



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: 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.

STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC.

STATUS: The final development plan application was heard at the May 1, 2024, meeting of the DRC.

STATUS: The project is awaiting NPDES approval.

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.

STATUS 5/20/25: The Applicant has provided a Final Development Plan resubmittal. It was heard at the 5/28/25 Development Review Committee meeting.

STATUS 6/23/25: The Mainland Development Plan is APPROVED.

STATUS 4/8/26: The Applicant proposes a modification to add a tenth lot and one additional roadway connection to Old Palmetto Bluff Road. The amendment application will be heard at the April 15, 2026, Development Review Committee meeting.

Final Technical Review

Submission #: 1 Received: 04/09/2026 Completed: 04/10/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	04/10/2026	Samantha Crotty	Approved with Conditions
Comments:			
1. Pending Stormwater Approval.			
Beaufort Jasper Water and Sewer Review	04/09/2026	Matthew Michaels	Approved
Fire Department Review	04/09/2026	Dan Wiltse	Approved
Planning Commission Review	04/09/2026	Caroline Luke	Approved
Planning Review - Address	04/09/2026	Diego Farias	Approved
Planning Review - Senior	04/10/2026	Dan Frazier	Approved
Police Department Review	04/09/2026	Bill Bonhag	Approved
Transportation Department Review	04/09/2026	Mark Maxwell	Approved

