



PLAN REVIEW COMMENTS FOR DP-07-26-020387

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:** 07/17/2026
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:** R610 035 000 0022 0000
Plan Description: A request by Village Park Communities, LLC, on behalf of property owners, New Riverside Association, Inc. and Heritage at New Riverside Community Association Inc., for the review of a Public Project application. The project consists of the construction and extension of a 2,400 LF road, Holly Hill Lane, to connect Anthem Drive and New Riverside Road, including associated infrastructure.
STATUS: This item will be heard at the September 30, 2026 Development Review Committee (DRC) meeting.

Technical Review

Submission #: 1 Recieved: 07/17/2026 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
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Comments:

1. Provide details regarding proposed gated entry, including a maintenance agreement.
2. Provide a crosswalk, associated crosswalk signage, stop bar, and stop sign at the intersection of Anthem Drive and Holly Hill Lane.
3. Provide three (3) diamond warning signs at the terminus of Holly Hill Lane indicating the end of the roadway.
4. Confirm that a sidewalk connection and crosswalk are provided at Benton Circle.

Watershed Management Review DRC	09/23/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Based off the grading/drainage plan provided, it is not clear how runoff will be conveyed and treated by the Alston Park Ph 3 stormwater system. At time of SWP submittal, clarify.
2. Show LOD on all civil plan sheets.
3. Pending NPDES approval.

Building Safety Review	09/25/2026	Sidney Holland	Approved
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Fire Department Review	09/25/2026	Dan Wiltse	Approved
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Planning Review - Address	09/25/2026	Ethan Greeley	Approved
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Planning Review - Senior	09/25/2026	Dan Frazier	Approved
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Police Department Review	09/25/2026	Bill Bonhag	Approved
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Transportation Department Review	09/15/2026	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: