



PLAN REVIEW COMMENTS FOR DP-02-25-019597

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
NEW RIVERSIDE VILLAGE

Plan Type:	Development Plan	Apply Date:	02/14/2025
Plan Status:	Active	Plan Address:	11 Grassey Lane BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 0014 0000
Plan Description:	A request by Sturre Engineering on behalf of Cornerstone Church for approval of a Preliminary Development Plan application. The project consists of site improvements to accommodate a new assembly hall and offices for church operations including stormwater, parking and associated infrastructure. The property is zoned Agricultural (AG) and Rural Mixed Use (RMU) and consists of approximately 41.3 acres identified by tax map number R610 036 000 0014 0000 and located south of May River Road approximately 600 feet east of Stardust Lane. STATUS: This item was heard at the March 26, 2025 Development Review Committee meeting. STATUS: The Preliminary Development Plan was approved at the April 23, 2025 Planning Commission Meeting. STATUS 8/7/26: Final Development Plan Application comments will be heard at the August 12, 2026, meeting of the Development Review Committee.		

Final Technical Review

Submission #: 1 Recieved: 07/09/2026 Completed: 08/07/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	08/07/2026	Dan Wiltse	Revisions Required

Comments:

1. Provide Exhibit showing that the provided turnaround will accommodate emergency apparatus.
2. Provide dry hydrant flow rates. This information was supposed to be provided in PDP.
3. Provide proposed maintenance plan for rejuvenation and maintenance of dry hydrants.
4. Once access to municipal water is provided, connection to fire protection is required.
5. Verify appropriateness of slopes in proposed Fire Lanes.

Watershed Management Review DRC	08/06/2026	Samantha Crotty	Revisions Required
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Comments:

1. Remove all notes on the civil plan set regarding "existing dirt/gravel roadway improvements" since the LOD has been reduced to not include land disturbance associated with those particular improvements.
2. Add proposed contour labels back to the grading plan and within the raingardens.
3. Verify accuracy of Bioretention Spillway table (RGP6) in the civil plans [page 26/37].
4. Revise Post-Development land cover sheet [page 30/37] to include accurate LOD boundary.
5. Revise Pre- and Post-Development land cover tables [page 30/37] to match the updated compliance calculator land cover values.
6. Landscape plan shows trees to be removed outside of the LOD. Revise landscape plan to not include removal of these trees or make note on the landscape plans to not remove the roots and stumps.
7. Revise project narrative to include accurate BMP names (raingardens vs infiltration basins).
8. A fully executed BMP Maintenance Agreement must be provided prior to final approval. (SWDM 2.2.1)
9. A stormwater surety will be required prior to land-disturbance. (UDO 3.13.2.B)

Planning Commission Review	08/07/2026	Caroline Luke	Approved with Conditions
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Comments:

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

Planning Review - Senior	08/07/2026	Dan Frazier	Approved with Conditions
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Comments:

1. Verify existing and proposed road surfaces.
2. There are proposed tree removals outside of the Limits of Disturbance (LOD). Confirm if the proposed tree removals are correct as shown.

Planning Review - Address

08/07/2026

Ethan Greeley

Approved

Transportation Department Review

07/16/2026

Megan Andrews

Approved

Comments:

No comments