



PLAN REVIEW COMMENTS FOR DP-02-23-017662

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

Plan Type:	Development Plan	Apply Date:	02/09/2023
Plan Status:	Pending	Plan Address:	1215 May River Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0095 0000
Plan Description:	<p>A request by Anna Petitgout of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, one commercial lot and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203 – 1217 May River Road and 15 - 19 Jason Street, Status: Comments on the preliminary development plan will be reviewed at the June 14, 2023, meeting of the DRC.</p>		

Technical Review

Submission #: 1 Received: 02/09/2023 Completed: 06/09/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	06/09/2023	Dan Frazier	Revisions Required

Comments:

1. Provide a solid screen fence or wall 6 feet in height along the north property line of Lots 4 and 5 where the lots abut adjacent properties.
2. The proposed parking, trash enclosure and required screening within the 15-foot utility easement requires the approval of the easement holder.
3. Structures within the historic district require Certificate of Appropriateness Historic District (COFA-HD) review and approval.
4. The proposed westernmost shared access drive and parking conflicts with the approved development plan currently under construction on the adjacent property at 1195 May River Road.

Planning Review - SR	06/09/2023	Jordan Holloway	Revisions Required
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Comments:

1. Tree #2 is proposed for removal due to the proposed building being too close to the tree. Consider moving the building to allow the preservation of the tree.
2. Tree #22 can be incorporated into a landscape island with minimal change to the plan. Revise accordingly.
3. Tree #21 may have the potential to be saved. Staff will examine on site.
4. Tree #17 is called out in the arborists report to likely survive construction and recommended to move the sidewalk to accommodate the tree. Revise plans accordingly.
5. Keep tree 19 as well since it is indicated that it can survive construction.
6. A variance request will need to be submitted to the Board of Zoning Appeals for the building setback on the western end of the plan.
7. Update the narrative to include a description and the function of the single family detached lots along Jason Street. Please note that only 1 short term rental is permitted per parcel.
8. Per UDO Section 5.6.6 the open space on the residential properties needs to be deed-restricted private ownership, which shall prevent development and/or subsequent subdivision of the common open space land and provide for the maintenance responsibility. This will be required at Final Development Plan submittal.

Watershed Management Review DRC	02/28/2023	Samantha Crotty	Revisions Required
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Comments:

1. Revise the narrative to include storm attenuation for the 50- and 100-year, 24-hour design storm events. (SWDM 3.5.2)
2. Revise the Compliance Calculator to include storage practice as a BMP as mentioned in the Narrative.
3. In the Compliance Calculator, post-development land cover surface area totals should match contributing drainage surface area totals on the BMP sheet (i.e., cell F9 should match D44, F10 should match E44, etc.).
4. Provide a map of Natural Resources on the site that identifies resources listed in Table 2.2 of the SWDM. (SWDM 2.1.3 and 2.1.8)
5. Label areas of permeable pavement on the BMP exhibit.
6. Provide BMP details on the site plans for the bioretention, pervious parking, and underground detention as mentioned in the narrative.
7. Pervious parking is not allowed left of the western access where 1195 May River Rd's bioretention is located.
8. Clarify location of bioretention based on tree saves.

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

1. Widen driveways for buildings 6-9 to 14 feet to allow for one way emergency vehicle traffic.
2. Straighten driveway for buildings 9 & 9A. Current configuration does not appear to be able to accommodate emergency vehicles.

Beaufort Jasper Water and Sewer Review	03/07/2023	James Clardy	Approved with Conditions
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Comments:

Pending official submittal of water and sewer permitting plans in accordance with BJWSA February 2023 Development Policy and Procedure Manual.

Building Safety Review	06/06/2023	Richard Spruce	Approved
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Comments:

14 Feb 23 - RAS
 Could not locate the accessible parking.
 Detectable warning devices are required where sidewalks cross vehicle traffic lanes.
 Are the residential lots to be subdivided so that each dwelling is on its own lot? If not these may be considered R-2 instead of R-3 structures and they would have to meet code compliance with the building code and not the residential code. Major differences.

Planning Review - Address	06/09/2023	Ryan Coleman	Approved
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Police Department Review	06/08/2023	Bill Bonhag	Approved
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Transportation Department Review	06/08/2023	Megan James	Approved
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Plan Review Case Notes: