



## PLAN REVIEW COMMENTS FOR DP-01-25-019535

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

<b>Plan Type:</b>	Development Plan	<b>Apply Date:</b>	01/13/2025
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R610 039 00A 0385 0000
<b>Plan Description:</b>	<p>A request by Randolph Stewart , on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of lots, each with one mixed use building and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street.</p> <p><b>STATUS:</b> This item will be heard at the February 12, 2025 Development Review Committee meeting.</p>		

### Technical Review

**Submission #: 1**      Received: 01/13/2025      Completed: 02/07/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	02/06/2025	Dan Frazier	Revisions Required

#### Comments:

Preliminary Landscaping Plan Comments:

1. Landscape plan does not reflect access to trash enclosure underneath stairs.
2. The plans are not sealed and signed by a registered engineer or landscape architect licensed to practice in South Carolina.
3. Provide an automobile turn analysis demonstrating ability for vehicular movement in the parking lot. **Included, Civil Sheet C-6.**
4. Clarify the edge of pavement adjacent to Green Street. The proposed plan shows the edge of pavement ends before reaching Green Street. **Pervious pavement to meet Green Street with 12" concrete header curb. Header curb to fully encompass pervious pavement.**
5. Further review is required to determine if the developer will be responsible for offsite improvements to Green Street, such as paving, curb and gutter. **No improvements proposed to Green Street at this time.**
6. A landscape plan identifying all proposed plantings and tree mitigation shall be required at time of final development plan submittal (UDO Section 5.3), however, it is recommended that the LS Plan substitutes narrow upright shade trees in place of standard Live Oaks.
7. Provide the location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.
8. Clarify location of the dumpster, if applicable.
9. Demonstrate that open space is true open space, not drainage. 10% functional, 20% overall.
10. The site plan shows the removal of nearly every tree. Demonstrate that during site planning, consideration was given to the existing tree canopy and every reasonable effort was made to maximize the preservation of the existing canopy (UDO 5.3.3.C).
11. the access easement shown on the survey needs to be shown on the site plan
12. Additional comments may be provided at time of Development Review Committee meeting.

Watershed Management Review DRC	02/07/2025	Samantha Crotty	Revisions Required
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#### Comments:

1. Show the feasibility of meeting the current SoLoCo standards using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. Ensure the most recent version of the Compliance Calculator found on the Town's website is utilized. **SoLoCo Compliance included with this submittal.**
2. There is conflicting paving information in site plan and project narrative. On the site plans, the drive isles, walkways, and parking spaces are shown as pervious pavers per the legend. However, the text notes within those areas states tabby concrete driveway. The narrative states impervious tabby concrete. Clarify and revise. **All drive aisles and parking will be pervious pavers and all walkways will be sand set brick paver.**
3. The "Preliminary Checklist Comments" state that stormwater will be treated by bioretention swales. Provide a BMP exhibit.
4. Revise narrative to state post-development peak discharge control for the 2, 10, 25, 50, and 100-year storm and discuss proposed BMPs. (SWDM 3.5.2)
5. All additional off-site improvements must be included in the LOD and Compliance Calculator. **Included.**
6. At time of final DP submittal, ensure the landscape plan is consistent with the site plans.

Planning Commission Review	02/07/2025	Angie Castrillon	Approved with Conditions
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**Comments:**

Additional comments may be provided at time of Development Review Committee meeting.

Transportation Department Review	02/07/2025	Pat Rooney	Approved with Conditions
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**Comments:**

1. The proposed sidewalk connection to Boundary Street is not recommended mid-block. Crosswalks should be located at intersections, Green Street and Boundary Street.
2. The Town of Bluffton is currently working on the Boundary Street Streetscape Public Project. This project will include new curbing, stormwater drainage, underground power, etc. This project will likely require easements from the Applicant. These include:
  - 1) Temporary construction easement along Boundary Street frontage for the installation of drainage and the removal of a power pole. Potentially 2-5 feet.
  - 2) Permanent easement along Hickory Trace for underground power for lots east of the Applicant's property (Dominion Energy)
3. The Town is currently bidding a project to install sewer down Green Street. This project proposes water & sewer taps for the subject property. Coordinate with TOB to determine preferred tap locations. (Project Manager: Charles Savino)

Beaufort Jasper Water and Sewer Review	02/06/2025	Matthew Michaels	Approved
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Building Safety Review	02/06/2025	Marcus Noe	Approved
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Fire Department Review	02/06/2025	Dan Wiltse	Approved
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Planning Review - Address	02/06/2025	Diego Farias	Approved
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Police Department Review	02/06/2025	Bill Bonhag	Approved
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**Plan Review Case Notes:**