



PLAN REVIEW COMMENTS FOR DP-06-26-020314

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:	06/08/2026
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0126 0000
Plan Description:	A request by John Paul Moore of Thomas & Hutton on behalf of John Gering of Pulte Home Company for review of a Preliminary Development Plan application. The project consists of 104 single family residential lots, open space, and associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) and consists of approximately 54.0 acres identified by tax map number R610 044 000 0126 0000 located within the New Riverside Parcel 8A Concept Master Plan. STATUS: This application will be heard at the July 15, 2026 Development Review Committee (DRC) meeting.		

Technical Review

Submission #: 1 Recieved: 06/08/2026 Completed: 07/10/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	06/30/2026	Samantha Crotty	Revisions Required

Comments:

1. Provide the Rainwater Harvesting calculator.
2. The Irrigation Reuse calculation sheet states the calculation is based on water demand requirements outlined in the Beaufort County SoLoCo ordinance, rather than Town of Bluffton. Revise to meet the appropriate municipality's requirements.
3. Remove the stormwater lagoon "evaporation" calculations from the Irrigation Reuse calculations and compliance calculator and revise the Narrative. "Evaporation" is not an approved SWRv BMP in the SoLoCo manual.
4. Demonstrate the proposed development can meet SWRv requirements.

Planning Review - Principal	07/10/2026	Dan Frazier	Approved with Conditions
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Comments:

1. A Street Naming Application will be required prior to subdivision of the property.

Planning Review - Address	06/30/2026	Ethan Greeley	Approved with Conditions
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Comments:

1. At time of Residential Subdivision, contact Ethan Greeley (GIS Analyst) to coordinate addressing (egreeley@townofbluffton.com / 843-706-7803).

Beaufort Jasper Water and Sewer Review	06/29/2026	Neil Desai	Approved with Conditions
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Comments:

If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.

Fire Department Review	07/10/2026	Dan Wiltse	Approved
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Planning Commission Review	07/10/2026	Dan Frazier	Approved
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Transportation Department Review	06/08/2026	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: