



PLAN REVIEW COMMENTS FOR DP-12-24-019469

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

Plan Type:	Development Plan	Apply Date:	12/02/2024
Plan Status:	Active	Plan Address:	32 Bruin Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0274 0000
Plan Description:	<p>A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of James Atkins of ABPAL, LLC for approval of a Preliminary Development Plan. The project consists of subdividing the property into two buildir lots allocating space for the future accessory structures, parking, and associated infrastructure. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identifie by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street. STATUS: This item will be heard at the January 8, 2025 Development Review Committee meeting.</p>		

Technical Review

Submission #: 1 Received: 12/02/2024 Completed: 01/03/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	12/13/2024	Samantha Crotty	Revisions Required

Comments:

1. Show the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5.
2. Provide pervious paver detail in the site plans. Pervious pavers must meet SoLoCo design standards. (SWDM 4.4)

Planning Commission Review	01/03/2025	Angie Castrillon	Approved with Conditions
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Comments:

1. A Certificate of Appropriateness will be required prior to submitting for building permits.

Planning Review - Principal	01/03/2025	Dan Frazier	Approved with Conditions
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Comments:

1. A shared access easement will be required to meet the parking requirements for this development as currently proposed. All required parking associated with a restaurant use must be provided on-site. (UDO Section 5.15.7).
2. Ensure ADA access requirements are met for the offsite ADA Parking being provided for Lot 2.
3. Is the enclosure located off the Pritchard Street access a trash enclosure or a service yard enclosure? If it is a trash enclosure provide a diagram demonstrating that a garbage truck can access the enclosure.
4. A dumpster enclosure will be required for Lot 2. If the dumpster is to be shared, language stating so should be included in the restrictive covenants.
4. Provide total acreage for each proposed lot.
5. Future buildings shall meet the requirements of the NG-HD Regulating Plan (UDO Section 5.15.5.C).
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).

Beaufort Jasper Water and Sewer Review	01/03/2025	Matthew Michaels	Approved
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Planning Review - Address	01/03/2025	Diego Farias	Approved
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Police Department Review	01/03/2025	Bill Bonhag	Approved
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Transportation Department
Review

01/03/2025

Dan Frazier

Approved

Building Safety Review

12/12/2024

Marcus Noe

Approved

Fire Department Review

12/12/2024

Dan Wiltse

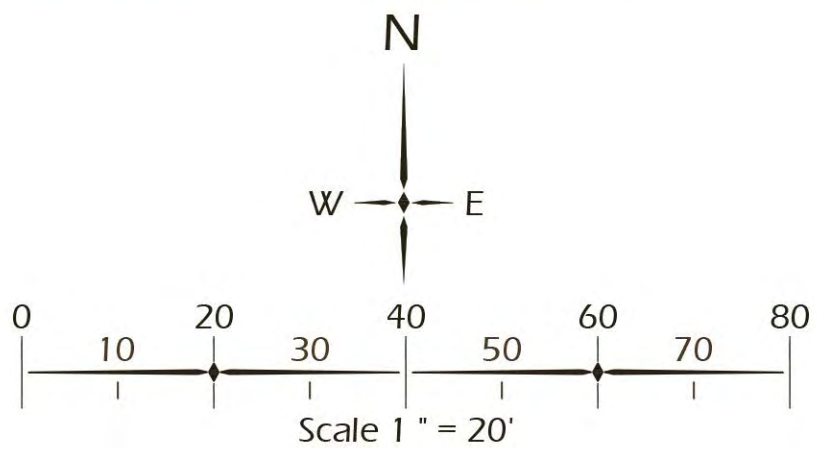
Approved

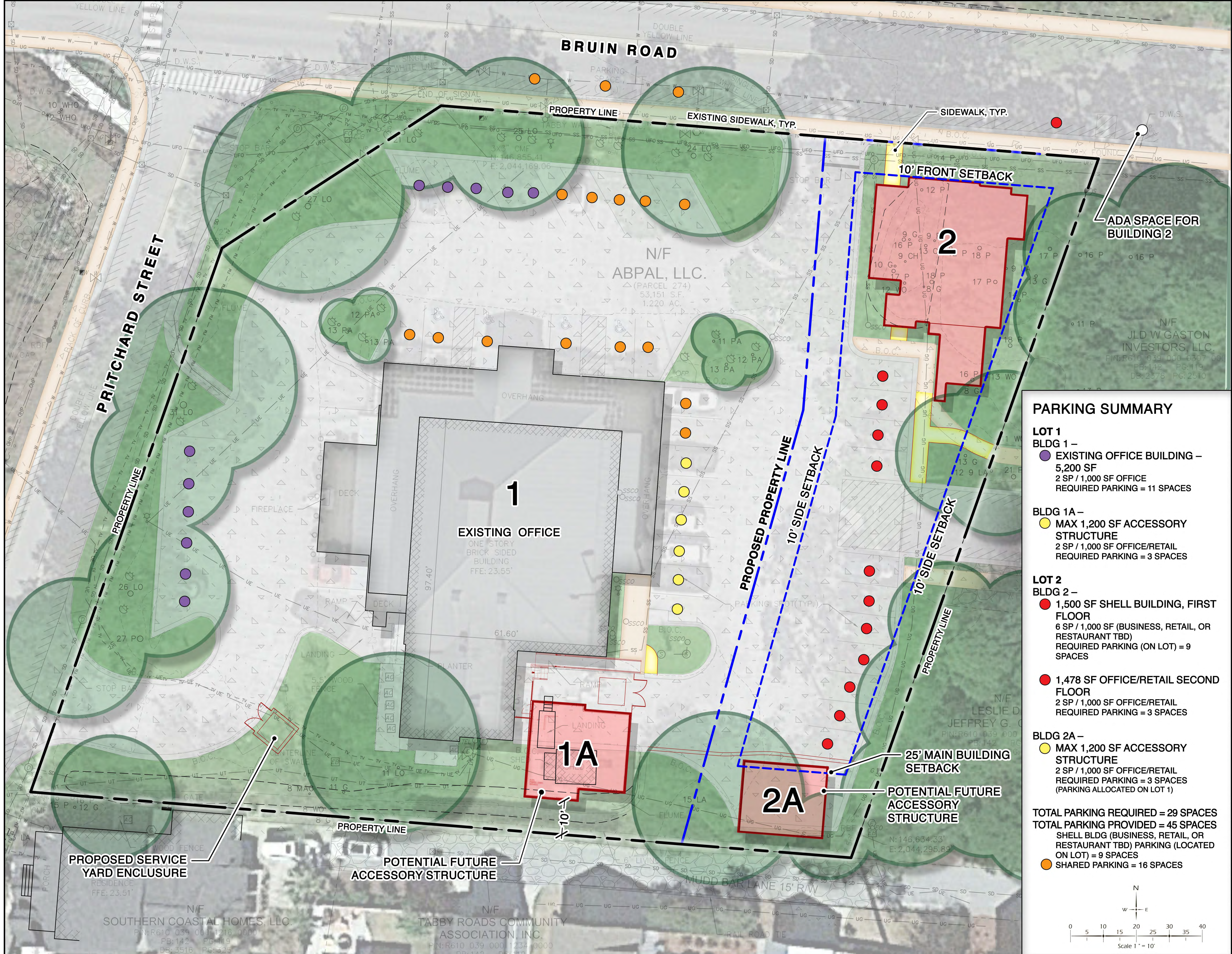
Plan Review Case Notes:

