



PLAN REVIEW COMMENTS FOR DP-09-22-017236

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

Plan Type:	Development Plan	Apply Date:	09/28/2022
Plan Status:	Active	Plan Address:	315 Gibbet Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 036 000 0459 0000
Plan Description:	<p>A request by Jonathan Steele of Compass TPC, LLC, on behalf of the property owner, Marilyn Faulkner of MF Enterprises, LLC, for approval of a preliminary development plan application. The project consists of two 2-story climate-controlled storage buildings totaling 113,544 square feet including a retail sales/rental office and incidental truck rentals. The property is zoned Jones Estate PUD and consists of approximately 3.21 acres identified by tax map numbers R610-036-000-0458-0000 and R610-036-000-0459-0000 and located at the intersection of Gibbet Road and Highway 170 within the Palmetto Point Commercial Master Plan.</p> <p>STATUS: Staff comments were reviewed at the November 2, 2022, meeting of the DRC. STATUS: Preliminary development plans have been resubmitted and will be reviewed at the January 11, 2023 meeting of the DRC.</p>		

Technical Review

Submission #: 2 Received: 12/21/2022 Completed: 01/06/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	01/04/2023	Andrea Moreno	Revisions Required

Comments:

1. Provide the intended retention volume achieved by the proposed BMPs using the Compliance Calculator. The Compliance Calculator can be located at: <https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email scrotty@townofbluffton.com.

Fire Department Review	01/06/2023	Dan Wiltse	Approved with Conditions
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Comments:

1. At time of final develop plan submittal, provide detail on the fire lane (construction, markings, etc.) and emergency access to the site if it is to be a secured facility.

Planning Commission Review	01/06/2023	Dan Frazier	Approved with Conditions
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Comments:

- Perimeter sidewalks connecting to the project's internal pedestrian circulation shall be provided along the Estate Drive and Gibbet Road frontages adjacent to the subject property.
- If the site is to be secured, show the location of security fencing, security entry gates, and bollards on the site plan.
- The subject property is within the Highway Corridor Overlay District and will require a Certificate of Appropriateness reviewing landscaping, lighting and architecture prior to Final Development Plan approval (UDO Section 3.17). The building elevations and renderings will require modifications, including but not limited to a change in building materials and awnings. Supplemental plantings may be required in the highway corridor overlay district buffer to meet the highway frontage buffer screening requirements.
- At time of final development plan submittal provide proposed site lighting on the landscape plan.
- At time of final development plan submittal provide a detail of the dumpster enclosure.
- Label the gravel fire truck access that is adjacent to Building 2.

Planning Review - SR	01/06/2023	Jordan Holloway	Approved with Conditions
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Comments:

See planning commission review comments.