



# PLAN REVIEW COMMENTS FOR DP-02-25-019581

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

**Plan Type:** Development Plan **Apply Date:** 02/04/2025  
**Plan Status:** Active **Plan Address:** 335 Buckwalter Parkway  
 BLUFFTON, SC 29910  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 030 000 0712 0000  
**Plan Description:** A request by Livewell Terrace LP on behalf of property owner Beaufort County for approval of a Preliminary Development Plan. The project consists of the construction of a 120-unit apartment complex with a leasing office and future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan.  
**STATUS:** This application was heard at the July 9, 2025 Development Review Committee meeting.  
**STATUS:** This preliminary development plan was approved at the August 27, 2025 Planning Commission meeting.  
**STATUS:** The final development plan application will be heard at the February 11, 2026, meeting of the DRC.

## Final Technical Review

**Submission #: 1** Received: 01/29/2026 Completed: 02/06/2026

| Reviewing Dept.        | Complete Date | Reviewer   | Status             |
|------------------------|---------------|------------|--------------------|
| Fire Department Review | 02/06/2026    | Dan Wiltse | Revisions Required |

**Comments:**

1. Resolve conflicts where proposed plantings conflict with fire protection infrastructure (hydrants, PIV...).
2. Parking prevents access to fire hydrant adjacent to Building 4. Verify that no other parking stalls restrict access to fire hydrants.
3. Identify FDC Locations on Buildings.
4. Provide an auto-turn exhibit that demonstrates emergency vehicle (fire truck with ladder apparatus) circulation throughout site.

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| Planning Review - Senior | 02/06/2026 | Dan Frazier | Revisions Required |
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**Comments:**

1. A Street Naming Application is required for this project.
2. Provide a Lighting Plan meeting the requirements of UDO Section 5.12. Ensure lighting locations do not conflict with landscape plantings.
3. Each parking lot landscape island shall contain 1 large canopy tree (UDO 5.3.7.C.2.a.). Revise landscape plan to replace proposed Sabal Palmettos in parking islands with large canopy trees, and to show light pole locations.
4. To ensure sod survival in the EVA Lane, revise the Reinforced Turf Detail (Sheet 17) to identify the sod layer as "2-inch Sod or Compacted Fill Material with Hydroseed".
5. Provide Detail for dumpster enclosure.
6. Provide Detail for Playground perimeter fencing.
7. The Playground location differs between Landscape Plan and Civil Plan. The Playground location on the Landscape Plan appears to conflict with stormwater infrastructure. Revise.

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| Watershed Management Review<br>DRC | 01/30/2026 | Samantha Crotty | Revisions Required |
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**Comments:**

1. Stormwater comments will be provided as part of the Stormwater Management Plan review.
2. Final Development Plan approval is pending MS4 Conditional Approval and receipt of NPDES Approval Letter.

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| Beaufort Jasper Water and Sewer Review | 02/05/2026 | Matthew Michaels | Approved with Conditions |
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**Comments:**

The project has been submitted to BJWSA for Design Review Team review (Livewell Terrace BJWSA No. 2026-031).

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| Building Safety Review | 02/05/2026 | Sidney Holland | Approved |
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| Planning Commission Review | 02/06/2026 | Caroline Luke | Approved |
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**Comments:**

Comments may be provided at time of DRC Meeting.

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| Planning Review - Address | 02/05/2026 | Ryan Coleman | Approved |
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| Police Department Review | 02/05/2026 | Bill Bonhag | Approved |
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| Transportation Department Review | 02/05/2026 | Mark Maxwell | Approved |
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