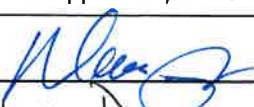
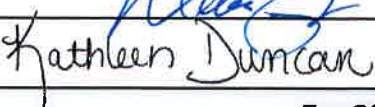




**TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION**

ATTACHMENT 1

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Kathleen Duncan, PLA		Name: David Johnson, Speyside Partners LLC	
Phone: 843.815.4800		Phone: 917.232.7093	
Mailing Address: 181 Bluffton Road, Bluffton, SC 29910		Mailing Address: 25 Minetta Lane, Unit 205 Bluffton, SC 29910	
E-mail: k.duncan@jktiller.com		E-mail: dcjnyc7@gmail.com	
Town Business License # (if applicable): 25-03-7647			
Project Information			
Project Name: The Goddard School	☒ Preliminary	☐ Final	
Project Location: #4 Mott Street	☒ New	☐ Amendment	
Zoning District: Washington Square, Buckwalter PUD	Acreage: 1.6 acres		
Tax Map Number(s): R614 022 000 1128 0000			
Project Description: See Narrative			
Minimum Requirements for Submittal			
☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☒ 3. All information required on the attached Application Checklist.			
☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 6/5/2025	
Applicant Signature: 		Date: 06/06/2025	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

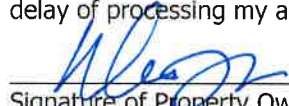


TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).


Signature of Property Owner or Authorized Agent

6/5/2025
Date

DAVID C. JOHNSON JR
Printed Name



DEVELOPMENT PLAN NARRATIVE

Date: July 21, 2025

SUBMITTAL DOCUMENTS

Preliminary Development Plan Application – Signed by Applicant, J.K. Tiller Associates and Owner, Speyside Partners, LLC

Letter of Agency – Provided by Owner, Speyside Partners, LLC, placed on the letterhead of the Contracted Purchaser, Sunshine Bluffton Group, LLC, and Dated 06/05/2025

Narrative – see below

Site Photos – see below

Landscape Plan – J.K. Tiller Associates, Inc., dated 06/06/2025

As-Built Tree and Topography Survey – Coastal Surveying Co., Inc., dated 03/20/2025

Washington Square (C-4) Master Plan – J.K. Tiller Associates, Inc., dated 01/05/2022

Washington Square (C-4) Recorded Plat – Coastal Surveying Co. Inc., dated 01/27/2020

Conceptual Drainage Plan - Carolina Engineering Consultants, Inc., dated 06/04/2025

SOLOCO Compliance Calculator for Town of Bluffton

PROPERTY INFORMATION

Property Owner: Speyside LLC

4530 Park Road, Suite 490

Charlotte, NC 28209

Contracted Purchaser/ Client: Trey & Liz Scott

Sunshine Bluffton Group, LLC

421 Corley Street

Bluffton, SC 29910

Phone – 404.550.4231

Site Information:

Property ID – R614 022 000 1128 0000

Property Address – 4 Mott Street, Bluffton, SC

Property Area – 1.598 Acres

County – Beaufort County

Municipality – Town of Bluffton

Zoning – Buckwalter PUD, Bluffton Commons Commercial Subdivision (aka Washington Square)

Parcel C-4; Lot 1

Development Code – Based on the Development Standards Ordinance 90/3

181 Bluffton Road

Voice: 843.815.4800

Suite B104

jktiler@jktiller.com

Bluffton, South Carolina 29910

Fax: 843.815.4802

PROJECT INFORMATION**Project Name:** The Goddard School**Project Team:**

Applicant/ Landscape Architect – Kathleen Duncan; SC License #1540; J.K. Tiller Associates, Inc.

Civil Engineer – Carolina Engineering Consultants

Architect – James Atkins; SC License #6743; Court Atkins Architect, Inc.

Phasing: Single Phase**Current Use:** Vacant**Proposed Use:** Child Care Center – 13 Classrooms + 1 STEM room , estimated staff of 26 persons.**Architecture**

New 2-story Day Care building with 12 classrooms, 1 multi-purpose room, administrative spaces, support spaces, covered play areas and playground areas. Parking and a dumpster enclosure are included in front of the building. HVAC will be located on the roof and concealed from Buckwalter Parkway. Architecture will meet the standards prescribed within Buckwalter PUD and Washington Square.

Operations:

Families drop-off and pick up at staggered times throughout the day. Parents are required to park their vehicles and bring the child into the facility. Parents will not be allowed to use strollers. Children attending The Goddard School will receive guided programming.

Buffers:

The Modification from the 90/3 for Buckwalter PUD states for Section 5.2.9.D. that within the PUD, the owner/developer determines the buffers. To the east of the property is the Buckwalter Parkway; the buffer for Buckwalter Parkway is adjacent to the project parcel, was included in the master plan, and has already been planted. No additional buffer is required along Buckwalter Parkway. The Washington Square Master plan included a 50' wetland along the western side of the property, adjacent to the jurisdictional wetlands. The property to the north is used for stormwater collection and has no required buffer. The adjacent property to the south is Mott Street, there is no required adjacent street buffer in this master plan.

Setbacks:

Master plan for Washington Square does not require setbacks.

Open Space: Section 5.2.9.E. defines open space as landscaped areas, lagoons, ponds, lakes, wetlands, wildlife preserves, buffer areas, and recreational amenities. Table 3 indicates a requirement of 15% open space. Open space proposed on this site is 34,853 sf / 69,623 sf = 50% of the total site area.

Impervious:

No requirement found.

Vehicular Access: Lot 1 of Washington Square (C-4) Development is accessed off of Mott Street (private paved road). Mott Street is connected to the Buckwalter Parkway (Beaufort County paved road). The Access Management Plan for Beaufort County proposes a future lighted intersection at this location.

Pedestrian Connection:

Sidewalks are located around the building for ingress and egress. Additionally, sidewalks internal to the property provide access to the sidewalk paths located within the Washington Square Master Plan. The internal walks are flush with the drive. Bollards will be placed along the drive for pedestrian safety. The sidewalk connection is located to minimize pedestrian vehicular conflict. Because of the proposed lighted intersection and anticipated traffic near the entrance to this property, it is recommended to place the crosswalk west of the busy intersection. The Speyside Partners, LLC will be responsible for the sidewalk connection and crosswalk beyond the property boundaries.

Parking:

The Goddard School is a model that has been repeated in many locations. Parents are required to park their vehicles and bring the child into the facility. Parents will not be allowed to use strollers. The drive aisle will be available for two-way traffic. A crosswalk is provided for safe crossings. Per code, parking required for Child Care Center is 1 per attendant, plus 2 spaces for unloading and loading. The school will have an estimated staff of 26, which would require 28 parking spaces. (Section 5.2.1.1). However, based on other schools, their experience shows that 45 spaces are more appropriate to accommodate staff and school drop-off/ pick-up at the busiest times. Staff will park in the parking spaces further away from the building and guardians will be able to load and unload in spaces more immediately accessible to the front entrance. For the 45 parking spaces provided, 2 are proposed to be ADA compliant to meet Accessibility Standards.

Tree Coverage:

Existing Tree Coverage are pines and located primarily in the 50' wetland buffer, 3 pines located outside the buffer.

Required Tree Coverage per Buckwalter PUD – 15 trees per disturbed acre (1.38 acres) or 21 trees (Section 5.2.7.5)

Proposed Tree Coverage within the disturbed area – 3 existing trees + 18 new overstory trees

Drainage:

The proposed project is part of the overall Bluffton Commons Commercial Subdivision (aka Washington Square) and as such the post development runoff from the project was accounted for in the overall stormwater design of the commercial subdivision. This system has been constructed and approved by the Town of Bluffton (Town). The Town, however, has adopted new stormwater regulations since that time and an attempt will be made to fully comply with the new regulations and if that is not possible it will be designed to the maximum extent practicable.

The preliminary design of the drainage system is anticipated to use pervious parking spaces, good site design practices and above ground infiltration/detention basins and to meet the Town's requirement.

The National Resources Conservation Service classifies the soils on site consist of Wn-Williman (B/D) as shown on the exhibit on the following page.

Utilities:

It is our understanding that the site can be supplied with adequate utilities.

Lighting:

Proposed parking lot area lighting are indicated on the plan. It is anticipated that Dominion will provide the lighting, and they will provide a plan prior to final development plan submittal. Proposed lighting will meet the requirements of the Buckwalter PUD.

Signage:

Signage will be permitted separately.

UDO Conformance:

The project is not required to conform with the Town of Bluffton Unified Development Ordinance. Rather, the project will conform to the Buckwalter PUD and Washington Square Master Plan.

ARB Review:

Architecture, Landscaping and lighting will be reviewed by the ARB

DRC Comments

Responses are below, in red

Planning Review - Principal:

1. Provide a Traffic Assessment in accordance with UDO Section 5.9.3.B.1.S
Please find the Traffic Assessment provided with submittal items.
2. Based on the land use, the foundation plantings as proposed meet the requirements of UDO Section 5.3.7.E.
Noted.
3. The proposed monument sign, including location, shall be permitted separately.
Sign will be permitted separately as noted on the site plan.
4. Provide playground fence and trash enclosure elevations and details at time of final development plan submittal.
Playground fence and trash enclosure elevations and details will be provided for the final development plan submittal.
5. An ARB approval letter is required prior to development plan approval.
An ARB approval letter will be provided for the final development plan submittal.

Watershed Management Review:

1. At the time of stormwater 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. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), 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 the issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.
Noted.