



## 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 will be heard at the May 21, 2025 Development Review Committee meeting.

### Technical Review

**Submission #: 1** Received: 04/15/2025 Completed: 05/16/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	05/16/2025	Dan Frazier	Revisions Required

#### Comments:

1. The 22-ft wide access drive apron is to be installed as part of the Town's Bridge Street Streetscape public project.
2. Applicant will need to provide apron details approved by SCDOT.
3. Provide a landscape buffer along the east property line adjacent that is not less than half the width of the side yard setback.
4. The issuance of a Certificate of Appropriateness - Historic District (COFA-HD) will be required prior to building permit submittal.

Beaufort Jasper Water and Sewer Review	05/16/2025	Matthew Michaels	Approved
Building Safety Review	05/16/2025	Marcus Noe	Approved
Fire Department Review	05/16/2025	Dan Wiltse	Approved
Planning Review - Address	05/16/2025	Diego Farias	Approved
Planning Review - Senior	05/16/2025	Dan Frazier	Approved
Police Department Review	05/16/2025	Bill Bonhag	Approved
Transportation Department Review	05/16/2025	Mark Maxwell	Approved
Watershed Management Review DRC	05/16/2025	Samantha Crotty	Approved
Planning Commission Review	04/17/2025	Angie Castrillon	Approved

#### Comments:

No comments. (Lydia Depauw)

**Plan Review Case Notes:**