



## PLAN REVIEW COMMENTS FOR DP-03-25-019666

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

<b>Plan Type:</b>	Development Plan	<b>Apply Date:</b>	03/24/2025
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	2901 May River Xing Crossing BLUFFTON, SC 29910
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R610 036 000 3213 0000
<b>Plan Description:</b>	A request by Angelina Makowski of BDG Architects on behalf of property owner, Paul Scott, for approval of a Preliminary Development Plan application. The project consists of the construction of a new freestanding 2,400 SF bank facility with associated parking, landscaping, and infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan north of May River Road east of May River Crossing <b>STATUS:</b> This application will be heard at the April 30, 2025 Development Review Committee meeting.		

### Technical Review

**Submission #: 1**      Received: 03/24/2025      Completed: 04/25/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	04/25/2025	Dan Frazier	Approved with Conditions

#### Comments:

1. An approval letter from the May River Crossing Declarant or associated ARB will be required prior to development plan approval.
2. Consider relocating the crosswalk to the north side of the bank access drive to May River Crossing to increase the distance from May River Road. The installation of the crosswalk and the tie to the future sidewalk will need to be coordinated with future New Riverside Medical Office Building development on the opposite side of May River Crossing.
3. The subject property is within the Highway Corridor Overlay District and will require a Certificate of Appropriateness reviewing landscaping, lighting and architecture prior to Final Development Plan approval.

Watershed Management Review DRC	04/25/2025	Samantha Crotty	Approved with Conditions
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#### Comments:

1. All development shall disconnect impervious surfaces with vegetative surfaces to the maximum extent practicable. (UDO 5.10.3.A.4) Reroute the downspouts to a vegetated area.

Beaufort Jasper Water and Sewer Review	04/25/2025	Matthew Michaels	Approved
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Building Safety Review	04/25/2025	Marcus Noe	Approved
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Fire Department Review	04/25/2025	Dan Wiltse	Approved
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Planning Commission Review	04/25/2025	Angie Castrillon	Approved
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Planning Review - Address	04/25/2025	Diego Farias	Approved
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Planning Review - Senior	04/25/2025	Dan Frazier	Approved
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Police Department Review	04/25/2025	Bill Bonhag	Approved
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**Comments:**

No comments

**Plan Review Case Notes:**