



PLAN REVIEW COMMENTS FOR DPA-04-26-020215

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

Plan Type: NA **Apply Date:** 04/14/2026
Plan Status: Active **Plan Address:** 19 Towne Dr Drive
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 031 000 1086 0000
Plan Description: A request by Daniel Gaines of Gaines Engineering & Design, on behalf of property owner SGA Dental Partner for approval of a Development Plan Amendment application. The project consists of the renovation and addition to the existing dental office and associated landscaping. The property is within the Belfair Planned Unit Development (PUD) and consists of approximately 1.65 acres identified by tax map number R610 031 000 1086 0000 within the Belfair PUD Master Plan.
STATUS: This item will be heard at the May 20, 2026 Development Review Committee (DRC) meeting.

Technical Review

Submission #: 1 Received: 04/14/2026 Completed: 05/15/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	05/15/2026	Matthew Michaels	Approved with Conditions

Comments:

Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with the March 2025 BJWSA Development Policy and Procedure Manual.

Building Safety Review	05/15/2026	Sidney Holland	Approved with Conditions
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Comments:

Comments to be provided at time of Building Permit Review.

Fire Department Review	05/15/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at time of Building Permit Review.

Planning Review - Principal	05/15/2026	Dan Frazier	Approved with Conditions
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Comments:

1. This parcel is within the Highway Corridor and requires issuance of a Certificate of Appropriateness - Highway Corridor Overlay (COFA-HCO) prior to building permit review.
2. Remove the existing drive-thru surface material and replace with landscaping. The proposed landscaping should be reflected on the Landscape submitted as part of the COFA-HCO application.
3. Show the two new parking spaces as matching the existing adjacent parking spaces (pavers with flush curb).
4. Is the existing roll-up curb adjacent to the existing drive-thru being proposed to remain?
5. Show screening for new mechanicals on Landscape Plan (AC Unit and transformer).

Watershed Management Review DRC	05/13/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Revise narrative to discuss: a.) the amount of land disturbance associated with this development; b.) the current square footage of impervious surfaces and pervious surfaces on site and the proposed square footage of impervious and pervious surfaces on site.
2. If the redevelopment results in an increase of 2000 square feet or more of impervious surface, or if the development exceeds 5000 square feet or greater of land disturbance, the site must meet SoLoCo standards.
3. If the redevelopment does not result in an increase of 2000 square feet or more of impervious surface or exceed 5000 square feet of land disturbance, provide a completed Town of Bluffton Stormwater Affidavit and proof of submittal of application to SCDES for automatic coverage.

Planning Review - Address	05/15/2026	Ryan Coleman	Approved
Police Department Review	05/15/2026	Bill Bonhag	Approved
Planning Commission Review	04/28/2026	Caroline Luke	Approved
Comments: Comments may be provided at time of DRC.			
Transportation Department Review	04/17/2026	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: