



## PLAN REVIEW COMMENTS FOR DP-11-24-019435

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522  
OLD TOWN

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                                   |
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| <b>Plan Type:</b>        | <b>Public Project</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Apply Date:</b>   | <b>11/04/2024</b>                                 |
| <b>Plan Status:</b>      | <b>Active</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Plan Address:</b> | <b>74 Bridge St Street<br/>BLUFFTON, SC 29910</b> |
| <b>Case Manager:</b>     | <b>Dan Frazier</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Plan PIN #:</b>   | <b>R610 039 00A 159A 0000</b>                     |
| <b>Plan Description:</b> | <b>A request by Constance Clarkson on behalf of the Town of Bluffton for the approval of a Public Project application. The project consists of roadway, sidewalk, parking and drainage improvements in the Bridge Street right-of-way between Calhoun Street and Thomas Heyward Street in Old Town Bluffton.<br/>STATUS: This item was heard at the December 18, 2024 Development Review Committee meeting.<br/>STATUS: A resubmittal will be heard at the September 24, 2025 Development Review Committee meeting.</b> |                      |                                                   |

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| Planning Commission Review | 09/19/2025 | Angie Castrillon | Approved with Conditions |
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### Comments:

The following comments were provided by HPRC Member Joe DePauw for the 12/18/24 DRC meeting:

1. Study the options to provide additional cross walk markings closer to the bridge or some directional signage by the existing crosswalks. The concern is that pedestrians will be on the South side of the street, get to the bottom of the hill by the bridge, realize the path is narrow and then try to cross the street to the new boardwalk at a location where traffic visibility is reduced by the curves, slopes and foliage.
2. Could flexible delineator posts be incorporated along the south side of the bridge between the pedestrian and vehicular traffic to improve separation?

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| Planning Review - Senior | 09/19/2025 | Dan Frazier | Approved with Conditions |
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### Comments:

1. Pending receipt of NPDES Approval Letter.

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| Watershed Management Review<br>DRC | 09/19/2025 | Samantha Crotty | Approved with Conditions |
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### Comments:

1. Pending receipt of NPDES Approval Letter. 2. Additional comments may be provided at time of stormwater permit review.

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| Beaufort Jasper Water and Sewer<br>Review | 09/19/2025 | Matthew Michaels | Approved |
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| Fire Department Review | 09/19/2025 | Dan Wiltse | Approved |
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| Planning Review - Principal | 09/19/2025 | Dan Frazier | Approved |
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| Transportation Department<br>Review | 09/19/2025 | Mark Maxwell | Approved |
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