



Development Review Committee Meeting

Wednesday, June 18, 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 (Subdivision):** A request by ABPAL, LLC for approval of a Subdivision application. The project consists of the subdivision of the single 1.22 acre lot into two (2) lots per pending development plan approval (DP-12-24-019469): Lot 1 at 0.909 acres and Lot 2 at 0.311 acres, including a 22' wide shared access easement off the existing curb cut located off Bruin Road. 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. (SUB-05-25-019755) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 25, 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 SUB-05-25-019755

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: General **Apply Date:** 05/15/2025
Plan Status: Active **Plan Address:** 32 Bruin Rd Road
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 0274 0000
Plan Description: A request by ABPAL, LLC for approval of a Subdivision application. The project consists of the subdivision of the single 1.22 acre lot into two (2) lots per pending development plan approval (DP-12-24-019469): Lot 1 at 0.909 acres and Lot 2 at 0.311 acres, including a 22' wide shared access easement off the existing curb cut located off Bruin Road. The property is zoned Neighborhood General - Historic District (NC-HD) and consists 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.
STATUS: This item will be heard at the June 18, 2025 Development Review Committee meeting.

Development Review Committee Sub

Submission #: 1 Recieved: 05/15/2025 Completed: 06/12/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	06/12/2025	Angie Castrillon	Revisions Required

Comments:

1. Add the existing building footprint and dimensional distance to existing and new property lines.

Beaufort Jasper Water and Sewer Review	06/12/2025	Matthew Michaels	Approved
Planning Review	06/12/2025	Dan Frazier	Approved
Planning Review - Address	06/12/2025	Diego Farias	Approved
Transportation Department Review	06/12/2025	Dan Frazier	Approved
Watershed Management Review	06/09/2025	Samantha Crotty	Approved

Plan Review Case Notes: