



PLAN REVIEW COMMENTS FOR DP-12-25-020070

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:** 12/23/2025
Plan Status: Pending **Plan Address:** 1181 A May River Road
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 097A 0000
Plan Description: A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Trevor Wells for review of a Preliminary Development Plan application. The project consists of the construction of a two-story 8,000 SF mixed use building with associated infrastructure. The property is zoned Neighborhood Core and consists of 1.4 acres identified by tax map number 6610 039 000 097A 0000. (DP-06-25-019806) (Staff - Dan Frazier)
STATUS: This item will be heard at the February 4, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 12/23/2025 Completed: 01/30/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	01/20/2026	Dan Wiltse	Revisions Required

Comments:

- Revise turning exhibit, or proposed parking lanes, to demonstrate that emergency vehicles can maneuver through site and remain within the proposed parking lanes.
- Verify use of existing structures. How are they accessed? How are they accounted for in the Parking Study?

Watershed Management Review DRC	01/22/2026	Samantha Crotty	Revisions Required
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Comments:

- Revise narrative to remove the "no state post-construction requirements" verbiage and "There is no additional onsite detention requirement per the SoLoCo Compliance Calculator. "
- Revise narrative to state post-development peak discharge control for the 2, 10, 25, 50, and 100-year 24-hour storm events. (SWDM 3.5.2)
- The site must meet the compliance calculator TSS removal requirements, at a minimum. This is also a state requirement.
- Based on the geotechnical report, SHGW levels, and proposed pervious pavement detail, it does not appear that any form of pervious pavement will be feasible for this site.

Planning Commission Review	01/29/2026	Dan Frazier	Approved with Conditions
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Comments:

Planning Commission DRC Members provided the following comment:

- Due to backups that already occur for the gym on site, it is strongly recommended that an entrance/exit or at least an exit to Jason street is required.

Planning Review - Principal	01/30/2026	Dan Frazier	Approved with Conditions
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Comments:

- Per UDO Table 5.11.3.C., provide data that justifies the proposed 1 parking space per 1,000 SF of Building 2 (Gymnastics studio) is necessary and reasonable.
- The proposed HC space adjacent to Building 1 cannot serve as a dedicated residential parking space. Mark it as a retail space, and identify one of the retail spaces as residential.
- Excluding HC Parking space, the dedicated residential spaces should be the 8 closest spaces to the residential stairwells.
- Confirm the 1st floor commercial/office entrance for public (front or back?).

Beaufort Jasper Water and Sewer Review	01/30/2026	Matthew Michaels	Approved
Building Safety Review	01/30/2026	Sidney Holland	Approved
Planning Review - Address	01/30/2026	Diego Farias	Approved
Police Department Review	01/30/2026	Bill Bonhag	Approved
Transportation Department Review	01/02/2026	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: