



# PLAN REVIEW COMMENTS FOR DP-06-25-019799

Town of Bluffton

Department of Growth Management

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

Telephone 843-706-4522

<b>Plan Type:</b>	Development Plan	<b>Apply Date:</b>	06/16/2025
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R610 021 000 0652 0000
<b>Plan Description:</b>	<p>A request by Girishkumar Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 6,000 SF convenience store, 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.</p> <p><b>STATUS:</b> This item will be heard at the July 23, 2025 Development Review Committee meeting.</p>		

## Technical Review

**Submission #: 1**      Received: 06/16/2025      Completed: 07/18/2025

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

### Comments:

PC Member Comment:

1. The convenience store should rotate 90 degrees, so the highway corridor overlay district can have the building addressed properly as a front elevation.

Planning Review - Principal	07/18/2025	Dan Frazier	Revisions Required
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### Comments:

1. Provide an updated narrative that meets the narrative description provided in the development plan application checklist.
2. Consider revising the site plan to locate the C-store building between the SC 170 ROW and the gas pumps/canopy (preferred), or locate the C-store Building between the Seagrass Station Road ROW and the gas pumps/canopy. The preferred site layout fronts the convenience store on the highway corridor, screening the gas pumps and canopy. This layout also allows a better fuel truck circulation route.
3. The proposed connector road between SC 170 and Seagrass Station Road should be free flow, with Amanda Road tying in at 90 degrees as a stop sign controlled intersection.
4. Foundation landscape plantings 8' in width are required around the convenience store building.
5. The subject property is within the highway corridor and requires a Certificate of Appropriateness - Highway Corridor Overlay, reviewing architecture, lighting and landscaping.

Watershed Management Review DRC	07/10/2025	Samantha Crotty	Revisions Required
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### Comments:

1. Revise discrepancies between Compliance Calculator, narrative, and site plans. Compliance Calculator indicates the use of an infiltration practice, while the narrative states proposed stormwater detention pond, and the site plans show a proposed retention pond.
2. Revise narrative to state post-development peak discharge control for the 2, 10, 25, 50, and 100-year storm. (SWDM 3.5)
3. Revise the narrative to include how Better Site Design Principles have been incorporated into the plan. (SWDM 2.1.2)

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
Planning Review - Address	07/18/2025	Dan Frazier	Approved
Police Department Review	07/18/2025	Bill Bonhag	Approved
Transportation Department Review	06/24/2025	Mark Maxwell	Approved
<b>Comments:</b> No comments			

**Plan Review Case Notes:**