



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

Plan Type:	Development Plan	Apply Date:	03/24/2025
Plan Status:	Active	Plan Address:	2901 May River Xing Crossing BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3213 0000
Plan Description:	A request by Angelina Makowski of BDG Architects on behalf of property owner, First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a new freestanding 2,609 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. STATUS: This application was heard at the April 30, 2025 Development Review Committee meeting. STATUS: This application was APPROVED at the June 25, 2025 Planning Commission meeting. STATUS: This Final Development Plan application will be heard at the August 6, 2025 Development Review Committee meeting.		

Final Technical Review

Submission #: 1 Received: 07/30/2025 Completed: 08/01/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	08/01/2025	Dan Frazier	Approved with Conditions

Comments:

Planning Commission Comments may be provided at the DRC Meeting.

Planning Review - Senior	08/01/2025	Dan Frazier	Approved with Conditions
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Comments:

1. Provide a POA or ARB Letter of Approval
2. Provide parking stops where parking is adjacent to sidewalk (seven spaces total at the front of the bank building).

Watershed Management Review DRC	07/31/2025	Samantha Crotty	Approved with Conditions
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Comments:

1. All permeable pavement practices must include at least 1 observation well. Add observation well to pervious pavement detail, show location of the observation well on the grading/drainage plan, and add notes to the detail that the observation well shall a) consist of a well-anchored, perforated 4- to 6-inch diameter PVC pipe; b) not have perforations within 1 foot of the surface; c) tie into any Ts or Ys in the underdrain system; d) extend vertically from the bottom of the reservoir layer and extend upwards to be flush with the surface (or just under pavers) with a lockable cap. (SWDM 4.4.4)
2. Provide a fully executed BMP Maintenance Agreement prior to final DP approval. The agreement can be found under Appendix O: <https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>

Beaufort Jasper Water and Sewer Review	07/30/2025	Matthew Michaels	Approved
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Building Safety Review	07/30/2025	Marcus Noe	Approved
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Fire Department Review	08/01/2025	Dan Wiltse	Approved
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Planning Review - Address	07/30/2025	Ryan Coleman	Approved
Police Department Review	07/30/2025	Bill Bonhag	Approved
Transportation Department Review	08/01/2025	Mark Maxwell	Approved