



PLAN REVIEW COMMENT – DRC COMMENTS RESPONSE LETTER

July 30, 2025

Town of Bluffton
Growth Management
Development Plan Permitting

Re: 1271 May River Road Development Plan – Plan Review Comments for DP-06-25-019806

Planning Review - Principal

1. The site plan proposes too much development on too little land area. The required parking drive and dumpster are not provided on the subject property. Consider eliminating the rear building to provide all site plan elements on the subject property, including buildings, infrastructure, access, parking and dumpster.

Site Capacity

The proposed plan is able to accommodate buildings, infrastructure, access, and parking. We are also able to provide SoLoCo Stormwater requirements, utilities, bicycle parking, pedestrian pathways, landscaping, open space, tree preservation and tree coverage. Even with all of that, we are providing double the required open space area. We are exceeding many required minimums of the UDO (open space, tree coverage, tree mitigation, and bicycle racks).

Access Drive

Not only is the access drive not required to be located on property, the UDO encourages the use of shared drives. Per Section 5.9.4.C.7, the UDO states, "Where possible, access shall be provided via a shared driveway or service drive." Fortunately, this site provides an opportunity to share driveway access with the adjacent gas station property. A legal access easement agreement will be provided at Final Development Plan submittal.

Waste Receptacle

A waste receptacle/dumpster is not required by the UDO. Trash service will be collected in roll away bins, stored on property, and screened from the view of Highway 46/ May River Road.

2. While proposed parking meets the requirement for the proposed development, the overall parking requirements for the existing and proposed uses are not being met. Some of the current parking being used by the current commercial uses is being displaced by the proposed development. Any development on this site would impact the adjacent site. However, this property is not required to provide parking to adjacent properties. There is no legally binding agreement to provide parking for adjacent properties.
The current use, as a stand alone parking lot, is non-conforming (Table 4.3). The asphalt parking lot layout is also non-conforming (Section 7.11). Any development to occur on this site would require additional infrastructure to bring it into a land use conformance and the parking layout would need to be redesigned to be brought into conformance with the UDO.
That being said, in an effort to be a good neighbor and mitigate parking concerns, parking will be permitted on site for the adjacent property (Texaco site) during certain hours. The residential parking spaces will be reserved for residents during overnight hours and signage will be provided on site.

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COMPREHENSIVE LAND PLANNING ■ LANDSCAPE ARCHITECTURE

3. Provide a minimum sidewalk width of five (5) feet (UDO Section 5.9).
Sidewalks were adjusted to 5'
4. The proposed ADA parking space does not appear to provide ADA access to the rear building.
ADA access has been noted on the site plan with a blue dashed line.
5. The parking access drive should be well-defined with a minimum 22- foot width.
The drive aisle is 22' wide. A painted stripe, indicating the path of the drive aisle, will be provided as discussed with staff during the DRC meeting.
6. The proposed new access easement is shown as 20 feet on the site improvement plan and 24 feet on the landscape plan.
The access easement width will be coordinated with the civil prior to the Planning Commission submittal.
7. There appears to be movement conflicts between the existing parking and proposed parking
Movement conflicts have been addressed. The drive-aisle has been adjusted to not conflict with striped parking on the Texaco property.

Planning Commission Review

1. HPC Comment - The architecture of the buildings will need to demonstrate compliance with 5.15.5.F.1.a of the UDO: "Building heights and widths shall be visually similar to those in the neighboring vicinity."
HPRC has reviewed building plans and elevations on 5/27/2025. The committee expressed support of the buildings designs as proposed. They raised no concerns regarding the height, width, or scale of the building. They addressed detailing (i.e. column spacing, window proportions) with the architect at that meeting.
The proposed Professional Building is similar in size, both in height and width, and detailing to Palmetto Square (Old Village Square) building, located on the adjacent property to the north. The Palmetto Square buildings are visible from May River Road/ Highway 46, in the same sight line and as the proposed buildings. The building heights and widths are in conformance with the meets UDO allowed footprints, heights, and massing.
The proposed Carriage House is also consistent with the UDO standards and the height, width, and form of carriage houses throughout the Historic District

Planning Review - Senior

1. Provide an accessible dumpster and dumpster enclosure.
A dumpster is not required by the UDO.
2. A Main Street Building Type is not an allowed building type in the Neighborhood General Historic District.
UDO Section 5.15.8.A Main Street Building Type, includes a table on the upper right of the page. It shows that a Main Street Building is allowed in Neighborhood Core, Center, and General. The proposed Professional Building meets the specifications for an additional building type as well. Additionally, the proposed Professional Building would also fit within the size parameters of the Center Hall House, the largest building allowed within NG-HD.
3. The landscape plan locates tree plantings in the same location that stormwater compliance plan is locating stormwater infrastructure. Revise.
The understory trees locations will be coordinated with the Civil Engineer to minimize any potential impacts to stormwater infrastructure.
4. Standard parking space dimensions are 9' x 18' (UDO Section 5.11.4). The site improvement plan shows parking dimensions as 9' x 16'. Revise.
All parking is 9'x18' to meet UDO requirement. The parking space includes a 1' flush ribbon curb which bounds the permeable parking areas.



Watershed Management Review

1. At time of Stormwater Permit submittal, provide a geotechnical report that shows infiltration rates greater than 0.5 inches per hour in order to justify the ability to use bioretention - no underdrain in D soils.
A geotechnical report will be provided at the times of the Stormwater Permit submittal.
2. Revise "Gravel Parking Detail" to "Pervious Paver Detail".
The gravel parking detail label will be revised to permeable paving detail.
3. Revise "Infiltration Basin Detail" to "Bioretention Detail". Note: Bioretention filter media is required.
The detail will be revised in accordance with the SoLoCo manual.

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