



# PLAN REVIEW COMMENTS FOR MP-01-26-020100

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

**Plan Type:** NA **Apply Date:** 01/20/2026  
**Plan Status:** Active **Plan Address:**  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 044 000 0126 0000  
**Plan Description:** A request by Rob Marek of Pulte and John Paul Moore of Thomas & Hutton on behalf of property owner Pioneer Land & Timber, LLC for review of an Initial Master Plan application. The project consists of 104 single family detached dwelling units with associated amenities, open space, roads, utility and stormwater infrastructure. The property is zoned New Riverside PUD and consists of approximately 100.69 acres identified by tax map number R610 044 000 0126 0000 located at the southwest corner of the intersection of New Riverside Road and Myrtle Ford Road.  
**STATUS:** This application will be heard at the February 18, 2026 Development Review Committee meeting.

## Development Review Committee

**Submission #: 1** Received: 01/20/2026 Completed: 02/13/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	02/13/2026	Dan Frazier	Revisions Required

**Comments:**

1. Provide an agency letter from Beaufort County School District.
2. Provide a time extension modification letter from USACE specific to Parcel 8A.
3. Provide a pedestrian connection between the internal sidewalk circulation and the New Riverside multi-use path.
4. Provide documentation on how proposed street trees located on individual lots will be planted to ensure longevity, including how future homeowners will be prevented from removing or replacing the approved street trees.
5. Consider providing a roundabout at the first intersection off the New Riverside Road entrance.
6. Provide a curve along the rear street to provide views, traffic calming and eliminate this long straight section of roadway.
7. Supplement common areas with pathways to promote connectivity and functionality, creating true amenities for the development.
8. There is a long existing ditch that will be removed when the site is improved. How will this impact adjacent offsite drainage conditions?
9. There are several priority trees shown on the Tree Save Plan that are pro-posed to be removed. Incorporate design changes and tree preservation elements to preserve as many of these trees as possible.

Fire Department Review	02/13/2026	Dan Wiltse	Approved with Conditions
------------------------	------------	------------	--------------------------

**Comments:**

1. Comments may be provided at a later time in the master plan or development plan approval process.

Transportation Department Review	02/13/2026	Dan Frazier	Approved with Conditions
----------------------------------	------------	-------------	--------------------------

**Comments:**

1. The secondary access point will serve as two-way full access for construction and future residents/visitors.
2. The swing gate located on Myrtle Ford Road at the entrance from New Riverside Road must be relocated further onto Myrtle Ford Road past the proposed secondary access point.

Watershed Management Review DRC	02/05/2026	Samantha Crotty	Approved with Conditions
---------------------------------	------------	-----------------	--------------------------

**Comments:**

Revise Stormwater Master Plan exhibit to state "stormwater BMP" instead of "proposed lagoon".

Beaufort Jasper Water and Sewer Review	02/13/2026	Matthew Michaels	Approved
Planning Commission Review	02/13/2026	Caroline Luke	Approved
Police Department Review	02/13/2026	Bill Bonhag	Approved

**Plan Review Case Notes:**