



PLAN REVIEW COMMENTS FOR DPA-01-26-020095

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 BUCK ISLAND/SIMMONSVILLE

Plan Type: NA **Apply Date:** 01/15/2026
Plan Status: Active **Plan Address:** 328 A Buck Island Rd Road
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 0016 0000
Plan Description: A request by Davis & Floyd, on behalf of property owner Vereens for review of a Development Plan Amendment application. access to allow two-way traffic and constructing a concrete slab for onsite material storage, with associated infrastructure improvements. The property is zoned Light Industrial (LI) and consists of approximately 0.91 acres identified by tax map number R610 039 000 0016 0000 and located at 358 Buck Island Road.
STATUS: This application will be heard at the February 18, 2026 Development Review Committee meeting.

Technical Review

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

| <i>Reviewing Dept.</i> | <i>Complete Date</i> | <i>Reviewer</i> | <i>Status</i> |
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| Planning Review - Principal | 02/13/2026 | Dan Frazier | Approved with Conditions |

Comments:

1. An SCDOT Encroachment Permit will be required prior to development plan amendment approval.
2. Add tree protection fencing to the 23-inch Live Oak west of the existing metal building.
3. Provide clarification on how outdoor storage area is accessed for loading and unloading.

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| Watershed Management Review DRC | 02/13/2026 | Samantha Crotty | Approved with Conditions |
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Comments:

1. Provide drainage flow arrows across the entire site on the grading/drainage plan.

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| Beaufort Jasper Water and Sewer Review | 02/13/2026 | Matthew Michaels | Approved |
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| Building Safety Review | 02/13/2026 | Sidney Holland | Approved |
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| Fire Department Review | 02/13/2026 | Dan Wiltse | Approved |
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| Planning Commission Review | 02/13/2026 | Caroline Luke | Approved |
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| Police Department Review | 02/13/2026 | Bill Bonhag | Approved |
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| Transportation Department Review | 01/15/2026 | Mark Maxwell | Approved |
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Comments:

No comments

Plan Review Case Notes: