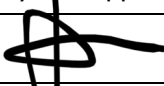





TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

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:Jonathan Marsh		Name:Eugene Marks / JOHA LLC	
Phone:(843) 757.7411		Phone:(203) 726.0090	
Mailing Address:23 Promenade St, Ste 201 Bluffton, South Carolina 29910		Mailing Address:55 Flicker Street, Bluffton, SC 29910	
E-mail:jmarsh@wjkltd.com		E-mail:eugene.marks.jr@gmail.com	
Town Business License # (if applicable):			
Project Information			
Project Name:Joiner Property - 9 Bruin Road	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location:9 Bruin Road, Bluffton SC 29910	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District:NC-HD	Acreage:0.79 AC		
Tax Map Number(s): R610 039 00A 0021 0000			
Project Description: 0.79 acre property with existing residential unit, two proposed carriage houses, and three mixed -use buildings (for office, retail, or misc. commercial use)			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
<input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist.			
<input checked="" type="checkbox"/> 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:03/25/24	
Applicant Signature: 		Date:03/25/24	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
FOR:

JOINER PROPERTY

9 BRUIN ROAD

TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:

EUGENE MARKS

MARCH 25, 2024

Updated: June 17, 2024

PREPARED BY:

WITMER JONES KEEFER, LTD.

STURRE ENGINEERING

List of Exhibits

Title

Exhibit

- | | | |
|----|--|---|
| 1. | Existing Conditions Survey and Vicinity Map | |
| 2. | Context Map and Site Photos | A |
| 3. | Site Plan | B |
| 4. | Site Data and Open Space | C |
| 5. | Tree Removal and Tree Canopy Plan | D |
| 6. | Preliminary Utility Plan and Stormwater Plan | E |
| 7. | Preliminary Stormwater Master Plan | F |
| 8. | Arborist Report – Attached | |

Project Team

Owner:

JOHA LLC

Mr. Eugene Marks

Land Planning & Landscape Architecture:

Witmer Jones Keefer, Ltd

Mr. Daniel Keefer
Mr. Jonathan Marsh

Engineering:

Sturre Engineering

Mr. Nathan Sturre

Traffic Engineer:

Kimley Horn

Mr. Dillon Turner

Project Narrative

Introduction and Existing Conditions:

The ***Joiner Property – 9 Bruin Road*** is a proposed mixed-use and infill development located at the northern intersection of Bluffton Road and Bruin Road within the Town of Bluffton. The development consists of one parcel with an existing home (Joiner House). The parcel is zoned Neighborhood Core - Historic District (NC-HD). Prior to this proposed development, the existing home is utilized for residential purposes.

The parcel has two existing access points; one off of Bluffton Road along the western property line and one off of Bruin Road along the southern property line.

Proposed Site Improvements:

The applicant proposes to subdivide the property into **four** total building lots and construct site infrastructure, which includes the internal driveways, access, parking, walks, utilities, drainage, and stormwater BMPs. Final building uses and tenants are to be determined. Building plans for the three commercial lots will be submitted to the Historic Preservation Committee (HPC) under separate review process.

Parking:

The Development Summary (*See Landscape Exhibit C – Site Data and Open Space*) outlines a detailed explanation of parking requirements based on proposed building square footage and potential uses.

+/- 47 Parking Spaces Required

+/- 47 Parking Spaces Provided/Proposed

Summary of **Proposed** as follows:

+/- 44 parking spaces are proposed to accommodate the mixed-use buildings 1-3 and carriage house 1A (includes 3 existing on-street spaces along Bluffton Road and 7 golf cart / compact spaces).

There are 3 spaces proposed that are allocated solely to accommodate the existing Joiner House (Building 4) and accompanying carriage house (Building 4A).

Parking allocated for any Restaurant use will be located on building lot. All other spaces will be included in a shared access easement for Lots 1-3.

Transportation Networks and Access

The existing access points will be improved to provide access to the Joiner Lane parking area, along with utility and service access. The access from Bluffton Road is proposed to be **right-**

in/right-out. The access off Bruin Road is proposed to be **full access**. The access points connect with a parking lane (Joiner Lane).

