



PLAN REVIEW COMMENTS FOR DP-04-26-020235

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

Plan Type: Development Plan **Apply Date:** 04/27/2026
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 0969 0000
Plan Description: A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Antoine Iskandar of Zakki, LLC for review of a Preliminary Development Plan application. The project consists of 16 townhome units with common open area and associated infrastructure. The property is within the Residential General (RG) Zoning District and consists of approximately 1.94 acres identified by tax map number R610 039 000 0969 0000. **STATUS:** This item will be heard at the May 27, 2026 Development Review Committee (DRC) meeting.

Technical Review

Submission #: 1 Received: 04/27/2026 Completed: 05/22/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	05/22/2026	Dan Wiltse	Revisions Required

Comments:

1. The proposed emergency vehicle turnaround requires a minimum drive lane width of 20 feet.

Planning Review - Principal	05/22/2026	Dan Frazier	Revisions Required
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Comments:

1. The Town's most recent official correspondence regarding the proposed development, a letter dated April 8, 2025 from Brie Giroux, confirmed that 16 units remain undeveloped and characterized those units as having only "possible vested rights" — not confirmed vested rights. The letter only serves to confirm that 16 units were not developed under the original development permit. The property is now within the Town of Bluffton Residential General (RG) Zone District and is subject to the Town's Unified Development Ordinance. The RG District allows a maximum residential density of four units per acre. The subject property is 1.94 acres total, which results in a maximum yield of 7 residential units.
2. The original Beaufort County Development Permit #3018 and all subsequent Town approvals authorized multi-family apartment units. It should be noted that multi-family residential is not an allowed use in the RG District.

The following additional comments are based on a review of the proposed development as currently submitted:

- 3. Per UDO 5.7.3.B.1, the proposed development must have a minimum of two points of vehicular ingress and egress.
- 4. Per UDO Table 5.8.3.B, proposed new Large Townhome Lots have a front setback build-to line of 0 ft. minimum to 20 ft. maximum.
- 5. Per UDO Table 5.8.3.B Note #3, "When a residential use includes a driveway accessed from a street, the driveway shall be at least 22 feet in length as measured from the property line. Covered parking accessed by a driveway, including garages and carports, shall set back at least 22 feet from the property line."
- 6. Per UDO 5.3.4.H., proposed Sabal Palmettos between units should be substituted with a variety of species in order to promote diversity.

Watershed Management Review DRC	05/21/2026	Samantha Crotty	Revisions Required
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Comments:

1. The project is proposing to use an off-site/existing stormwater management system. Provide a demonstration showing the existing stormwater system can attenuate up to the 100-year storm and meet current stormwater design requirements. (SWDM 3.1)

Beaufort Jasper Water and Sewer Review	05/22/2026	Matthew Michaels	Approved with Conditions
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Comments:

1. Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with the March 2025 BJWSA Development Policy and Procedure Manual.

Planning Commission Review	05/21/2026	Caroline Luke	Approved
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Comments:

Comments may be provided at time of DRC.

Planning Review - Address	05/22/2026	Ethan Greeley	Approved
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Transportation Department Review	04/27/2026	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: