



## PLAN REVIEW COMMENTS FOR DP-03-24-019066

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:** 03/26/2024  
**Plan Status:** Active **Plan Address:** 9 Bruin Road  
 BLUFFTON, SC 29910  
**Case Manager:** Dan Frazier **Plan PIN #:** R610 039 00A 0021 0000  
**Plan Description:** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd, on behalf of the property owner, Eugene Marks of JOHA LLC, for approval of a preliminary development plan. The project proposes the installation of site infrastructure including internal drive, access, parking, walks, utilities, drainage, and stormwater infrastructure to support one existing residential unit and the future development of three mixed-use commercial lots and two mixed-use carriage houses for a combined total square footage of +/- 19,100 SF. The property is zoned Neighborhood Commercial – Historic District (NC-HD) and consists of approximately 0.79 acres identified by tax map number R610 039 00A 0021 0000 located at the northeast corner of Bluffton Road and Bruin Road.  
**Status:** Staff comments on the preliminary development plan will be heard at the May 1, 2024, meeting of the DRC.

### Technical Review

**Submission #: 1** Received: 03/26/2024 Completed: 04/26/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	04/24/2024	Richard Spruce	Revisions Required

#### Comments:

1. The number of accessible parking spaces is good. However, a pathway for access to the three buildings to the east of the property is required to be accessible. Provide a crosswalk with curb cuts and detectable warning devices on each side of the roadway where the crosswalk is located per ICC, A117.1, 2017 Edition, Section 406.

Watershed Management Review DRC	04/26/2024	Samantha Crotty	Revisions Required
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#### Comments:

1. Provide an exhibit that shows where the pervious pavement, underground detention, and infiltration basin BMPs are located, per Narrative.  
 2. Update compliance calculator to show the proposed BMPs as outlined in the Narrative.  
 3. At 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 should 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 must be installed prior to issuance of a building permits. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements in the exhibit have been installed.

Beaufort Jasper Water and Sewer Review	04/24/2024	Matthew Michaels	Approved with Conditions
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#### Comments:

1. Pending submittal of the project by the Engineer of Record to BJWSA's Design Review Team in accordance with the BJWSA Development Policy and Procedure Manual.

Fire Department Review	04/22/2024	Dan Wiltse	Approved with Conditions
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#### Comments:

1. Provide more details on the proposed uses for the buildings (residential, office space, mercantile, assembly, etc.) as this will have an affect on the required fire protection.
2. Provide more details on the fire protection lines – they are not currently shown on the drawings but the narrative indicates fire protection.
3. Fire department access doesn't provide much room for error for drivers given the submitted design.

Planning Commission Review

04/26/2024

Dan Frazier

Approved with Conditions

**Comments:**

1. During the site planning for any property, consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy. The proposed multi-story structures adjacent to and underneath the live oaks will need to be compatible with the existing tree canopy without removing leaders. It is not clear that the entirety of the footprints shown will be able to be multi-story. (UDO 5.3.3.C.3)
2. Transformer location shown on Landscape Plan in location A is an acceptable location to protect the integrity of the Contributing Resource, however, on "Concept Plan - B," where it is shown adjacent to the Resource, it is not. Insure all plans reflect the appropriate location, the required island tree has room or a root barrier to thrive without conflict, and there is adequate screening of the utility.
3. There is conflicting information between the landscape plan, canopy plan, civil plans and concept plan. Update all to ensure they are consistent.
4. Clarify use of building 4A as it appears first story garage bays are blocked by parking spaces.

Planning Review - Address

04/22/2024

Diego Farias

Approved

Planning Review - SR

04/26/2024

Jordan Holloway

Approved

Police Department Review

04/22/2024

Bill Bonhag

Approved

Transportation Department  
Review

04/26/2024

Megan James

Approved

**Plan Review Case Notes:**