

Larry C. Toomer

Mayor

Dan Wood

Mayor Pro Tempore

Stephen Steese

Town Manager



Fred Hamilton

Bridgette Frazier

Emily Burden

Council Members

Marcia Hunter

Town Clerk

September 4, 2025

Girishkumar Patel

2 Clayton Court

Bluffton, SC 29910

TRANSMITTED ELECTRONICALLY

segipatel70@yahoo.com

RE: Preliminary Development Plan Approval
Seagrass Station Convenience Store

Mr. Patel,

On August 27, 2025, the Town of Bluffton Planning Commission **conditionally approved** the Preliminary Development Plan (DP-06-25-019799) for the construction of Seagrass Station Convenience Store subject to the following:

1. Provide an updated Landscape Plan demonstrating the planting screen, fence or wall at least six feet in height along the parking and/or service areas adjacent to residential properties at time of Final Development Plan review.
2. Provide an updated site plan demonstrating eight (8) fuel pumps at time of Final Development Plan review.
3. Provide a truck circulation exhibit at time of Final Development Plan review.
4. Provide an updated Traffic Impact Analysis (TIA), including a Signal Warrant Analysis, at time of Final Development Plan review. If a traffic signal is warranted, a financial commitment to the installation and maintenance of the signal will be required.

Per Section 3.10.4.B. of the Town of Bluffton Unified Development Ordinance, approval of a Preliminary Development Plan shall expire two years from the date of its issue unless a Final Development Plan is submitted and accepted.

Please be advised that this letter of conditional preliminary development plan approval is not a permit to begin construction. All necessary permits and licenses shall be obtained prior to commencing construction. Please contact me via telephone or e-mail should you have any questions.

Sincerely,

*Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South
Carolina 29910 Telephone (843) 706-4500 Fax (843)
757-6720
www.townofbluffton.sc.gov*

A handwritten signature in black ink, appearing to read "Dan Frazier".

Dan Frazier, AICP
Planning Manager
Growth Management Department
843-706-7802 / dfrazier@townofbluffton.com