EXISTING CONDITIONS



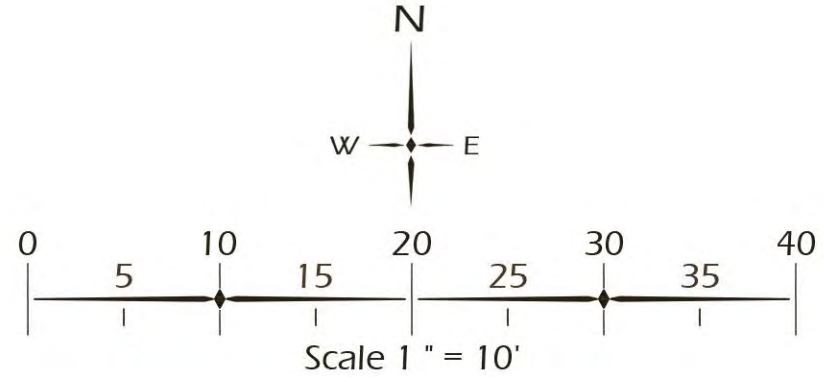
SITE PHOTOS





PARKING SUMMARY

- LOT 1**
BLDG 1 –
● EXISTING OFFICE BUILDING –
5,200 SF
2 SP / 1,000 SF OFFICE
REQUIRED PARKING = 11 SPACES
- BLDG 1A –
● MAX 1,200 SF ACCESSORY
STRUCTURE
2 SP / 1,000 SF OFFICE/RETAIL
REQUIRED PARKING = 3 SPACES
- LOT 2**
BLDG 2 –
● 1,500 SF SHELL BUILDING, FIRST
FLOOR
6 SP / 1,000 SF (BUSINESS, RETAIL, OR
RESTAURANT TBD)
REQUIRED PARKING (ON LOT) = 9
SPACES
- 1,478 SF OFFICE/RETAIL SECOND
FLOOR
2 SP / 1,000 SF OFFICE/RETAIL
REQUIRED PARKING = 3 SPACES
- BLDG 2A –
● MAX 1,200 SF ACCESSORY
STRUCTURE
2 SP / 1,000 SF OFFICE/RETAIL
REQUIRED PARKING = 3 SPACES
(PARKING ALLOCATED ON LOT 1)
- TOTAL PARKING REQUIRED = 29 SPACES**
TOTAL PARKING PROVIDED = 45 SPACES
SHELL BLDG (BUSINESS, RETAIL, OR
RESTAURANT TBD) PARKING (LOCATED
ON LOT) = 9 SPACES
● SHARED PARKING = 16 SPACES



OPEN SPACE DIAGRAM



TOTAL SITE AREA: 53,151 SF

● OPEN SPACE: ±14,570 SF (27.4%)

● IMPERVIOUS AREA TO REPLACE EXISTING PERVIOUS AREA: ±2,100 SF

● PERVIOUS AREA TO REPLACE EXISTING IMPERVIOUS AREA: ±2,400 SF

DEVELOPMENT SUMMARY

Lot 1-2 Building Square Footage and Parking Summary						
Lot Number	Building Type	Building Footprint*	Maximum Building Square Footage*	Actual Building Square Footage*	Assumed Building Uses	Required Parking
Lot 1	Existing Building	5,200 S.F.			1st Floor: 5,200 S.F. Office Use	11
Lot 1-A	Carriage House	8,00 S.F.	1,200 S.F.		Residential or Office / Retail Use	3
Lot 2	Live Work Sideyard or Small Commercial Cottage	1,500 S.F.	Per UDO		1st Floor: 1,500 S.F. Shell BLDG Office, Retail, Or Restaurant TBD 2nd Floor: 1,478 S.F. Retail / Office Use	12
Lot 2-A	Carriage House	8,00 S.F.	1200 S.F.		Residential or Office / Retail Use	3
* Square footage does not include porches. ** Building square footage and parking calculations subject to change pending final building uses. Parking will be allocated based on total provided for all uses.					Total Required Parking	29
					Total Parking Provided	45

NEIGHBORHOOD GENERAL-HD

C. Neighborhood General Historic District (NG-HD)

- The Neighborhood General-HD zoning district shall be primarily residential in nature. All commercial or mixed-use development within this zoning district must maintain a predominantly residential character.
- A waiver of the mandatory residential component may be granted by the UDO Administrator for commercial properties with direct frontage on SC Highway 46 or Bruin Road. While these commercial properties may have retail shopfronts or have awnings/marqueses or colonnades/arcades and be at grade, in accordance with this Ordinance, they must still maintain residential scale.



NG-HD Regulating Plan



NG-HD Precedent Imagery



Neighborhood General Building Type Requirements:

	Front Build-to Zone	Lot Width	Frontage Requirement	Rear Setback (from rear property line)	Side Setback (from side property line)	Height (in stories)
Carriage House				5'	5'	1-2
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'	1-1.5
Bungalow Court	10'-20' (for foremost bungalow)	60'-100'	N/A	25'	15'	1-1.5
Cottage	10'-20'	50'-60'	N/A	25'	10'	1-1.5
Village House	10'-15'	50'-65'	N/A	30'	15'	2-2.5
Sideyard House	10'-15'	50'-65'	N/A	30'	5'	2
Vernacular House	10'-20'	60'-100'	N/A	30'	15'	1.5
Center Hall House	15'-25'	70'-100'	N/A	30'	15'	2-2.5
Civic Building	10'-35'	N/A	N/A	N/A	10'	2

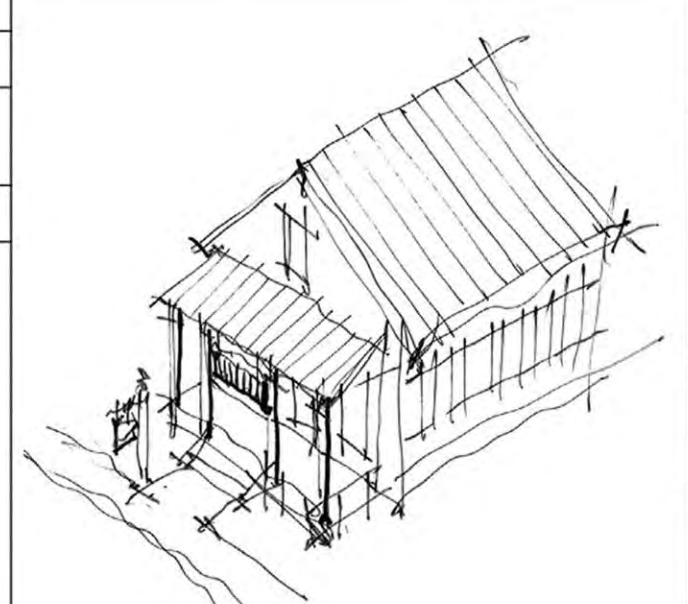
Additional Building Types

As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance, additional building types may be allowed in the Neighborhood General-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:	10'-20'	50'-100'	N/A	25'	10'	1 - 2.5
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B. Commercial Cottage

General: Detached Mixed Use Building.
Size Range: 600 – 1,800 sq. ft.
Maximum Footprint (not including porches): 1,500 sq. ft.
Height: 1 – 1.5 stories.

Notes:
A shopfront building.
Similar to the historic Peeples' Store on Calhoun Street.
May contain a living unit in the attic story.
Typically 18' - 30' wide, but may vary.

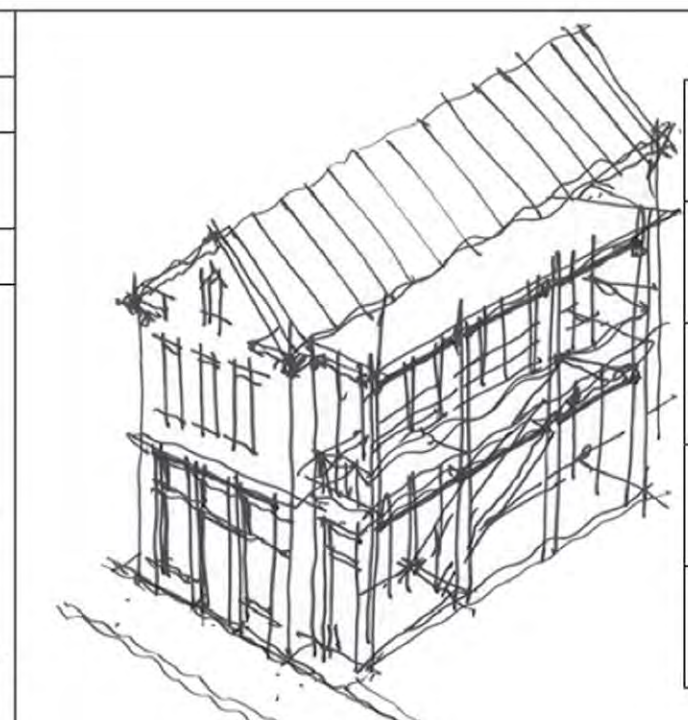


- CORE
- CENTER
- GENERAL
- CONSERVE
- RIVER EDGE

C. Live-Work Sideyard

General: Detached Mixed Use Building.
Size Range: 1,800 – 3,200 sq. ft.
Maximum Footprint (not including porches): 1,500 sq. ft.
Height: 1.5 – 2.5 stories.

Notes:
A shopfront building.
A retail or office space on the ground floor, with one dwelling unit above.
Must have a single/double story side porch or arcade.
Building tends to be positioned with the non-porch side close to the adjacent side property line, creating a "side yard" which the porch faces onto.
Typically 24' - 40', including the side porch.
May have porch on the front

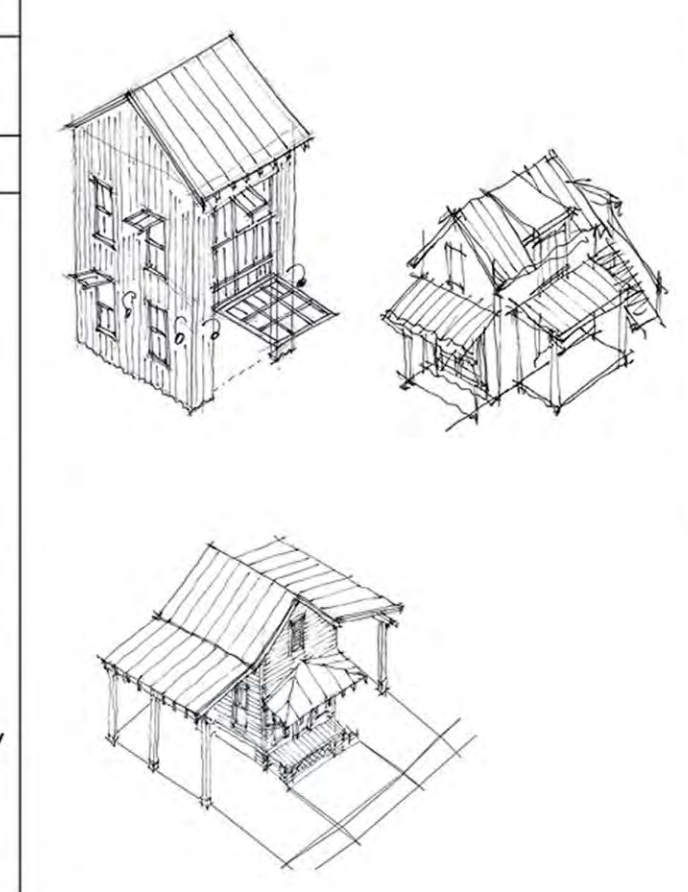


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F. Carriage House

General: Accessory Structure.
Size Range: 200 – 1,200 sq. ft. (per unit).
Maximum Footprint (not including porches): 800 sq. ft.
Height: 1 – 2 stories.

Notes:
Must be an accessory structure.
Only one permitted per lot, unless otherwise noted.
May be used as a garage, living unit or home business (or combination).
May function as a small-scale shop, studio or workshop.
Garages are limited to 2 cars, with maximum garage door widths of 12' each.
Must be of some general character as primary structure.
Must be placed behind the primary structure and towards the back of the lot



- CORE
- CENTER
- GENERAL
- CONSERVE
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C. Parking Requirements

- The minimum parking count requirement shall be in accordance with the following parking standard in Table 5.15.7.C.1.a:

Use	Parking Standard	Table 5.15.7.C.1.a Parking Spaces
Residential	2 spaces per dwelling unit 1 space per accessory dwelling unit 1 space per 1000 sf of ancillary office use	
Lodging	1 space per room for rent plus 2 spaces per 1000 sf of ancillary office use	
Office	2 spaces per 1000 sf	
Health/Human Care	2 spaces per 1000 sf	
Commercial Services	2 spaces per 1000 sf	
Restaurants	6 spaces per 1000 sf	
Restaurant – Carry Out Only	2 spaces per 1000 sf	
Civic/Institutional	2 spaces per 1000 sf	
Religious Assembly	1 space per 6 seats	
School	1 space per instructor	
Recreation/Entertainment	Number of spaces shown to be necessary and reasonable by data submitted by the Applicant and as approved by the UDO Administrator	

- Credit shall be given for on-street parking spaces located within the public or private right-of-way that are directly in front of or adjacent to a property (except for restaurant uses).
When an on-street parking space is shared between two properties, the following methods shall determine how that parking space will be allocated.
 - If the on-street parking space is demarcated, project the property line or, in the absence of a property line separating the subject building or use from the adjacent building, use a line determined by the midpoint between the closest points of the subject and adjacent buildings or uses, perpendicular to the to the edge of parking pavement. From this point measure the distance along the pavement edge to each parking space marking. The use or parcel having the majority of this distance may count the space towards the required parking.
 - If the on-street parking space is not demarcated, project the property line or, in the absence of a property line separating the subject building or use from the adjacent building, use a line determined by the midpoint between the closest points of the subject and adjacent buildings or uses, perpendicular to the to the edge of parking pavement. From this point measure the total distance along the pavement edge between each property line or adjacent building or use. For parallel parking divide the

SITE DEVELOPMENT PLANS
FOR
ABPAL, LLC.
BRUIN ROAD
BLUFFTON, SC

DATE: NOV 11, 2024
PROJECT NO.: 24-147-01
DRAWN BY: KJ
CHECKED BY: DK



REVISIONS:

DRAWING TITLE
SITE DATA AND OPEN SPACE

DRAWING NUMBER

C

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