



PLAN REVIEW COMMENTS FOR DP-12-25-020042

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 BEAUFORT COUNTY SCHOOL-RIVER RIDGE ACADEMY

Plan Type: Public Project **Apply Date:** 12/01/2025
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:** R600 029 000 0034 0000
Plan Description: A request by Beaufort County School District for the approval of a Public Project application. The project consists of an early childhood center adjacent to the existing River Ridge Academy, including infrastructure, drives, parking, landscaping, and utilities.
STATUS: This item will be heard at the January 7, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 12/01/2025 Completed: 01/02/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	01/02/2026	Matthew Michaels	Approved with Conditions

Comments:

1. If or when you wish to proceed with this development, design drawings and calculations must be submitted to BJWSA's Engineering Department for review and approval.

Fire Department Review	01/02/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. The Fire Marshal may provide comments at time of DRC meeting.

Planning Commission Review	01/02/2026	Angie Castrillon	Approved with Conditions
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Comments:

1. When land disturbance is proposed for sites of at least one (1) acre, a minimum of 15 hardwood trees per acre shall be provided on-site, which may include trees to be planted, existing healthy native trees, or a combination thereof. Trees located within a required buffer shall not count towards the minimum requirement. (UDO Section 5.3.3.G.2)

Planning Review - Principal	01/02/2026	Dan Frazier	Approved with Conditions
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Comments:

- Update Sheet C002, Project Information, to identify current zoning as Preserve (PR) District.
- The 72 parking spaces required based of the Parking Assumptions document provided with the submittal satisfies the parking requirements for this proposed early childhood center.
- What safety measures are being provided to protect children from steep embankments east and west of the proposed building?
- Remove drainage information from the site layout plan sheets.
- Identify pedestrian circulation (sidewalk system) on site layout sheets.
- Provide an ADA Accessible Route Plan, including locations of detectable warning devices (per ICC/ANSI A117.1, 2017 edition, section 406.6), if applicable.

Watershed Management Review DRC	01/02/2026	Andrea Moreno	Approved with Conditions
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Comments:

1. Watershed Management comments may be provided at time of DRC meeting.

Building Safety Review	01/02/2026	Sidney Holland	Approved
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Planning Review - Address	01/02/2026	Diego Farias	Approved
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Police Department Review	01/02/2026	Bill Bonhag	Approved
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Transportation Department Review	12/03/2025	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: