



## PLAN REVIEW COMMENTS FOR SUB-10-25-019978

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522  
MIDPOINT AT NEW RIVERSIDE

<b>Plan Type:</b>	General	<b>Apply Date:</b>	10/16/2025
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	235 Midpoint Blvd Boulevard BLUFFTON, SC 29910
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R610 044 000 0012 0000
<b>Plan Description:</b>	A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 90 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 36.3 acres identified by tax map number R610 044 000 0012 0000 and located along Coral Cove Road, Mint Meadows, Pebble Path Road, and Scarlet Sage Drive within the Midpoint at New Riverside Master Plan. <b>STATUS:</b> This item will be heard at the November 19, 2025 Development Review Committee meeting.		

### Development Review Committee Sub

**Submission #: 1**      Received: 10/16/2025      Completed: 11/14/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review	11/14/2025	Samantha Crotty	Approved with Conditions

#### Comments:

1. A development surety must be in place prior to approval. (UDO 3.13.2.A.1)

Planning Commission Review	11/14/2025	Angie Castrillon	Approved
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Planning Review	11/14/2025	Dan Frazier	Approved
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Planning Review - Address	11/14/2025	Diego Farias	Approved
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Beaufort Jasper Water and Sewer Review	10/20/2025	Matthew Michaels	Approved
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#### Comments:

No Comments (Neil Desai)

Transportation Department Review	10/20/2025	Mark Maxwell	Approved
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#### Comments:

No comments

### Plan Review Case Notes: