



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
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Applicant		Property Owner	
Name: Compass TPC, LLC / Jonathan Steele		Name: MFF Enterprises LLC / Marilyn Faulkner	
Phone: 216-458-0670 Ext. 269		Phone: 843-684-5172	
Mailing Address: 20445 Emerald Pkwy Dr, Ste 220 Cleveland, OH 44135		Mailing Address: 130 Fort Walker Dr. Hilton Head, SC 29929	
E-mail: jsteele@amsdellcompanies.com		E-mail: marilynghi@yahoo.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Compass Self Storage	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: Intersection of Gibbet Rd and Hwy 170	<input type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: PUD	Acreage: 3.21 Acres		
Tax Map Number(s): R610-036-000-0459 and R610-036-000-0458			
Project Description: Self storage building			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Marilyn Faulkner</i>		Date: 9/27/22	
Applicant Signature: <i>JT Steele</i>		Date: 09/26/22	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



20445 Emerald Parkway Drive
Suite 220
Cleveland, OH 44135
(216) 458-0670
(216) 458-0671 Fax

DEVELOPMENT PLAN APPLICATION

315 Gibbet Road and 20 Caine Drive
Bluffton, SC
December 20, 2022

APPLICANT

The Applicant for the proposed project is: **Compass TPM, LLC.**

20445 Emerald Parkway Drive, SW – Ste. 220
Cleveland, OH 44135
Phone: 216-458-0670

The Primary Contact for the Applicant is:

Jonathan Steele
Phone: 216-458-0670 ext. 269
E-mail: jsteele@amsdellcompanies.com

PROPERTY OWNER

The Owner of the property is:

MMF Enterprises, LLC

c/o Marilyn F. Faulkner
130 Fort Walker Dr.
Hilton Head Island, SC 29929
Phone: 843-681-5172
E-mail: marilynthi@yahoo.com

Letter of Authorization attached.

INTRODUCTION

The proposed **Compass Self Storage** project will be developed on two existing lots within the Palmetto Pointe Business Park. The two lots will be consolidated into one lot as part of the project.

Palmetto Pointe Business Park is an existing commercial subdivision and is zoned as a Planned Unit Development (PUD) in the Town of Bluffton, South Carolina. The existing infrastructure will provide water, sewer, drainage and access to the proposed project.

The proposed use is climate-controlled self-storage with a retail sales / rental office and incidental truck rentals. This site will not be used for truck rentals, however, on occasion a rental truck may be parked on-site between rentals. The U-Haul Rental center is located on the parcel across the street that is owned by the developer.

The project will be completed in a single phase of construction.

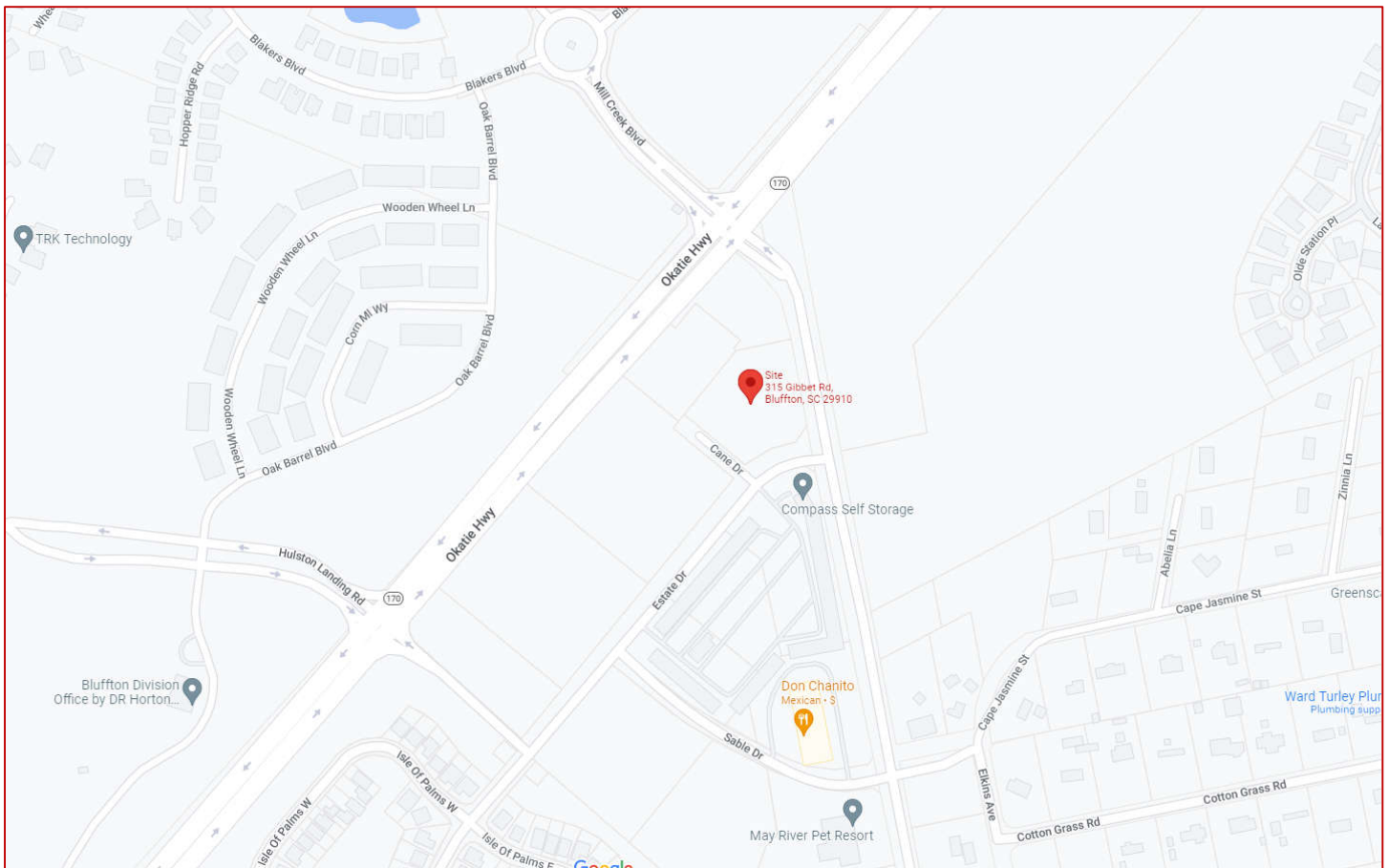
PROPOSED DEVELOPMENT

The proposed project is the development of a multi-story climate-controlled self-storage property.



PROPERTY LOCATION

The subject property is located along the south side of Gibbet Road west of Estate Drive, with SC Hwy. #170 – Okatie Highway (west) and Gibbet Road (north), Estate Drive (east), and Caine Drive (south).



SITE ACCESS

Access will be provided by Caine Drive via Estate Drive. The property owner's association will be responsible for maintenance of the Roads and drainage system.

PARKING

The proposed site plan provides for 19 parking spaces as follows:

- 5 customer parking spaces at the facility office
- 14 parking spaces adjacent to the two loading areas
- Loading/Unloading space in front of each loading area.

SITE LIGHTING

Site lighting will be provided by Owner installed and controlled lighting. Photometric plans will be provided at final application for review and approval.

UTILITIES

Dominion and Hargray Telephone will provide electrical and telephone service respectively. Hargray will provide cable service as well. The Town of Bluffton Fire Department will provide fire protection and emergency medical service.

EXISTING SITE CONDITIONS

The subject property is comprised of two parcels: 315 Gibbet Road and 20 Caine Drive that will be developed as one overall project.

The site is currently vacant with a mix of trees and bushes covering the site. There is a drainage easement that runs between the two parcels from Caine Drive on the south to an existing storm water pond to the north.

- **Lot 2:** **315 Gibbet Rd.**
PIN #: R610 036 000 0459 0000
Acres / SF: 1.71 ac / 74,713 SF
- **Lot 1:** **20 Caine Dr.**
PIN #: R610 036 000 0458 0000
Acres / SF: 1.50 ac / 65,488 SF
- **Combined:** 3.218 acres / 140,201 SF

EXISTING TREE COVER

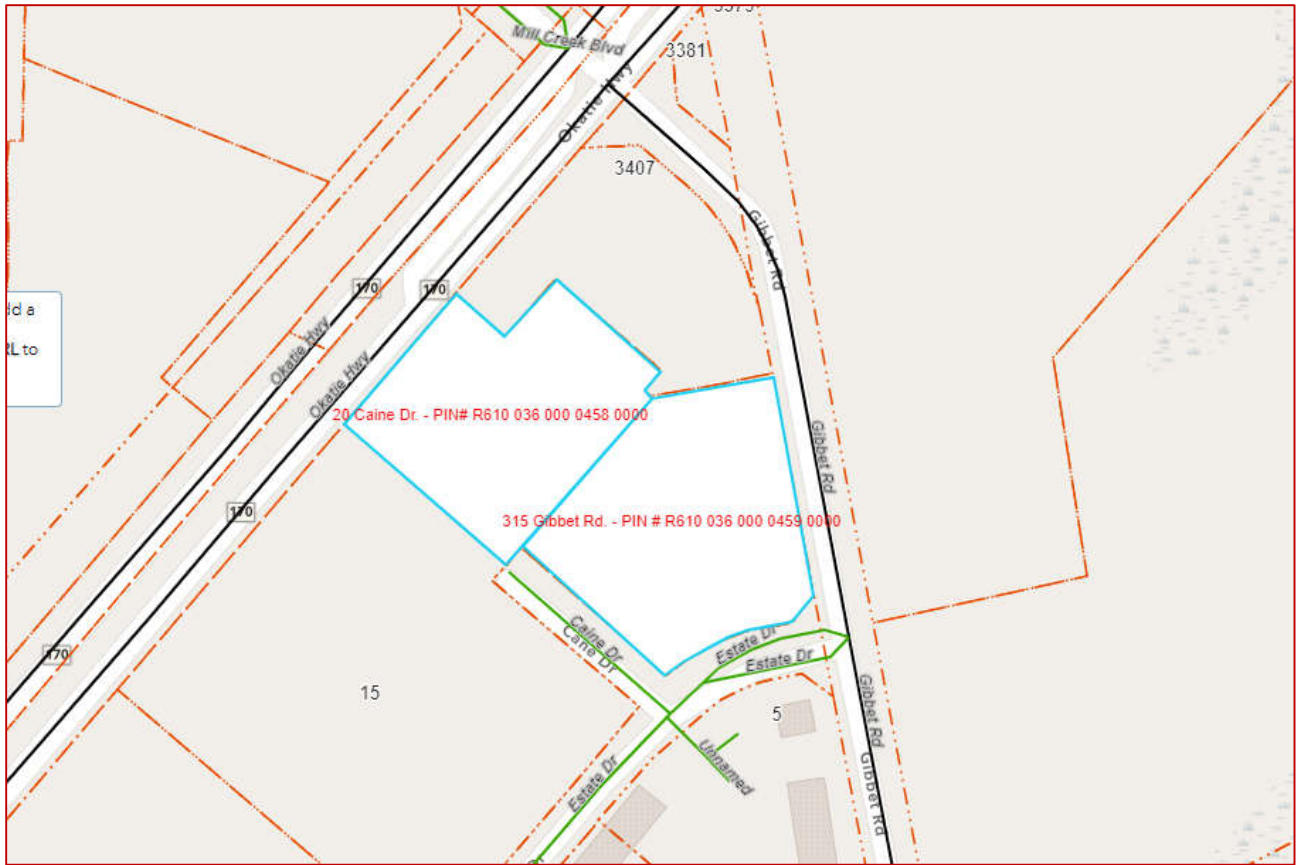
The trees have been surveyed and are shown on the site development plans as well as proposed tree removal. Two large live oaks have been identified for preservation and the site plan has been developed accordingly.

WATER AND SEWER

Water and fire protection to serve the project will be provided by the surrounding water main and laterals. Sewer will be provided by a connecting to an existing gravity sanitary sewer main surrounding the project. Beaufort-Jasper Water and Sewer Authority is the service agent for these systems.

DRAINAGE

The project site will drain into the master drainage system for the Palmetto Point Commercial Subdivision and the post development storm water run-off for this site was accounted for in the drainage design. The proposed design will incorporate pervious concrete, disconnected impervious areas and utilize rain garden/infiltration areas as measures to further comply with the Town of Bluffton's current drainage ordinance.



PROJECT DATA CONFORMANCE

ADDRESS:	315 Gibbet Rd. and 20 Caine Dr.	
JURISDICTION:	Town of Bluffton	
PARCEL:	Acres:	3.21 acres
	Square Feet:	140,176 square feet
BUILDING:	Gross Square Footage:	113,444 square feet
	Footprint:	56,722 square feet
	Height:	Two Stories
COVERAGE:	Maximum Allowed:	75.0%
	Proposed Building:	40.5%
	Impervious:	<u>13.4%</u>
	Total Coverage:	53.9%
	Building:	56,722 square feet
	Impervious:	<u>18,783</u> square feet
	Total Coverage:	78,505 square feet
OPEN SPACE:	Minimum Open Space:	20.0%
	Proposed Open Space:	60,568 square feet
	Open Space Provided:	43.2%
ZONING:	PUD, Jones Estate PUD within the Palmetto Point Commercial Master Plan and in the Highway Corridor Overlay District1	
CURRENT USE:	Vacant Lot; Permitted by Right	
PROPOSED USE:	Self-Storage Facility; Permitted by Right	
USE CONFORMANCE:	Yes	

PAST DEVELOPMENT APPROVAL

The proposed project is located in the Palmetto Pointe Business Park is an existing commercial subdivision and is zoned as a Planned Unit Development (PUD) in the Town of Bluffton, South Carolina.