



# PLAN REVIEW COMMENTS FOR DP-03-26-020155

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

**Plan Type:** Development Plan **Apply Date:** 03/03/2026  
**Plan Status:** Active **Plan Address:**  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 036 000 3702 0000  
**Plan Description:** A request by Griffin Savedge of Thomas and Hutton on behalf of property owner S70 Royce Group, LLC for review of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) consists of 2.35 acres identified by tax map number R610 036 000 3702 0000 within the New Riverside Village Master Plan at the intersection of New Riverside Village Way and Parkside Commons.  
**STATUS:** This item will be heard at the April 8, 2026 Development Review Committee meeting.

## Technical Review

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

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	04/02/2026	Dan Frazier	Revisions Required

**Comments:**

1. The use of the adjacent Entry Park as a stormwater BMP for the proposed development would be inconsistent with the currently approved New Riverside Village Master Plan and would require a Master Plan Amendment.
2. Provide a letter of approval from New Riverside Village Declarant allocating 17 on-street parking spaces to the proposed development as well as the installation of two additional on-street parking spaces. The approval letter must include an exhibit illustrating the location of the allocated spaces.
3. Per Development Plan application checklist, provide a site data table on the proposed site plan.
4. Provide 22' wide drive lanes throughout parking lot.
5. Provide wheel stops where parking stalls are adjacent to sidewalks.

Planning Review - Senior	04/02/2026	Angie Castrillon	Revisions Required
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**Comments:**

1. Provide a minimum 5-foot radius at face of curb where curb and gutter are proposed in parking lot.
2. Revise parking in areas where perpendicular spaces may cause conflict due to proximity.
3. A foundation planting area at least eight (8) feet wide shall be maintained around all structures.
4. Each landscape island shall be at least 9 feet in width. A landscape island of at least 12 feet in width shall be provided at the ends of each parking bay.
5. Identify service yard areas on site plan.

Watershed Management Review DRC	03/27/2026	Samantha Crotty	Revisions Required
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**Comments:**

1. The compliance calculator indicates the proposed BMPs will not meet the minimum TSS removal requirement. Revise plan.
2. Clearly indicate the proposed BMP type and provide detail. Discuss in the narrative the details of the proposed BMP and provide justification for the use of "proprietary practice" with 100% SWRv and 100% pollutant removal.
3. Revise narrative to include how Better Site Design principles have been incorporated into the plan. (SWDM Chapter 2)
4. At the time of stormwater submittal, 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. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), 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 the issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.
5. A MEP Analysis with an associated Fee-in-Lieu will be required for any site that cannot meet SWRv requirements. (SWDM 3.13)

Beaufort Jasper Water and Sewer Review	04/02/2026	Matthew Michaels	Approved
Building Safety Review	04/02/2026	Marcus Noe	Approved
Fire Department Review	04/02/2026	Dan Wiltse	Approved
Planning Commission Review	03/30/2026	Caroline Luke	Approved
<b>Comments:</b> Comments may be provided at time of DRC.			
Planning Review - Address	04/02/2026	Ryan Coleman	Approved
Police Department Review	04/02/2026	Bill Bonhag	Approved
Transportation Department Review	03/03/2026	Mark Maxwell	Approved
<b>Comments:</b> No comments			

**Plan Review Case Notes:**