



PLAN REVIEW COMMENT NARRATIVE

REVIEW: 4/1/26

PROJECT: **Chipotle Palmetto Bluff**
Okatie Hwy and Pondberry St.
Bluffton, SC 29910

REVIEWING AGENCY: **Bluffton Development Review Committee**
20 Bridge Street
Bluffton, SC 29910

COMMENT #	COMMENTS / RESPONSE
1	Provide additional articulation along Exterior Elevation – East (facing May River Crossing Park) for consistency with ZDSO 90/3 Section 5.15.9.E.3.
Response	Additional articulation has been added.
2	Provide articulation on Exterior Elevation – West (facing HWY 170) for consistency with ZDSO 90/3 Section 5.15.9.E.3. Consider the use of elements such as Bahama Shutters or Spandrel glass.
Response	Additional articulation has been added.
3	Ensure unobstructed ADA accessibility from parking lot through patio to building.
Response	An accessible path is present and will be maintained.
4	In accordance with ZDSO 90/3 Section 5.15.9.D.3. and 5.15.9.E.2., revise the roof to a more traditional configuration, preferably incorporating roof overhangs and pitched roofs.
Response	A pitched roof and additional detailing has been added.
5	In accordance with ZDSO 90/3 Section 5.15.8.B.1 the property must maintain a minimum twenty-five (25') foot wide landscaped buffer along HWY 170 right-of-way.
Response	Noted.
6	Ensure proper overhead clearance for dumpster pick up in relation to adjacent Live Oak.
Response	There is adequate spacing for trash pick-up. Refer to site plan for location of existing tree relative to the trash enclosure.
7	Provide Lighting Plan in accordance with ZDSO 90/3 Section 5.15.11.
Response	Lighting plan has been included.
8	Provide a letter of approval from the May River Crossing Master Plan Declarant responsible for the Covenants, Conditions and Restrictions.
Response	Approval documentation has been included.
9	All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COFA-HCOD approval.
Response	Noted.
10	Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval.
Response	Noted.
11	Note: Any future subdivision of the subject parcel would be inconsistent with the currently approved May River Crossing Master Plan and may require a Master Plan Amendment in accordance with Unified Development Ordinance.
Response	Noted.