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Bluffton, SC 29910  
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August 26, 2025

Mr. Frazier,

Please find a response to comments and concerns provided by Planning Commission and the public at the Town of Bluffton Planning Commission Meeting on May 28, 2025.

1. Provide fence along property line to limit light exposure to adjacent residential properties.

SE Response: Split rail fencing and dense shrubbery provided along eastern and northern property boundaries to limit any adverse impacts to adjacent properties.

2. Concern with dumpster location.

SE Response: Community dumpster has been removed from plans. Roll away dumpsters are provided and will be stored in service yards.

3. Concerns with ability to provide adequate internal turn-around movement in parking area.

SE Response: Dedicated loading space has been provided to assist visiting vehicles attempting to turn around through the site. See Civil Plans Sheet C-8.

4. Concerned with preservation of 30" Live Oak and 8" Magnolia.

SE Response: The plan has been revised to save the 30" Live Oak. The 8" Magnolia removal is still required to accommodate the proposed development. See proposed Landscape Plan, a 4" Caliper Little Gem Magnolia is proposed to mitigate the 8" Magnolia removal.

5. Removal of crosswalk at Hickory Trace to avoid a mid-block crossing of Boundary St.

SE Response: Crosswalk at Hickory Trace has been removed from the plan.

6. Green Street Improvements.

SE Response: Per the Town of Bluffton, no improvements to Green Street are required at this time. The transition between the proposed parking lot drive aisle and Green Street has been revised from a 12" header curb to a full concrete apron to ensure a safe transition is maintained between the differing surface courses.

Thank you and please do not hesitate to reach out with any questions or concerns.

Sincerely,

Nathan Sturre, P.E.  
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# PLAN REVIEW COMMENTS FOR DP-01-25-019535

ATTACHMENT 5

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

**Plan Type:** Development Plan **Apply Date:** 01/13/2025  
**Plan Status:** Active **Plan Address:**  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 039 00A 0385 0000  
**Plan Description:** A request by Randolph Stewart , on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of lots, each with one mixed use building and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street.  
**STATUS:** This item will be heard at the February 12, 2025 Development Review Committee meeting.

## Technical Review

**Submission #: 1** Received: 01/13/2025 Completed: 02/07/2025

| Reviewing Dept.             | Complete Date | Reviewer    | Status             |
|-----------------------------|---------------|-------------|--------------------|
| Planning Review - Principal | 02/06/2025    | Dan Frazier | Revisions Required |

### Comments:

Preliminary Landscaping Plan Comments:

- Landscape plan does not reflect access to trash enclosure underneath stairs.  
**SE Response: No trash enclosures are proposed under stairways.**
- The plans are not sealed and signed by a registered engineer or landscape architect licensed to practice in South Carolina.  
**SE Response: Revised plans are sealed and signed.**
- Provide an automobile turn analysis demonstrating ability for vehicular movement in the parking lot.  
**SE Response: See Civil Plan Sheet C-8.**
- Clarify the edge of pavement adjacent to Green Street. The proposed plan shows the edge of pavement ends before reaching Green Street.  
**SE Response: Concrete apron expanded in ghost road to ensure successful transition to Green Street.**
- Further review is required to determine if the developer will be responsible for offsite improvements to Green Street, such as paving, curb and gutter.  
**SE Response: No offsite improvements are proposed on Green Street per Town of Bluffton.**
- A landscape plan identifying all proposed plantings and tree mitigation shall be required at time of final development plan submittal (UDO Section 5.3), however, it is recommended that the LS Plan substitutes narrow upright shade trees in place of standard Live Oaks.  
**SE Response: Revised Landscaping included with this submittal.**
- Provide the location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.  
**SE Response: See revised landscape plan.**
- Clarify location of the dumpster, if applicable.  
**SE Response: No dumpster is proposed.**
- Demonstrate that open space is true open space, not drainage. 10% functional, 20% overall.  
**SE Response: See revised landscape plan and Civil Plan Sheet C-6. 28% Post development open space is proposed.**
- The site plan shows the removal of nearly every tree. Demonstrate that during site planning, consideration was given to the existing tree canopy and every reasonable effort was made to maximize the preservation of the existing canopy (UDO 5.3.3.C).  
**SE Response: Revised plan saved large diameter trees and preservation of existing canopy to the maximum extent practicable.**
- the access easement shown on the survey needs to be shown on the site plan.  
**SE Response: Access easement added to Civil Plans.**
- Additional comments may be provided at time of Development Review Committee meeting.

Watershed Management Review DF 02/07/2025

Samantha Crotty

Revisions Required

1. Show the feasibility of meeting the current SoLoCo standards using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. Ensure the most recent version of the Compliance Calculator found on the Town's website is utilized.

**SE Response: See revised SoLoCo Spreadsheet.**

2. There is conflicting paving information in site plan and project narrative. On the site plans, the drive isles, walkways, and parking spaces are shown as pervious pavers per the legend. However, the text notes within those areas states tabby concrete driveway. The narrative states impervious tabby concrete. Clarify and revise.

**SE Response: Plans revised to clarify.**

3. The "Preliminary Checklist Comments" state that stormwater will be treated by bioretention swales. Provide a BMP exhibit.

**SE Response: See Civil Details Sheet C-9.**

4. Revise narrative to state post-development peak discharge control for the 2, 10, 25, 50, and 100-year storm and discuss proposed BMPs. (SWDM 3.5.2)

**SE Response: Detail drainage design to be provided during Watershed Submittal.**

5. All additional off-site improvements must be included in the LOD and Compliance Calculator.

**SE Response: No off-site improvements proposed.**

6. At time of final DP submittal, ensure the landscape plan is consistent with the site plans.

Planning Commission Review

02/07/2025

Angie Castrillon

Approved with Conditions

#### Comments:

Additional comments may be provided at time of Development Review Committee meeting.

Transportation Department  
Review

02/07/2025

Pat Rooney

Approved with Conditions

#### Comments:

1. The proposed sidewalk connection to Boundary Street is not recommended mid-block. Crosswalks should be located at intersections, Green Street and Boundary Street.

2. The Town of Bluffton is currently working on the Boundary Street Streetscape Public Project. This project will include new curbing, stormwater drainage, underground power, etc. This project will likely require easements from the Applicant. These include:

1) Temporary construction easement along Boundary Street frontage for the installation of drainage and the removal of a power pole. Potentially 2-5 feet.

2) Permanent easement along Hickory Trace for underground power for lots east of the Applicant's property (Dominion Energy)

3. The Town is currently bidding a project to install sewer down Green Street. This project proposes water & sewer taps for the subject property. Coordinate with TOB to determine preferred tap locations. (Project Manager: Charles Savino)

Beaufort Jasper Water and Sewer  
Review

02/06/2025

Matthew Michaels

Approved

Building Safety Review

02/06/2025

Marcus Noe

Approved

Fire Department Review

02/06/2025

Dan Wiltse

Approved

Planning Review - Address

02/06/2025

Diego Farias

Approved

Police Department Review

02/06/2025

Bill Bonhag

Approved

#### Plan Review Case Notes:

#### Comments: