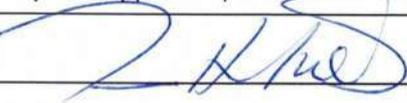




TOWN OF BLUFFTON ATTACHMENT 1
DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Nathan Sturre, P.E.		Name: Trevor Wells	
Phone: 843.705.4748		Phone: 912.313.1274	
Mailing Address: PO Box 2227, Bluffton, SC 29910		Mailing Address: 116 E Taylor Street, Savannah, GA 31401	
E-mail: nathan@sturreengineering.com		E-mail: trevorwells@aol.com	
Town Business License # (if applicable): 25-05-0162			
Project Information			
Project Name: Wells Mixed Use		<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final
Project Location: 1181 May River Road, Bluffton, SC 29910		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Zoning District: Neighborhood Core		Acreage: 1.4	
Tax Map Number(s): R610 039 000 097A 0000			
Project Description: Construction of a new 2-story (4,000 sf per floor) mixed-use commercial/residential building at 1181 May River Road. The existing 12,000 sf structure on the site remains.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 12/08/2025	
Applicant Signature: 		Date: 12/08/2025	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Town of Bluffton Preliminary DRC Narrative

February 24, 2026

Project Description:

Project Name: Wells Mixed Use

Location: 1181 May River Road
Bluffton, SC 29910

Parcel: R610 039 000 097A 0000

Owner: Trevor Wells
116 E Taylor Street
Savannah, GA 31401
Email – treverwells@aol.com
Business – 912.313.1274

Project Description:

Mr. Wells is proposing to re-develop 1181 May River Road located between Jason Street (S-584) and May River Road (SC 46) in Bluffton, SC. The site is currently a developed commercial property with an existing 12,000 square foot structure to remain. Proposed work includes the construction of a new two-story 8,000 square foot mixed-use structure, with 4,000 sf of commercial space on the first floor and four (4) residential units on the second floor. The site improvements include concrete walkways, pervious parking areas, asphalt access drives, and associated stormwater and utility infrastructure to accommodate the proposed development.

The improvements will disturb approx. 0.9 acres. The project proposes to decrease impervious area on the site to approx. 0.79 acres and will decrease the total impervious cover of the lot from 71% to 58%.

Site Description:

The site is generally bordered to the north by Jason Street (S-584); to the east by 39 Jason Street (R610 039 000 108A 0000) and 1185 May River Road (R610 039 000 0108 0000); to the south by May River Road (SC 46); and to the west by 1173 May River Road (R610 039 000 0097 0000). All adjoining parcels share the Neighborhood Core (NC) zoning designation.

Zoning District:

Neighborhood Core (NC)

Overlay District:

N/A

Existing Use:

Commercial

Proposed Use:

Mixed-Use: Commercial and Residential

Wetlands:

There are no jurisdictional or non-jurisdictional wetlands onsite.

Protected Species:

The site is currently developed and there are no known protected species at the site.

Proposed Structure:

The proposed structure will be an 8,000 square foot mixed use structure located along the southern boundary fronting May River Road (SC 46). The first floor will feature 4,000 square feet of commercial space. The second floor will feature four (4) 1,000 +/- square feet dwelling units.

Vehicle Access:

The proposed development includes a full access drive off May River Road (SC 46) located at the existing curb cut to the site. The existing Jason Street (S-584) curb cut will be improved to accommodate full access movement. Visitors to the site will have the ability to access all onsite parking through either proposed access.

Site Parking:

Town of Bluffton Unified Development Ordinance Table 5.11.3.C requires 2 spaces per dwelling unit and 4 spaces per 1,000 square feet of commercial services. The existing 12,000 square foot commercial structure will utilize a parking requirement of 1 space per 1,000 square feet.

Existing 12,000 square foot commercial structure to remain = 12 required spaces

Proposed 4,000 square foot commercial = 16 required spaces

Proposed four (4) residential dwelling units = 8 required spaces

Total required parking = 36 spaces

The development proposes **41 parking spaces** to accommodate the existing and proposed uses at the site, including 2 ADA compliant spaces.

Fire & Rescue Access:

The fire department will have vehicular access to both May River Road and Jason Street through the proposed parking lot. A new onsite fire hydrant is proposed at the northeastern corner of the proposed structure along the access drive. Existing BJWSA Hydrant BL0010 is located along May River Road at the southeast corner of 1167 May River Road (R610 039 000 0098 0000), approximately 450 feet west of all portions of the new structure.

Grading & Stormwater Management:

The site is currently developed with a majority of the runoff entering the SCDOT closed pipe system in the May River Road (SC 46) right-of-way. A small portion of the site flows north to the roadside ditch system in the Jason Street (S-584) right-of-way. All runoff leaving the site discharges west of the site into an unnamed tributary of the May River, southwest of the intersection of May River Road (SC 46) and Red Cedar Street (S-753).

The site proposes a decrease in impervious area of approximately, 7,418 square feet.

The Town of Bluffton Southern Lowcountry Stormwater (SoLoCo) Compliance Calculator requires a post-development Stormwater Retention Volume of 3,713 cubic feet. To satisfy SoLoCo requirements, pervious parking and a bioretention planter are proposed to capture runoff from the site to the maximum extent practicable. Whitaker Laboratory conducted onsite soil investigations in the vicinity of the proposed pervious parking areas which determined a depth to seasonal high groundwater elevation approximately 6" below existing grade and an infiltration rate of 0.6 inches per hour. To achieve appropriate design requirements of the pervious parking areas, the practices are set 8"-12" above existing grades. The bioretention planter will utilize an underdrain system as infiltration above the seasonal high groundwater will not be feasible. The fee in lieu of option will be required to mitigate the deficit water quality requirements based on site constraints.

New stormwater infrastructure is proposed to ensure the post-developed site is properly drained, tying into existing infrastructure along the southern boundary. The site achieves a post-development peak discharge control for the 2, 10, 25, 50, and 100-year, 24-hour storm events.

Onsite soils were found to be entirely Rosedhu fine sand (hydrologic soils group A/D), based on a USDA soil resource report for the site. Whitaker Labs & Engineering conducted onsite sub-surface soils investigations, confirming the presence of near-surface clays, therefore HSG D was utilized for all model scenarios to provide a conservative analysis. The infiltration rate of 0.6 inches per hour exceeds the state minimum for infiltration practices.

Underground Utilities:

New water and sewer connections will be utilized for the proposed structure. Water service for the site is provided through BJWSA in the May River Road r/w. Sewer service is provided through a new 6" lateral to the BJWSA gravity sewer system in the Jason Street r/w. There is no commercial kitchen proposed.

The site has ample availability of power and telecommunications in the May River Road r/w with existing services established for the site.

Trash Receptacles & Enclosures:

A new enclosed dumpster is proposed at the end of the proposed access drive.

Maintenance Responsibilities:

The property will be retained by Trevor Wells, who will be the party responsible for all site maintenance.

Site Lighting:

Site lighting alternatives are currently being explored, and additional clarity will be provided as the project progresses through the DRC process. All proposed site lighting will conform to Town of Bluffton standards.