



PLAN REVIEW COMMENTS FOR DP-08-25-019908

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

Plan Type:	Development Plan	Apply Date:	08/22/2025
Plan Status:	Active	Plan Address:	20 Pondberry Street BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3211 0000
Plan Description:	A request by OnPoint Partners, LLC on behalf of First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 0.75 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan at the intersection of May River Crossing Road and Pondberry Road. STATUS: This item was heard at the October 8, 2025 Development Review Committee meeting. Per mutual agreement, the Applicant to submit new site plan by 10/10/25 for a 2nd DRC meeting on 10/22/25. Resubmit by 10/24/25 to tentatively be placed on 11/19/25 PC Agenda.		

Technical Review

Submission #: 2 Received: 10/17/2025 Completed: 10/17/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	10/17/2025	Dan Frazier	Approved with Conditions

Comments:

1. The site plan is consistent with the design requirements of the approved May River Crossing Master Plan.
2. An approval letter from the applicable POA/ARB is required prior to development plan approval.
3. The subject parcel is within the Highway Corridor Overlay District (HCOD) and will require a Certificate of Appropriateness – Highway Corridor Overlay District (COFA-HCOD) reviewing landscaping, lighting, and architecture at time of final development plan approval.
4. A foundation planting area at least 8' wide shall be maintained around all structures (UDO Section 5.3.7.E). A foundation planting width less than 8 feet wide can be approved subject to staff review.
5. Widen the Splitter Island to allow landscape plantings.
6. Relocate dumpster enclosure to adjacent to building. Extend building wall to serve as the shelter enclosure wall between the dumpster and park amenity. This creates a wider facade for the building, more in accordance with the Initial Master Plan exhibit.
7. Relocate the two parking spaces closest to the tree to the area where the dumpster is currently shown.
8. Realign stormwater infrastructure further from tree.
9. Coordinate with the declarant to relocate the ADA parking currently shown adjacent to the dumpster to the existing parking closest to the restaurant building.
10. For the crosswalk, use a different surface material (such as pavers) or incorporate a speed hump.
11. Provide parking stops in all parking stalls.

Watershed Management Review DRC	10/17/2025	Samantha Crotty	Approved with Conditions
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Comments:

Comments may be provided at time of DRC meeting.