



PLAN REVIEW COMMENTS FOR DP-04-25-019712

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:** 04/15/2025
Plan Status: Active **Plan Address:** 89 Bridge Street
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0234 0000
Plan Description: A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Preliminary Development Plan. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD) and consists of approximately 1.5 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District.
STATUS: This item was heard at the May 21, 2025 Development Review Committee meeting.
STATUS: This item was approved at the June 25, 2025 Planning Commission meeting. Awaiting resubmittal.
STATUS: The Final Development Plan application will be heard at the September 3, 2025, Development Review Committee meeting.

Final Technical Review

Submission #: 1 Received: 08/15/2025 Completed: 08/29/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	08/29/2025	Dan Frazier	Approved with Conditions

Comments:

1. Development Plan Approval is subject to the review and approval of the Certificate of Appropriateness - Historic District (COFA-03-25-019642).

Beaufort Jasper Water and Sewer Review	08/29/2025	Matthew Michaels	Approved
Building Safety Review	08/29/2025	Marcus Noe	Approved
Fire Department Review	08/29/2025	Dan Wiltse	Approved
Planning Commission Review	08/29/2025	Dan Frazier	Approved
Planning Review - Address	08/29/2025	Dan Frazier	Approved
Police Department Review	08/29/2025	Bill Bonhag	Approved
Transportation Department Review	08/29/2025	Dan Frazier	Approved
Watershed Management Review DRC	08/29/2025	Samantha Crotty	Approved