



PLAN REVIEW COMMENTS FOR SUB-08-25-019893

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

Plan Type: General **Apply Date:** 08/15/2025
Plan Status: Active **Plan Address:** 201E Midpoint Blvd Boulevard
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 044 000 0012 0000
Plan Description: A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 70 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 and located at the intersections of Midpoint Boulevard and Sea Glass Lane, Midpoint Boulevard and Golden Poppy Lane, and Coral Cove Road within the Midpoint at New Riverside Master Plan.
STATUS: This item will be heard at the September 17, 2025 Development Review Committee meeting.

Development Review Committee Sub

Submission #: 1 Received: 08/15/2025 Completed: 09/12/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review	09/11/2025	Samantha Crotty	Revisions Required

Comments:

- Revise Lagoon 3 Pond Shape to reflect true shape.
- Confirm the locations of drainage easements – they appear inconsistent with location of drainage infrastructure.

Planning Commission Review	09/12/2025	Dan Frazier	Approved with Conditions
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Comments:

- Confirm that addressing (#73) in the common area between lots 320 and 321 is needed.

Beaufort Jasper Water and Sewer Review	09/11/2025	Matthew Michaels	Approved
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Planning Review	09/12/2025	Angie Castrillon	Approved
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Planning Review - Address	09/11/2025	Ryan Coleman	Approved
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Transportation Department Review	08/20/2025	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: