



## PLAN REVIEW COMMENTS FOR DP-09-24-019346

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

**Plan Type:** Development Plan **Apply Date:** 09/18/2024  
**Plan Status:** Active **Plan Address:**  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 044 000 0012 0000  
**Plan Description:** A request by John Paul Moore of Thomas and Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a Preliminary Development Plan. The project consists of 70 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint of New Riverside Concept Master Plan.

**STATUS:** This item was heard at the October 23, 2024 Development Review Committee meeting. Awaiting final development plan submittal.  
**STATUS:** The Final Development Plan application will be heard at the May 14, 2025 Development Review Committee meeting.

### Final Technical Review

**Submission #: 1** Received: 04/08/2025 Completed: 05/09/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	05/09/2025	Dan Frazier	Approved with Conditions

#### Comments:

1. Explain comment on Tree Plant Back Plan that states "Proposed plantings. Owner has the right to alter locations or species of plant material".

Beaufort Jasper Water and Sewer Review	05/09/2025	Matthew Michaels	Approved
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Building Safety Review	05/09/2025	Marcus Noe	Approved
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Fire Department Review	05/09/2025	Dan Wiltse	Approved
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Planning Commission Review	05/09/2025	Angie Castrillon	Approved
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Planning Review - Address	05/09/2025	Diego Farias	Approved
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Police Department Review	05/09/2025	Bill Bonhag	Approved
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Watershed Management Review DRC	05/08/2025	Samantha Crotty	Approved
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#### Comments:

1. Provide a fully executed BMP Maintenance Agreement after subdivision.

Transportation Department Review	04/08/2025	Mark Maxwell	Approved
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#### Comments:

No comments

