



PLAN REVIEW COMMENTS FOR DP-02-22-016417

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

OLD TOWN

Ma Daisy's

Plan Type: Development Plan **Apply Date:** 02/18/2022

Plan Status: Pending **Plan Address:** 1255 May River Road
BLUFFTON, SC 29910

Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0235 0000

Plan Description: A request by Daisy's Legacy Holdings, LLC for approval of a preliminary development plan application. The project proposes the redevelopment of a 1.85 acres site to include restaurant, commercial and residential uses in four buildings. The property is zoned Neighborhood General Historic District (NG-HD), identified by tax map number R610 039 00A 0235 0000 and located at 1255 May River Road. Staff comments will be reviewed at the March 23 meeting of the DRC.

Technical Review

Submission #: 1 Received: 02/18/2022 Completed: 03/18/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	03/18/2022	Dan Wiltse	Revisions Required

Comments:

1. Show how emergency vehicles will access the site, including turnarounds.
2. The mixed use building (with residential) will require an automatic sprinkler system.
3. Construction type, square footage and details on automatic sprinkler system installation will be required in order to determine fire flow requirements.

Planning Commission Review	03/16/2022	Dan Frazier	Revisions Required
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Comments:

1. The gravel walkways needs to be ADA compliant.
2. Consider relocating the double-gate walkway entrance to minimize the impact on the adjacent 21" Live Oak.

Planning Review - SR	03/16/2022	Jordan Holloway	Revisions Required
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Comments:

1. UDO Section 5.7.4.A.3. Lot line orientation. Side lot lines shall be generally at right angles to the street on streets that are not radial on curved streets.
2. UDO Section 5.15.5.F.5.a. Building Orientation: The front principal façade of all buildings must be built parallel to the street that it faces. Buildings 1 and 2 on Lot A and Building 3 on Lot B are not parallel to the street which it faces.
3. UDO Section 5.15.5.C. The rear setback for Lot B must be updated to be a minimum of 25'. It is currently shown at approximately 13' from the rear, which is the side opposite of the street which it fronts (access on West side)
4. UDO Section 5.15.5.C The maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. The largest building footprint permitted within the Neighborhood General – HD zoning district is the Center Hall House which permits a maximum footprint not to exceed 2,000 SF. Building 1 is shown as 2,800 SF, which exceeds the allowable SF.
5. Building 1 – Porch used as portion of restaurant use? If yes, parking must include that SF.
6. UDO Section 5.15.6.F. Carriage House structures are permitted to be between 200 and 1,200 SF with a maximum footprint not to exceed 800 SF. Building 2 is shown as 1,600 SF which exceeds the permitted SF for a Carriage House structure.
7. UDO Section 5.15.5.F.6. The Front Build-to line is not met with Lots A,B Or C. . Exceptions to Build-to Lines may be granted by the UDO Administrator where existing significant natural features are present, to preserve protected trees and to preserve the integrity of neighboring historic resources. Exceptions may also be granted to accommodate outdoor design features such as dining areas, open-air markets and public art features. Include request, including the reason for the request, in the narrative for review.
8. Provide service yard locations – including electric panels for each structure.
9. Identify the use/function of brick plaza shown on Lots A and C. Will this area serve as outdoor dining areas?
10. If the Building 1 porch serves as a dining area, the square footage should be included in Building 1 square footage and parking requirement calculations.
11. If the restaurant service yards adjacent to Building 1 is enclosed space the square footage should be included in Building 1 square footage and parking requirement calculations.
12. UDO Section 3.15.2. Every existing, proposed or constructed public road, private road, access easement or driveway that provides, or will provide, access to two or more buildable lots requires a Town of Bluffton approved street name.

Watershed Management Review DRC	03/16/2022	Lidia Delhomme	Revisions Required
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Comments:

1. Specify the "additional onsite BMPs" stated in the Narrative at the time of the Preliminary Development Plan submittal.
2. Provide the location on the site plans and feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator.

Beaufort Jasper Water and Sewer Review	03/14/2022	James Clardy	Approved with Conditions
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Comments:

1. Pending formal submittal / approval of water and sewer.

Planning Review - Address	03/18/2022	Nick Walton	Approved with Conditions
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Comments:

Comments may be provided at the DRC meeting.

Police Department Review	03/18/2022	Adam Barberio	Approved with Conditions
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Comments:

Comments may be provided at the DRC meeting.

Transportation Department Review	03/18/2022	Constance Clarkson	Approved with Conditions
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Comments:

Comments may be provided at the DRC meeting.

Building Safety Review	02/21/2022	Richard Spruce	Approved
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Plan Review Case Notes: