





TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION

Attachment 1
Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
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applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: DANIEL KEEFER		Name: ABPAL, LLC	
Phone: (843) 757-7411		Phone: (843) 815-2557	
Mailing Address: 23 PROMENADE ST STE 201 BLUFFTON, SC 29910		Mailing Address: 32 BRVIN RD BLUFFTON, SC 29910	
E-mail: DAN@WJKLTD.COM		E-mail: JAMES.ATKINS@COURTATKINS.COM	
Town Business License # (if applicable):			
Project Information			
Project Name: ABPAL, LLC		<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final
Project Location: 32 BRVIN RD		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Zoning District: NEIGHBORHOOD GEN-HD		Acreage: 1.22 AC	
Tax Map Number(s): R610-039-000-0274-0000			
Project Description: 1.22 ACRE PROPERTY WITH EXISTING OFFICE BUILDING, PROPOSED COMMERCIAL BUILDING, AND TWO PROPOSED CARRIAGE BLDGS			
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: 		Date: 11/22/24	
Applicant Signature: 		Date: 11-27-24	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

FOR:

ABPAL LLC

32 BRUIN ROAD

TOWN OF BLUFFTON

SOUTH CAROLINA

PREPARED FOR:

ABPAL, LLC

FEBRUARY 05, 2025

PREPARED BY:

WITMER JONES KEEFER, LTD.

List of Exhibits

Title

Exhibit

- | | | |
|----|---|-----|
| 1. | Existing Conditions Survey and Vicinity Map | A |
| 2. | Site Plan | B |
| 3. | Site Data and Open Space | C |
| 4. | Tree Removal and Tree Canopy Plan | D |
| 5. | Site Plan – Alternate | B.2 |

Project Team

Owner:

ABPAL LLC

Mr. James Atkins

Land Planning & Landscape Architecture:

Witmer Jones Keefer, Ltd

Mr. Daniel Keefer
Mr. Jonathan Marsh

Engineering:

Ward Edwards Engineering

Mr. Heath Duncan

Project Narrative

Introduction and Existing Conditions:

The ***ABPAL, LLC – 32 Bruin Road*** is a proposed lot subdivision for a live-work sideyard building located at the intersection of Bruin Road and Pritchard Street within the Town of Bluffton, along with allocating space for future accessory structures for Buildings 1 (existing office) and 2 (proposed shell building). The development consists of one parcel with an existing office building (Court Atkins Architects). The parcel is zoned Neighborhood General – Historic District (NC-HD).

The parcel has three existing access points; one off of Bruin Road along the northern Property line; one off of Pritchard Street, along the western Property Line and access from Tabby Roads on Barnacle Cut Lane from the East.

Proposed Site Improvements:

The applicant proposes to subdivide the property into 2 total building lots; redistribute parking based on the new building lots, improve site infrastructure and offset new impervious disturbance by conversion existing impervious parking into pervious hardscape. Final building uses and tenants are to be determined. Building plans for the new commercial lot will be submitted to the Historic Preservation Committee (HPC) under separate review process.

An alternate version of the site plan is included, that proposes closing off the Tabby Roads access to Barnacle Cut Lane and adding a landscaped buffer.

Parking:

The Development summary outlines a detailed explanation of parking requirements per proposed building square footage and potential use (Site Data- Exhibit C).

+/- 29 Spaces Required

+/- 45 Parking spaces Proposed

Summary of proposed as follows:

+/- 45 parking spaces are proposed to accommodate the Buildings 1, 1A, 2, and 2A (includes 1 existing on-street space along Bruin Road).

Parking allocated for any restaurant use will be located on building lot. All other spaces will be included in a shared access easement for the remaining buildings.

Tree Removal and Tree Canopy (Exhibit D)

The existing trees proposed for removal are in the proposed building footprint or within 10' of the building footprint.

The plans show each tree to be removed and final submittal will include a landscape plan for all proposed plantings and/or mitigation. The final landscape plan will show open space areas being planted in accordance with the UDO along with the required street trees and landscape island plantings.

Open Space and Tree Canopy Coverage

Open Space is provided within the site thru the streetscape and landscape areas and buffers. The open space exceeds the required 20% as indicated on the preliminary submittal site plan. (see exhibit C). Tree Canopy coverage of more than 75% per site is shown on the Tree Demo + Tree Canopy Exhibit (see exhibit D).

Phasing

The project is proposed to be completed in one phase for all infrastructure enhancement work. The proposed buildings will each be considered an individual phase, and will be constructed based on market demands.

Ownership and Maintenance of common areas and utilities

Commons areas and Utilities will be controlled by restrictive covenants that will establish guidelines for Common Area ownership and maintenance, unless otherwise provided at the time of Development Approval. The Common Areas, which include easements, sidewalks, etc., will be owned by **ABPAL, LLC** or some other legal entity, established in the Covenants and Restrictions. This ownership will include the maintenance of facilities, and drainage on the property.

Stormwater Management

Efforts will be taken in the design and construction phase to ensure there is a net zero gain of impervious surface on the project site – any increase in impervious surface will be offset by converting existing parking into pervious pavers, in order to maintain less than 2,000 SF total additional impervious surface.

Utilities

An existing fire hydrant is located along the northern property line. Additional hydrants are expected internal to the project and will be located per BJWSA, Bluffton Township Fire District, and system requirements.

Sewer is presently available along Bruin Road and on site.

We will coordinate BJWSA's sewer to ensure all lots have adequate gravity sewer access. Should a grease trap be needed, it will be placed between the building and the sewer main.

Site Lighting

Any proposed updates to the existing lighting will be submitted at time of Final development plan review.