Plan Review Case Notes: