



PLAN REVIEW COMMENTS FOR DP-07-26-020398

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

Plan Type:	Development Plan	Apply Date:	07/23/2026
Plan Status:	Hold	Plan Address:	6201 Jennifer Court BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0756 0000
Plan Description:	A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of property owner Dawna Gray of Michael Bradley Holdings, LLC for review of a Preliminary Development Plan application. The project consists of the construction of three buildings totaling 47,300 SF of retail/office and restaurant use, associated parking, open space, and infrastructure. The property is within the Neighborhood Core (NC) zoning district and consists of approximately 5.18 acres identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located north of May River Road east of Buck Island Road.		

Technical Review

Submission #: 1 Recieved: 07/23/2026 Completed: 08/21/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	08/21/2026	Dan Frazier	Revisions Required

Comments:

1. Provide a traffic Assessment per UDO Section 5.9.3.B.1.
2. There are proposed trees on the landscape plan shown above underground BMP Chambers.
3. Provide typical dimensions on site plan - parking stalls, lane widths, building footprints, building foundation planting area widths, etc..
4. The civil site plan lacks sufficient information to provide a complete review. Civil Plan does not match landscape plan (parking..)
5. Offsite improvements including parking and street trees subject to property owner approval.
6. Diagonal parking provided on Jennifer Court encroaches the subject property's required 10-ft buffer area.

Watershed Management Review DRC	08/21/2026	Samantha Crotty	Revisions Required
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Comments:

1. Show the feasibility of meeting current stormwater standards using the compliance calculator. (SWDM Chapter 3)
2. Provide a BMP exhibit showing all proposed BMPs.
3. Provide a jurisdictional determination for the wetland on site.
4. BMPs proposed in the narrative are not consistent with proposed BMPs shown on the site plan. Revise narrative/site plan.
5. At time of stormwater permit submittal, demonstrate the of the off-site or regional stormwater management practice can safely convey the 100-year, 24-hour storm event. (SWDM 3.12)
6. Document the use of better site design principles (SWDM 2.2.1) in the narrative.

Beaufort Jasper Water and Sewer Review	08/21/2026	Matthew Michaels	Approved with Conditions
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Comments:

If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.

Fire Department Review	08/21/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. Provide an exhibit demonstrating delivery truck and emergency vehicle circulation.

Planning Commission Review	08/21/2026	Caroline Luke	Approved with Conditions
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Comments:**ATTACHMENT 5**

Comments may be provided at time of Development Review Committee meeting.

Building Safety Review	08/21/2026	Sidney Holland	Approved
Planning Review - Address	08/21/2026	Ethan Greeley	Approved
Transportation Department Review	07/24/2026	Mark Maxwell	Approved

Comments:

No comments

Plan Review Case Notes:

JENNIFER COURT COMMERCIAL

BLUFFTON, SOUTH CAROLINA



CONSULTANT INFO

ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM
DIGITAL DATA PROVIDED BY:

COMPANY
CITY, STATE
(XXX) XXX.XXXX

ALL CIVIL ENGINEERING, INCLUDING TOPO AND
BOUNDARY SURVEYS, EXISTING TREES AND SURVEY
DATA WERE TAKEN FROM DIGITAL FILES PROVIDED
BY:

DAVIS & FLOYD
BLUFFTON, SC
(843) 379.2222

ISSUED: JULY 21, 2026

CONTACT

WITMER JONES KEEFER
23 PROMENADE ST., SUITE 201
BLUFFTON, SC. 29910
(843) 757.7411
WWW.WJKLTD.COM

SHEET INDEX

- | | | |
|---|---|-----------------------------|
| A | - | COVER SHEET |
| B | - | EXISTING CONDITIONS |
| C | - | TREE REMOVAL AND DEMOLITION |
| D | - | SITE PLAN |
| | - | SITE DIAGRAMS AND TABLES |



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SITE DEVELOPMENT PLANS
FOR
JENNIFER COURT
COMMERCIAL
BLUFFTON, SOUTH CAROLINA

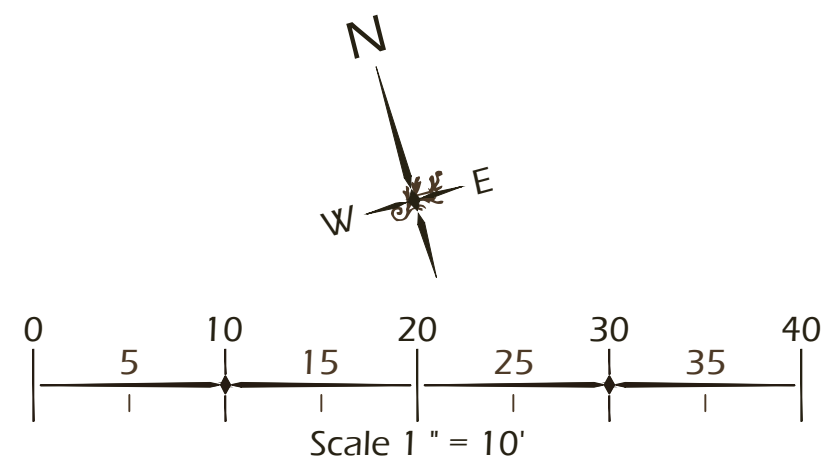
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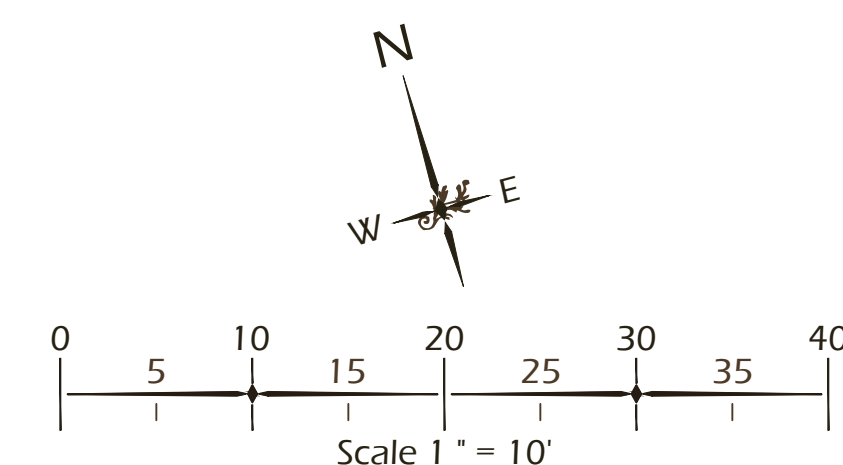
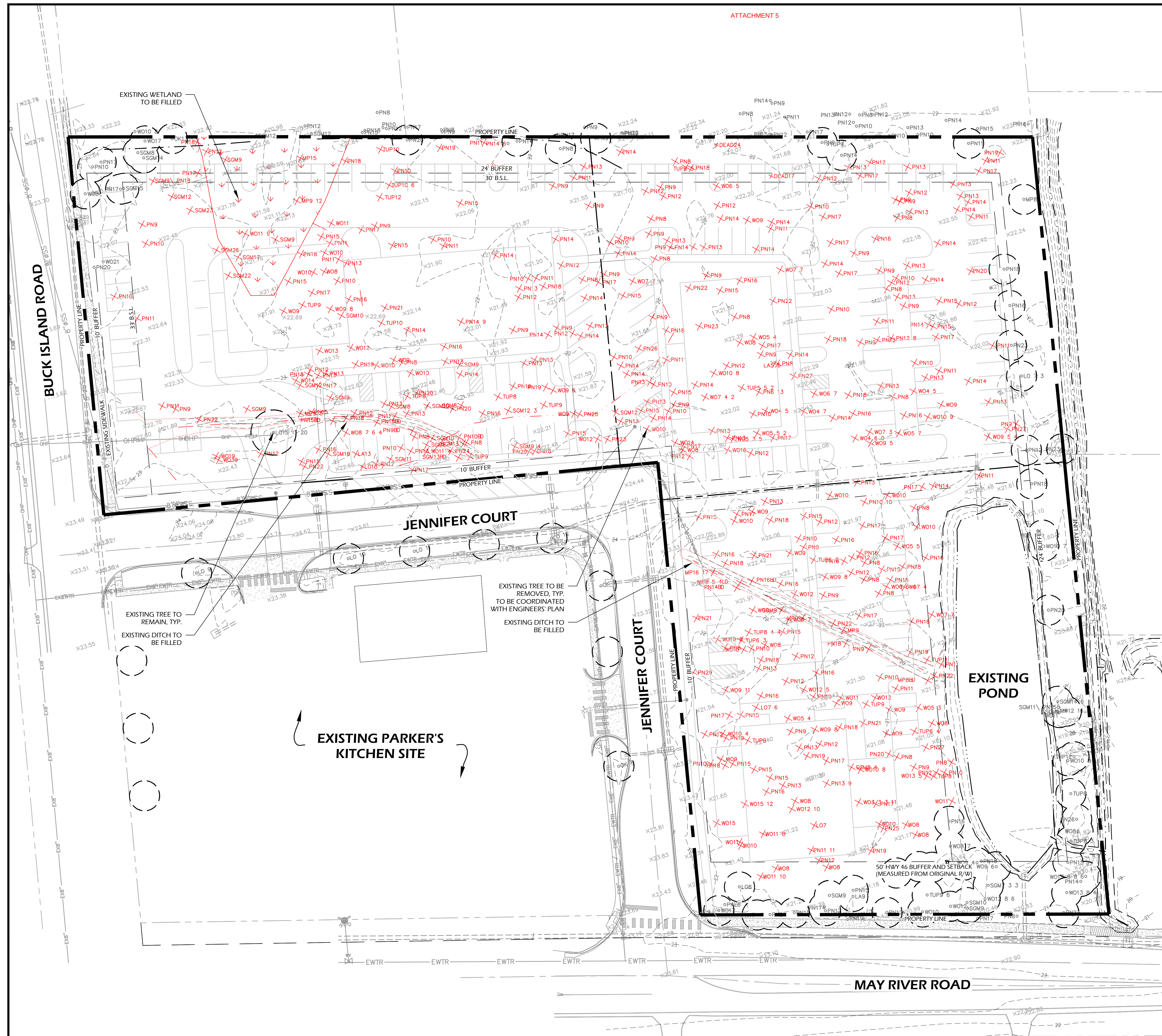
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REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS







REQUIRED PARKING				
DESCRIPTION	USE	S.F.	REQUIREMENTS	PARKING SPACES
BUILDING 01	OFFICE / RETAIL (1ST FLOOR)	12,400 S.F.	04 SPACES/1,000 S.F.	50
	OFFICE (2ND FLOOR)	12,400 S.F.	04 SPACES/1,000 S.F.	50
BUILDING 02	OFFICE / RETAIL (1ST FLOOR)	6,000 S.F.	04 SPACES/1,000 S.F.	24
	OFFICE (2ND FLOOR)	6,000 S.F.	04 SPACES/1,000 S.F.	24
BUILDING 03	RESTAURANT (1ST FLOOR)	7,500 S.F.	04 SPACES/1,000 S.F.	30
	OFFICE (2ND FLOOR)	3,000 S.F.	04 SPACES/1,000 S.F.	12
TOTAL REQUIRED SPACES				190

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	209
ACCESSIBLE CAR / VAN	11
TOTAL PROPOSED SPACES	220
TOTAL EXISTING SPACES	00
TOTAL PARKING SPACES	220

NOTE:
1. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE).

PROPOSED SITE COVERAGE TABLE	
	ACTUAL COVERAGE (SF)
TOTAL PERVIOUS	XX
TOTAL IMPERVIOUS	129,031
TOTAL SITE	225,570
% SITE COVERAGE	57.20%

SITE DESCRIPTION	
EXISTING ZONING	NEIGHBORHOOD CORE
TOTAL SITE AREA (ACRES)	±5.18 A.C.

Wimmer Jones-Keefe

landscape architecture
land planning

www.wjkltd.com

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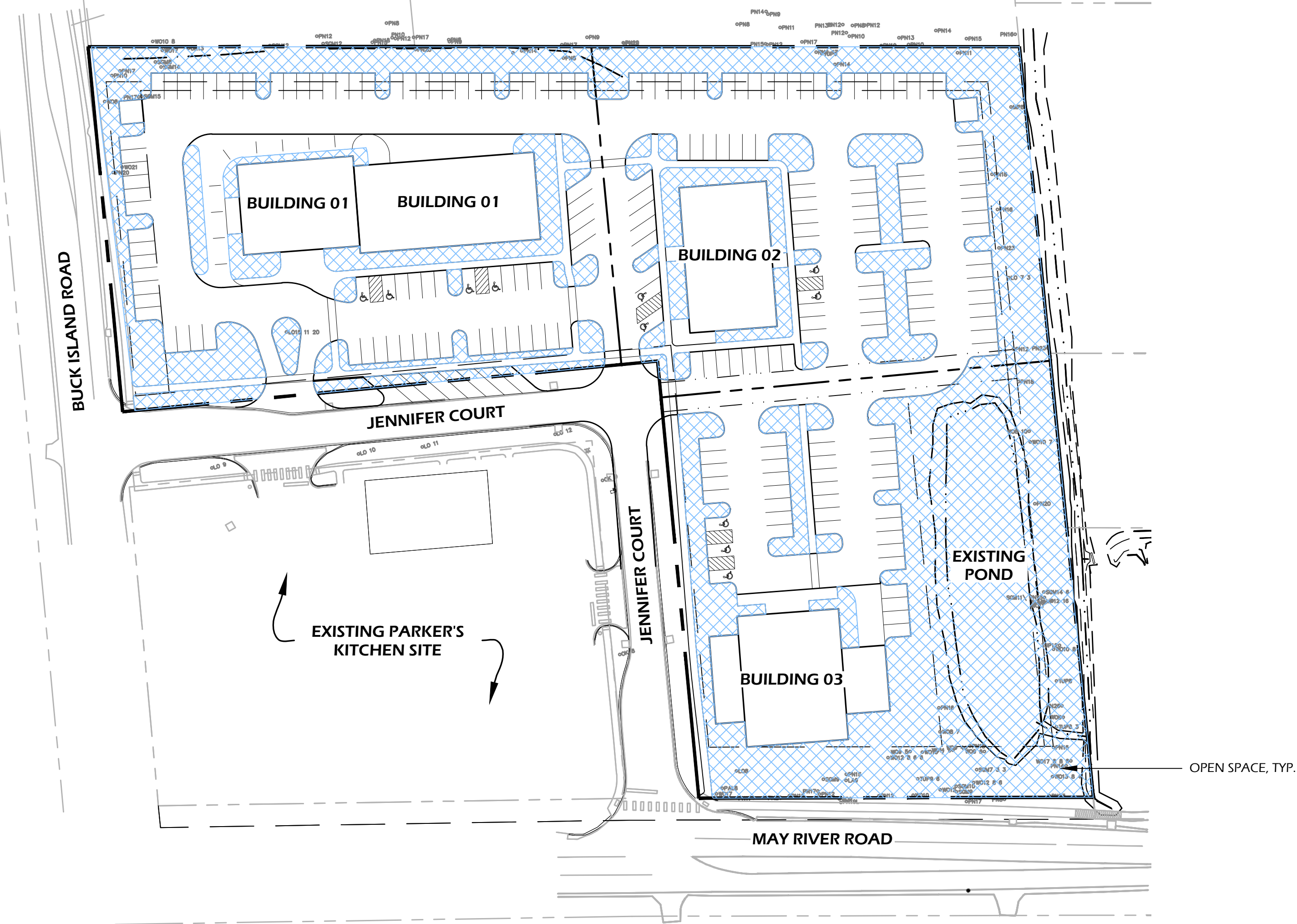
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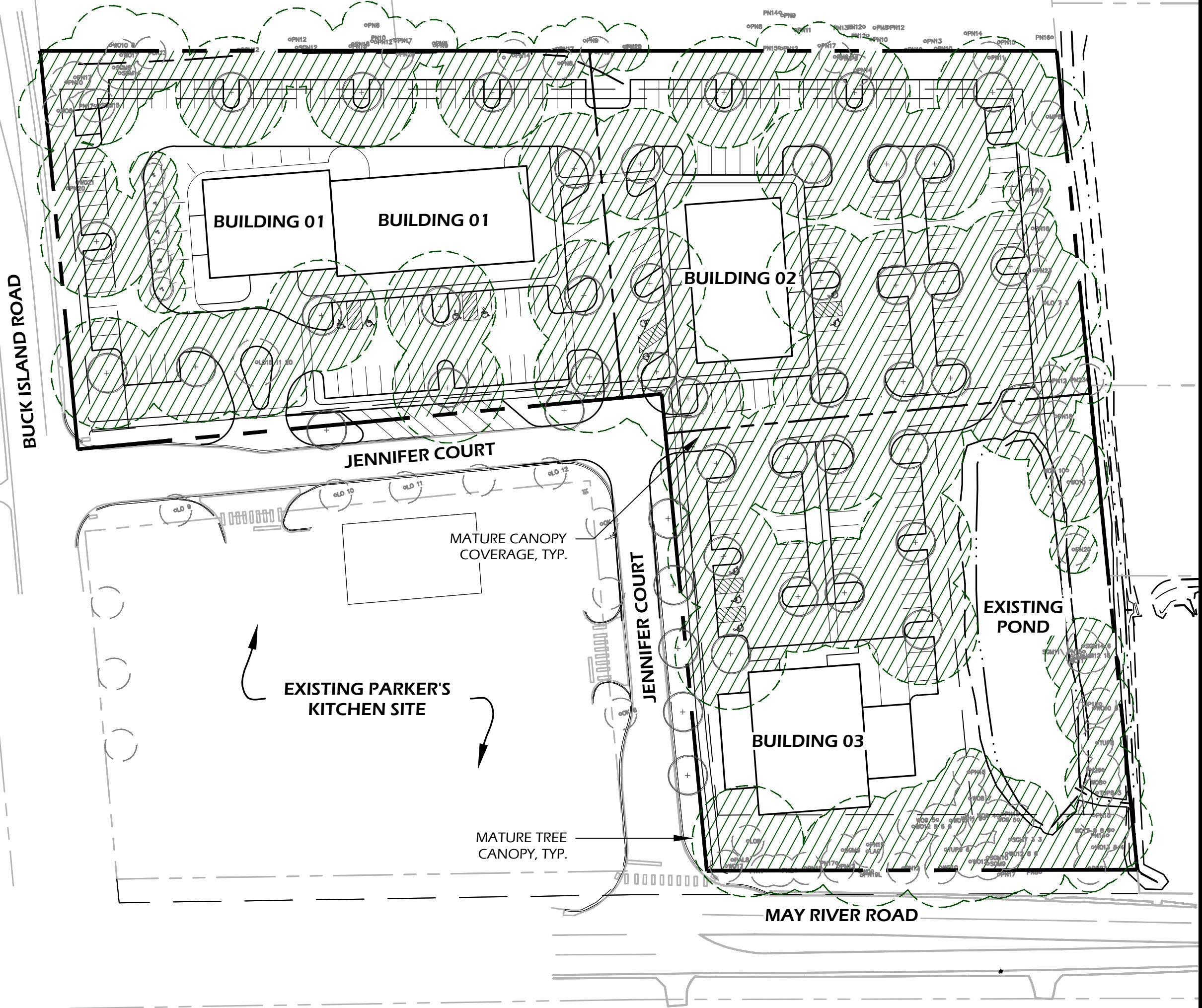
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SITE PLAN
PROPOSED CONDITIONS

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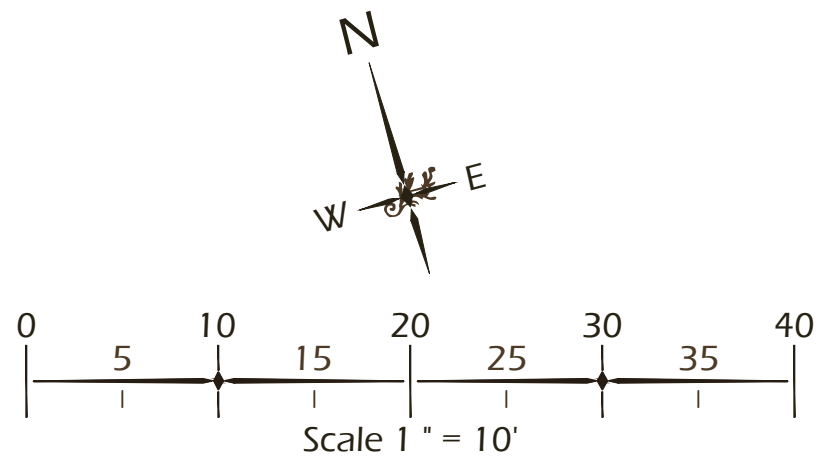
OPEN SPACE EXHIBIT

OPEN SPACE TABLE		
DESCRIPTION	ACTUAL COVERAGE (SF)	PERCENT OF TOTAL SITE (%)
TOTAL LIMIT OF WORK AREA	225,570 S.F.	
OPEN SPACE	93,836 S.F.	41.60 %



TREE CANOPY EXHIBIT

CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	225,570 S.F.
BUILDING FOOTPRINT	27,250 S.F.
REMAINING SITE AREA	198,320 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	151,032 S.F.
% CANOPY COVERAGE (75% MIN.)	76.16%





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