

**TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION**

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Applicant		Property Owner	
Name: Griffin Savedge/Thomas & Hutton		Name: S70 Royce Group, LLC	
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Town Business License # (if applicable):			
Project Information			
Project Name: New Riverside Village - Parcel 4B-3C	☒ Preliminary	☐ Final	
Project Location: New Riverside Village	☐ New	☐ Amendment	
Zoning District: PUD	Acreage: 2.35		
Tax Map Number(s): R610-036-000-3702-0000			
Project Description: Site development of a commercial outparcel in New Riverside Village, including installation of water, sewer, drainage infrastructure, and paving of a parking lot for commercial uses.			
Minimum Requirements for Submittal			
☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☒ 3. All information required on the attached Application Checklist.			
☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>David L Sterling</i>		Date: 2/16/2026	
Applicant Signature: <i>Griffin Savedge</i>		Date: 2/16/26	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



NEW RIVERSIDE VILLAGE – PARCEL 4B-3C
BLUFFTON, SOUTH CAROLINA

PROJECT NARRATIVE

J – 27796.3000

April 29, 2026

Project Introduction and Overview

This application is for Preliminary Development Plan approval of Outparcel 4B-3C, now or formerly owned by S70 Royce Group, LLC, of the previously approved New Riverside Village master plan, located within the Jones Estate PUD.

The Town of Bluffton approved the Concept Plan and a Development Agreement for the Jones Estate PUD in June 2004. The Concept Plan defines the allowed land uses in the various areas of the New Riverside Planning Area. The documents also define the development standards, which govern all development activity within the Concept Plan. These negotiated land uses and development standards are binding upon the Town and this Applicant. The Concept Plan and Development Agreement set the binding framework for this preliminary development plan application.

A master plan was approved for this project in April 2020 by the Town of Bluffton, and then a master plan amendment was approved in August 2022 converting Parcel 4B-3C from civic space to a commercial/planned shopping use.

Project Specific Description

New Riverside Village is continuing development with the development of Parcel 4B-3C. The project is located within the Jones Estate PUD, and is located near the intersection of New Riverside Village Way and Parkside Drive. The project area includes parcels R610-036-000-3702-0000. The total area submitted for permitting is approximately 2.35 acres. The project scope consists of water and sewer laterals, storm drainage infrastructure and an asphalt roadway to serve the proposed commercial development.

Two (2) commercial buildings are proposed with this development that will feature a total climate controlled square footage of 20,000 square feet. Per the architectural consultant, the attached commercial buildings will have a combined first-floor area of 10,100 square feet and a combined second-floor area of 9,900 square feet. A 1,000 square foot patio is also proposed with the buildings and overlooks the adjacent stormwater pond.

Wetland Verification

A wetland impact permit was issued for New Riverside, which includes Parcel 4B-3C. Per USACE, no wetlands exist on Parcel 4B-3C.

Existing Conditions

The property is predominantly cleared per site development plans for New Riverside Village Phase 1. Similarly, water, sewer, and drainage utilities, and established accesses are available to the project site and will be used to service the proposed commercial use. All paved areas have been laid out to minimize potential impacts to existing trees. The combined building footprint has been sited to have existing road and lagoon frontage, as is the intention of the previously amended and approved master plan.

Soil Conditions

Existing soil conditions information was compiled from the Soil Survey of Beaufort County, South Carolina, USDA Soil Conservation Service. The project area generally contains Seabrook (Sk) and Wando (Wd) fine sands. Hydrologic Soil Groups (HSG) within the project area are classified as A.

Topography

New Riverside Village is situated on a predominantly sandy site with elevations ranging from elevation 41 in the northeastern quadrant of the development to elevation 31 toward the western boundary adjacent to the Landings at New Riverside.

Parcel 4B-3C has elevations ranging from approximately 34 to 38 (NAVD88). The topography of Parcel 4B-3C, while being situated next to an existing stormwater pond, generally slopes away from the stormwater pond and toward an existing Park, owned and maintained by the New Riverside Village POA. T

Parking Standards

Parking shall comply with section 5.2.1.1 of the Development Standards Ordinance Modifications dated April 19, 2000, in the New Riverside Concept Plan. New Riverside Village promotes the concept of minimizing overall parking and requires shared parking among parcels and varied uses. No exclusive parking is permitted for any one use or parcel. The overall development has an established parking requirement of four (4) vehicular parking spaces for every 1,000 gross square feet within the planned retail/restaurant shopping area (including patios). To meet parking requirements, a portion of the existing spaces within the New Riverside Village right-of-way will need to be allocated to the project site. The New Riverside Village Property Owner's Association, as the governing entity of the right-of-way, is aware of the allocation request.

Total Building Area:	20,000 SF
Patio Area:	1,000 SF
Required Parking Spaces:	84
Required ADA Spaces:	4
Provided Parking Spaces On-Site:	63
Existing Unallocated Spaces within R/W:	17
Proposed Spaces within R/W:	4

Access and Construction Traffic

The property will be accessed from Parkside Drive and New Riverside Village Way, which can be accessed from May River Road (HWY 278).

Site Design and Development Standards

Architectural guidelines are currently governed by the Declaration of Covenants, Conditions and Restrictions for Towne Centre at New Riverside as found in Book 2782, Page 110, in the Register of Deeds for Beaufort County. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement.

Setbacks

All buildings are required to meet Fire & Building Code requirements prior to construction.

Utility Service

- Dominion Energy will provide power and gas.
- Telephone services will be provided by Spark Light.
- The Bluffton Township Fire District will provide Fire Protection.
- Water and Sewer will be owned and operated by BJWSA.

Proposed Roadway Section

The New Riverside Village – Parcel 4B–3C pavement section will consist of the following:

- Drive Aisle Width = 22'
- Section = Pitched
- Material = Standard Asphalt Pavement, Pervious Parking
- Right-of-way = N/A
- Drainage = Grate inlets, roof inlets, drainage piping

Stormwater Management System

New Riverside Village is situated within the New River watershed, a 303(d) impaired waterbody as classified by the state of South Carolina. The stormwater detention pond located on parcels R610–036–000–3702–0000 and R610–036–000–3214–0000 is the primary management device for the entire development to intercept and treat runoff prior to discharging offsite. Existing stormwater infrastructure including underground piping is available for use at the project site.

The project site, Parcel 4B–3C, is centrally located within new Riverside Village, with frontage along New Riverside Village Way and Parkside Commons, adjacent to a stormwater detention pond currently owned and maintained by the Town of Bluffton, and an Entry Park, which is currently owned and maintained by the New Riverside Village Property Owner's Association. The majority of the project site generally flows from east to west toward the Entry Park, where stormwater runoff naturally infiltrates.

As part of a recent development plan application, the original design concept of Parcel 4B–3C proposed to utilize a portion of the Entry Park to meet local stormwater retention

requirements due the natural grade of the property and the Park's expected infiltration rates. After further consideration, the Town of Bluffton determined that the proposed multi-faceted use of the Entry Park did not comply with the current Master Plan for New Riverside Village and would require a major amendment prior to proceeding with the submitted development plan. Given the timeline implications of a Master Plan amendment, a decision was made to revise the original design concept to keep all stormwater treatment, infiltration, collection, and conveyance on-site and out of the Entry Park.

The updated stormwater plan features various infiltration-forward management solutions that include pervious parking spaces and an on-site infiltration basin. While the majority of the post-development slope of the project site is proposed to maintain existing drainage patterns toward the Entry Park, runoff generated from Parcel 4B–3C is intended to be collected by the pervious parking spaces or the infiltration basin and either seep into the natural soils or be collected by drainage structures during larger storm events. Excess stormwater from the proposed paved areas closest to the Entry Park will be collected by a curb and gutter system after flowing over pervious parking spaces and routed to an infiltration basin and/or a drainage overflow structure. A pavement for the pervious parking spaces has yet to be decided at this time but will likely be either a paver or aggregate with a 12-inch concrete banding.

The stormwater management infiltration practices preliminarily calculate storage volumes that assume groundwater depths and infiltration rates based on previously measured results for surrounding properties, which were recorded to be 9–12 inches per hour. These calculations and assumptions may be provided upon request. A geotechnical report specific to the project site will be provided at the time of a stormwater submittal and the storage volumes will be updated to reflect the actual observed infiltration rates.