



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

ATTACHMENT 1

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
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applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: OnPoint Partners, LLC		Name: N/F First Chatham Bank / <i>Cadence Bank by merger</i>	
Phone: 803-261-8776		Phone: <i>314.488.9832</i>	
Mailing Address: 1315 Whittaker Drive, Columbia, SC 26206		Mailing Address: <i>9994 Manchester Rd Ste 63119</i>	
E-mail: oppartnerscre.com		E-mail: <i>Tom.brown@cadencebank.com</i>	
Town Business License # (if applicable):			
Project Information			
Project Name: May River Crossing - Chipotle	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: Old Moreland Road	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: PUD	Acreage: +/- 1.55		
Tax Map Number(s): R610-036-000-3211-0000			
Project Description: Development of Parcel A-4 in May River Crossing commercial center. Development consists of paving, grading, and water, sewer, and drainage utility installation to serve the proposed building.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>[Signature]</i>		Date: <i>8/27/25</i>	
Applicant Signature: <i>Taylor Wolfe</i>		Date: <i>9/3/2025</i>	
<div style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small> <small>C04BC84FD3F3480...</small> </div>			
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

THOMAS & HUTTON

50 PARK OF COMMERCE WAY | SAVANNAH, GA 31405
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MAY RIVER CROSSING - CHIPOTLE **BLUFFTON, SOUTH CAROLINA**

PROJECT NARRATIVE

J – 26430.2000

October 22, 2025

Project Introduction and Overview

This application is for Preliminary Development Plan approval of the Outparcel A-4, now or formerly owned by First Chatham Bank, of the previously approved May River Crossing development, located within the Jones Estate PUD.

The Town of Bluffton approved the Concept Plan and a Development Agreement for the Jones Estate PUD in April 2000. The Concept Plan defines the allowed land uses in the various areas of the Jones Estate Planned Unit Development Area. The documents also define the development standards, which govern all development activity within the Concept Plan, including May River Crossing. These negotiated land uses and development standards are binding upon the Town and this Applicant. The Concept Plan and Development Agreement set the binding framework for this Application.

Development of this portion of May River Crossing is largely governed by the May River Crossing Master Plan as well, which was originally approved in 2016. Since that time, developmental Master Plan compliance has been evaluated based on interpretations by the Town of Bluffton. Specifically, given the adjacency of Parcel A-4 to a park amenity in May River Crossing, it is required that any proposed building on Parcel A-4 must front the park without any on-site drive aisles splitting them to be considered Master Plan compliant.

Project Specific Description

May River Crossing is continuing development with the development of Outparcel A-4. The project is located within the Jones Estate PUD, and is located at the intersection of May River Crossing Road and Pondberry Road, near the intersection with SC HWY 170. The project area includes parcels R610-036-000-3211-0000. The total area submitted for permitting is +/- 1.12 acres, however the total project limits amount to +/- 0.71 acres. The project scope consists of water and sewer laterals, storm drainage infrastructure and an asphalt roadway to serve the proposed commercial Chipotle building.

Existing Conditions

The property is predominantly cleared, and in some areas filled, per site development plans for May River Crossing Phase 1. Similarly, water, sewer, and drainage utilities, as well as established accesses have been provided to the project site in compliance with the previously approved Master Plan. The building footprint has been sited to be master plan compliant, and paved areas have been laid out to minimize potential impacts to existing significant trees.

MAY RIVER CROSSING – CHIPOTLE (OUTPARCEL A-4)**Soil Conditions**

Existing soil conditions information was compiled from the Soil Survey of Beaufort County South Carolina, USDA Soil Conservation Service. The project area generally contains Seabrook (Sk) and Wando (Wd) fine sands. Hydrologic Soil Groups (HSG) within the project area are generally classified as A.

Wetland Verification

An Approved Jurisdictional Determination (AJD) was received from the United States Army Corps of Engineers confirming no jurisdictional wetlands exist on the subject site.

Topography

May River Crossing is situated on a predominantly sandy site with elevations ranging from elevation 36 along the Highway 170 right-of-way to 44 in the southwestern quadrant of the property with the site primarily draining to the east.

The project site was previously filled to a crowned finished pad elevation of 38, per site development plans for May River Crossing Phase 1 with the site primarily draining to catch basins located within the roads that bound the site.

Parking Standards

Parking shall comply with section 5.2.1.1 of the Development Standards Ordinance Modifications dated April 19, 2000 in the Jones Estate Plan Development Concept Plan based on use. Given the commercial use of the project site, this portion of development will comply with 12 spaces per 1,000 square feet of gross floor area.

Total Gross Floor Area:	2385 SF
Total Parking Stalls Required:	29
ADA Stalls Required per Total Required:	2

Similarly, parking standards will be reviewed in accordance with Publix CORE Outparcel Parking Requirements. Section 4.1.h.i states that each Outparcel should contain no less than 5 spaces per 1,000 square feet of Leasable Floor Area.

Total Parking Stalls Required:	12
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Per conversations held with Town Staff, and in an effort to minimize potential impacts to the onsite 52" Live Oak, we respectfully request allowance to deviate from Section 5.2.1.1 of the UDO by proposing two less parking stalls than what would be typically required. This allowance would bring our parking density to 11 spaces per 1,000 square feet of gross floor area.

Total Parking Stalls Proposed:	27
ADA Stalls Provided:	2

MAY RIVER CROSSING – CHIPOTLE (OUTPARCEL A-4)**Access & Construction Traffic**

The property will be accessed from Pondberry Road, which can be accessed from SC HWY 170.

Site Design and Development Standards

Architectural guidelines are currently governed by the Declaration of Covenants, Conditions and Restrictions for Towne Centre at New Riverside. The project site also falls within the Highway Corridor Overlay District (HCOD) and shall comply to these standards. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement.

Stormwater Management System

May River Crossing is situated within the New River watershed, a 303(d) impaired waterbody as classified by the state of South Carolina. The stormwater detention pond on parcel R610-036-000-0593-0000 is the primary management device for the entire development to intercept and treat runoff prior to discharging to the Great Swamp tributary. Stormwater runoff will be attenuated to pre-development levels for the 2-, 10-, 25-, 50-, and 100-year, 24-hour rainfall events.

At the project site, an underground storm piping system has been stubbed out for use of the commercial development. The preliminary SoLoCo Compliance Calculator, provided with this submittal, takes into account the "Project Limits" (PL) boundary shown on sheet C1.1. The required treatment and retention volume is planned to be met through pervious paver parking spaces, we anticipate HSG A, highly infiltrative soils in this area (>0.5 in./hr.) and therefore do not plan to use underdrains at this time. However, an underdrain may be required should the geotechnical results show unfavorable soil conditions. The geotechnical report for this site will be provided with the stormwater review package.

Setbacks

All buildings are required to meet Fire & Building Code requirements prior to construction.

Ownership and Maintenance of Common Areas

Common infrastructure, open space and drainage development in May River Crossing will be maintained in accordance with existing and proposed maintenance agreements between property owners.

Utility Service

- Power and gas will be provided by Dominion Energy.
- Telephone services will be provided by Sparklight.
- Fire Protection will be provided by the Bluffton Township Fire District.
- Water & Sewer will be owned and operated by BJWSA.

MAY RIVER CROSSING – CHIPOTLE (OUTPARCEL A-4)**Proposed Roadway Section**

The May River Crossing - Chipotle Pavement Section will consist of the following:

- Width = Varies
- Section = Pitched
- Material = Standard Asphalt Pavement and Pervious Paver Parking Spaces
- Right-of-way = N/A
- Drainage = Pervious pavers, curb Inlets, and drainage piping