



PLAN REVIEW COMMENTS FOR DP-06-25-019799

ATTACHMENT 8

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

Plan Type:	Development Plan	Apply Date:	06/16/2025
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 021 000 0652 0000
Plan Description:	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. STATUS: This item will be heard at the July 23, 2025 Development Review Committee meeting.		

Technical Review

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

Reviewing Dept.	Complete Date	Reviewer	Status
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. **The building and site was rotated 90 degrees as requested**

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. **See Below on page 2.**
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. **The building and site were rotated and orientated as requested.**
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. **The roads were revised as requested**
4. Foundation landscape plantings 8' in width are required around the convenience store building. **There is 8' around the building for this purpose**
5. The subject property is within the highway corridor and requires a Certificate of Appropriateness - Highway Corridor Overlay, reviewing architecture, lighting an landscaping. **Understood**

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. **Updated as requested. A separate infiltration basin was added separate from the stormwater wet pond.**
2. Revise narrative to state post-development peak discharge control for the 2, 10, 25, 50, and 100-year storm. (SWDM 3.5) **2 & 3 - Added to narrative on C.100**
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
Comments: No comments			

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Plan Review Case Notes:

1. The narrative was updated to include Better Site Design explanation. The site is private, there are not any common or public areas or publicly dedicated improvements that require outside responsibility. Maintenance is the responsibility of the owner.