



PLAN REVIEW COMMENTS FOR DP-03-24-019066

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:	03/26/2024
Plan Status:	Active	Plan Address:	9 Bruin Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0021 0000
Plan Description:	A request by Nathan Sturre of Sturre Engineering on behalf of the property owner, Rick Van Benschoten of 21 Bluffton Road, LLC, for review of a Final Development Plan application. The project proposes the installation site infrastructure including internal drive, access, parking, walks, utilities, drainage, and stormwater to support one (1) existing residential unit and the future development of four (4) mixed use units consisting of office, retail, and restaurant use. The property is zoned Neighborhood Commercial – Historic District (NC-HD) and consists of approximately 0.79 acres identified by tax map number R610 039 00A 0021 0000 located at the northeast corner of Bluffton Road and Bruin Road. Status: Staff comments on the preliminary development plan was heard at the May 1, 2024, meeting of the DRC. Status: The preliminary development plan application was approved at the June 26, 2024 Planning Commission agenda. Awaiting final development plan submittal. STATUS: The Final Development Plan application will be heard at the July 29, 2026 Development Review Committee meeting.		

Final Technical Review

Submission #: 1 Recieved: 06/24/2026 Completed: 07/24/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	07/24/2026	Angie Castrillon	Revisions Required

Comments:

1. Consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy (UDO 5.3.3.C).
2. Staff has concerns regarding the survivability of the significant trees (22" Live Oak, 41" Live Oak, and 43" Live Oak) located along Bluffton Road and Bruin Road. Provide an updated Arborist Report prepared by an ISA Certified Tree Risk Assessor, ISA Certified Arborist, or ISA Board Certified Master Arborist including recommended care and methods for tree conservation during and post construction.
3. Relocate the proposed Palm tree located over the grease trap adjacent to Building 1.
4. Extend foot candle readings to the property lines on Photometric Plan.

Planning Review - Senior	07/24/2026	Dan Frazier	Revisions Required
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Comments:

1. Provide additional information regarding the proposed construction sequencing.
2. Update narrative to include how common areas and common infrastructure will be maintained and if there will be a Property Owner's Association.
3. At time of recording, provide a parking and cross access easement agreement.
4. Parking for Building 4 must be provided on site and behind the plane of the house.
5. Remove sheet C-30 from site development plan set. A subdivision requires a separate application.
6. A Certificate of Appropriateness-Historic District (COFA-HD), reviewing architecture, landscaping and lighting is required. Final building setbacks and footprints will be reviewed for conformance with Section 5.15 of Unified Development Ordinance (UDO).
7. Per UDO Section 5.15.5.A, shopfront buildings (Main Street Building, Commercial Cottage, or Live-Work Sideyard) are required for buildings fronting Bluffton Road.
8. The Well House is a non-contributing structure and will require a Demolition Permit for removal.

Comments:

Comments may be provided at time of DRC.

Planning Review - Address 07/24/2026 Ethan Greeley Approved with Conditions

Comments:

1. Prior to recording, contact Ethan Greeley (GIS Analyst) to coordinate addressing (egreeley@townofbluffton.com / 843-706-7803).

Watershed Management Review 07/17/2026 Samantha Crotty Approved with Conditions
DRC

Comments:

1. The BMP Maintenance Agreement must be fully executed with land owner and TOB signatures. Clarify who will be maintaining all the BMPs/trees associated with potential subdivided lots.
2. It appears that a few of the proposed planted-small tree locations will not be feasible due to underground utility conflicts. Relocate all planted-small trees that were used for SWRV credit.
3. Because the specific building types have not yet been decided on, the amount of impervious area associated with each subdivided lot may vary. The total impervious area of the entire site must remain under or equal to 24,049 square feet. Revise the Narrative to include this information.
4. Clarify how construction of the stormwater management system will take place in relation to a phased approach to development of individual lots. How will Notice of Termination of the stormwater permit work?

Beaufort Jasper Water and Sewer Review 07/24/2026 Matthew Michaels Approved

Building Safety Review 07/24/2026 Sidney Holland Approved

Fire Department Review 07/24/2026 Dan Wiltse Approved

Police Department Review 07/24/2026 Bill Bonhag Approved

Transportation Department Review 07/24/2026 Megan Andrews Approved

Technical Review

Submission #: 2 Recieved: 06/12/2024 Completed:

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review		Marcus Noe	Pending Review

Watershed Management Review 06/12/2024 Samantha Crotty Approved
DRC

Submission #: 1 Recieved: 03/26/2024 Completed: 04/26/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	04/24/2024	Richard Spruce	Revisions Required

Comments:

1. The number of accessible parking spaces is good. However, a pathway for access to the three buildings to the east of the property is required to be accessible. Provide a crosswalk with curb cuts and detectable warning devices on each side of the roadway where the crosswalk is located per ICC, A117.1, 2017 Edition, Section 406.

Watershed Management Review 04/26/2024 Samantha Crotty Revisions Required
DRC

Comments:

1. Provide an exhibit that shows where the pervious pavement, underground detention, and infiltration basin BMPs are located, per Narrative.
2. Update compliance calculator to show the proposed BMPs as outlined in the Narrative.
3. At 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 should 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 must be installed prior to issuance of a building permits. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements in the exhibit have been installed.

Beaufort Jasper Water and Sewer 04/24/2024 Matthew Michaels Approved with Conditions
Review

Comments:

1. Pending submittal of the project by the Engineer of Record to BJWSA's Design Review Team in accordance with the BJWSA Development Policy and Procedure Manual.

Fire Department Review 04/22/2024 Dan Wiltse Approved with Conditions

Comments:

1. Provide more details on the proposed uses for the buildings (residential, office space, mercantile, assembly, etc.) as this will have an affect on the required fire protection.
2. Provide more details on the fire protection lines – they are not currently shown on the drawings but the narrative indicates fire protection.
3. Fire department access doesn't provide much room for error for drivers given the submitted design.

Planning Commission Review 04/26/2024 Dan Frazier Approved with Conditions

Comments:

1. During the site planning for any property, consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy. The proposed multi-story structures adjacent to and underneath the live oaks will need to be compatible with the existing tree canopy without removing leaders. It is not clear that the entirety of the footprints shown will be able to be multi-story. (UDO 5.3.3.C.3)
2. Transformer location shown on Landscape Plan in location A is an acceptable location to protect the integrity of the Contributing Resource, however, on "Concept Plan - B," where it is shown adjacent to the Resource, it is not. Insure all plans reflect the appropriate location, the required island tree has room or a root barrier to thrive without conflict, and there is adequate screening of the utility.
3. There is conflicting information between the landscape plan, canopy plan, civil plans and concept plan. Update all to ensure they are consistent.
4. Clarify use of building 4A as it appears first story garage bays are blocked by parking spaces.

Planning Review - Address 04/22/2024 Diego Farias Approved

Planning Review - Senior 04/26/2024 Jordan Holloway Approved

Police Department Review 04/22/2024 Bill Bonhag Approved

Transportation Department Review 04/26/2024 Megan Andrews Approved

Plan Review Case Notes: