



PLAN REVIEW COMMENTS FOR DPA-05-26-020292

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: NA **Apply Date:** 05/28/2026
Plan Status: Active **Plan Address:** 23 Boundary St Street
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0080 0000
Plan Description: A request by Ward Edwards, on behalf of property owner Ron James for review of a Development Plan Amendment application. The project consists of the addition of two (2) ADA compliant parking spaces and pedestrian sidewalk in support of the ongoing renovation of the Historic AME Church. The property is within the Neighborhood Center-Historic District (NC-HD) Zoning District identified by tax map number R610 039 00A 0080 0000 located at 23 Boundary Street within the Old Town Bluffton Historic District.
STATUS: This item will be heard at the July 1, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 05/28/2026 Completed: 06/26/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	06/26/2026	Caroline Luke	Approved with Conditions

Comments:

Planning Commission comments may be provided at time of DRC meeting.

Planning Review - Principal	06/26/2026	Dan Frazier	Approved with Conditions
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Comments:

1. The submitted Project Narrative states that "the proposed project includes the addition of a structure to the Historic AME church". For clarification, the scope of work being reviewed in this proposed development plan amendment is limited to the installation of two ADA compliant concrete parking stalls with applicable loading berths.

Watershed Management Review DRC	06/18/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Provide SCDES Automatic Coverage epermitting application. NOTE: State may want a NOI due to the project being within 0.5 miles of a CRW. If the State wants a NOI, final approval will be pending NPDES approval.

Beaufort Jasper Water and Sewer Review	06/26/2026	Matthew Michaels	Approved
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Fire Department Review	06/26/2026	Dan Wiltse	Approved
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Transportation Department Review	06/26/2026	Mark Maxwell	Approved
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Plan Review Case Notes: