



PLAN REVIEW COMMENTS FOR MP-01-26-020100

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

Plan Type:	NA	Apply Date:	01/20/2026
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 044 000 0126 0000
Plan Description:	<p>A request by Rob Marek of Pulte and John Paul Moore of Thomas & Hutton on behalf of property owner Pioneer Land & Timber, LLC for review of an Initial Master Plan application. The project consists of 104 single family detached dwelling units with associated amenities, open space, roads, utility and stormwater infrastructure. The property is zoned New Riverside PUD and consists of approximately 100.69 acres identified by tax map number R610 044 000 0126 0000 located at the southwest corner of the intersection of New Riverside Road and Myrtle Ford Road.</p> <p>STATUS: This application will be heard at the February 18, 2026 Development Review Committee meeting.</p>		

Development Review Committee

Submission #: 1 Received: 01/20/2026 Completed: 02/13/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	02/13/2026	Dan Frazier	Revisions Required

Comments:

1. Provide an agency letter from Beaufort County School District.
2. Provide a time extension modification letter from USACE specific to Parcel 8A.
3. Provide a pedestrian connection between the internal sidewalk circulation and the New Riverside multi-use path.
4. Provide documentation on how proposed street trees located on individual lots will be planted to ensure longevity, including how future homeowners will be prevented from removing or replacing the approved street trees.
5. Consider providing a roundabout at the first intersection off the New Riverside Road entrance.
6. Provide a curve along the rear street to provide views, traffic calming and eliminate this long straight section of roadway.
7. Supplement common areas with pathways to promote connectivity and functionality, creating true amenities for the development.
8. There is a long existing ditch that will be removed when the site is improved. How will this impact adjacent offsite drainage conditions?
9. There are several priority trees shown on the Tree Save Plan that are pro-posed to be removed. Incorporate design changes and tree preservation elements to preserve as many of these trees as possible.

Fire Department Review	02/13/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at a later time in the master plan or development plan approval process.

Transportation Department Review	02/13/2026	Dan Frazier	Approved with Conditions
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Comments:

1. The secondary access point will serve as two-way full access for construction and future residents/visitors.
2. The swing gate located on Myrtle Ford Road at the entrance from New Riverside Road must be relocated further onto Myrtle Ford Road past the proposed secondary access point.

Watershed Management Review DRC	02/05/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Revise Stormwater Master Plan exhibit to state "stormwater BMP" instead of "proposed lagoon".

Beaufort Jasper Water and Sewer Review	02/13/2026	Matthew Michaels	Approved
Planning Commission Review	02/13/2026	Caroline Luke	Approved
Police Department Review	02/13/2026	Bill Bonhag	Approved

Plan Review Case Notes:



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

February 25, 2026

Mr. Dan Frazier
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

Re: New Riverside 8A
Bluffton, South Carolina
MP-01-26-020100
J-327000.0000
Response to Comments

Dear Mr. Frazier,

Listed below are your office's comments followed by our response (**in bold italics**) to address them.

Planning Review

1. Provide an agency letter from Beaufort County School District.
Response: Letter emailed on February 18th and also included in this resubmittal package. (Exhibit N)
2. Provide a time extension modification letter from USACE specific to Parcel 8A.
Response: Joel Price (Sligh Environmental) already asked them for a clearer letter and USACE would not provide additional documentation. Email included for reference of their correspondence. See also included the CZC approval for 8A, the state accepted the extension email for their review.
3. Provide a pedestrian connection between the internal sidewalk circulation and the New Riverside multi-use path.
Response: Path added to the updated IMP exhibits.
4. Provide documentation on how proposed street trees located on individual lots will be planted to ensure longevity, including how future homeowners will be prevented from removing or replacing the approved street trees.
Response: Language will be added to the community bylaws for the POA to regulate.
5. Consider providing a roundabout at the first intersection off the New Riverside Road entrance.
Response: The neighborhood only has 104 homes. The intersection will be a proposed 3-way stop when the project is submitted for development plan review. A roundabout has a larger footprint and would require additional trees to be removed that we intend to save near this intersection.

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6. Provide a curve along the rear street to provide views, traffic calming and eliminate this long straight section of roadway.
Response: The straight section is only 1,250LF. Adding a curve that is significant enough to provide views would result in the removal of a significant tree that is currently being saved with this proposed plan. Client requests approval as submitted to maintain tree saves proposed.

7. Supplement common areas with pathways to promote connectivity and functionality, creating true amenities for the development.
Response: This is the intent. See conceptual exhibit included in the resubmittal for what the park could look like. (Exhibit Q)

8. There is a long existing ditch that will be removed when the site is improved. How will this impact adjacent offsite drainage conditions?
Response: The ditch will be intercepted by proposed drainage infrastructure and will not cause negative impact to offsite drainage.

9. There are several priority trees shown on the Tree Save Plan that are pro-posed to be removed. Incorporate design changes and tree preservation elements to preserve as many of these trees as possible.
Response: Five specific trees at the pond park and a 0.95-acre area that will be undisturbed has been added to the tree save plan. During a site walk with the Client, these additional items were reviewed and the pond was modified to save the additional 5 trees to increase the preserved canopy at the pond park and along the entrance.

Transportation Department

1. The secondary access point will serve as two-way full access for construction and future residents/visitors.
Response: Acknowledged and agreed.

2. The swing gate located on Myrtle Ford Road at the entrance from New Riverside Road must be relocated further onto Myrtle Ford Road past the proposed secondary access point.
Response: Applicant is coordinating with Palmetto Bluff to either remove or relocate. One of the columns was observed to be cracked at the gate hinges.

Watershed Management Review

Revise Stormwater Master Plan exhibit to state "stormwater BMP" instead of "proposed lagoon".

Response: Exhibit note updated.

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Please review the revised IMP documents and exhibits, based on the addressed comments, and issue staff's support of this IMP submittal to Planning Commission to be heard during the March meeting. If you have any questions or concerns, please feel free to contact me.

Sincerely,

THOMAS & HUTTON



John Paul Moore, P.E

JPM/

Enclosures

cc: Mr. Rob Marek – Pulte Homes
Mr. Adam Tennant – Pulte Homes
Mr. Sam Bellock – Pulte Homes