



## PLAN REVIEW COMMENTS FOR DP-02-22-016354

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522  
NEW RIVERSIDE VILLAGE

**Plan Type:** Development Plan **Apply Date:** 02/07/2022  
**Plan Status:** Active **Plan Address:** 150 Parkside Commons  
BLUFFTON, SC 29910  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 036 000 3713 0000  
**Plan Description:** A request by Ryan Robinson of Refuel Operating Company, LLC for approval of a preliminary development plan application. The project consists of a Refuel store and carwash. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.58 acres identified by tax map number R610 036 000 3713 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan.  
STATUS: Staff comments on the Preliminary Development Plan were reviewed at the March 16, 2022 meeting of the DRC. Awaiting re-submittal to address comments.  
STATUS: The applicant resubmitted on May 26, 2022.  
STATUS: Staff comments on the Preliminary Development Plan were reviewed at the June 29, 2022 meeting of the DRC.  
STATUS: The Applicant resubmitted on July 7, 2022.  
STATUS: The application was approved with conditions at the July 27, 2022, Planning Commission meeting.  
STATUS: Comments on the Final Development Plan will be heard at the May 10, 2023, meeting of the DRC.

### Final Technical Review

**Submission #: 1** Received: 04/06/2023 Completed: 05/05/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	05/05/2023	Dan Frazier	Revisions Required

**Comments:**

See planning review comments.

Planning Review - SR	05/05/2023	Jordan Holloway	Revisions Required
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**Comments:**

1. Provide clarification on the phasing of work (i.e. who is installing the parking and access through the adjacent parcel) for this site is required prior to approval to ensure circulation, parking, and truck access/delivery etc. will be sufficient should the adjacent property not immediately move forward. Stormwater permitting is only for areas within the limits of disturbance, which does not include the western access point required for truck circulation routes to work.
2. Foundation buffer is not adjacent to the building on any portion of the building except the south east corner of the building. Eight feet of Foundation Plantings must be revised to meet the requirements of Section 5.15.8.D.2. as indicated in previous DRC Comments.
3. Buffering at right of way is not adequate. For every one hundred (100) linear feet (or portion thereof) of frontage or the highway, a minimum of six (6) broad-leaved over story trees, seven (7) under story trees, and thirty (30) shrubs are required in the buffer. The plant materials shall be generally distributed along and throughout the buffer in order that there not be significant gaps without plantings. It appears the overstory requirement has been satisfied, but the plan is severely lacking in shrubs and understory trees.
4. Trees are required in each landscape island. All other site design shall be configured around this requirement.
5. There are conflicts with light pole locations and where required landscape trees need to be installed.
6. Provide a letter from the declarant indicating the on street parking on New Riverside Way (15) and Parkside Commons (4) are dedicated to this use and may not be counted towards other site's parking calculations.
7. Propane locations and screening are still not identified as required in DRC Comments previously. Appears to be on front elevation, but does not include any screening.
8. Identify the two structures shown at property lines adjacent to sidewalks along Parkside Commons and New Riverside Village Way.
9. Shrub sizes need to include heights as minimum height requirement is 30".
10. Bollards are shown at the parking areas – the same notation is used under the canopy. Clarify what these indicate.
11. Bollards shall not be used for any advertising/signage.

Planning Review - Address	05/05/2023	Diego Farias	Not Required
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Beaufort Jasper Water and Sewer Review	05/01/2023	James Clardy	Approved with Conditions
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**Comments:**

Currently under review in accordance with the February 2023 BJWSA Development Policy and Procedure Manual.

Watershed Management Review DRC	04/27/2023	Samantha Crotty	Approved with Conditions
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**Comments:**

Pending receipt of NPDES approval letter.

Fire Department Review	05/05/2023	Dan Wiltse	Approved
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Police Department Review	05/05/2023	Adam Barberio	Approved
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Building Safety Review	04/11/2023	Richard Spruce	Approved
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Transportation Department Review	04/06/2023	Megan James	Approved
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**Comments:**

No comments