



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 proposes two commercial lots, including an existing office and a maximum 1,200 SF accessory structure on Lot 1, and an approximate 3,000 SF two-story office/retail build and maximum 1,200 SF accessory structure on Lot 2, parking and associated infrastructure. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identified by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street.</p> <p>STATUS: This item will be heard at the January 8, 2025 Development Review Committee meeting.</p> <p>STATUS: The Applicant provided a resubmittal on February 7, 2025.</p> <p>STATUS: The Preliminary Development Plan application was approved as submitted at the March 26, 2025 Planning Commission meeting. Awaiting final development plan submittal.</p> <p>STATUS: The Final Development Plan will be heard at the June 25, 2025 Development Review Committee meeting.</p>		

Final Technical Review

Submission #: 1 Received: 06/10/2025 Completed: 06/20/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	06/20/2025	Dan Frazier	Approved with Conditions

Comments:

1. Letters of approval from the applicable public agencies (BJWSA, Elec Provider,...) are required prior to development plan approval.

Watershed Management Review DRC	06/20/2025	Samantha Crotty	Approved with Conditions
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Comments:

1. Provide cross section detail/profile view detail of the pervious pavement with underlying grease trap.

Beaufort Jasper Water and Sewer Review	06/20/2025	Matthew Michaels	Approved
Building Safety Review	06/20/2025	Marcus Noe	Approved
Fire Department Review	06/20/2025	Dan Wiltse	Approved
Planning Commission Review	06/20/2025	Angie Castrillon	Approved
Planning Review - Address	06/20/2025	Diego Farias	Approved
Police Department Review	06/20/2025	Bill Bonhag	Approved

