



PLAN REVIEW COMMENTS FOR DP-09-25-019937

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:	09/12/2025
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R614 045 000 0576 0000
Plan Description:	A request by Griffin Savedge of Thomas & Hutton on behalf of PBLH, LLC for approval of a Preliminary Development Plan application. The project consists of the clearing, grading and the installation of a new morton shed at the Central Services campus in Palmetto Bluff. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 0.35 acres identified by tax map numbers R614 045 000 0576 0000 and R614 045 000 0534 0000 located on the Central Services Access Road between Mount Pelia Road and Laurel Oak Bay Road. STATUS: This item was heard at the October 15, 2025 Development Review Committee meeting. Awaiting Final Development Plan submittal. STATUS: The Final Development Plan application will be heard at the June 17, 2026 Development Review Committee meeting.		

Final Technical Review

Submission #: 1 Recieved: 06/11/2026 Completed: 06/12/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	06/12/2026	Matthew Michaels	Approved
Fire Department Review	06/12/2026	Dan Wiltse	Approved
Planning Commission Review	06/12/2026	Caroline Luke	Approved
Planning Review - Address	06/12/2026	Ethan Greeley	Approved
Planning Review - Senior	06/12/2026	Dan Frazier	Approved
Police Department Review	06/12/2026	Bill Bonhag	Approved
Transportation Department Review	06/12/2026	Mark Maxwell	Approved
Watershed Management Review DRC	06/12/2026	Samantha Crotty	Approved

Technical Review

Submission #: 1 Recieved: 09/12/2025 Completed: 10/10/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	10/09/2025	Matthew Michaels	Approved with Conditions

Comments:

1. Pending Submittal of the project by the Engineer on Record to BJWSA's Design Review Team in accordance with the DPPM

Planning Commission Review	10/10/2025	Angie Castrillon	Approved with Conditions
Comments: 1. Planning Commission members may provide comments at time of DRC.			
Planning Review - Senior	10/09/2025	Dan Frazier	Approved with Conditions
Comments: 1. The narrative states the scope includes "general clearing" but does not provide explanation for the removal of the 25" Laurel Oak and 24" Oak located outside of the footprint of the proposed building. Provide updated narrative with this information. 2. Provide a mitigation plan for proposed tree removals.			
Watershed Management Review DRC	10/10/2025	Samantha Crotty	Approved with Conditions
Comments: 1. Provide a BMP exhibit that depicts all proposed BMPs, including the required impervious surface disconnection area. 2. Provide more information on the proprietary device BMP and justification for the 100% SWRv & pollutant removal percentages.			
Building Safety Review	10/09/2025	Sidney Holland	Approved
Fire Department Review	10/10/2025	Dan Wiltse	Approved
Planning Review - Address	10/09/2025	Dan Frazier	Approved
Police Department Review	10/09/2025	Bill Bonhag	Approved
Transportation Department Review	09/12/2025	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: