



PLAN REVIEW COMMENTS FOR DP-11-22-017440

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

Plan Type:	Development Plan	Apply Date:	11/29/2022
Plan Status:	Active	Plan Address:	1268 May River Rd BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0147 0000
Plan Description:	<p>A request by Nathan Sturre of Sturre Engineering on behalf of the property owner, May River Project, LLC for approval of a preliminary development plan application. The project proposes the construction of a concrete apron, gravel access drive, gravel parking spaces and a concrete van accessible ADA space to accommodate conversion of the site use from residential to commercial. The property is zoned Neighborhood General – Historic District (NG-HD), consists of approximately 0.7 acres identified by tax map number R610 039 00A 0147 0000, and is located on the south side of May River Road.</p> <p>STATUS: Staff comments on the preliminary development plan were reviewed at the December 28, 2022 meeting of the DRC.</p> <p>STATUS: The applicant provided a resubmittal on February 20, 2023. The resubmittal represents a substantive modification from the original preliminary development plan request. Staff comments on the revised preliminary development plan will be reviewed at the March 22, 2023 meeting of the DRC.</p>		

Technical Review

Submission #: 2 Received: 02/20/2023 Completed: 03/17/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Beaufort Jasper Water and Sewer Review	03/13/2023	James Clardy	Approved with Conditions

Comments:

Pending resubmittal of water and sewer design to BJWSA Design Review Team.

Fire Department Review	03/17/2023	Dan Wiltse	Approved with Conditions
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Comments:

1. Fire protection will be based on the new use.

Planning Review - SR	03/17/2023	Jordan Holloway	Approved with Conditions
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Comments:

- At time of final development plan submittal, demonstrate that a tree canopy with a minimum of 75% lot coverage, not including roof tops, is being provided. (UDO Section 5.3.3.G.)
- An SCDOT Encroachment Permit will be required for improvements within the May River Road right-of-way.
- Provide a foundation planting area at least 8 feet wide around all structures. (UDO Section 5.3.7.E.)

Building Safety Review	03/14/2023	Richard Spruce	Approved
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Planning Commission Review	03/17/2023	Dan Frazier	Approved
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Planning Review - Address	03/17/2023	Ryan Coleman	Approved
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Police Department Review	03/17/2023	Adam Barberio	Approved
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Transportation Department Review	03/17/2023	Megan James	Approved
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