



PLAN REVIEW COMMENTS FOR DP-09-26-020492

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:	09/15/2026
Plan Status:	Hold	Plan Address:	1207 May River Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0096 0000
Plan Description:	A request by Nathan Sturre of Sturre Engineering on behalf of property owner ERB Enterprises, LLC, for review of a Preliminary Development Plan. The project consists of the construction of one (1) two-story 4,000 SF office building with associated parking and infrastructure. The property is within the Neighborhood General-Historic District (NG-HD) zoning district and consists of approximately 0.44 acres identified by tax map number R610 039 000 0096 0000 within the Old Town Bluffton Historic District. STATUS: This item will be heard at the October 21, 2026 Development Review Committee meeting		

Technical Review

Submission #: 1 Recieved: 09/15/2026 Completed: 10/16/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Senior	10/09/2026	Dan Frazier	Revisions Required

Comments:

1. Provide an updated traffic assessment for the proposed development per UDO Section 5.9.3.B.1.
2. A foundation planting area at least 8' wide shall be maintained around all structures (UDO Section 5.3.7.E).

Beaufort Jasper Water and Sewer Review	10/16/2026	Neil Desai	Approved with Conditions
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Comments:

If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.

Building Safety Review	10/16/2026	Sidney Holland	Approved with Conditions
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Comments:

Comments to be provided at time of Building Permit Review.

Planning Review - Principal	10/09/2026	Caroline Luke	Approved with Conditions
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Comments:

1. Building setbacks are determined by building type. Identify proposed building type in narrative and update setbacks according to UDO Section 5.15.8. Also note that the building footprint will be determined by COFA-HD review.

Fire Department Review	10/16/2026	Dan Wiltse	Approved
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Planning Commission Review	10/16/2026	Caroline Luke	Approved
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Planning Review - Address	10/16/2026	Ethan Greeley	Approved
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Police Department Review	10/16/2026	Bill Bonhag	Approved
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Plan Review Case Notes: