



PLAN REVIEW COMMENTS FOR DP-06-26-020319

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:	06/10/2026
Plan Status:	Hold	Plan Address:	224 Moreland Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R614 046 000 0062 0000
Plan Description:	A request by Griffin Savedge of Thomas & Hutton on behalf of May River Forest, LLC for review of a Preliminary Development Plan application. The project consists of a 10,000 SF building, gravel drive, parking, and associated infrastructure to serve as an educational campus for the Palmetto Bluff Conservancy. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 27.1 acres identified by tax map numbers R610 046 000 0062 0000 and R614 046 000 0703 0000 located east of Old Moreland Road south of Laurel Oak Bay Road. STATUS: This item will be heard at the July 15, 2026 Development Review Committee (DRC) meeting.		

Technical Review

Submission #: 1 Received: 06/10/2026 Completed: 07/10/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Fire Department Review	07/10/2026	Dan Wiltse	Approved with Conditions

Comments:

1. The fire hydrant is too close to the building. Typical minimum distance is 40-50 feet.
2. Provide location for fire protection infrastructure.
3. Provide emergency vehicle circulation that demonstrates access to the building.

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

1. Remove references to future development. Any future development will require a development plan amendment.
2. Remove the proposed boardwalk as it is not included in the project under review.
3. The entrance drive should be a minimum of 22' wide to accommodate 2-way traffic.

Beaufort Jasper Water and Sewer Review	06/30/2026	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.

Building Safety Review	07/10/2026	Sidney Holland	Approved
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Planning Commission Review	07/10/2026	Caroline Luke	Approved
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Planning Review - Address	07/10/2026	Ethan Greeley	Approved
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Watershed Management Review DRC	07/09/2026	Samantha Crotty	Approved
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Transportation Department Review	06/11/2026	Mark Maxwell	Approved
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Comments:

Plan Review Case Notes: