



## PLAN REVIEW COMMENTS FOR DPA-06-26-020324

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522  
BUCK ISLAND/SIMMONSVILLE

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                              |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------|
| <b>Plan Type:</b>        | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Apply Date:</b>   | 06/15/2026                                   |
| <b>Plan Status:</b>      | Hold                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Plan Address:</b> | 10 Buck Island Rd Road<br>BLUFFTON, SC 29910 |
| <b>Case Manager:</b>     | Dan Frazier                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Plan PIN #:</b>   | R610 031 000 0170 0000                       |
| <b>Plan Description:</b> | <p>A request by Sarah Kepple of Pearce Scott Architects on behalf of Billy Watterson for review of a Development Plan Amendment application. The project consists of the renovation of the interior of the existing building into a multi-functional gathering space and the construction of a 13,650 SF biergarten with associated infrastructure improvements. The property is within the General Mixed Use (GMU) Zoning District and consists of approximately 7.86 acres identified by tax map number R610 031 000 0170 0000 and located at 10 Buck Island Road.</p> <p><b>STATUS:</b> This item will be heard at the July 22, 2026 Development Review Committee Meeting.</p> |                      |                                              |

### Technical Review

**Submission #: 1**      Received: 06/15/2026      Completed:

| <i>Reviewing Dept.</i>      | <i>Complete Date</i> | <i>Reviewer</i> | <i>Status</i>      |
|-----------------------------|----------------------|-----------------|--------------------|
| Planning Review - Principal | 07/17/2026           | Dan Frazier     | Revisions Required |

#### Comments:

1. Provide pervious parking around the 48" Live Oak.
  2. Provide a Parking Study and executed Shared Parking Agreement per Unified Development Ordinance Section 5.11.
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| Watershed Management Review DRC | 07/14/2026 | Samantha Crotty | Revisions Required |
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#### Comments:

1. Revise narrative to include the following information: a) the square footage of land disturbance associated with this development; b) the square footage of added impervious area.
2. For any pervious area other than "natural cover", provide a design detail that meets SoLoCo requirements for "pervious" land cover.
3. Additional comments may be provided at time of resubmittal.

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| Beaufort Jasper Water and Sewer Review | 07/17/2026 | Neil Desai | Approved with Conditions |
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#### Comments:

1. If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.

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| Building Safety Review | 07/14/2026 | Sidney Holland | Approved with Conditions |
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#### Comments:

Comments may be provided at time of Building Permit Review.

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| Fire Department Review | 07/17/2026 | Dan Wiltse | Approved |
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| Planning Commission Review | 07/17/2026 | Caroline Luke | Approved |
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| Planning Review - Address | 06/30/2026 | Ethan Greeley | Approved |
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**Comments:**

No comments

**Plan Review Case Notes:**