



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:

1. Revise turning exhibit, or proposed parking lanes, to demonstrate that emergency vehicles can maneuver through site and remain within the proposed parking lanes.

SE Response: Full movement access at Jason Street will aid in emergency vehicle maneuverability through the site, see Sheet C-14.

2. Verify use of existing structures. How are they accessed? How are they accounted for in the Parking Study?

SE Response: Existing 12,000 square foot Gymnastics Studio to remain. Visitors will access the site through either full movement access locations along May River Road (SC 46) and Jason Street (S-584). Parking for the existing use was calculated at 1 space per 1,000 square feet per Town of Bluffton UDO Table 5.11.3.C, Civic/Institutional Uses. After a review of land use definitions in UDO Section 9.4, the gymnastics training studio fell most in line with the Civil/Institutional use, particularly Club, Lodge, Union Hall, or Social Center: A meeting, recreational, or social facility of a private or nonprofit organization primarily for use by members or guests. The gyms hours of operation are Monday 4-8PM and Tuesday – Thursday 4:30 – 8 PM, projecting most of the parking demand to occur outside of normal commercial operating hours of the shared use. In addition, seventeen (17) spaces are allocated to the gym use as shown on the WJK parking exhibit, providing roughly 1.4 spaces per 1,000 square feet.

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

Planning Commission DRC Members provided the following comment:

1. 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.

SE Response: Jason Street access has been approved by SCDOT with no revision to the TIA required. See email correspondence from SCDOT included with this resubmittal.

Watershed Management Review
DRC

01/22/2026

Samantha Crotty

Revisions Required

Comments:

1. Revise narrative to remove the "no state post-construction requirements" verbiage and "There is no additional onsite detention requirement per the SoLoCo Compliance Calculator. "

SE Response: Language removed.

2. 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)

SE Response: Verbiage added.

3. The site must meet the compliance calculator TSS removal requirements, at a minimum. This is also a state requirement.

SE Response: Based on Watershed comment #4 below, additional depth to seasonal high groundwater borings and infiltration testing is necessary to fully understand the ability to retain volume onsite. As there is a net reduction in impervious area for the site of over 7,400 square feet (-13% of site), it is our hope to work through watershed management concerns at the time of Watershed submittal, once additional geotechnical information is received. Current geotechnical investigations indicate a depth to seasonal high groundwater 6" below existing grade and an infiltration rate of 0.6 inches per hour, satisfying State and SoLoCo requirements for infiltration practices. As most of the 7" deep pervious parking material is proposed 8"-12" above existing grade, there is additional capacity to increase the rock layer where allowable to achieve the required 80% TSS reduction.

4. 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.

SE Response: See SE Response Watershed Comment #3.

Planning Review - Principal

01/30/2026

Dan Frazier

Approved with Conditions

Comments:

1. 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.

SE Response: See SE Response for Fire Department Comment #2 regarding justification of the proposed parking for the existing use.

2. 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.

SE Response: Revision made to WJK parking exhibit.

3. Excluding HC Parking space, the dedicated residential spaces should be the 8 closest spaces to the residential stairwells.

SE Response: Revision made to WJK parking exhibit.

4. Confirm the 1st floor commercial/office entrance for public (front or back?).

SE Response: 1st floor commercial/office entrance is located along May River Road (front of structure).

ATTACHMENT 7

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: