



PLAN REVIEW COMMENTS FOR SUB-07-25-019835

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:** 07/11/2025
Plan Status: Active **Plan Address:** 32 Hildebrand
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 0082 0000
Plan Description: A request by Alexander Graham for the approval of a Subdivision application. The project consists of creating two (2) lots out of one (1) existing lot, identified by tax map number R610 039 000 0082 0000. The property is zoned Residential General and consists of approximately 0.49 acres located west of Goethe Road.
STATUS: This item will be heard at the August 13, 2025 Development Review Committee meeting.

Development Review Committee Sub

Submission #: 1 Received: 07/11/2025 Completed: 08/08/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review	08/08/2025	Dan Frazier	Approved with Conditions

Comments:

1. Remove all reference to structures on the plat. It is staff's understanding that these structures were removed per demolition permit issued July 8, 2024.
2. Replace "Proposed Property Line" label with "New Property Line".
3. Resubmit an updated subdivision plat stamped and signed by a surveyor registered in South Carolina.

Beaufort Jasper Water and Sewer Review	08/08/2025	Matthew Michaels	Approved
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Planning Commission Review	08/08/2025	Angie Castrillon	Approved
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Planning Review - Address	08/08/2025	Ryan Coleman	Approved
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Comments:

Contact Ryan Coleman, Town of Bluffton GIS Manager (843-706-4570 / rcoleman@townofbluffton.com) , to request an address for the new lot being created.

Watershed Management Review	08/08/2025	Samantha Crotty	Approved
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Transportation Department Review	07/11/2025	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: