



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:	<p>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.</p>		

Technical Review

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

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
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:



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

PERMIT PLANS FOR

WELLS MIXED USE

BLUFFTON, SC

PARCEL R610 039 000 097A 0000
 EXISTING LAND USE: COMMERCIAL
 PROPOSED LAND USE: MIXED USE

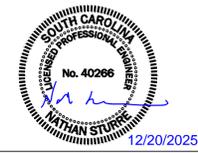
1181 MAY RIVER ROAD
 BLUFFTON, SC 29910

HORIZONTAL DATUM IS BASED OFF
 STATE PLANE COORDINATES NAD83.
 VERTICAL DATUM IS NAVD88.

Sheet List Table	
Sheet No.	Sheet Title
C-1	TITLE SHEET
C-2	GENERAL NOTES & LEGEND
C-3	EXISTING CONDITIONS
C-4	DEMOLITION & SWPP PLAN
C-5	SWPPP DETAILS
C-6	SWPPP DETAILS
C-7	SITE IMPROVEMENTS PLAN
C-8	STORM COMPLIANCE PLAN
C-9	GRADING & DRAINAGE PLAN
C-10	ACCESS DRIVE PLAN & PROFILE
C-11	STORMWATER PLAN & PROFILE
C-12	STORMWATER PLAN & PROFILE
C-13	UTILITY PLAN
C-14	AUTO-TURN EXHIBIT
C-15	CIVIL DETAILS
C-16	CIVIL DETAILS
C-17	UTILITY DETAILS
C-18	UTILITY DETAILS

OWNER/DEVELOPER

TREVOR WELLS
 1181 MAY RIVER ROAD
 BLUFFTON, SC 29910
 PHONE NO.: 912.313.1274



ENGINEER OF RECORD

NATHAN STURRE, P.E.
 SC PE# 40266
 PO Box 2227
 Bluffton, SC 29910
 843.705.4748

SURVEYOR:

JEREMY REEDER, P.L.S.
 ATLAS SURVEYING, INC.
 SC PLS# 28139
 168 BOARDWALK DRIVE, STE. A
 843.645.9277

PROJECT:
 WELLS MIXED USE

PREPARED FOR:
 TREVOR WELLS

HORIZ. DATUM:
 STATE PLANE, NAD83
 VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION

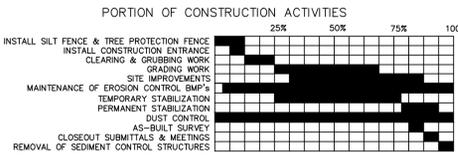
DATE: 12/20/2025

SHEET NAME: TITLE SHEET

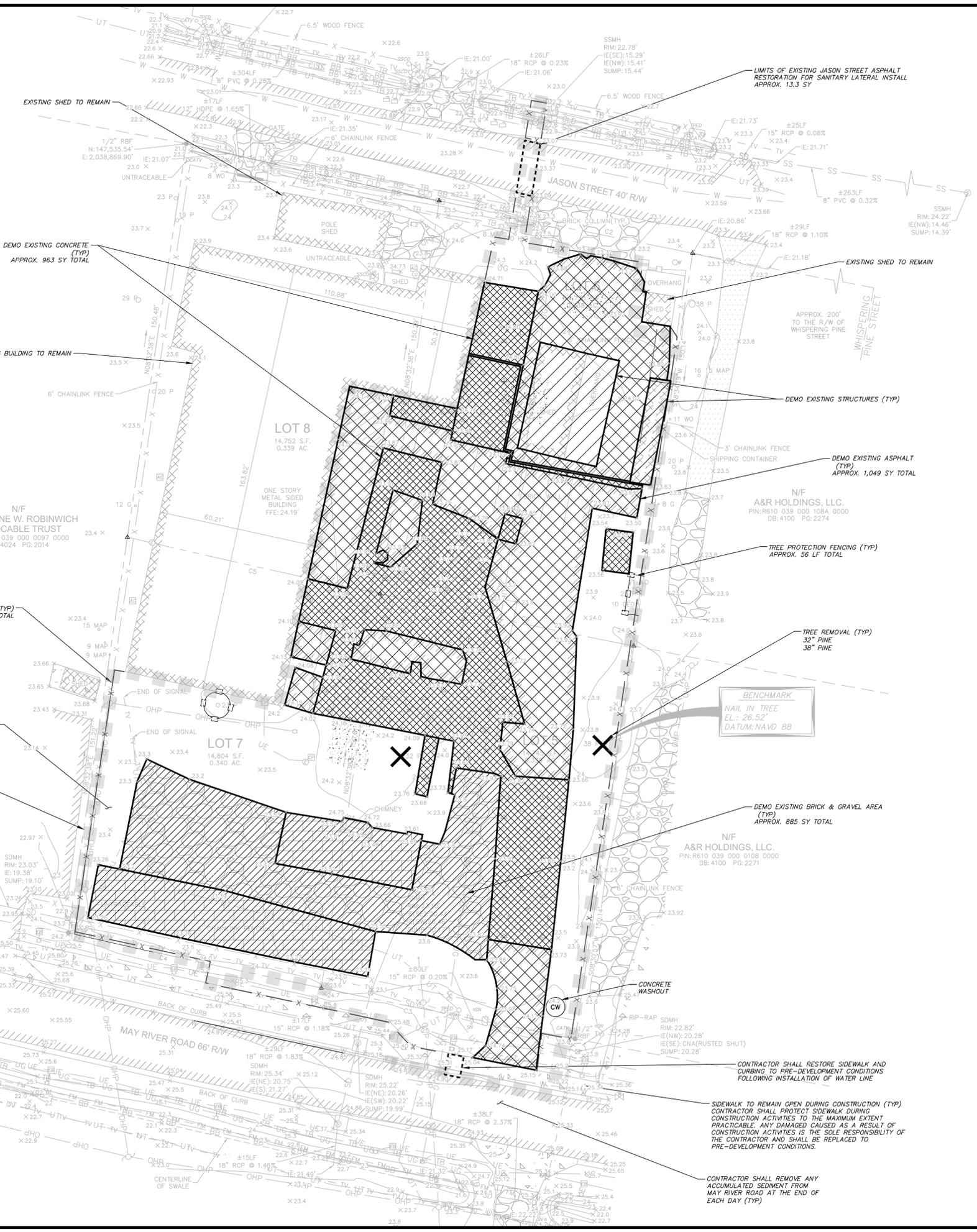
SHEET NO.: C-1

BIWSA PROJECT NO: TBD

NOTE:
ALL DISTURBED AREAS SHALL UTILIZE DUST CONTROL, TEMPORARY SEEDING, AND PERMANENT SEEDING PRACTICES THROUGH THE LIFE OF CONSTRUCTION PER THE SCDEHC BMP HANDBOOK, LATEST EDITION (TYP).



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.



EXISTING SHED TO REMAIN APPROX. 963 SY TOTAL
EXISTING BUILDING TO REMAIN
6" CHAINLINK FENCE
LOT 8 14,752 S.F. 0.339 AC.
LOT 7 14,804 S.F. 0.340 AC.
N/F CHARLENE W. ROBINWICH REVOCABLE TRUST
N/F A&R HOLDINGS, LLC.
N/F A&R HOLDINGS, LLC.
LIMITS OF DISTURBANCE (TYP) 0.95 ACRES
SILT FENCE (TYP) APPROX. 720 LF TOTAL
CONTRACTOR SHALL STOCKPILE MATERIALS ONSITE WITHIN SILT FENCING
DEMOS EXISTING CONCRETE (TYP) APPROX. 963 SY TOTAL
DEMOS EXISTING STRUCTURES (TYP)
DEMOS EXISTING ASPHALT (TYP) APPROX. 1,049 SY TOTAL
TREE PROTECTION FENCING (TYP) APPROX. 56 LF TOTAL
TREE REMOVAL (TYP) 32" PINE 38" PINE
BENCHMARK NAIL IN TREE EL: 26.52' DATUM: NAVD 88
DEMOS EXISTING BRICK & GRAVEL AREA (TYP) APPROX. 885 SY TOTAL
CONTRACTOR SHALL RESTORE SIDEWALK AND CURBING TO PRE-DEVELOPMENT CONDITIONS FOLLOWING INSTALLATION OF WATER LINE
SIDEWALK TO REMAIN OPEN DURING CONSTRUCTION (TYP) CONTRACTOR SHALL PROTECT SIDEWALK DURING CONSTRUCTION ACTIVITIES TO THE MAXIMUM EXTENT PRACTICABLE. ANY DAMAGED CAUSED AS A RESULT OF CONSTRUCTION ACTIVITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPLACED TO PRE-DEVELOPMENT CONDITIONS.
CONTRACTOR SHALL REMOVE ANY ACCUMULATED SEDIMENT FROM MAY RIVER ROAD AT THE END OF EACH DAY (TYP)



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843.645.9277

PROJECT:
WELLS MIXED USE
PREPARED FOR:
TREVOR WELLS

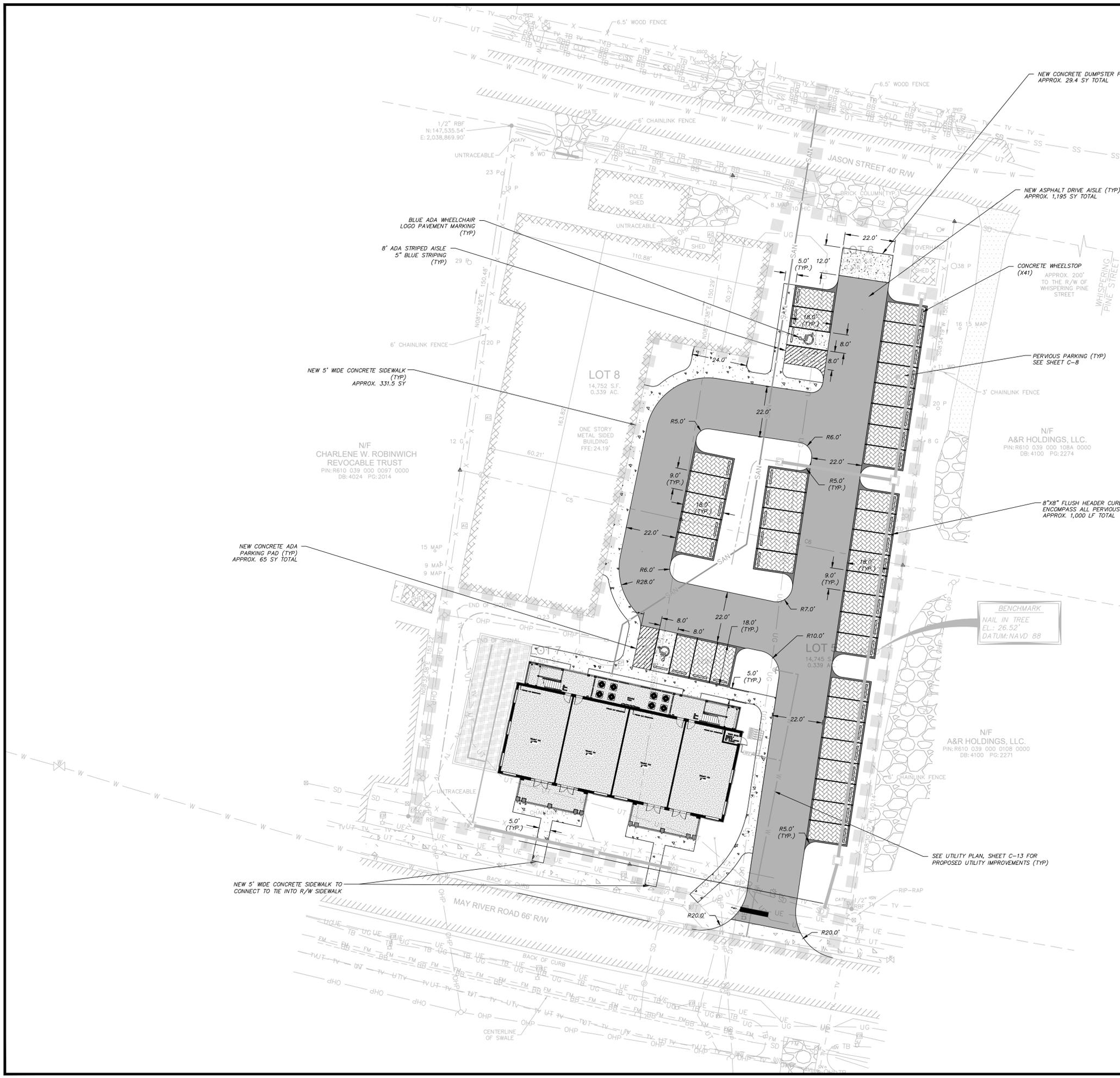
HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN
HORIZONTAL SCALE 1" = 20'



REV #	DATE	DESCRIPTION
	DATE	12/20/2025
	SHEET NAME	DEMOLITION & SWPP PLAN
	SHEET NO.	C-4



TOTAL PARCEL AREA	PRE			POST			CHANGE
	SF	AC	%	SF	AC	%	
TOTAL AREA	59,031	1.355	100%	59,031	1.355	100%	-
BUILDING	14,895	0.342	25%	18,910	0.434	32%	
ASPHALT	10,079	0.231	17%	10,402	0.239	18%	
CONCRETE	8,665	0.199	15%	4,369	0.100	7%	
GRAVEL	4,942	0.113	8%	715	0.016	1%	
BRICK	3,232	0.074	5%	-	-	0%	
TOTAL IMPERVIOUS	41,813	0.960	71%	34,396	0.790	58%	(7,418)
RAINGARDEN PLANTER	-	-	0%	1,205	0.028	2%	
PERVIOUS PARKING	-	-	0%	5,714	0.131	10%	
TOTAL BMP	-	-	0%	6,919	0.159	12%	6,919
REMAINING OPEN SPACE	17,218	0.395	29%	17,716	0.407	30%	(498)

DISTURBED AREA	PRE			POST			CHANGE
	SF	AC	%	SF	AC	%	
TOTAL AREA	41,293	0.948	100%	41,293	0.948	100%	-
BUILDING	1,576	0.036	4%	5,591	0.128	14%	
ASPHALT	10,277	0.236	25%	10,402	0.239	25%	
CONCRETE	9,188	0.211	22%	4,369	0.100	11%	
GRAVEL	4,737	0.109	11%	-	-	0%	
BRICK	3,168	0.073	8%	-	-	0%	
TOTAL IMPERVIOUS	28,947	0.665	70%	20,362	0.467	49%	(8,585)
RAINGARDEN PLANTER	-	-	0%	1,205	0.028	3%	
PERVIOUS PARKING	-	-	0%	5,714	0.131	14%	
TOTAL BMP	-	-	0%	6,919	0.159	17%	6,919
REMAINING OPEN SPACE	12,346	0.283	30%	14,012	0.322	34%	(1,665)



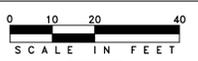
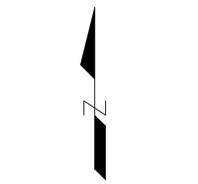
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PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

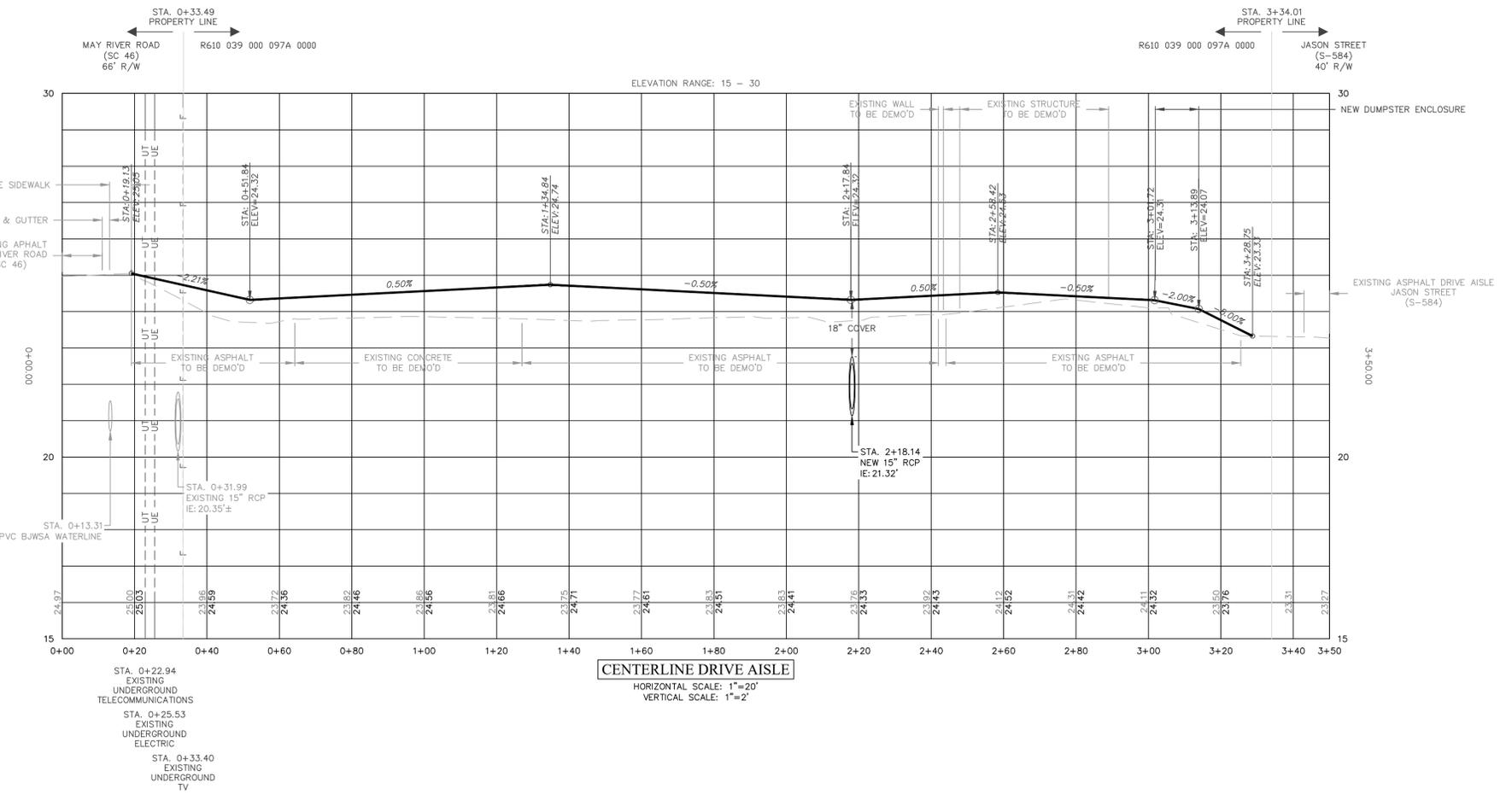
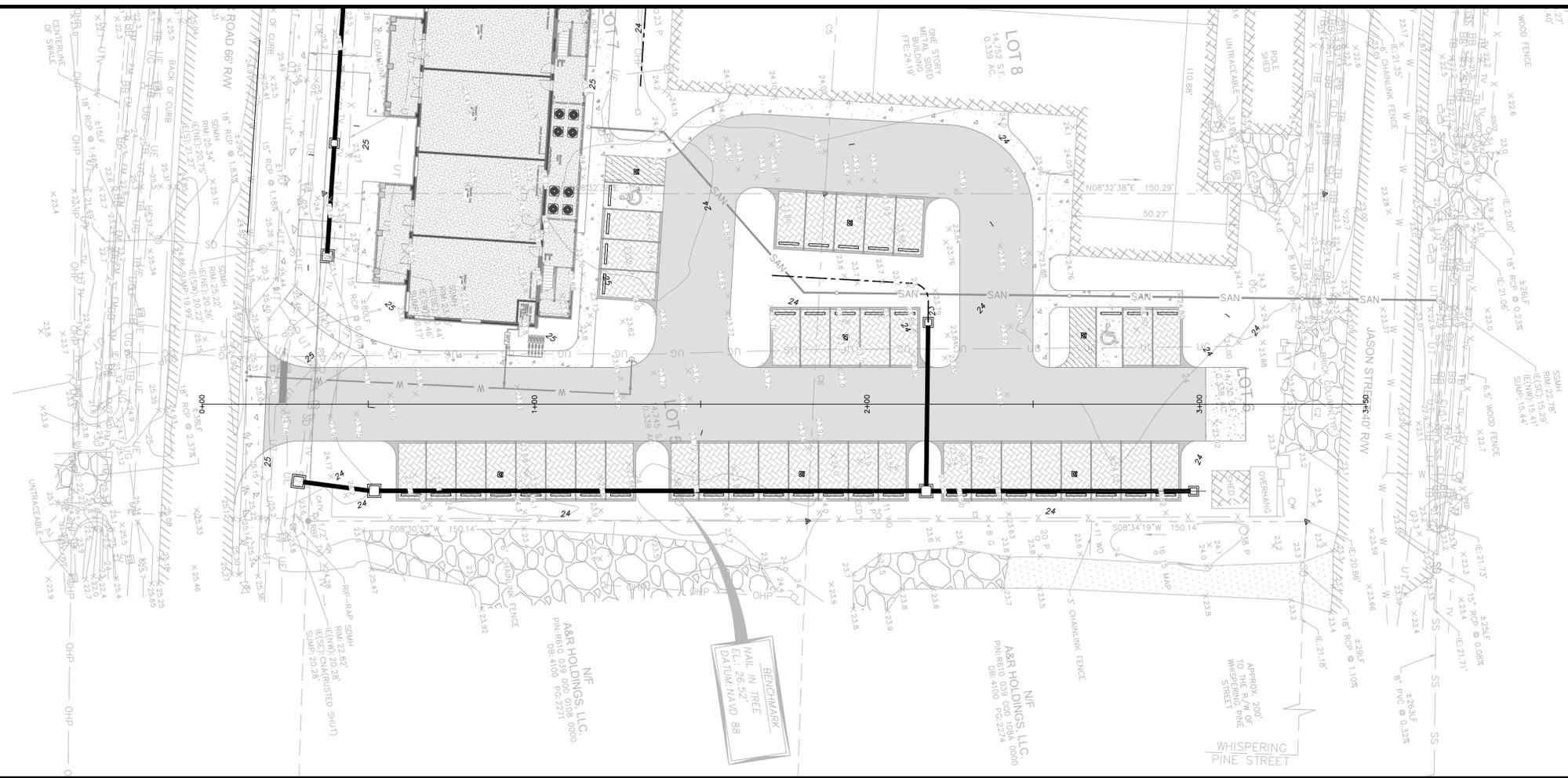
HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN
HORIZONTAL SCALE 1" = 20'



REV #	DATE	DESCRIPTION
	12/20/2025	
SHEET NAME		
SITE IMPROVEMENTS PLAN		
SHEET NO.		



ENGINEER OF RECORD

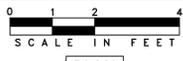
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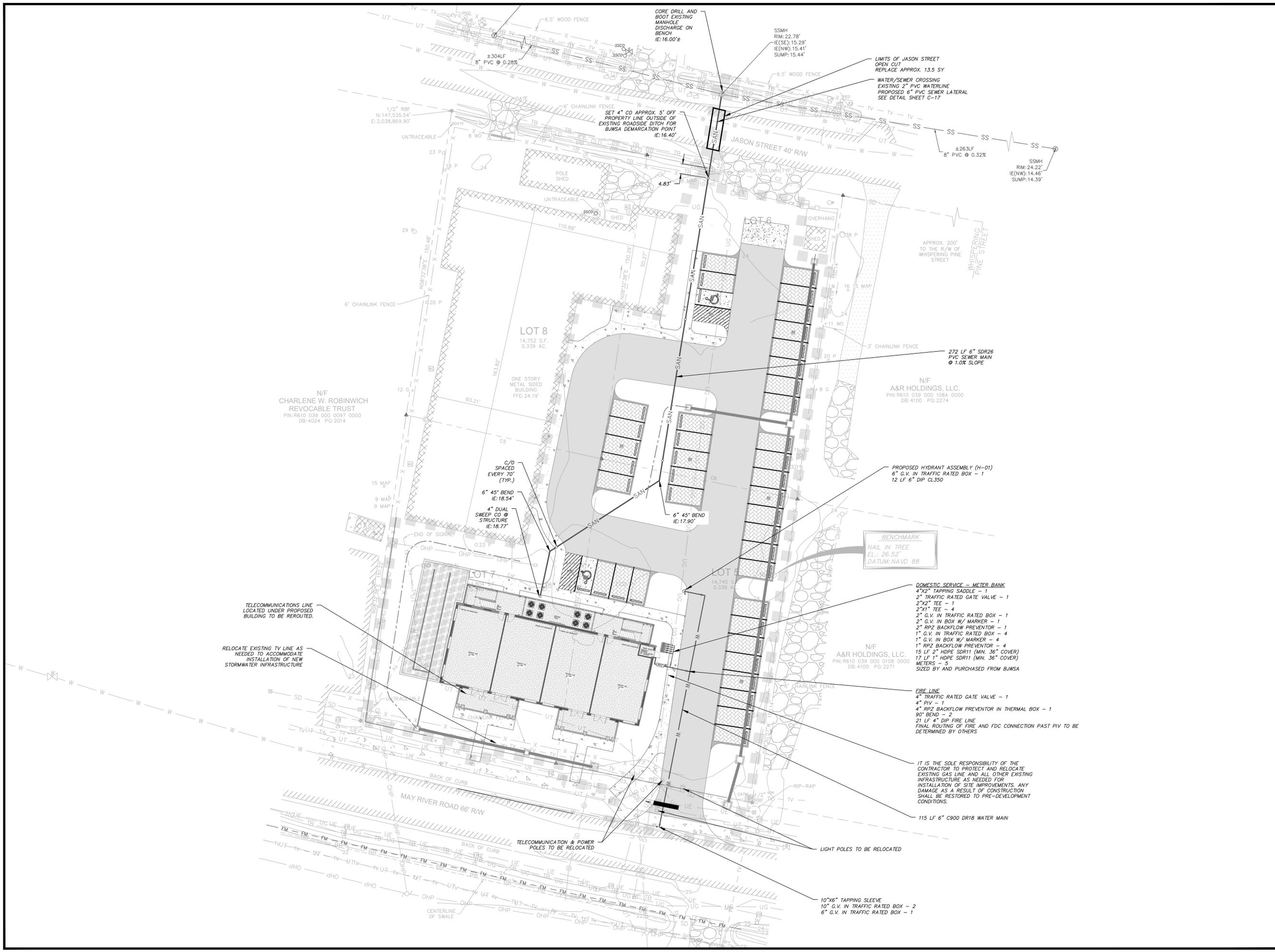
SCALE IN FEET
PLAN



SCALE IN FEET
PLAN



REV #	DATE	DESCRIPTION
	12/20/2025	
SHEET NAME ACCESS DRIVE PLAN & PROFILE		
SHEET NO. C-10		



STURRE ENGINEERING
Civil Design & Development

STATE OF SOUTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC
No. 8843

STATE OF SOUTH CAROLINA
NATHAN STURRE
No. 40266
12/20/2025

ENGINEER OF RECORD

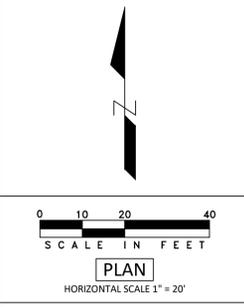
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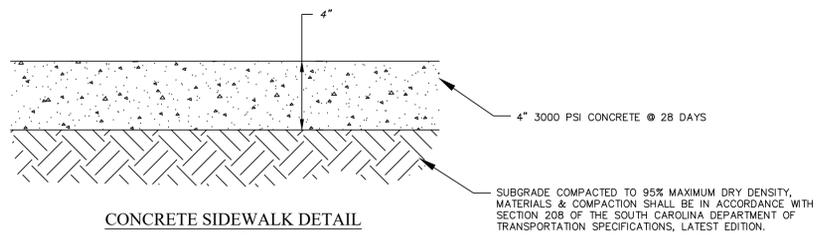
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PREPARED FOR:
TREVOR WELLS

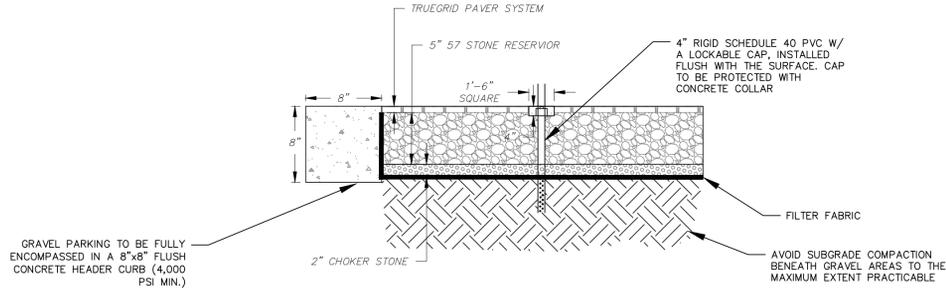
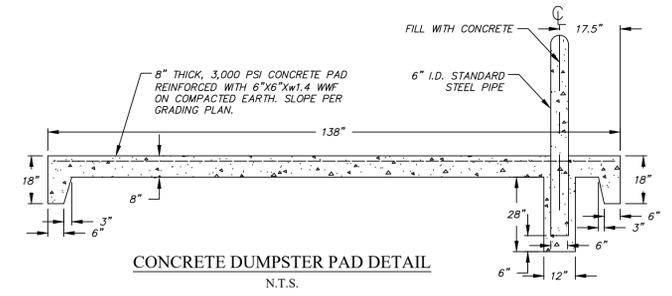
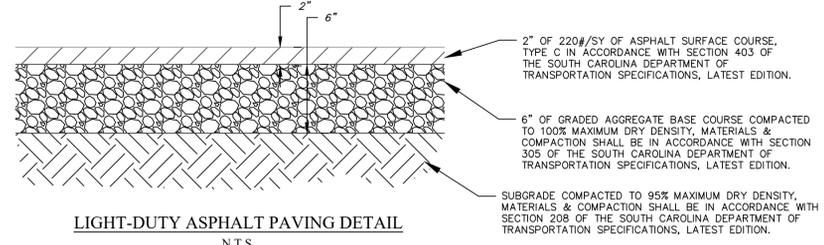
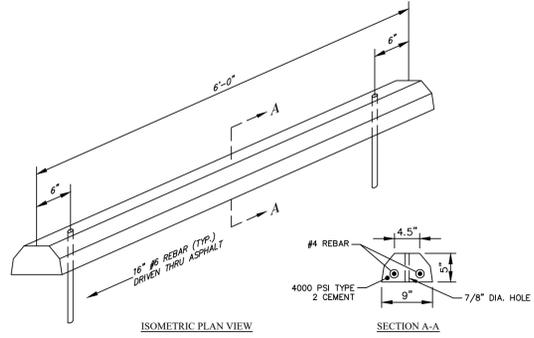
HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



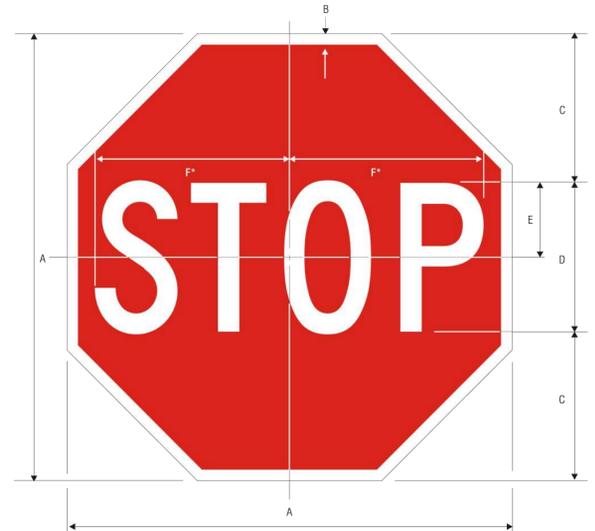
REV #	DATE	DESCRIPTION
	DATE	12/20/2025
	SHEET NAME	UTILITY PLAN
	SHEET NO.	C-13



- NOTES:
- SIDEWALK WIDTH PER SITE IMPROVEMENTS PLAN.
 - USE 3/8" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
 - TOOL ALL EXPOSED EDGES AND JOINTS TO 1/4" RADIUS.
 - BROOM FINISH PERPENDICULAR TO TRAVEL.
 - PROVIDE 3/4" DEEP SAW CUT CONTRACTION JOINTS EVERY 5 FEET.



- NOTE:
- PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.
 - ALL AGGREGATES TO BE DOUBLE WASHED STONE. NO FINES OR DUSTS.
 - USE 4-INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER.
 - THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE



A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1

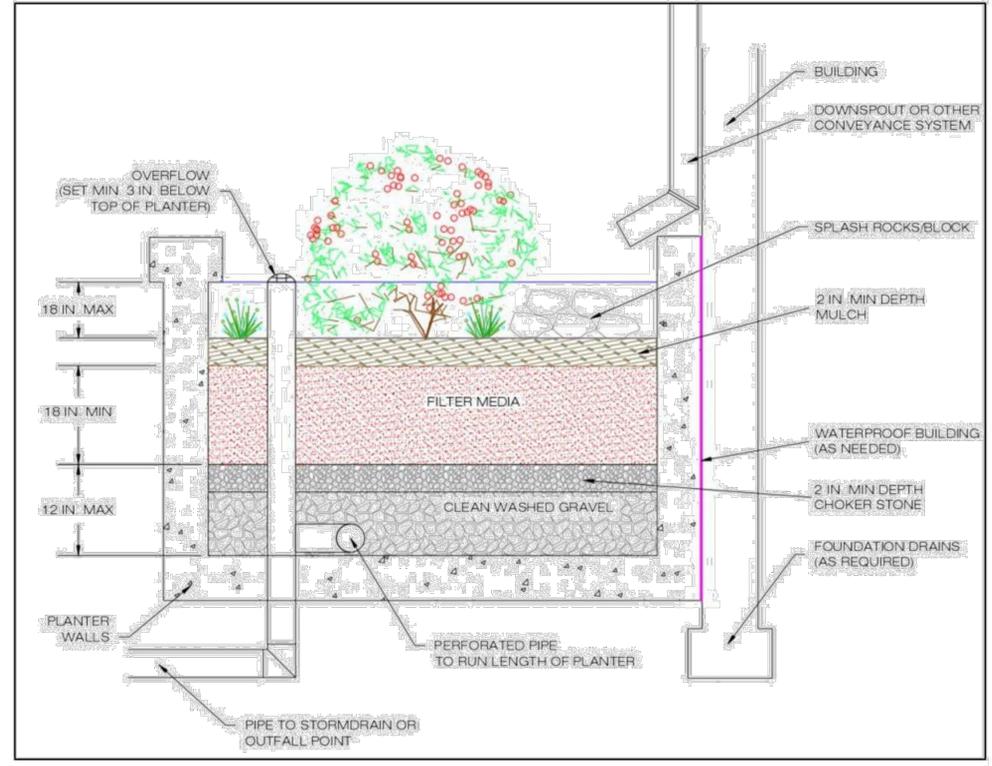


FIGURE 4.10 SOUTHERN LOWCOUNTRY STORMWATER DESIGN MANUAL
DATED 3/11/2025



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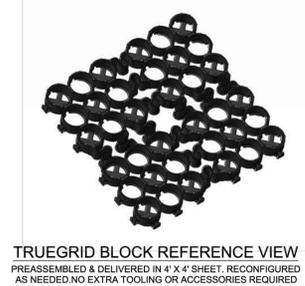
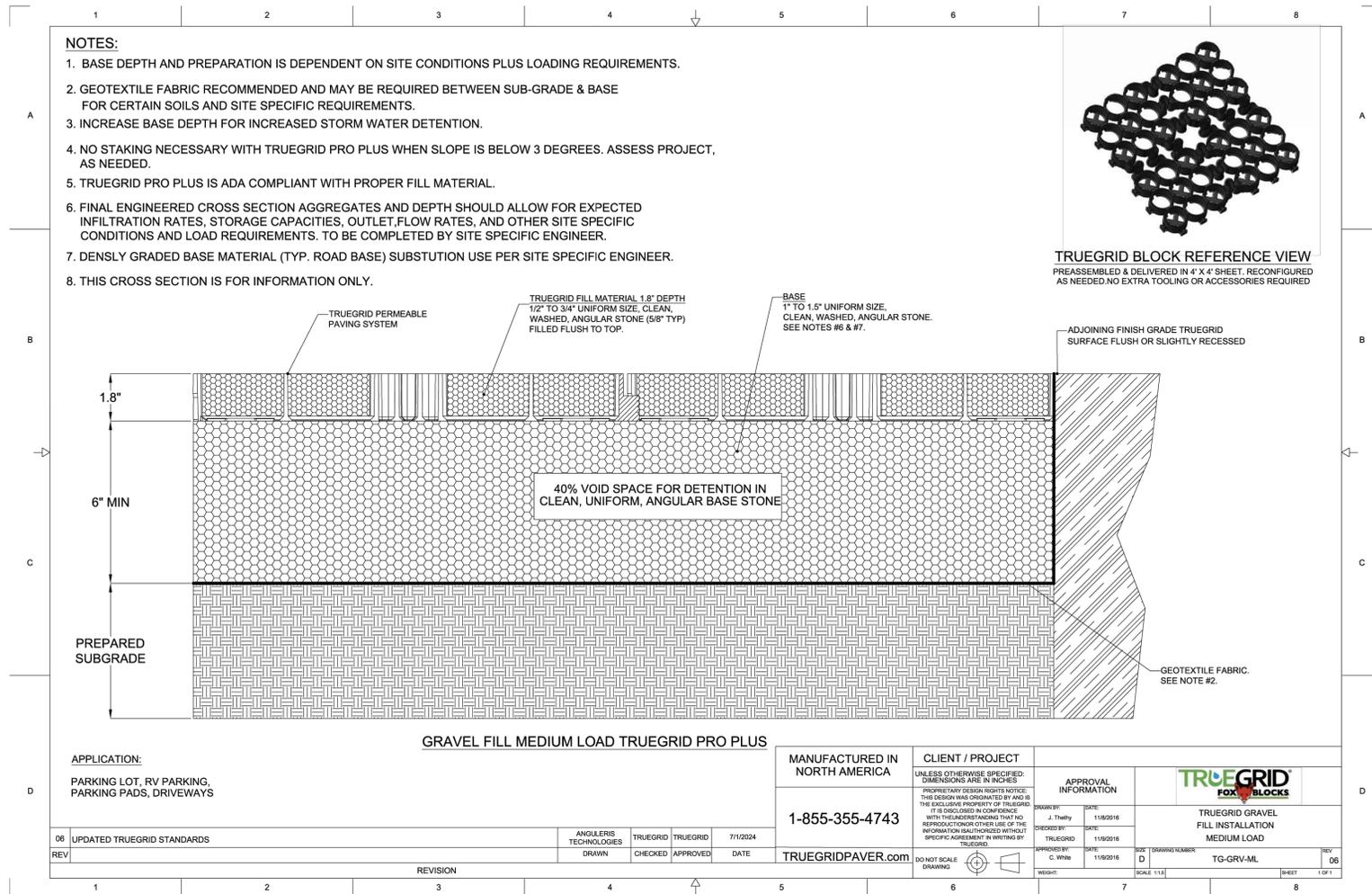
PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION
	DATE	12/20/2025
	SHEET NAME	CIVIL DETAILS
	SHEET NO.	C-15



- NOTES:**
1. BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
 2. GEOTEXTILE FABRIC RECOMMENDED AND MAY BE REQUIRED BETWEEN SUB-GRADE & BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
 3. INCREASE BASE DEPTH FOR INCREASED STORM WATER DETENTION.
 4. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 3 DEGREES. ASSESS PROJECT, AS NEEDED.
 5. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
 6. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS. TO BE COMPLETED BY SITE SPECIFIC ENGINEER.
 7. DENSELY GRADED BASE MATERIAL (TYP. ROAD BASE) SUBSTITUTION USE PER SITE SPECIFIC ENGINEER.
 8. THIS CROSS SECTION IS FOR INFORMATION ONLY.

APPLICATION: PARKING LOT, RV PARKING, PARKING PADS, DRIVEWAYS				MANUFACTURED IN NORTH AMERICA		CLIENT / PROJECT		APPROVAL INFORMATION		TRUEGRID FOX BLOCKS	
06 UPDATED TRUEGRID STANDARDS				1-855-355-4743		UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES. PROPRIETARY DESIGN RIGHTS NOTICE: THIS DESIGN WAS ORIGINATED BY AND IS THE EXCLUSIVE PROPERTY OF TRUEGRID. IT IS DEVELOPED IN COMPLIANCE WITH THE UNDERSTANDING THAT NO REPRODUCTION OR OTHER USE OF THE INFORMATION IS AUTHORIZED WITHOUT SPECIFIC AGREEMENT IN WRITING BY TRUEGRID.		DRAWN BY: J. Theby DATE: 11/8/2016 CHECKED BY: DATE: 11/8/2016 APPROVED BY: C. W. W. DATE: 11/8/2016 DRAWING NUMBER: TG-GRV-ML SCALE: 1/4" = 1'-0" SHEET: 1 OF 1		TRUEGRID GRAVEL FILL INSTALLATION MEDIUM LOAD	
REVISION				TRUEGRIDPAVER.com		DO NOT SCALE DRAWING					



ENGINEER OF RECORD

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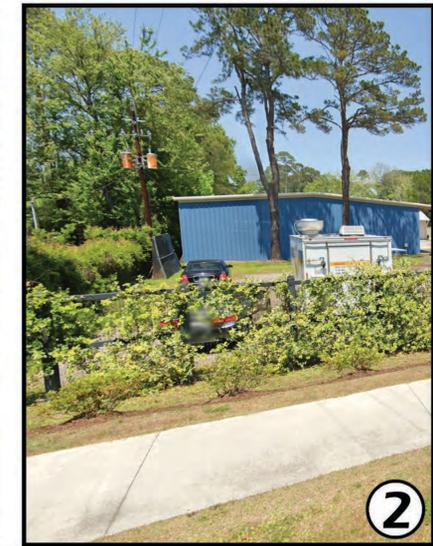


REV #	DATE	DESCRIPTION



SITE PHOTOS

MAY RIVER ROAD

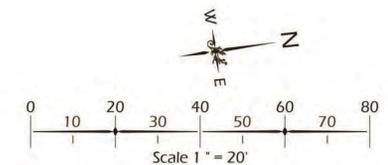


JASON STREET



SITE ANALYSIS

TOTAL SITE AREA - 59,031 SF/1.36 AC



© 2023 WJK LTD.
 DESIGN CONCEPTS, DRAWING, SHEETS,
 LOGOS, SPECIFICATIONS, DETAILS,
 WRITTEN MATERIAL SHALL NOT BE USED
 OR REPRODUCED IN WHOLE OR IN PART
 IN ANY FORM WITHOUT PRIOR WRITTEN
 CONSENT OF WJK LTD.
 THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
 FOR
1181 MAY RIVER ROAD
 BLUFFTON, SOUTH CAROLINA

DATE: DECEMBER 12, 2025
 PROJECT NO.:
 DRAWN BY: JM
 CHECKED BY: DK



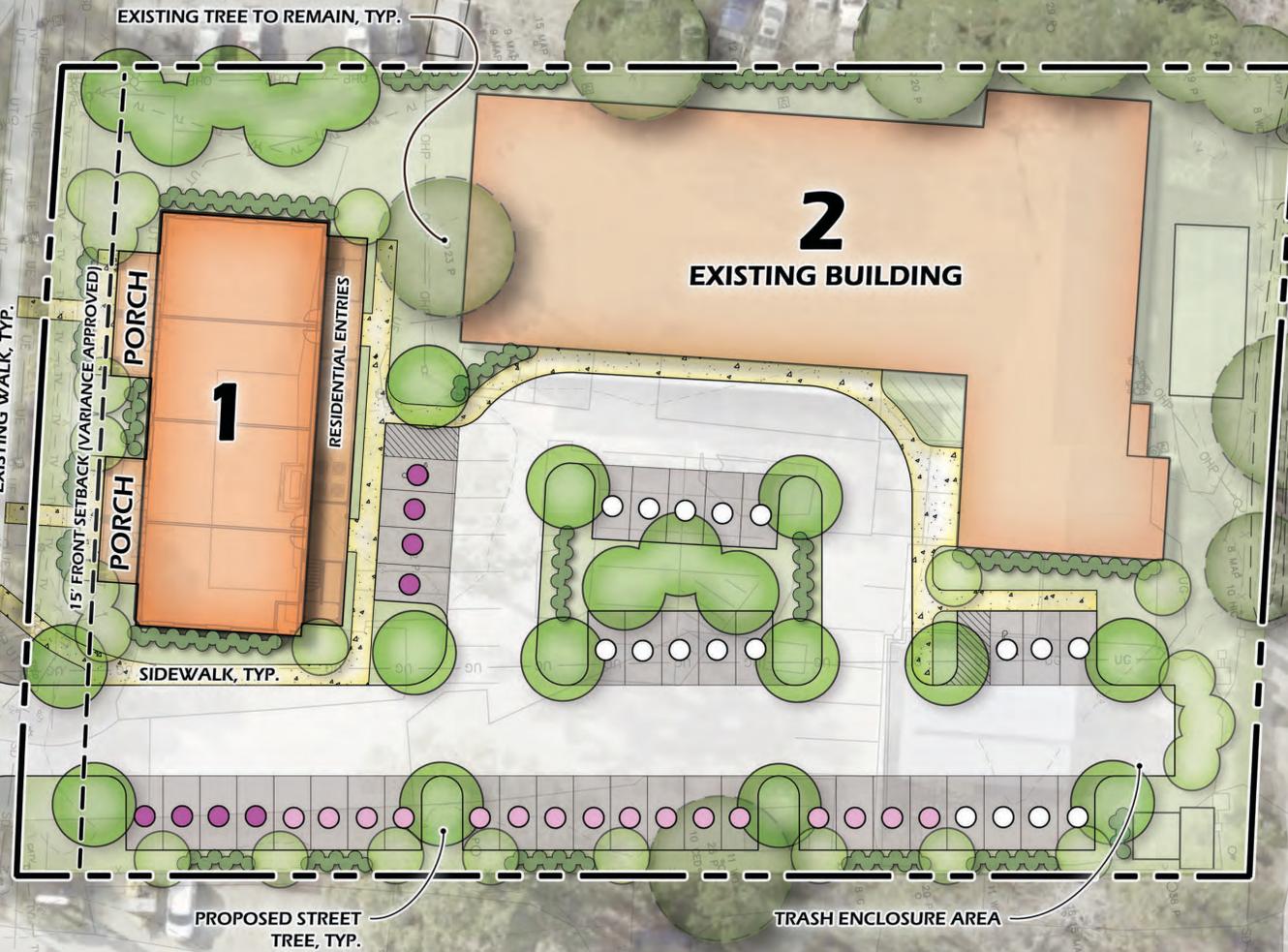
REVISIONS:

DRAWING TITLE
**CONTEXT MAP AND
 SITE PHOTOS**

DRAWING NUMBER
A

MAY RIVER ROAD

JASON STREET



PARKING SUMMARY

BUILDING 1

- 4,000 SF RETAIL
4 SPACES/1,000 SF = 16 REQUIRED
- 4 RESIDENTIAL APARTMENTS
2 SPACES / UNIT = 8 REQUIRED

BUILDING 2 (EXISTING)

- 12,000 SF EX. GYMNASIICS STUDIO
1 SPACE/1,000 SF = 12 REQUIRED

36 REQUIRED SPACES
41 PROPOSED SPACES

NOTE: APPROXIMATE BUILDING AND PORCH FOOTPRINTS SHOWN ARE FOR REFERENCE ONLY. FINAL BUILDING FOOTPRINTS SUBJECT TO CHANGE BASED ON FUTURE BUILDING DESIGNS.



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THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR
1181 MAY RIVER ROAD
BLUFFTON, SOUTH CAROLINA

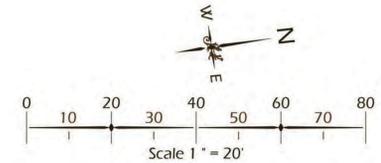
DATE: DECEMBER 12, 2025
PROJECT NO.:
DRAWN BY: JM
CHECKED BY: DK

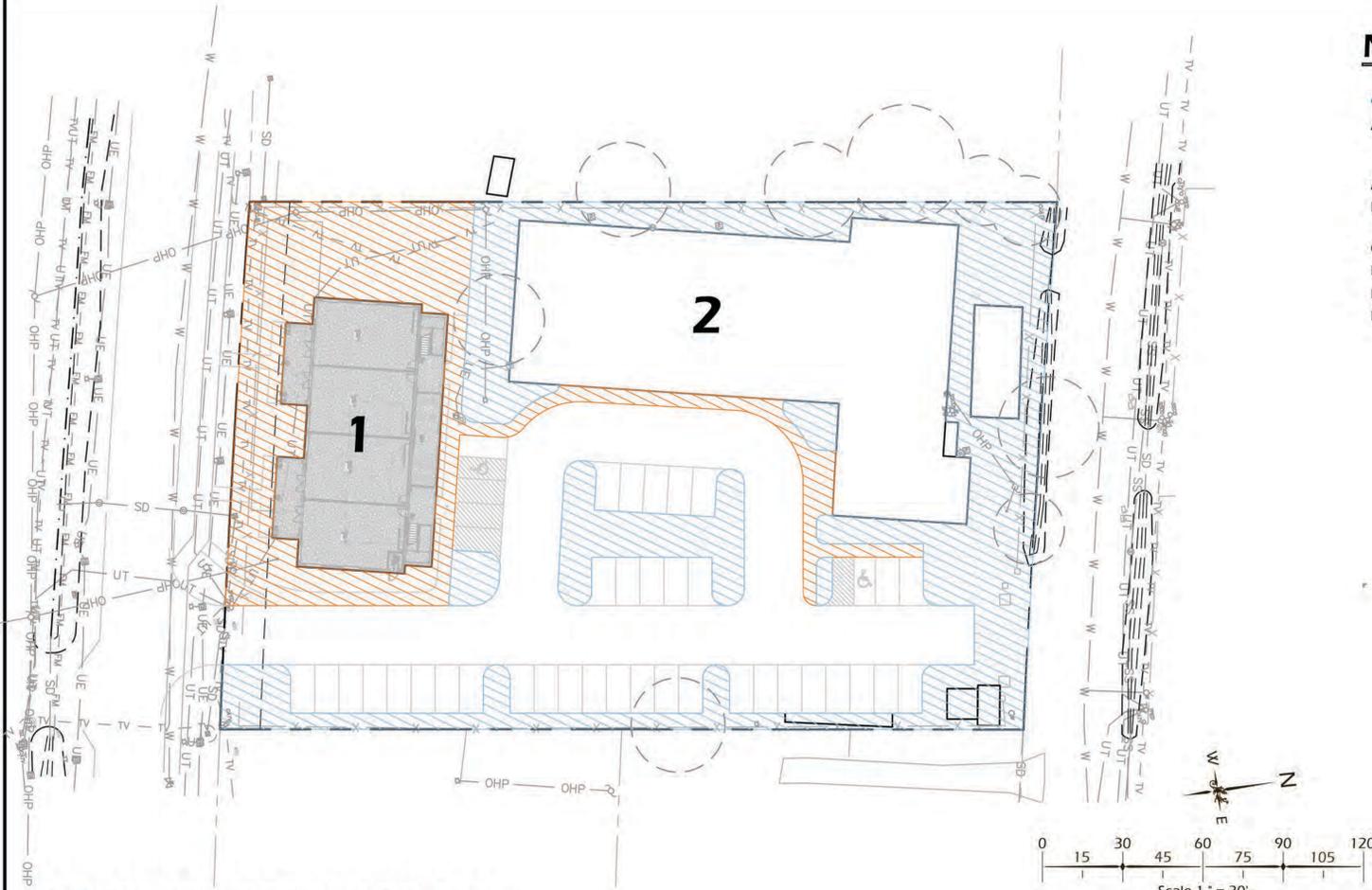


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DRAWING TITLE
SITE PLAN

DRAWING NUMBER
B





NEIGHBORHOOD CORE INFO

4.2.5 Neighborhood Core (NC)

- A. **Purpose and Intent.** The NC district is intended to provide a compact, commercial environment with a mix of complementary and supporting services. The NC district will provide nearby residential areas with convenient access to stores, essential goods and services, and workplaces in close proximity to each other.
- A. **Applicability.** The boundaries of the NC district are illustrated on the Official Zoning Map.
- B. **Allowed Uses.** Uses permitted in the NC district and conditions and standards for those permitted uses are provided in Section 4.3.
- C. **Density.** Density shall be based upon the designated lot types in the design standards in Article 5, Design Standards.
- D. **Lot Standards.** All lots shall be subject to the design standards in Article 5, Design Standards.
- E. **Building Standards.** All buildings shall be subject to the design standards in Article 5, Design Standards.
- F. **Open Space Standards.** All sites shall be subject to the open space standards in Section 5.6.

OPEN SPACE DIAGRAM

PROJECT SITE	AREA (SF)	PERCENT OF TOTAL SITE (%)
TOTAL SITE AREA	59,031 SF	
GENERAL OPEN SPACE	±14,420 SF	24.43%
COMMON OPEN SPACE	±8,450 SF	14.31%

DEVELOPMENT SUMMARY

1181 MAY RIVER ROAD BUILDING SQUARE FOOTAGE AND PARKING SUMMARY							
Building	Building Type	Proposed Building Footprint*	Maximum Building Square Footage*	Actual Building Square Footage*	Assumed Building Uses	Required Parking	Notes
Building 1	Medium Mixed-Use Lot	4,000	-	8,000 SF (2 stories)	1st Floor: 4,000 S.F. Retail / Office Use 2nd Floor: 4 Residential Units	24	Parking based on 2/1,000 S.F. Retail + Office Use or Alternate: Residential 2 spaces per unit
Building 2	Existing	12,000 (Existing)	-	12,000	1st Floor: 12,000 S.F. Existing Gymnastics Studio	12*	*Estimating 1/1,000 S.F.
Total Required Parking						36	Shared parking for Retail / Office Use Buildings
Total Parking Provided						41	

* Square footage does not include porches.
 ** Building square footage and parking calculations subject to change pending final building uses. Parking will be allocated based on total provided for all uses.

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PRELIMINARY DRC PLAN NOT FOR CONSTRUCTION

REVISIONS:

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SITE DATA AND OPEN SPACE

DRAWING NUMBER
C