



PLAN REVIEW COMMENTS FOR DP-08-26-020459

Town of Bluffton

Department of Growth Management

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

Telephone 843-706-4522

Plan Type:	Development Plan	Apply Date:	08/24/2026
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 021 000 0652 0000
Plan Description:	A request by Girishkumar Patel for review of a Preliminary Development Plan application. The project consist of the construction of a 6,000 SF convenience store and fueling station with associated infrastructure. The property is within the Village at Verdier Planned Unit Development (PUD) consists of 5.46 acres identified by tax map numbers R610 021 000 0652 0000 and R610 021 000 0824 0000 at the intersection of HWY 170 and Seagrass Station Road. STATUS: This item will be heard at the September 30, 2026 Development Review Committee meeting.		

Technical Review

Submission #: 1 Recieved: 08/24/2026 Completed:

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Commission Review	09/25/2026	Caroline Luke	Approved with Conditions

Comments:

1. Comments may provided at time of DRC.

Planning Review - Principal	09/25/2026	Dan Frazier	Approved with Conditions
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Comments:

1. Four parking spaces are required for every 1,000 SF of commercial services. A total of 25 parking spaces are required for the proposed 6,261 SF convenience store, and 21 parking spaces have been provided. Revise the site plan to meet the parking requirements. The parking area provided for fuel pump stations do not count as provided parking.
2. The proposed roadways will have public access and will be privately maintained.
3. The landscape plan and site plan are inconsistent with regard to parking counts and proposed uses. Revise as necessary.
4. The proposed plantings on the Landscape Plan are outside of the Limit of Construction identified on Sheet C.300.

Watershed Management Review DRC	09/23/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. At time of stormwater submittal:
 - a) Revise compliance calculator to include BMP surface area in the post-development land covers.
 - b) Clarify why post-development has HSG D soils while pre-development does not.
 - c) Ensure landscape plan and civil plans have matching Limits of Disturbance lines.

Building Safety Review	09/17/2026	Sidney Holland	Approved with Conditions
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Comments:

1. Comments to be provided at time of Building Permit review.

Fire Department Review	09/25/2026	Dan Wiltse	Approved
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Planning Review - Address	09/25/2026	Ethan Greeley	Approved
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Police Department Review	09/25/2026	Bill Bonhag	Approved
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Comments:

No comments

Plan Review Case Notes: