



CAROLINA ENGINEERING  
CONSULTANTS, INC.

P.O. Box 294  
Beaufort, SC 29901

(843) 322-0553  
(843) 322-0556 Fax

December 20, 2022

Dan Frazier  
Town of Bluffton  
20 Bridge St  
Bluffton, SC 29910

Re: Compass Self Storage  
Palmetto Point Commercial  
Beaufort County, SC  
J-2493

Dear Mr. Frazier,

On behalf of our client, Palmetto Land Associates, LLC, we are responding to the comments presented at the Preliminary Development Review Committee (DRC) meeting on November 2, 2022. The responses are in the same order that the comments were presented:

**Fire Department Review:**

1. The site plan has been revised to meet the required access requirements.
2. At final development plan submission flows will be provided for existing and any proposed fire hydrants that are intended to be used for fire protection.

**Planning Commission Review:**

1. The revised site plan considers the existing hardwood trees on-site and incorporates them into the overall design.
2. Upon DRC and Planning Commission approval, the project will be submitted to the Highway Corridor Board for a certificate of appropriateness.
3. An overall site plan sheet is provided with the requested information.
4. The site plan has been revised to incorporate two buildings instead of one larger building to reduce the overall mass and visual impact of one large building.

Mr. Dan Frazier  
December 20, 2022  
J-2493  
Page Two

5. An access easement will be obtained between the applicable property owners before final submission.
6. A sidewalk connection has been added to connect the project to Estate Drive.
7. The revised project narrative includes parking space calculations for the project.
8. The revised project narrative provides more detailed information regarding "incidental truck rentals."
9. The dumpster pad has been relocated with the revised site plan.
10. All signage will be submitted separately for approval.
11. Final landscaping plans will be provided at final submission.
12. Tree protection fencing has been added to the plans.
13. Final site lighting plan will be provided at final submission.
14. HVAC locations will either be adjacent to the buildings with appropriate screening or located on the roof. If possible, we would like to address this at final submission.
15. The revised site plan provides additional room for larger moving trucks to access the storage buildings without blocking parking spaces.

**Watershed Management:**

1. The proposed site development is located in a commercial subdivision that has a master storm drainage system to handle the post development run-off. In an effort to meet the current Town of Bluffton's stormwater requirements, pervious paving is being proposed in the parking areas and bio-retention/rain gardens will be used to retain and infiltrate the 95<sup>th</sup> percentile storm event.

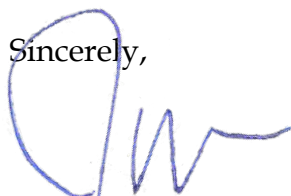
Mr. Dan Frazier  
December 20, 2022  
J-2493  
Page Three

We hope that these responses along with the following attached revised items are acceptable and will allow the project to be passed on to the Town's Planning Commission for approval:

1. Project Narrative
2. Overall Site Development Plan
3. Building Elevations
4. Building/Site Renderings

If you should have any questions or require any additional information, please do not hesitate to give me a call.

Sincerely,



Jeff P. Ackerman, P.E.  
Carolina Engineering Consultants, Inc.



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](mailto: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: [marilynthhi@yahoo.com](mailto:marilynthhi@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.

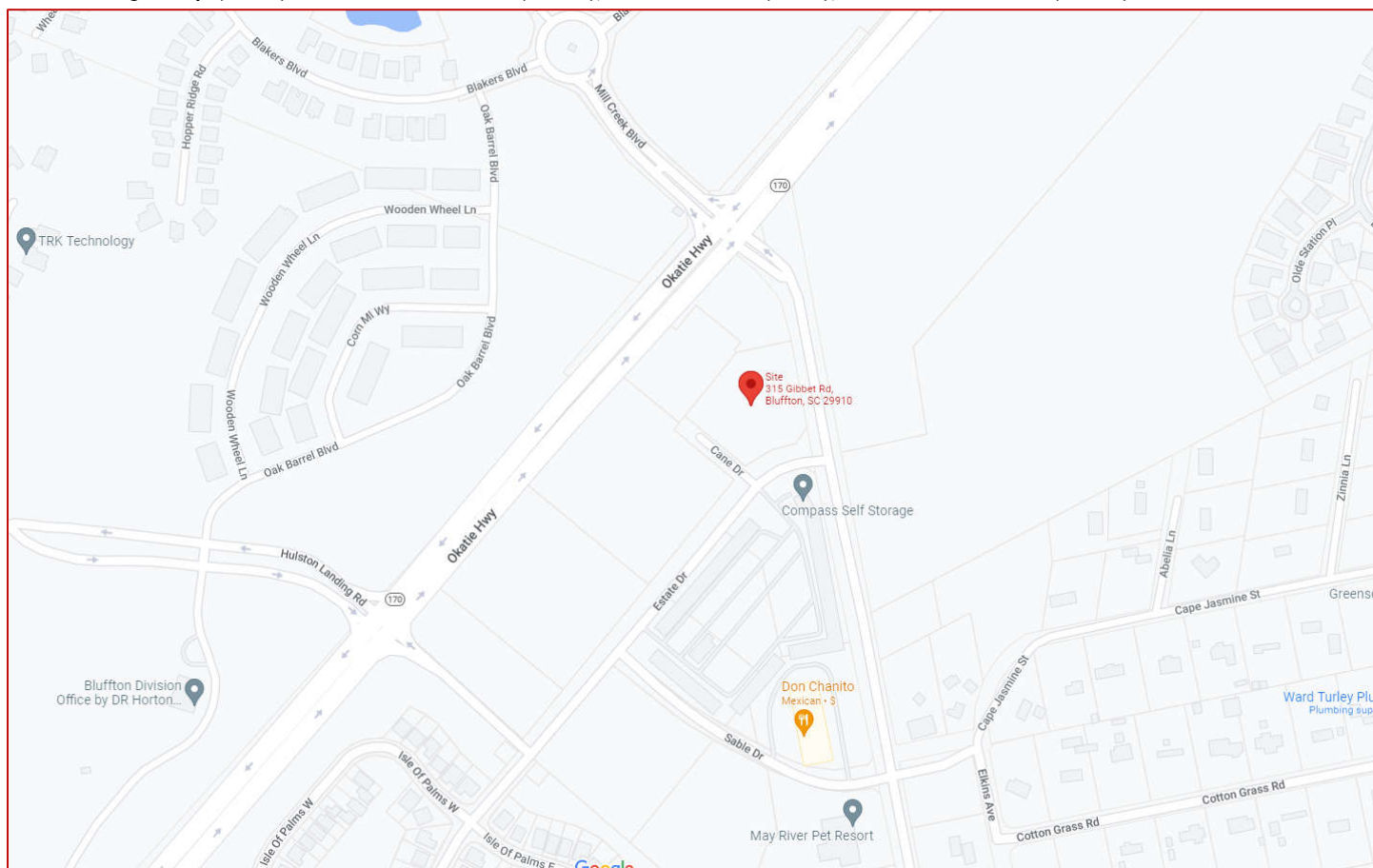
## PROPOSED DEVELOPMENT

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

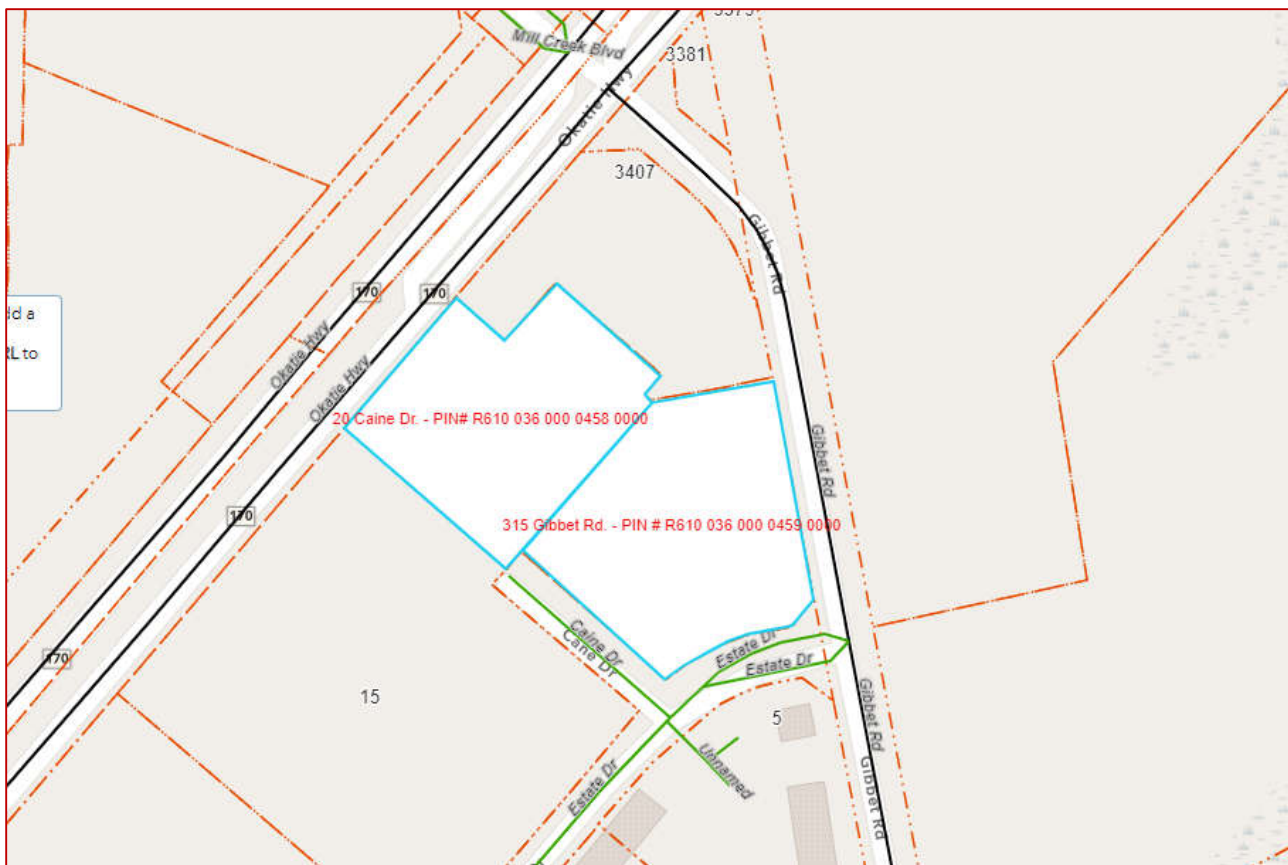
The trees have been surveyed and are shown on the site development plans as well as proposed tree removal. Two large live oaks have been identified for preservation and the site plan has been developed accordingly.

## 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

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



AREA TABLE	
SITE AREA:	3.21 AC
IMPERVIOUS AREA:	
PROPOSED BUILDING (FOOTPRINT)	56,722 sf or 40.5%
OTHER IMPERVIOUS	18,783 sf or 13.4%
TOTAL IMPERVIOUS AREA:	78,505 sf or 53.9%
OPEN SPACE AREA:	
MINIMUM OPEN SPACE	20%
PROPOSED OPEN SPACE	60,568 SF
OPEN SPACE PROVIDED	43.2%
BUILDING AREA (GSF):	113,444 SF
PARKING SPACES:	
PROVIDED PARKING:	19 SPACES (3 HANDICAP)

PLAN REVISIONS	
NO.	DESCRIPTION
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

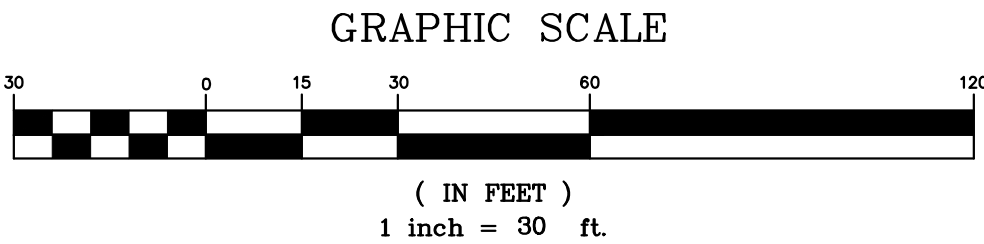
COMPASS SELF STORAGE  
CANE DRIVE  
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.  
PO BOX 294  
BEAUFORT, SC 29901  
843/322-0553  
843/322-0556 (FAX)  
WWW.CAROLINAENGINEERING.COM

PROJECT:	2493
DATE:	12/20/22
REVISED:	12/20/22
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=30'

SITE PLAN

1  
OF 1



12/21/2022

\*ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION.  
THE DESIGNS AND IDEAS PRESENTED IN THESE  
PLANS ARE THE PROPERTY OF CAROLINA  
ENGINEERING CONSULTANTS, INC. THE  
REPRODUCTION, COPY, OR USE OF THESE PLANS OR THE  
INFORMATION IS STRICTLY PROHIBITED WITHOUT THE  
WRITTEN CONSENT OF THE ENGINEER.