



# PLAN REVIEW COMMENTS FOR DP-04-25-019712

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:** 04/15/2025

**Plan Status:** Active **Plan Address:** 89 Bridge Street  
BLUFFTON, SC 29910

**Case Manager:** Dan Frazier **Plan PIN #:** R610 039 00A 0234 0000

**Plan Description:** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Preliminary Development Plan. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD) and consists of approximately 1.5 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District.

**STATUS:** This item was heard at the May 21, 2025 Development Review Committee meeting.  
**STATUS:** This item was approved at the June 25, 2025 Planning Commission meeting. Awaiting resubmittal.  
**STATUS:** The Final Development Plan application will be heard at the September 3, 2025, Development Review Committee meeting.  
**STATUS 9/9/25:** The Development Plan is APPROVED.  
**STATUS:** The development plan amendment application for the renovation of the existing garage will be heard at the February 18, 2026 Development Review Committee meeting.

## Technical Review Amend

**Submission #: 1** Received: 01/15/2026 Completed: 02/13/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	02/13/2026	Dan Frazier	Approved with Conditions

### Comments:

1. This project will require issuance of a Certificate of Appropriateness - Historic District (COFA-HD) for exterior building modifications prior to building permit submittal.
2. Confirm that there is an existing water service line to this building.
3. Confirm that proposed use of the building is for an office/art studio not associated with the adjacent bookstore/icery.
4. No additional parking is required for the development plan amendment.

Beaufort Jasper Water and Sewer Review	02/13/2026	Matthew Michaels	Approved
Building Safety Review	02/13/2026	Sidney Holland	Approved
Fire Department Review	02/13/2026	Dan Wiltse	Approved
Planning Commission Review	02/13/2026	Caroline Luke	Approved
Police Department Review	02/13/2026	Bill Bonhag	Approved
Watershed Management Review DRC	02/09/2026	Samantha Crotty	Approved

**Plan Review Case Notes:**