



PLAN REVIEW COMMENTS FOR DP-08-25-019908

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:** 08/22/2025
Plan Status: Active **Plan Address:** 20 Pondberry Street
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 036 000 3211 0000
Plan Description: A request by Griffin Savedge of Thomas and Hutton on behalf of PBC Partners, LLC, for review of a Final Development Plan application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 0.75 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan at the intersection of May River Crossing Road and Pondberry Road.
STATUS: This item was heard at the October 8, 2025 Development Review Committee meeting. Per mutual agreement, the Applicant to submit new site plan by 10/10/25 for a 2nd DRC meeting on 10/22/25.
STATUS: This item was re-heard at the October 22, 2025 Development Review Committee meeting.
STATUS: The Preliminary Development Plan was approved at the November 19, 2025 Planning Commission meeting. Awaiting Final Development Plan submittal.
STATUS: The Final Development Plan will be heard at the April 8, 2026 Development Review Committee meeting.

Final Technical Review

Submission #: 1 Received: 03/24/2026 Completed: 04/02/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Senior	04/02/2026	Dan Frazier	Approved with Conditions

Comments:

1. Per Development Plan application checklist, provide letters of approval from applicable agencies.
2. Provide letter of approval from May River Crossing POA.
3. Ensure proper overhead clearance for dumpster pick up in relation to adjacent Live Oak.

Watershed Management Review DRC	03/27/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. A fully executed BMP Maintenance Agreement must be provided prior to final approval.
2. Provide an exhibit showing on-site treatment of the 10-yr storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. This exhibit should also provide the locations of all life safety structures (hydrants, emergency access, street signs, etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to issuance of a building permits. Town staff will conduct a site inspection to ensure such features and improvements have been installed prior to issuing building permits.

Beaufort Jasper Water and Sewer Review	04/02/2026	Matthew Michaels	Approved
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Building Safety Review	04/02/2026	Sidney Holland	Approved
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Fire Department Review	04/02/2026	Dan Wiltse	Approved
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Planning Commission Review	04/01/2026	Caroline Luke	Approved
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Comments:

Comments may be provided at time of DRC.

Planning Review - Address	04/02/2026	Ryan Coleman	Approved
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Police Department Review	04/02/2026	Bill Bonhag	Approved
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Transportation Department Review	04/02/2026	Mark Maxwell	Approved
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