



PLAN REVIEW COMMENTS FOR MP-06-23-018137

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

Plan Type:	NA	Apply Date:	06/06/2023
Plan Status:	Hold	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 028 000 0921 0000
Plan Description:	<p>A request by Brian Witmer of Witmer Jones Keefer, Ltd, on behalf of Millstone Ventures, LLC, and with the approval of the property owner, Parcel 8A, LLC, for approval of an initial master plan application. The project proposes 16.02 acres of residential development and 5.9 acres of commercial development. The property is zoned Buckwalter PUD and consists of 21.92 acres identified by tax map number R610 028 000 0921 0000 and located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road.</p> <p>STATUS: Staff comments on the initial master plan will be heard at the June 28, 2023 meeting of the DRC.</p>		

Development Review Committee

Submission #: 1 Received: 06/06/2023 Completed: 06/23/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	06/15/2023	Samantha Crotty	Revisions Required

Comments:

1. Re-label stormwater lagoon (typical) as Stormwater BMP on the Stormwater Master Plan Exhibit F to allow for Low Impact Development practices.
2. Revise flow patterns for the BMP at Gibbet Rd right-in right-out to verify inflow/outflow locations.

Building Safety Review	06/14/2023	Richard Spruce	Not Required
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Beaufort Jasper Water and Sewer Review	06/20/2023	James Clardy	Approved with Conditions
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Comments:

Pending formal submittal of preliminary water and sewer plans to BJWSA in accordance with the 2023 Development Policy and Procedures Manual.

Fire Department Review	06/23/2023	Dan Wiltse	Approved with Conditions
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Comments:

1. Additional fire hydrants will be required at time of development plan submittal.

Planning Commission Review	06/23/2023	Dan Frazier	Approved with Conditions
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Comments:

1. Site layouts for all parcels are subject to full Town review and approval at time of development plan submittal.
2. The parking requirements for the multi-family development totals 338 spaces. The five parallel parking spaces adjacent to Gibbet Road cannot count towards the multi-family development parking requirements.
3. A statement shall be placed on the master plan declaring that all development within the Parcel B-1 Master Plan shall conform to the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan.
4. Whether located on- or off-site, it shall be the responsibility of developers to install a 10-foot-wide bicycle and pedestrian path along SC Highway 170 frontage consistent with the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan. The required path shall be installed at time of individual site development.

Planning Review - SR	06/23/2023	Jordan Holloway	Approved with Conditions
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Comments:

See Planning Commission Review comments.

Police Department Review	06/23/2023	Bill Bonhag	Approved
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Planning Review - Address	06/12/2023	Diego Farias	Approved
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Comments:

The propose addresses are:
 Building A: 3381 Okatie Hwy.
 Building 1: 3379 Okatie Hwy.
 Building 2: 3371 Okatie Hwy.
 Building 3: 3353 Okatie Hwy.
 Building 4: 3349 Okatie Hwy.
 Building 5: 3341 Okatie Hwy.
 Building 6: 3323 Okatie Hwy.
 Building 7: 3375 Okatie Hwy.
 Building 8: 3357 Okatie Hwy.
 Building 9: 3337 Okatie Hwy.
 Building 10: 3329 Okatie Hwy.
 Club House: 3345 Okatie Hwy.
 Building B1: 3325 Okatie Hwy.
 Building B2: 3321 Okatie Hwy.
 Building B3: 3319 Okatie Hwy.

Transportation Department Review	06/07/2023	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes: