



# PLAN REVIEW COMMENTS FOR DP-06-25-019796

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

**Plan Type:** Development Plan **Apply Date:** 06/10/2025  
**Plan Status:** Active **Plan Address:**  
**Case Manager:** Dan Frazier **Plan PIN #:** R614 022 000 1128 0000  
**Plan Description:** A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of David Johnson of Speyside Partners LLC for approval of a Preliminary Development Plan. The project consists of the construction of a two-story day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan.  
**STATUS:** This item was heard at the July 9, 2025 Development Review Committee meeting.  
**STATUS:** This item was approved with conditions at the August 27, 2025 Planning Commission meeting.  
**STATUS:** The final development plan application will be heard at the February 11, 2026, meeting of the DRC.

## Final Technical Review

**Submission #: 1** Received: 01/14/2026 Completed: 02/06/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	02/06/2026	Caroline Luke	Revisions Required

**Comments:**

1. As required by the Planning Commission conditional approval of the preliminary development plan on August 27, 2025, "provide an exhibit at time of final development plan submittal illustrating the off-site queuing extending down Bleeker Street North to be reviewed by Staff, including the Bluffton Police Department and Bluffton Township Fire District".

Planning Review - Senior	02/06/2026	Dan Frazier	Revisions Required
--------------------------	------------	-------------	--------------------

**Comments:**

1. An ARB approval letter is required prior to development plan approval.  
 2. Provide playground fence and dumpster enclosure details.

Watershed Management Review DRC	01/30/2026	Samantha Crotty	Revisions Required
------------------------------------	------------	-----------------	--------------------

**Comments:**

1. Add note to landscape plan that the bioretention areas must be covered with 3" of hardwood mulch. (SWDM 4.4, civil plans)  
 2. (Landscape Plan) Remove live oak and maidenhair tree from the bioretention BMP west of the dumpster pad (SWDM 4.4). Trees are not permitted in bioretention BMPs.  
 3. (Landscape Plan)The vegetation proposed for the bioretention BMPs is not appropriate. Refer to SWDM Table 4.8 for bioretention appropriate plants.  
 4. (Landscape Plan) The vegetation proposed for the dry swale BMP is not appropriate. Refer to SWDM Table 4.37 for recommended vegetation for ground cover and table 4.8 for recommended dry swale plants.  
 5. Additional impervious area is shown on the landscape plan that was not shown on the Civil Plans and was not accounted for in the stormwater calculations.  
 6. Pending receipt of NPDES Approval letter.  
 7. A fully-executed BMP Maintenance Agreement must be provided prior to final approval.  
 8. A stormwater surety must be in place prior to pre-con/pre-clearing.

Beaufort Jasper Water and Sewer Review	02/06/2026	Matthew Michaels	Approved with Conditions
----------------------------------------	------------	------------------	--------------------------

**Comments:**

The project has been submitted to BJWSA for Design Review Team review (Goddard School BJWSA No. 2026-033).

Building Safety Review	02/06/2026	Sidney Holland	Approved
Fire Department Review	02/06/2026	Dan Wiltse	Approved
Planning Review - Address	02/06/2026	Diego Farias	Approved
Police Department Review	02/06/2026	Bill Bonhag	Approved
Transportation Department Review	02/06/2026	Mark Maxwell	Approved