



## PLAN REVIEW COMMENTS FOR DP-02-23-017665

Town of Bluffton  
 Department of Growth Management  
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
 Telephone 843-706-4522  
 BLUFFTON PARK PHASE D-1/D-3

<b>Plan Type:</b>	Development Plan	<b>Apply Date:</b>	02/10/2023
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	120 Persimmon Street BLUFFTON, SC 29910
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R610 031 000 1437 0000
<b>Plan Description:</b>	<p>A request by Sam Connor on behalf of the property owner, James Jeffcoat for approval of a preliminary development plan application. The project proposes a 6,600 SF commercial building including 1,880 SF of office space and 4,800 SF of storage space. The property is zoned Schultz Planned Unit Development and consists of 0.68 acres identified by tax map number R610 031 000 1437 0000 located within the Bluffton Park Master Plan.</p> <p><b>STATUS UPDATE:</b> Comments for this item will be heard at the March 15, 2023 meeting of the DRC.</p>		

### Technical Review

**Submission #: 1** Received: 02/10/2023 Completed: 03/10/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Beaufort Jasper Water and Sewer Review	03/07/2023	James Clardy	Approved with Conditions

**Comments:**

Pending submittal to BJWSA Design Review Team in accordance with the Development Policy Procedure Manual.

Fire Department Review	03/10/2023	Dan Wiltse	Approved with Conditions
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**Comments:**

1. Provide fire protection information at time of final development plan submittal, including sprinklers or access routes to get emergency vehicles to within 150 feet of all areas of the building if it is not sprinkled.

Planning Commission Review	03/10/2023	Dan Frazier	Approved with Conditions
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**Comments:**

1. At time of final development plan submittal provide a Letter of Approval from the Bluffton Park Commercial POA for site lighting, landscaping and architecture.  
 2. At time of final development plan submittal, provide a detail of the dumpster enclosure.

Planning Review - SR	03/10/2023	Jordan Holloway	Approved with Conditions
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**Comments:**

1. Final DP landscaping plan will need to provide 75% canopy coverage for the lot, minus the footprint of the building.

Watershed Management Review DRC	03/08/2023	Samantha Crotty	Approved with Conditions
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**Comments:**

At time of SWP submittal, provide location of planted/saved trees as reflected in the compliance calculator.

Planning Review - Address	03/09/2023	Ryan Coleman	Approved
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Police Department Review	03/10/2023	Adam Barberio	Approved
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Building Safety Review	02/14/2023	Richard Spruce	Approved
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Transportation Department  
Review

02/14/2023

Megan James

Approved

**Comments:**

No comments

**Plan Review Case Notes:**