



PLAN REVIEW COMMENTS FOR DP-10-22-017341

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

Plan Type:	Development Plan	Apply Date:	10/21/2022
Plan Status:	Active	Plan Address:	110 Palmetto Bluff Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0136 0000
Plan Description:	<p>A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 38 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan.</p> <p>STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2023 meeting of the DRC.</p> <p>STATUS: The final development plan application was heard at the May 1, 2024, meeting of the DRC.</p> <p>STATUS: The project is awaiting NPDES approval.</p> <p>STATUS 12/26/24: The Applicant will submit a revised final development plan application to show 9 lots. This application will be routed for a 10-day review prior to going to DRC for consideration.</p> <p>STATUS 5/20/25: The Applicant has provided a Final Development Plan resubmittal. It will be heard at the 5/28/25 Development Review Committee meeting.</p>		

Final Technical Review

Submission #: 1 Received: 05/22/2025 Completed: 05/23/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Senior	05/23/2025	Dan Frazier	Approved with Conditions

Comments:

1. As currently proposed, the development plan proposes one entrance and is limited to nine (9) lots total (UDO Section 5.7.3.B).
2. In the event that the currently submitted USACE Wetland Fill Permit is approved, a second entrance and additional lots can be requested per a development plan amendment application.

Watershed Management Review DRC	05/22/2025	Samantha Crotty	Approved with Conditions
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Comments:

Pending NPDES Approval

Beaufort Jasper Water and Sewer Review	05/23/2025	Matthew Michaels	Approved
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Building Safety Review	05/23/2025	Marcus Noe	Approved
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Fire Department Review	05/23/2025	Dan Wiltse	Approved
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Planning Commission Review	05/23/2025	Dan Frazier	Approved
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Planning Review - Address	05/23/2025	Diego Farias	Approved
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Police Department Review	05/23/2025	Bill Bonhag	Approved
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