Pedestrian access is proposed to connect to both Bruin Road and Bluffton Road along with the internal connection between Buildings 2 and 3.

Final Traffic Assessment to be provided prior to Final Development Plan submittal.

Tree Canopy, Tree Removal, and Arborist Report (Exhibit D)

The plan has been carefully designed to preserve specimen Live Oaks and to maintain the existing tree canopy. The design team has reviewed the conditions of all trees with an Arborist; based on the arborist recommendations, several trees are recommended for removal due to damage / health of the tree.

The Live Oaks 41", 43", and 22" will be cared for by the arborist in advance of site construction. The attached arborist report includes detailed methods for protecting existing trees to remain including arborist recommendations for pre-construction; during construction and post construction tree preservation methods. See attached Arborist report. **NOTE: The arborist recommendations including pruning and fertilization was pro-actively completed in April 2024.**

The plans show each tree to be removed and final submittal will include a landscape plan for all proposed plantings and/or mitigation. The final landscape plan will show open space areas being planted in accordance with the UDO along with the required street trees and landscape island plantings.

Open Space

Open Space is provided within the site thru the courtyard spaces, streetscapes, landscape areas and buffers. The open space exceeds the required 20% as indicated on the Open Space Diagram (*See Landscape Exhibit C – Site Data and Open Space*).

Phasing

The project is proposed to be completed in one phase for all infrastructure work. The proposed buildings will each be considered an individual phase, and will be constructed based on market demands.

Ownership and Maintenance of common areas and utilities

Commons areas and utilities will be controlled by restrictive covenants that will establish guidelines for common area ownership and maintenance, unless otherwise provided at the time of development approval. The common areas, which include easements, open space, sidewalks, etc., will be owned by **JOHA LLC** or some other legal entity, established in the covenants and restrictions. This ownership will include the maintenance of facilities, and drainage on the property.

Stormwater Management

The project proposes utilizing in-series Underground Detention Basins in addition to pervious parking areas to meet SoLoCo and state water quality and quantity regulations. The proposed system will fully contain the 25-year storm event onsite and control the 100-year storm event. Excess runoff during major storm events will leave the site at the northeast corner and outfall to the SERG property stormwater pond. No runoff will be permitted to enter the SCDOT r/w as there is no pre-development runoff to their system. The site ultimately outfalls into Heyward Cove, approximately 900 feet to the east. All runoff from the site eventually reaches the May River (CRW), approximately 0.7 miles downstream of the site.

Geotechnical testing is underway, and the site is anticipated to be very sandy. NRCS data shows a majority of the site is classified as HSG A. A small percentage of the property along the eastern property line is classified as HSG B. The stormwater BMPs and sandy nature will promote infiltration and attenuation before ultimately discharging excess runoff along the existing flow-path at a rate less than that of existing conditions.

Utilities

Water service connections will be made off an existing 8" BJWSA water main located under the existing sidewalk in the eastern Bluffton Road R/W. Each proposed lot will be provided a dedicated 2" commercial water service with backflow prevention.

Fire protection is provided through existing BJWSA Fire Hydrants BL3101 located between the proposed Bluffton Road access and the existing access to the Nectar Parking lot. An additional existing hydrant is available, BL0130, located at the southeastern corner of the 4-way intersection. Should sprinkler protection be required, dedicated fire lines will be provided off the existing 8" BJWSA watermain in the eastern Bluffton Road R/W.

Sanitary sewer service is proposed through a new 8" sanitary main routed through the parking area which will connect to an existing BJWSA manhole in the northern Bruin Road R/W. We will coordinate BJWSA's sewer extension project with our needs to ensure all parcels have adequate gravity sewer access. Should a grease trap be needed, it will be placed between the building and the sewer main.

Existing Water/Sewer service connections to the existing Joiner house will remain in service.

Site Lighting

Streetlights for the parking areas will include SCE&G lights to match the existing Bluffton Road streetscape. Secondary lanes and parking areas will include street lights as required to provide safe access to each building. Final plans will include detailed specifications and foot-candle level for street lights. Low voltage landscape lighting will be included on the final landscape plans.