



PLAN REVIEW COMMENTS FOR DP-08-23-018338

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 JC'S COVE

Plan Type:	Development Plan	Apply Date:	08/01/2023
Plan Status:	Pending	Plan Address:	1 Jcs Cove BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 1129 0000
Plan Description:	<p>A request by Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, for approval of a preliminary development plan application. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC's Cove. The property is zoned Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129 0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road.</p> <p>STATUS: Staff comments on the preliminary development plan will be reviewed at the September 6, 2023 meeting of the DRC.</p>		

Technical Review

Submission #: 1 Received: 08/01/2023 Completed: 09/01/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	08/28/2023	James Clardy	Approved with Conditions

Comments:

1. Pending submittal in accordance with BJWSA Development Policy and Procedures Manual.

Fire Department Review	08/31/2023	Dan Wiltse	Approved with Conditions
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Comments:

1. Provide a fire hydrant within the vicinity of the building. The current hydrant proposed to protect this building is on the opposite side of SC-46 and this property will also be behind an electronic gate.

Planning Commission Review	09/01/2023	Dan Frazier	Approved with Conditions
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Comments:

1. Provide wheel stops for the 5 parking spaces.
2. Per Town Council's approval of the annexation and zoning of JC's Cove properties, this lot can only be utilized for common open space to include a recreational building to serve the six single family residences at JC's Cove.

Watershed Management Review DRC	08/29/2023	Samantha Crotty	Approved with Conditions
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Comments:

1. At time of stormwater submittal, provide grading plans (subject to article 5 of the UDO).

Building Safety Review	08/01/2023	Richard Spruce	Approved with Conditions
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Comments:

- 1 Aug 23 - RAS
Could not tell the dimensions on the accessible parking. This must be 132-inches wide or 96-inches in width with a 96-inch accessible access aisle.

Planning Review - Address	08/28/2023	Diego Farias	Approved
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Planning Review - SR

08/31/2023

Jordan Holloway

Approved

Police Department Review

08/31/2023

Bill Bonhag

Approved

Transportation Department
Review

08/23/2023

Megan James

Approved

Comments:

No comments

Plan Review Case Notes: