



PLAN REVIEW COMMENTS FOR DP-03-25-019673

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
LEE/BURNT CHURCH RD

Plan Type:	Development Plan	Apply Date:	03/27/2025
Plan Status:	Active	Plan Address:	121 Burnt Church Rd Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 040 000 0164 0000
Plan Description:	Community commercial		

Technical Review

Submission #: 1 Received: 03/27/2025 Completed: 05/16/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	05/16/2025	Samantha Crotty	Revisions Required

Comments:

1. Provide a BMP exhibit.
2. Show the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5. At the time of the Pre-Development Plan submittal, you shall demonstrate the capacity of retaining the 95th percentile storm on-site with approved infiltration/filtering BMPs and meet Water Quality standards. The Compliance Calculator can be located:
<https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email scrotty@townofbluffton.com.
3. Revise the narrative to include storm attenuation for the 2-, 10-, 25-, 50- and 100-year, 24-hour design storm events. (SWDM 3.6.2)
4. At time of stormwater permit submittal, provide a geo-technical report. (SWDM 2.1.7)
5. At time of stormwater permit submittal, provide an exhibit showing on-site treatment of the 10-yr storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. This exhibit should also provide the locations of all life safety structures (hydrants, emergency access, street signs, etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to issuance of a building permits. Town staff will conduct a site inspection to ensure such features and improvements have been installed prior to issuing building permits.

Planning Commission Review	05/16/2025	Angie Castrillon	Approved with Conditions
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Comments:

1. The property is within the Highway Corridor Overlay District and will be subject to Section 5.14, requiring a COFA-HCO reviewing landscaping, lighting, and architecture.
2. Provide plantings to screen dumpster enclosure at time of Final Development Plan and COFA-HCO submittals.
3. Provide dumpster enclosure detail at time of Final Development Plan and COFA-HCO submittals.

Planning Review - Principal	05/16/2025	Dan Frazier	Approved with Conditions
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Comments:

- 1, An Exempt Plat application will be required for the proposed lot line revision.
2. An Encroachment Permit from Beaufort County will be required prior to development plan approval.

Beaufort Jasper Water and Sewer Review	05/16/2025	Matthew Michaels	Approved
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Building Safety Review	05/16/2025	Marcus Noe	Approved
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Fire Department Review	05/16/2025	Dan Wiltse	Approved
Planning Review - Address	05/16/2025	Diego Farias	Approved
Police Department Review	05/16/2025	Bill Bonhag	Approved
Transportation Department Review	04/21/2025	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: