



PLAN REVIEW COMMENTS FOR DP-06-25-019806

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:	06/18/2025
Plan Status:	Active	Plan Address:	1271 May River Rd Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 164B 0000
Plan Description:	A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of property owner Sharan Pyari Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 5,259 S mixed use building and one (1) 1,200 SF carriage house with associated infrastructure. The property is zoned Neighborhood General - Historic District (NG-HD) consists of 0.34 acres identified by tax map numbers R610 039 000 0557 0000 within the Old Town Bluffton Historic District. STATUS: This item will be heard at the July 23, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 06/18/2025 Completed: 07/18/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	07/18/2025	Dan Frazier	Revisions Required

Comments:

1. The site plan proposes too much development on too little land area. The required parking drive and dumpster are not provided on the subject property. Consider eliminating the rear building to provide all site plan elements on the subject property, including buildings, infrastructure, access, parking and dumpster.
2. While proposed parking meets the requirement for the proposed development, the overall parking requirements for the existing and proposed uses are not being met. Some of the current parking being used by the current commercial uses is being displaced by the proposed development.
3. Provide a minimum sidewalk width of five (5) feet (UDO Section 5.9).
4. The proposed ADA parking space does not appear to provide ADA access to the rear building.
5. The parking access drive should be well-defined with a minimum 22- foot width.
6. The proposed new access easement is shown as 20 feet on the site improvement plan and 24 feet on the landscape plan.
7. There appears to be movement conflicts between the existing parking and proposed parking.

Planning Commission Review	07/18/2025	Dan Frazier	Approved with Conditions
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Comments:

1. HPC Comment - The architecture of the buildings will need to demonstrate compliance with 5.15.5.F.1.a of the UDO: "Building heights and widths shall be visually similar to those in the neighboring vicinity."

Planning Review - Senior	07/18/2025	Angie Castrillon	Approved with Conditions
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Comments:

1. Provide an accessible dumpster and dumpster enclosure.
2. A Main Street Building Type is not an allowed building type in the Neighborhood General Historic District.
3. The landscape plan locates tree plantings in the same location that stormwater compliance plan is locating stormwater infrastructure. Revise.
4. Standard parking space dimensions are 9' x 18' (UDO Section 5.11.4). The site improvement plan shows parking dimensions as 9' x 16'. Revise.

Watershed Management Review DRC	07/10/2025	Samantha Crotty	Approved with Conditions
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Comments:

1. At time of Stormwater Permit submittal, provide a geotechnical report that shows infiltration rates greater than 0.5 inches per hour in order to justify the ability to use bioretention - no underdrain in D soils.
2. Revise "Gravel Parking Detail" to "Pervious Paver Detail".
3. Revise "Infiltration Basin Detail" to "Bioretention Detail". Note: Bioretention filter media is required.

Beaufort Jasper Water and Sewer Review	07/18/2025	Matthew Michaels	Approved
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Building Safety Review	07/18/2025	Marcus Noe	Approved
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Fire Department Review	07/18/2025	Dan Wiltse	Approved
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Planning Review - Address	07/18/2025	Dan Frazier	Approved
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Police Department Review	07/18/2025	Bill Bonhag	Approved
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Transportation Department Review	07/18/2025	Mark Maxwell	Approved
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Plan Review Case Notes: