

February 17, 2025

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910

RE: Chase Belfair Village
15 Towne Drive
Bluffton, SC 29910
Parcel ID# R610-031-000-1085-0000
Beaufort County
DEC#2521-24-02852

Justification Statement

BDG Architects, LLC (the Applicant), along with JP Morgan Chase Bank, N.A. (the Developer) are proposing to redevelop the 0.77-acre property addressed 15 Towne Drive, Bluffton, South Carolina 29910 with property ID of R610-031-000-1085-000 and an alternate ID (AIR) of 11035311. The parcel is further described as the portion designated as Lot 4 of Phase III within the Belfair Town Village Commercial Subdivision. This location lies to the northeast of the intersection of U.S. Highway 278 and Belfair Village Drive. The subject site is currently developed as an existing Chow Daddy's restaurant. JP Morgan Chase Bank, N.A., wishes to modify the existing building for a proposed Chase bank including one (1) drive-through ATM.

The site is located within the Belfair Planned Unit Development which is within the Highway Corridor Overlay (HCO) district.

The Applicant and consultant team have worked diligently on this Development Plan Amendment application submittal package to propose an overall project with the following features:

A. Site Features:

- a.** One financial institution building totaling \pm 3,351 SF
- b.** Access to the site is provided via:
 - i.** One (1) existing right-in/right-out driveway from Fording Island Road (US 278) to the overall shopping center located northwest of property line.
 - ii.** One (1) proposed full movement driveway to the private road, Towne Drive, located near the northeast property corner
- c.** Parking:
 - i.** A total of 40 parking stalls (37 standard, 3 ADA) are provided in existing conditions within the parcel boundary
 - ii.** The 12 parking spaces adjacent to the eastern façade of the building are being modified to 11 spaces of which are (37 Standard spaces, 2 ADA spaces)
- d.** Sidewalk Enhancements:
 - i.** 6-foot-wide sidewalk surrounding the building

B. Landscape Features:

The proposed landscape design considers the affected limits of the parcel. The proposed site features were designed in a way to keep the existing trees within the landscape islands in front of the building.

C. Drainage & Paving Improvements:

The proposed improvements were designed to maintain the existing design intent, while providing ADA improvements for regrading of the site.

The proposed improvements increase the amount of pervious area from existing conditions, which should not require additional drainage improvements based on the PUD master system, but we understand that this is to be confirmed during review.

D. Utility Connections

- a.*** The proposed development is anticipated to keep the existing utility infrastructure for water and sewer service to the building.
- b.*** The existing grease trap that previously served the restaurant use is proposed to be removed.

We look forward to a favorable review by the Community and Economic Development Department of this proposed Project.

Sincerely,

Dynamic Engineering Consultants, P.C.



Jacqueline Pachay

Project Manager