



PLAN REVIEW COMMENTS FOR DP-05-26-020273

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

Plan Type: Public Project **Apply Date:** 05/19/2026
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:**
Plan Description: A request by Michael Hughes of Thomas & Hutton on behalf of the Town of Bluffton for the approval of a Pub Project application. The project consists of roadway, sidewalk, parking and drainage improvements in the Boundary Street right-of-way within the Old Town Bluffton Historic District.
STATUS: This item will be heard at the June 17, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Recieved: 05/19/2026 Completed: 06/12/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	06/12/2026	Matthew Michaels	Approved with Conditions

Comments:

1. 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	06/12/2026	Dan Wiltse	Approved with Conditions
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Comments:

Comments may be provided at time of Development Review Committee meeting.

Planning Commission Review	06/12/2026	Caroline Luke	Approved with Conditions
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Comments:

Comments may be provided at time of Development Review Committee meeting.

Planning Review - Principal	06/12/2026	Dan Frazier	Approved with Conditions
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Comments:

1. Final Development Plan approval is contingent upon coordination of applicable easements on private property.
2. Continue the extension of the sidewalk east of Boundary Street southward to the intersection of Boundary Street and Lawrence Street and provide a crosswalk to the west side for complete pedestrian circulation.
3. Ensure pedestrian access to all businesses impacted during construction.
4. Explain how the project will mitigate for displaced parking spaces.

Planning Review - Senior	06/10/2026	Caroline Luke	Approved with Conditions
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Comments:

1. Provide Traffic Control Plan to show how traffic will be mitigated throughout all phases.

Watershed Management Review DRC	06/08/2026	Samantha Crotty	Approved with Conditions
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Comments:

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

Transportation Department Review	06/12/2026	Dan Frazier	Approved
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Plan Review Case Notes: