



PLAN REVIEW COMMENTS FOR DP-12-25-020055

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:** 12/11/2025

Plan Status: Active **Plan Address:** 2703W Big House Plantation Road
BLUFFTON, SC 29910

Case Manager: Dan Frazier **Plan PIN #:** R614 057 000 0001 0000

Plan Description: A request by Thomas & Hutton on behalf of Palmetto Bluff Uplands, LLC, for approval of a Preliminary Development Plan application. The project consists of the extension of the Inland Waterway in Palmetto Bluff including clearing, excavation, grading, and site stabilization. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 137 acres identified by tax map numbers R614 057 000 0001 0000, R614 057 000 0002 0000, and R614 057 000 0208 0000 connecting two portions of the existing waterway near Bighouse Lagoon and Block M4 as well as extending the waterway adjacent to the Short Course.

STATUS: This item will be heard at the January 21, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 12/11/2025 Completed: 01/16/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	01/16/2026	Samantha Crotty	Revisions Required

Comments:

1. In the compliance calculator, it seems unfeasible that the entire post-development land cover will be 100% BMP for the following reasons:
 - a. The site plans clearly show a smaller "clearing limits" area than the proposed LOD area.
 - b. The required 20' minimum maintenance access easement around the entire lagoon should be "turf cover". No trees are to be included in this area.
 - c. There appears to be areas of post-development forest cover/open space not accounted for in the compliance calculator.

Planning Commission Review	01/16/2026	Dan Frazier	Approved
Planning Review - Principal	01/16/2026	Dan Frazier	Approved
Police Department Review	01/16/2026	Bill Bonhag	Approved
Fire Department Review	01/08/2026	Dan Wiltse	Approved
Transportation Department Review	12/11/2025	Mark Maxwell	Approved

Comments:

No comments

Plan Review Case Notes: