



PLAN REVIEW COMMENTS FOR DP-03-24-019067

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:	03/26/2024
Plan Status:	Active	Plan Address:	2800 May River Crossing BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 3212 0000
Plan Description:	A request by Ryan Lyle of Davis & Floyd, Inc on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. Status: Staff comments on the preliminary development plan was heard at the May 1, 2024, meeting of the DRC. Resubmittal was made 5/14/24 for June 26, 2024 Planning Commission consideration. Status: The preliminary development plan application was conditionally approved at the June 26, 2024 Planning Commission meeting. Awaiting final development plan submittal. STATUS: The Final Development Plan application will be heard at the July 22, 2026 Development Review Committee meeting. COFA-02-26-020148 resubmittal has been received.		

Final Technical Review

Submission #: 1 Recieved: 06/11/2026 Completed: 07/17/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	07/17/2026	Neil Desai	Approved with Conditions

Comments:

1. If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.

Planning Review - Senior	07/17/2026	Dan Frazier	Approved with Conditions
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Comments:

1. Provide Letters of Approval from public agencies, as applicable (Application Checklist Item 12).
2. Provide striping for the May River Road Crossing crosswalk that connects sidewalks.
3. A Certificate of Appropriateness - Highway Corridor Overlay must be issued prior to Building Permit Review.

Fire Department Review	07/17/2026	Dan Wiltse	Approved
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Planning Commission Review	07/17/2026	Caroline Luke	Approved
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Watershed Management Review DRC	07/09/2026	Samantha Crotty	Approved
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Planning Review - Address	06/30/2026	Ethan Greeley	Approved
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Transportation Department Review	06/11/2026	Mark Maxwell	Approved
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Comments:

No comments