



PLAN REVIEW COMMENTS FOR DP-08-26-020456

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

Plan Type:	Development Plan	Apply Date:	08/21/2026
Plan Status:	Active	Plan Address:	2001 May River Crossing BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3209 0000
Plan Description:	A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Antoine Iskandar of A&NG Associates, LLC, for review of a Preliminary Development Plan application. The project consists of the construction of three (3) single-story commercial buildings totaling 41,300 SF with associated infrastructure. The property consists of approximately 3.8 acres identified by tax map number R610 036 000 3209 000 within the Jones Estate Planned Unit Development (PUD) and the May River Crossing Master Plan. STATUS: This item will be heard at the September 30, 2026 Development Review Committee meeting.		

Technical Review

Submission #: 1 Recieved: 08/21/2026 Completed: 09/25/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	09/25/2026	Caroline Luke	Approved with Conditions

Comments:

1. Comments may be provided at time of DRC.

Planning Review - Principal	09/25/2026	Dan Frazier	Approved with Conditions
-----------------------------	------------	-------------	--------------------------

Comments:

1. The Jones Estate PUD does not provide dimensional standards for angled parking. Therefore the dimensional standards for angled parking are subject to UDO Section 5.11.4. Update the plan sheets to reflect the UDO 60 degree angled parking requirements, including a stall depth of 21 feet and a 2-way parking aisle width of 22 feet.
2. Remove the southeast access drive adjacent to Building 3. Staff recommends keeping the parking as dead-end parking that terminates with a (second) dumpster and appropriate screening/landscaping.
3. Add parking stops to all parking stalls.
4. Offsite parking is included in the parking summary table. An Approval Letter from the Declarant is required to allow for the allocation of the off-site parking for this development.
5. Sidewalks should be aligned to provide striped crosswalks at intersections that are located in front of Stop signs. This prevents pedestrian/vehicle conflicts and is consistent with other crosswalk locations within the overall May River Crossing development.

Beaufort Jasper Water and Sewer Review	09/11/2026	Matthew Michaels	Approved with Conditions
--	------------	------------------	--------------------------

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	09/25/2026	Dan Wiltse	Approved
Watershed Management Review DRC	09/23/2026	Samantha Crotty	Approved
Building Safety Review	09/11/2026	Sidney Holland	Approved
Planning Review - Address	09/11/2026	Ethan Greeley	Approved

Comments:

No comments

Plan Review Case Notes: