

Larry C. Toomer
Mayor

Dan Wood
Mayor Pro Tempore
Stephen Steese
Town Manager



Fred Hamilton
Bridgette Frazier
Emily Burden
Council Members
Marcia Hunter
Town Clerk

October 8, 2025

Development Review Committee Comments

DP-08-25-019908

Chipotle at May River Crossing (Development Plan): A request by OnPoint Partners, LLC on behalf of First Chatham Bank, for approval of a Preliminary 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. (DP-08-25-019908) (Staff - Dan Frazier)

Watershed Management – Revisions Required

1. Post Development Land Cover Totals must match (or be very similar to) Contributing Drainage Area Totals in the Compliance Calculator. Revise.

Planning Review – Revisions Required

1. The site plan does not meet the design requirements of the approved May River Crossing Master Plan. Resubmit the site plan to conform to the approved master plan or request to amend the master plan.
2. To conform to the master plan, the building must move eastward to front on the park amenity. A drive through lane cannot wrap around the building and route between the restaurant building and the park amenity. These comments were provided at the pre-application meeting and not addressed with the current application.
3. A preliminary development plan resubmittal is required to address non-conformance with the approved master plan. The revised application will return to the Development Review Committee for review and comment.
4. An approval letter from the applicable POA/ARB is required prior to development plan approval.
5. The subject parcel is within the Highway Corridor Overlay District (HCOD) and will require a Certificate of Appropriateness – Highway Corridor Overlay District (COFA-HCOD) reviewing landscaping, lighting, and architecture at time of final development plan approval.

Building Safety Review – Approved

Planning Review Addressing – Approved with Conditions

1. If applicable, contact Ryan Coleman, Town of Bluffton GIS Manager (843-706-4570 / rcoleman@townofbluffton.com) to request addressing.

Planning Commission Review – Approved with Conditions

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1. Planning Commission comments may be provided at time of Development Review Committee meeting.

Transportation Department Review – Approved

Police Department Review - Approved

BJWSA – Approved

Fire Department Review – Approved