



PLAN REVIEW COMMENTS FOR SUB-05-25-019755

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: General **Apply Date:** 05/15/2025
Plan Status: Active **Plan Address:** 32 Bruin Rd Road
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 000 0274 0000
Plan Description: A request by ABPAL, LLC for approval of a Subdivision application. The project consists of the subdivision of the single 1.22 acre lot into two (2) lots per pending development plan approval (DP-12-24-019469): Lot 1 at 0.909 acres and Lot 2 at 0.311 acres, including a 22' wide shared access easement off the existing curb cut located off Bruin Road. The property is zoned Neighborhood General - Historic District (NC-HD) and consists 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.
STATUS: This item will be heard at the June 18, 2025 Development Review Committee meeting.

Development Review Committee Sub

Submission #: 1 Recieved: 05/15/2025 Completed: 06/12/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Commission Review	06/12/2025	Angie Castrillon	Revisions Required

Comments:

1. Add the existing building footprint and dimensional distance to existing and new property lines.

Beaufort Jasper Water and Sewer Review	06/12/2025	Matthew Michaels	Approved
Planning Review	06/12/2025	Dan Frazier	Approved
Planning Review - Address	06/12/2025	Diego Farias	Approved
Transportation Department Review	06/12/2025	Dan Frazier	Approved
Watershed Management Review	06/09/2025	Samantha Crotty	Approved

Plan Review Case Notes: