



PLAN REVIEW COMMENTS FOR DP-09-25-019948

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

Plan Type:	Development Plan	Apply Date:	09/19/2025
Plan Status:	Pending	Plan Address:	85 Stallings Island Street BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R614 045 000 0532 0000
Plan Description:	A request by Griffin Savedge of Thomas & Hutton on behalf of May River Forest, LLC, for approval of a Preliminary Development Plan application. The project consists of the clearing, grading, and the installation of utility infrastructure to serve the event lawn and proposed event building. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 0.50 acres identified by tax map number R614 045 000 0532 0000 located along Mount Pelia Road beside the Montage Inn. STATUS: This item will be heard at the October 22, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 09/19/2025 Completed: 10/17/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	10/17/2025	Angie Castrillon	Revisions Required

Comments:

1. Provide an arborist report justifying the removal of the 34" Live Oak, 26" Magnolia.
2. Provide the type of tree behind the "COORDINATE ELECTRICAL PANEL RELOCATION WITH UTILITY PROVIDER" label on sheet CD1.1.
3. Provide a mitigation plan for the proposed tree removals.

Watershed Management Review DRC	10/16/2025	Samantha Crotty	Revisions Required
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Comments:

1. Show and label the 10x35' disconnection areas on the site plans. Note: The maximum contributing drainage area for each disconnection is 1000 square feet and the downspouts must extend at least 5 feet from building if the grade of the receiving area is less than 1%. (SWDM 4.8)
2. Clarify ground cover type in areas where impervious surface disconnection is proposed.

Beaufort Jasper Water and Sewer Review	10/17/2025	Matthew Michaels	Approved with Conditions
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Comments:

1. Pending Submittal of the project by the Engineer on Record to BJWSA's Design Review Team in accordance with the DPPM

Fire Department Review	10/17/2025	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at DRC meeting.

Planning Commission Review	10/17/2025	Angie Castrillon	Approved with Conditions
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Comments:

1. Comments may be provided at DRC meeting.

Building Safety Review	10/17/2025	Sidney Holland	Approved
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Planning Review - Address	10/17/2025	Dan Frazier	Approved
Planning Review - Principal	10/17/2025	Dan Frazier	Approved
Police Department Review	10/17/2025	Bill Bonhag	Approved
Transportation Department Review	09/22/2025	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: