



PLAN REVIEW COMMENTS FOR DP-08-22-017076

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

Plan Type:	Development Plan	Apply Date:	08/15/2022
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 021 000 0808 0000
Plan Description:	A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LL for approval of a preliminary development plan. The project consists of the construction of a +/-20,000 sq. ft. two-story Clubhouse and 5 buildings divided into +/- 31 high-end garage condominium units. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road. STATUS 9-14-22: Staff courtesy review comments were reviewed at the September 21 meeting of the DRC. STATUS: Staff comments will be reviewed at the June 21, 2023 meeting of the DRC.		

Technical Review

Submission #: 2 Received: 06/16/2023 Completed: 06/16/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	06/16/2023	Dan Frazier	Revisions Required

Comments:

1. The drive connection from SC 170 to Hagar Road shall meet SCDOT roadway standards, including the extension of the Hagar Road sidewalk to SC 170.
2. The subject property is within the Highway Corridor Overlay District and will require a Certificate of Appropriateness reviewing landscaping, lighting and architecture prior to Final Development Plan approval.
3. Revise the site plan to address all items listed in #7, #8 and #10 under General Information on the Development Plan Application Checklist.
4. At time of final development plan approval, provide an easement for the required off-site improvements to construct the extension of Hagar Road.
5. Provide a 25-foot highway corridor overlay district (HCOD) buffer along the SC170 frontage.
6. No grading can occur within the HCOD Buffer, including installation of a bioswale.

Planning Review - SR	06/16/2023	Jordan Holloway	Revisions Required
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Comments:

1. Provide information on hatched area on the southern end of the plan parallel to Rt. 170.
2. Remove HCOD buffer that is shown beyond your property line as this does not count towards the buffer requirement.
3. The HCOD buffer may need to be enhanced if it does not meet buffer requirements of the following: For every one hundred (100) linear feet (or portion thereof) of frontage or the highway, a minimum of six (6) broad-leaved over story trees, seven (7) under story trees, and thirty (30) shrubs are required in the buffer. The plant materials shall be generally distributed along and throughout the buffer in order that there not be significant gaps without plantings (except when required at sight triangles at road intersections). This will be required at time of Final Development Plan.
4. Provide 8' wooden fence detail in plan set.
5. Change line weight to clearly show property line, setback lines, and proposed fencing.

Beaufort Jasper Water and Sewer Review	06/16/2023	James Clardy	Approved with Conditions
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Comments:

1. Pending resubmittal of water and sewer design based on comments provided by Design Review Team on 2023-05-19.

Fire Department Review	06/16/2023	Dan Wiltse	Approved with Conditions
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Comments:

1. For final development, a full utility plan will need to be provided showing proposed hydrants. Details of the buildings including construction type, total square footage and fire protection features will need to be provided.
2. Both gated access points will need to be equipped with emergency override controls approved and tested by the Fire District.

Watershed Management Review
DRC

06/16/2023

Samantha Crotty

Approved with Conditions

Comments:

1. At the time of Stormwater submittal, provide BMP details on the site plans for the bioretention and permeable pavement.
2. Provide a geotechnical report at the time of Stormwater submittal.