



TOWN OF BLUFFTON PLANNING COMMISSION MEETING AGENDA

Theodore D. Washington Municipal Building
Henry "Emmett" McCracken Jr. Council Chambers
20 Bridge Street, Bluffton, SC 29910
Wednesday, February 26, 2020, 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES – January 22, 2020

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. Pinecrest (Master Plan Amendment):** A request by Willy Powell of Ward Edwards Engineering on behalf of the Pinecrest Property Owner's Association for approval of a Master Plan Amendment. The project consists of altering the traffic flow through the Pinecrest community, by modifying Pinecrest Way to one-way traffic, westbound only from Pinecrest amenity parking field to Masters Way. The change is intended to reduce cut-through traffic from Masters Way to Bluffton Parkway. The tax map number is identified as R610 030 000 0711 0000. (PD-01-11-044) (Staff-Will Howard)

- B. Washington Square Commercial (Preliminary Development Plan):** A request by Josh K. Tiller, PLA, ASLA on behalf of Speyside Partners, LLC., for approval of a Preliminary Development Plan. The project consists of the construction of 10 mixed-use buildings with office space, retail space, restaurant space, 36 residential apartments and an 80-unit boutique hotel. The property is zoned Buckwalter Planned Unit Development and consists of approximately 7.92 acres identified by tax map number R614 022 000 0894 0000 located within the Washington Square Development, west of Buckwalter Parkway and north of Buckwalter Place. (DP-10-19-013630) (Staff-Will Howard)
- C. Low Country Fresh Market (Preliminary Development Plan):** A request by Josh K. Tiller, PLA, ASLA on behalf of Low Country Fresh Real Estate, LLC for approval of a Preliminary Development Plan. The project consists of the construction of an 8,136 SF grocery market. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1 acre identified by tax map number R614 022 000 0894 0000 within the Washington Square Development, west of Buckwalter Parkway and north of Buckwalter Place. (DP-12-19-013786) (Staff – Will Howard)
- D. 48 Lawrence Street (Preliminary Development Plan):** A request by Tim Dolnik for approval of a Preliminary Development Plan. The project consists of the construction of parking and related infrastructure to allow a change of use from single family residential to commercial use. The property is zoned Neighborhood General-HD and consists of approximately .46 acres identified by tax map number R610 039 00A 123B 0000 located at 48 Lawrence Street. (DP-01-20-13911) (Staff – Will Howard)

X. DISCUSSION

XI. ADJOURNMENT

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Commission. Public comment must not exceed three (3) minutes.

NEXT MEETING DATE: Wednesday, March 25, 2020

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

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*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Commission. Public comment must not exceed three (3) minutes.

TOWN OF BLUFFTON PLANNING COMMISSION

**Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr.
Town Council Chambers**

Wednesday, January 22, 2020, Minutes

Present: Josh Tiller, Chair; Terry Hannock, Vice Chair; Amanda Jackson; Dan Keefer; Charlie Wetmore III; Trey Griffin

Absent: Ronald Williams

Staff: Will Howard, Principal Planner; Kevin Icard, Planning & Community Development Manager; Alan Seifert, Senior Planner; Victoria Smalls, Growth Management Coordinator

I. CALL TO ORDER

Chairman Tiller called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

Commissioner Wetmore made a motion to adopt the Wednesday, January 22, 2020 Planning Commission Meeting Agenda. Vice Chairman Hannock seconded the motion, all were in favor and the motion passed.

VI. ELECTION OF CHAIR AND VICE – CHAIR

The Board of the Planning Commission voted on the current Chair and Vice – Chair on Wednesday, August 28, 2019. Elections will be held again during the Wednesday, August 26, 2020 meeting.

VII. ADOPTION OF MINUTES – December 18, 2019

Vice Chairman Hannock made a motion to approve the adoption of the December 18, 2019 minutes, Commissioner Wetmore seconded the motion. All were in favor and the motion passed.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

1. 6:06 to 6:10 p.m.

Mike Williams:84 Fording Court, Bluffton, SC

- a. Please think about how many trees will be cut down, how many trees will be saved and what about tree buffers. Please make these concerns a priority when making plans and controlling development.
- b. Please think about - What will happen to the May River if it continues to become contaminated?
- c. Are pervious parking lots necessary?
- d. Let's make the May River Crossing Project a great example to the state of South Carolina and to the country a great infrastructure project.

IX. OLD BUSINESS

No Old Business

X. NEW BUSINESS

1. FOR ACTION

- A. May River Crossing (Street Naming):** Consideration of approval of new street names for new roads within the proposed May River Crossing development, a +/- 73,750 SF retail shopping center. The property is identified by tax map number R610 036 000 0386 0000 and consists of approximately 14.29 acres located northeast of the intersection of SC HWY 170 (Okatie Highway) and SC HWY 46 (May River Road) (Staff – Will Howard)

Staff Presenting – Howard presented the information to the Commission which is incorporated into these minutes.

Commissioner Jackson made a motion to approve the consideration of new street names for new roads within the proposed May River Crossing Development, a +/- 73,750 SF retail shopping center as submitted. Commissioner Griffin second the motion all were in favor and the motion passed.

- B. Village at New Riverside (Initial Master Plan):** Consideration of approval for the Master Plan for property referred to as New Riverside Village within the New Riverside PUD for a residential, office, and commercial village-type development consisting of approximately 35.508 acres located at the southeast corner of the intersection of New Riverside Road and SC Hwy 46. (Staff – Kevin Icard)

Staff Presenting – Icard presented the information to the Commission which is incorporated into these minutes.

Commissioner Wetmore made a motion to recommend to Town Council to approve the consideration of approval for the Master Plan for property referred to as New Riverside Village within the New Riverside PUD for a residential, office, and commercial village type development with the following conditions:

1. Innovated storm water design approach
 - a. Recirculation of water for irrigation purposes
 - b. Use of pervious paving and/or materials for lanes, alleys and or parking and other low impact designs for storm water mitigation
2. Clarify building setbacks along the perimeter
 - a. Update stub out plan for the South Carolina Commission Property
3. Update the narrative to include residential sidewalks on both sides of the streets. Add the text to the narrative
4. Include a walkway around the restaurant closet to the pond

Vice Chairman Hannock seconded the motion all were in favor and the motion passed.

XI. ADJOURNMENT

The January 22, 2020 Planning Commission meeting adjourned at 7:22 p.m.

PLANNING COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	February 26, 2020
PROJECT:	Pinecrest Master Plan Amendment
APPLICANT:	Willy Powell – Ward Edwards
PROJECT NUMBER:	PD-01-11-044
PROJECT MANAGER:	Will Howard Principal Planner – Land Development

REQUEST: The Applicant, Willy Powell, on behalf of the owner, Pinecrest Property Owners Association, INC, is requesting for approval of a Master Plan Amendment to the Initial Master Plan for Pinecrest. The project proposed to convert the existing two-way traffic flow of Pinecrest Way, from Masters Way to the last entrance into the amenity center parking area so as to restrict access from Masters Way. (Attachment 1)

INTRODUCTION:

The project proposes to add the following improvements:

- Traffic arrow pavement markings along Pinecrest Way
- One-Way signage along Pinecrest Way to direct Amenity-related movements
- “Do Not Enter” signage at the intersection of Pinecrest Way and Masters Way, visible from Masters Way.

The subject road is zoned Buckwalter Planned Unit Development and is located within the Pinecrest Master Plan, which encompasses approximately 429 acres and identified as a portion of tax map number R610 030 000 0711 0000. (Attachment 2)

BACKGROUND:

This application is for a Master Plan Amendment is located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Concept Plan, Development Agreement and the Pinecrest Initial Master Plan. The subject roadway lies within the Pinecrest Initial Master Plan which was originally approved in January 2002 and further amended September 2002. (Attachment 3)

Town staff determined the proposed roadway change to be a major amendment to the master plan per the guides of Section 5.8.9(A) of the Town of Bluffton Planned Unit Development Ordinance referenced within the Buckwalter PUD.

Staff comments on the review of the Master Plan Amendment were reviewed at the June 25, 2019 meeting of the Development Review Committee (DRC). (Attachment 4)
The Applicant has provided a response to staff comments provided at the DRC. (Attachments 5)

REVIEW CRITERIA & ANALYSIS:

The Planning Commission is required to consider the criteria set forth in Section 3.9.3 of the Unified Development Ordinance in assessing an application for a Master Plan. These criteria are provided below followed by a Staff Finding(s).

1. **Section 3.9.3.B. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.**

Finding. The application is consistent with the Comprehensive Plan.

This Amended Master Plan proposes to convert Pinecrest Way, a two-way street, into one way traffic flow towards Masters Way. This would prevent unnecessary traffic coming from Masters Way through Pinecrest Way to access Bluffton Parkway. By eliminating cut-through traffic, it creates a safer environment for the residents along this street.

2. **Section 3.9.3.C. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in this Ordinance.**

Finding. This request will be consistent with the Town of Bluffton Zoning and Development Standards Ordinance that applies to the Buckwalter Concept Plan.

This amendment does not propose to change the land uses or intensity of development.

3. **Section 3.9.3.D. As applicable, consistency with the provisions of the associated Development Agreement and/or PUD Concept Plan.**

Finding. The proposed master plan is consistent with the provisions of the Buckwalter Development Agreement.

4. **Section 3.9.3.E. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.**

Finding. The application is compatible with the surrounding area.

Pinecrest Way was built as a local street to primarily provide access to the recreational amenities for the community and not to provide an alternate route to access Bluffton Parkway. The Pinecrest Golf Club is the only commercial use accessed by Pinecrest Way. The Pinecrest community pool and recreational courts are the only other uses accessed through this street.

5. **Section 3.9.3.F. Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**

Finding. The property is able to be served by adequate public services and has previously provided an analysis and mitigation measures on the impact on transportation, utilities, and community services with the Buckwalter Development Agreement and Concept Plan.

- 6. **Section 3.9.3.G. Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton’s health, safety and welfare.**

Finding. The applicant proposes to use applicable signage to discourage wrong-way traffic and direct residents to amenities. By preventing off-site traffic from using the community’s street as a bypass, there will be a reduction in traffic.

- 7. **Section 3.9.3.H. Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.**

Finding. The previously approved master plan found the plan to sufficiently accommodate the densities and land-uses proposed and no new development is planned with this application.

- 8. **Section 3.9.3.I. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.**

Finding. The application can be in conformance with adopted or accepted plans, policies, and practices of the Town with the following modifications.

PLANNING COMMISSION RECOMMENDATION: Planning Commission has the authority to recommend the following to Town Council:

1. Recommend approval of the application as submitted by the Applicant;
2. Recommend approval the application with conditions; or
3. Recommend denial the application as submitted by the Applicant.

NEXT STEPS: Forward recommendation to Town Council:

Master Plan Procedure	Step Completed	Date Completed
Step 1. Pre-Application Meeting	✓	May, 2019
Step 2. Application Check-In Meeting	✓	May 29, 2019
Step 3. Review by UDO Administrator	✓	June 25, 2019
Step 4. Planning Commission Public Hearing and Recommendation	✓	February 26, 2020
Step 5. Town Council Consideration for Approval of Majority Vote (March 10, 2020 Tentative)		

ATTACHMENTS:

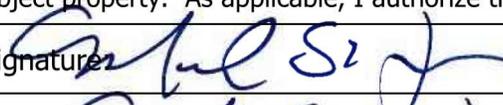
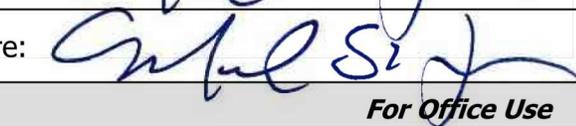
1. Application & Narrative
2. Road Segment
3. Pinecrest Initial Master Plan
4. DRC Staff Comments
5. Applicant's response to DRC Comments



**TOWN OF BLUFFTON
 PLANNED UNIT DEVELOPMENT (PUD)
 MASTER PLAN APPLICATION**

Attachment 1

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Michael Hughes / Thomas & Hutton		Name: PINECREST PROP OWNERS ASSO INC	
Phone: 912-234-5300		Phone: Linda Thompson -	
Mailing Address: 50 Park of Commerce Way Savannah, GA 31410		Mailing Address: 2 CORPUS CHRISTI STE 302 HILTON HEAD ISLAND SC 29928	
E-mail: hughes.m@tandh.com		E-mail: lthompson52@hotmail.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Pinecrest Master Plan Amend #2		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: Master's Way & Pinecrest Way		Acreage: n/a	
PUD Name: Buckwater PUD			
Tax Map Number(s): 610 030 000 0711			
Project Description: Amendment to the Master Plan to include traffic pattern plan.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Master Plan. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		On behalf of PINECREST PROP OWNERS ASSO INC Date: 5/28/19	
Applicant Signature: 		Date: 5/28/19	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Attachment 1



TOWN OF BLUFFTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Planned Unit Development (PUD) Master Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit the PUD Master Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the PUD Master Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The Applicant will be directed to address any comments, if any, and resubmit the application materials. The application shall be forwarded to the Planning Commission (PC).	
Step 5. Planning Commission Meeting	Applicant, Staff & Planning Commission
The PC shall review the PUD Master Plan Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting	Applicant, Staff & Town Council
Town Council shall review the PUD Master Plan Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application.	
Step 7. PUD Master Plan Approval	Staff
If Town Council approves the PUD Master Plan Application, the UDO Administrator shall issue an approval letter to the Applicant.	



Attachment 1

TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

In accordance with the Town of Bluffton [Unified Development Ordinance \(UDO\)](#), the following information shall be included as part of a Master Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

General Information.

- ✓ 1. Name and address of property owner(s) and applicant.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
- ✓ 3. Project name and/or name of development.
- ✓ 4. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
- ✓ 5. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
- ✓ 6. An explanation of why any items on this checklist are not included with the application materials.
- ✓ 7. Project name and/or name of development.
- ✓ 8. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
- ✓ 9. Vicinity map.
10. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
11. Phasing plan if the development is proposed to be developed in phases.
12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project):
 - a) United States Army Corp of Engineers;
 - b) South Carolina Department of Health & Environmental Control;
 - c) South Carolina Department of Transportation;
 - d) Beaufort County Engineering;
 - e) Beaufort County EMS;
 - f) Beaufort County School District;
 - g) Bluffton Township Fire District;
 - h) Beaufort Jasper Water Sewer Authority;
 - i) Town of Bluffton;
 - j) Electric Provider;
 - k) Natural Gas provider; and
 - l) Cable, telephone, and data provider.

Site and Existing Conditions Documentation.

- ✓ 1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.



Attachment 1

TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

- ✓ 2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
 - ✓ 3. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
 - ✓ 4. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the development property.
 - 5. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
 - ✓ 6. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
 - 7. Existing topography and land cover. Contours shall be shown in intervals of 1 foot or less.
 - 8. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
 - ✓ 9. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
 - ✓ 10. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
 - 11. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
 - ✓ 12. Existing deed covenants, conditions, and restrictions, including any design or architectural standards.
 - 13. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
 - 14. Legal documents for proposed public dedications.
- Lot and Building Pattern.**
- 1. Schematic block and roadway type layout and design indicating access, configuration, land use and intensity by block or portion thereof, and buffers including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
- Transportation Networks.**
- ✓ 1. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
 - 2. A Traffic Assessment.
 - 3. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
 - 4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
 - ✓ 5. Proposed access indicating roadway names, connectivity, roadway extensions, proposed stub roads, and dead-end roadways including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
 - 6. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
 - 7. Emergency access provisions.
 - 8. Phasing plan of proposed traffic mitigation measures, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
- Natural Resources, Tree Conservation, Planting, and Landscaping.**
- 1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.



Attachment 1

TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.
3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.

Open Space Plan.

1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
2. Proposed public lands and methods of dedication and access.
3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
4. Proposed use for all portions of dedicated open space.

Stormwater Management.

1. Description of proposed methods, and general layout of stormwater drainage, water system, sewer system and open space areas.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

Michael S. Hughes, P.E.

Printed Name

5/28/2019

Date

Project: Pinecrest Masterplan Amendment Narrative

Town of Bluffton, SC

Coordinates: W 80° 53' 47" / N 32° 15' 23"

Date: November 22, 2019

Applicant: Pinecrest POA Board of Directors

Primary Contact: Linda Thompson

1 Pinecrest Way

Bluffton, SC 29910

E: LThompson52@hotmail.com

Agent: Ward Edwards, Inc.

Primary Contact: Willy Powell

P.O. Box 381

Bluffton, SC 29910

E: wpowell@wardedwards.com

P: 843-837-5250

Description

Pinecrest POA Board of Directors proposes to convert the existing two-way traffic flow of Pinecrest Way, from Masters Way to the last entrance into the amenity center parking area so as to restrict access from Masters Way. The project proposes to add the following improvements:

- Traffic arrow pavement markings along Pinecrest Way
- One-Way signage along Pinecrest Way to direct Amenity-related movements
- "Do Not Enter" signage at the intersection of Pinecrest Way and Masters Way, visible from Masters Way

The project proposes no changes to the existing roadway pavement or the subdivision.

According to the traffic study for Hilton Head Christian Academy, dated July 11, 2019, and prepared by BIHL Engineering, the projected AM Peak Hour trips shows 5 vehicles making turning movements onto Pinecrest Way, while the PM Peak Hour trips also shows 5 vehicles making turning movements onto Pinecrest Way. In addition, as mitigation for the general surrounding traffic, the report recommends installation of dedicated left-turn and right-turn lanes onto Bluffton Parkway from Masters Way. These improvements should be sufficient to account for the minimal increase to traffic on Masters Way by limiting movements onto Pinecrest Way.

Existing Conditions

The existing site is a two-lane road between Masters Way and Pinecrest Drive, with access from Masters Way.

Proposed Construction

The applicant proposes to add pavement marking, "One Way," and "Do Not Enter" signage to Pinecrest Way to discourage through-traffic from Masters Way towards Pinecrest Drive.

Tree Removal

No tree removal is required for this project.

Access

The applicant proposes to restrict access to Pinecrest Way from Masters Way, only permitting access from Pinecrest Way to Masters Way.

Parking

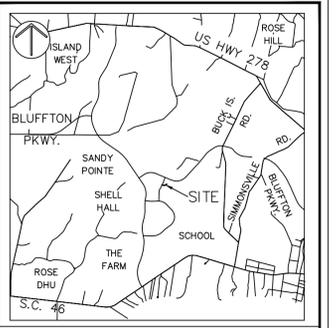
There will be no additional parking provided.

Phasing

The project is proposed to be completed in a single phase.

Site Maintenance

The overall site infrastructure will be operated and maintained by the Property Owners' Association.



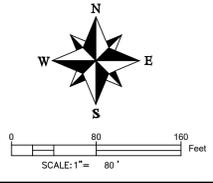
VICINITY MAP
Not To Scale

EXHIBIT U
CONCEPTUAL TRAFFIC
ROUTING PLAN

PINECREST
MASTERPLAN
AMENDMENT
BLUFFTON, SC

PREPARED FOR:
PINECREST POA
BOARD OF DIRECTORS

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
WARD EDWARDS INC. ASSUMES NO LIABILITY FOR
ACCURACY OR DECISIONS MADE BY THE USER BASED UPON
INFORMATION CONTAINED HEREIN.



Ward
Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

PROJECT #:	190292
DATE:	11/20/19
PREPARED BY:	JCH
SHEET NUMBER:	1 OF 1

EXHIBIT - A
PINECREST
ILLUSTRATIVE MASTER PLAN

BUCKWALTER PUD
 TOWN OF BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
CENTEX HOMES CORP.
 BLUFFTON, SOUTH CAROLINA

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
 SAVANNAH, GEORGIA

WOOD+PARTNERS, INC.
 HILTON HEAD ISLAND, SOUTH CAROLINA

NOVEMBER 9, 2001

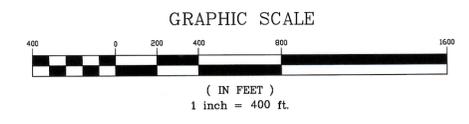
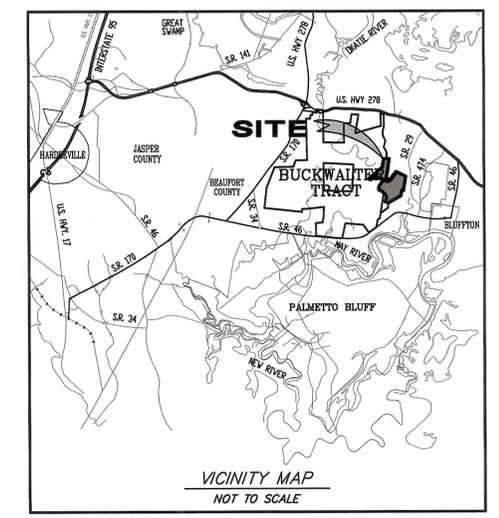


LEGEND

- Trails By Centex
- Trails By Others
- Golf Cart Paths

DEVELOPMENT SUMMARY

Total Site Acreage	429.2
Right Of Way Acreage	28.2
Wetland Acreage	47.6
Golf Course, Lakes, Open Space Acreage	+/- 203
Golf Clubhouse Acreage	+/- 2
Recreation Site & Parking Acreage	+/- 4
Residential Development Acreage	+/- 145
Lots (70'-130')	+/- 350
Villas	+/- 150
Total Dwelling Units (D.U.)	+/- 500
Total D.U. 500/ Net Acreage 401 = 1.25 D.U./ AC.	
(Net Acreage = Total Site Acreage Minus Right Of Way Acreage)	





PLAN REVIEW COMMENTS FOR PD.01.11.044

Town of Bluffton

Department of Growth Management

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

Telephone 843-706-4522

PINECREST PHASE 4

Plan Type: NA **Apply Date:** 10/16/2001
Plan Status: Approved **Plan Address:** , SC
Case Manager: Kevin Icard **Plan PIN #:** IMPORT-N/A-PERMIT
Plan Description: 11/28/2001 | 9/24/2002 PC MENTIONED

05/29/2019

The Applicant is proposing to amend the traffic flow through the Pinecrest community, my modify Pinecrest Way to one-way traffic, westbound only from Masters Way to the Pinecrest amenity parking field. The change is intended to reduce cut-through traffic from Buckwalter Parkway to Masters Way. Tax Map Number R610 030 000 0711 0000.

The Pinecrest Initial Master Plan documents were originally approved January 2002 and were further amended September 2002. The enclosed major amendment to the master plan application package is proposed as the second amendment, however, it is the first amendment since the completion and full development of the community.

The following documents are included and constitute the entire amendment:

- Updated IMP Cover Referencing Amendment #2
- Updated list of exhibits include Exhibit "U"
- Exhibit U Titled Conceptual Traffic Routing Plan dated May 24, 2019

No changes are proposed to Exhibits A, through T.

Amend Dev Review

Submission #: 1 Received: 06/18/2019 Completed: 06/21/2019

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Transportation Department Review	06/21/2019	Kevin Icard	Revisions Required

Comments:

1. Based on previous discussions, the proposed one-way street access for Pinecrest Way is to allow for traffic to exit the neighborhood and restrict traffic from entering. The Traffic Routing Plan 'Exhibit - U' is incorrectly labeled. Update the plan to have the arrow turned the other way to restrict access.
2. Update the Pinecrest Master Plan Narrative to reflect the change listed above.
3. No documentation has been provided from the Pinecrest POA, showing where this Master Plan Amendment request has been approved by a majority of the Pinecrest residents. Provide documentation.
4. No documentation has been provided justifying the impacts on traffic patterns with the access point being restrict to one-way.
5. No documentation has been provided to show how the road will be identified as being one-way access only.

Beaufort Jasper Water and Sewer Review	06/21/2019	James Clardy	Approved
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Comments:

No comments provided by reviewer.

Building Safety Review	06/20/2019	Richard Spruce	Approved
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Fire Department Review	06/21/2019	Dan Wiltse	Approved
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Comments:

No comments have been provided by the reviewer, however, staff reserves the right to provide comments at resubmittal.

Planning Commission Review	06/21/2019	Kevin Icard	Approved
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Attachment 4

Comments:

No comments provided by the Planning Commissioners.

Planning Review - Address	06/21/2019	Nick Walton	Approved
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Comments:

No comment provided by reviewer.

Planning Review - SR	06/21/2019	William Howard	Approved
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Comments:

Comments are included in the Transportation comments.

Police Department Review	06/21/2019	Joseph Babkiewicz	Approved
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Comments:

No comments have been provided by reviewer, however, staff reserves the right to provided comments at time of resubmittal.

Watershed Management Review DRC	06/21/2019	William Baugher	Approved
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Comments:

No comment provided by reviewer.

Plan Review Case Notes:

System Administrator (10/16/2001 12:00:00AM): 11/28/2001 | 9/24/2002 PC MENTIONED

November 22, 2019

Mr. Will Howard
Principal Planner
Town of Bluffton
P.O. Box 386
20 Bridge Street
Bluffton, SC 29910

Subject: Town of Bluffton Masterplan Amendment Review
PINECREST / FILE #PD.01.11.044
Ward Edwards Project Number: 190292

Will:

In response to your comments dated May 29, 2019, regarding submittal for Masterplan Amendment, , please find the following:

Enclosures

1. IMP Exhibit U – Cocneptual Traffic Routing Plan
2. Masterplan Narrative
3. Traffic Report for Hilton Head Christian Academy

Comment Responses

1. Based on previous discussions, the proposed one-way street access for Pinecrest Way is to allow for traffic to exit the neighborhood and restrict traffic from entering. The Traffic Routing Plan 'Exhibit - U' is incorrectly labeled. Update the plan to have the arrow turned the other way to restrict access.
Please find an updated Exhibit U showing proper traffic patterns and markings.
2. Update the Pinecrest Master Plan Narrative to reflect the changes requested.
Please find an updated Master Plan Narrative addressing the requested changes.
3. No documentation has been provided from the Pinecrest POA, showing where this Master Plan Amendment request has been approved by a majority of the Pinecrest residents. Provide documentation.
Attached please find meeting minutes from Pinecrest POA Board Meetings showing the requested road change has been approved by the Board.
4. No documentation has been provided justifying the impacts on traffic patterns with the access point being restrict to one-way.



Attached please find the traffic report for Hilton Head Christian Academy showing the projected peak hour traffic patterns for Pinecrest Way. This information has been added to the Narrative.

5. No documentation has been provided to show how the road will be identified as being one-way access only.

Please find an updated Exhibit U showing proper traffic patterns and markings.

If you have any questions or comments during your review, please do not hesitate to contact me at (843) 837-5250 or wpowell@wardedwards.com.

Sincerely,

Ward Edwards Engineering

A handwritten signature in blue ink, appearing to read "Willy Powell".

Willy Powell, PE
Project Manager

WP/jb

Cc: Doug Hill, Pulte Group

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	February 26, 2020
PROJECT:	Washington Square Commercial Preliminary Development Plan
APPLICANT:	Josh K. Tiller, PLA, ASLA
PROJECT NUMBER:	DP-10-19-13630
PROJECT MANAGER:	Will Howard Principal Planner – Land Development

INTRODUCTION: A request by Josh K. Tiller, PLA, ASLA on behalf of Speyside Partners, LLC, for approval of a Preliminary Development Plan. The project consists of the construction of mixed-use buildings and associated parking that will include 6,000SF of office space, 52,000 SF of retail space, 7,000 SF of restaurant space, 36 residential apartments and an 80 unit boutiques hotel. The property is zoned Buckwalter Planned Unit Development and consists of approximately 3.61 acres, identified by tax map number R614 022 000 0894 0000 located within the Washington Square Development. (Attachments 1 & 2)

BACKGROUND: This application is for a Preliminary Development Plan located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Concept Plan, Development Agreement and the Berkeley Place Parcel C4 Master Plan. The subject parcel lies within the Washington Square Development Plan, DP 11-17-11494, approved for construction on October 1, 2018, with the developer constructing roads and infrastructure to allow for future development of individual parcels. (Attachments 3 & 4)

The Buckwalter PUD is divided into eight integrated planning areas that are used to identify allowable land uses and density within each tract. The subject parcel lies within the Buckwalter Commons Planning Area, with General Commercial and Neighborhood Commercial use specified among the list of allowed land uses. Per the Definitions of Land Use in the Buckwalter PUD Concept Plan, the uses of Office; Retail; Restaurant; Multi-family Residential; Single-family Residential and Hotel are all allowed in either the General Commercial or Neighborhood Commercial designation.

Staff's comments on the review of the Preliminary Development Plan were reviewed at the November 27, 2019 meeting of the Development Review Committee (DRC). (Attachment 3) The Applicant has provided a response to staff comments and an updated site plan to address the comments provided. (Attachments 5, 6 & 7)

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an

application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.

Finding. As the site is located within the Buckwalter PUD it is not subject to the Design Standards set forth in Article 5 of the Unified Development Ordinance.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

Finding. Town Staff finds that the preliminary site plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan and the Berkley Place/Parcel C4 Master Plan.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at development plan submittal.

Finding. The project is located within the Berkley Place/Parcel C4 Master Plan and the Washington Square Development Plan. A Traffic Impact Analysis was approved in conjunction with the Berkley Place Master Plan and an updated Traffic Assessment was provided in conjunction with the Washington Square Development Plan. All traffic improvements recommended in the updated Traffic Assessment were completed during construction of the Washington Square development plan. The traffic and access plans for the project adhere to the approved Traffic Impact Analysis and updated Traffic Assessment and no additional improvements are required for the proposed commercial buildings.

4. Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

Finding. The Washington Square Development Plan will provide all master utilities for connection as each parcel is developed. The proposed commercial buildings will utilize the connections provided to ensure adequate water, sanitary sewer and stormwater services in support of the project. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding

services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

Finding. The applicant intends to construct the project in phases, with a proposed Phasing Plan to be included with the Final Development Plan. The phases will be required to function independently as required by Section 3.10.3.A.5.

6. Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

RECOMMENDATION: The Planning Commission has the authority to take the following actions with respect to the approval of the application:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

ATTACHMENTS:

1. Application & Narrative
2. Initial Site Plan
3. Washington Square site plan
4. Staff Comments
5. Applicant's response to DRC Comments
6. Updated Site Plan



**TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: <i>JOSH K. TILLER, PLA, ASLA</i>		Name: <i>Spayside Partners LLC</i>	
Phone: <i>843-815-9800</i>		Phone: <i>704-574-0597</i>	
Mailing Address: <i>181 BLUFFTON RD., SRF203 BLUFFTON, SC 29910</i>		Mailing Address: <i>4530 PARK RD. 1STE 490 CHARLOTTE, NC 28209</i>	
E-mail: <i>josh@jktiller.com</i>		E-mail: <i>dejnyc7@gmail.com</i>	
Town Business License # (if applicable):			
Project Information			
Project Name:		<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final
Project Location:		<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Zoning District: <i>PUD</i>		Acreage: <i>± 7.92 AC</i>	
Tax Map Number(s): <i>R614 022 000 0894 0000</i>			
Project Description: <i>Development Plan For Washington Square (See Narrative)</i>			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>[Signature]</i>		Date: <i>10/16/19</i>	
Applicant Signature: <i>[Signature]</i>		Date: <i>10/21/2019</i>	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Preliminary Development Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting - Preliminary Development Plan Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Preliminary Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the Preliminary Development Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting - Preliminary Development Plan Review	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments. Preliminary Development Plan Application approval shall authorize the Applicant to prepare a Final Development Plan Application for administrative review and approval.	
Step 5. Application Check-In Meeting - Final Development Plan Submission	Applicant & Staff
The Applicant shall submit the completed Final Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the Final Development Plan application is complete, it shall be forwarded to the DRC. The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 7. Development Review Committee Meeting – Final Development Plan Review	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments.	
Step 8. Issue Final Development Permit	Staff
If the application is in compliance with the UDO, DRC Staff Report, Preliminary Development Plan approval, and, if all comments are addressed, the UDO Administrator shall issue the Final Development Permit.	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

In accordance with the Town of Bluffton [Unified Development Ordinance \(UDO\)](#), the following information shall be included as part of a Development Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
General Information.		
x	x	1. Name and address of property owner(s) and applicant.
x	x	2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
x	x	3. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
x	x	4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
x	x	5. An explanation of why any items on this checklist are not included with the application materials.
x	x	6. Project name and/or name of development.
x	x	7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
x	x	8. Vicinity map.
x	x	9. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
x	x	10. Signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
x	x	11. Phasing plan if the development is proposed to be developed in phases.
	x	12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): <ul style="list-style-type: none"> a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
		l) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.		
x	x	1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.
x	x	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
x	x	3. Location of all property lines.
x	x	4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
x	x	5. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the site boundaries.
x	x	6. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
x	x	7. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
x	x	8. Existing topography and land cover of project site and adjacent and nearby sites that are impacted. Contours shall be shown in intervals of 1 foot or less.
x	x	9. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
x	x	10. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other manmade objects located on the development property.
x	x	11. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
	x	12. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
	x	13. Existing deed covenants, conditions, and restrictions, including any requirements from a POA or ARB.
	x	14. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
	x	15. Legal documents for proposed public dedications.
Lot and Building Pattern.		
x		1. Schematic layout and design indicating overall site configuration; roadway design, building location(s), building size(s); general setbacks, and building orientation(s).
	x	2. Detailed layout and design indicating site layout, building location(s), building type(s)/ use(s), building orientation(s), conceptual building elevations, and setbacks.
	x	3. If a PUD, subdivision, office complex, or shopping center, a Master Sign Plan providing unity in sign design and describing the location, types, materials, shapes, sizes, and compatibility with the architecture of the development.
Parking.		
x		1. General location and ingress/egress of parking areas on the site.
	x	2. Location, layout, number of spaces, bicycle parking, and ensuring design shows ADA accessibility compliance.
	x	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. A parking study documenting the reasons for any increase in the maximum amount of parking or a similar study documenting the ability of the site to accommodate a reduction of 20% or more to the maximum parking requirements.
	x	5. A parking study documenting the ability of a site(s) to accommodate a shared parking arrangement. A shared parking easement must also be provided.
	x	6. Detailed engineering information identifying the location of vehicular and bicycle parking facilities and the construction specifications, geometrics, arrangement, character, width, grade, circulation/maneuvering facilities and areas, landscape islands, loading areas, and including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.		
x		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.
x	x	2. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
	x	3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
	x	5. Proposed access indicating any access management plans, connectivity, roadway extensions, proposed stub roads, dead-end roadways, and roadway names including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	6. Emergency access provisions.
	x	7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable requirements.
	x	8. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
	x	9. Engineering plan of proposed traffic mitigation measures, including assessment of individual phase, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
	x	10. Vehicular and pedestrian signage plan including crosswalk and pavement marking details.
	x	11. Shared access agreements.
	x	12. Detailed engineering information identifying the location, construction specifications, typical sections, geometrics, arrangement, character, width, and grade of existing and proposed roadways and non-motorized vehicle facilities including detailed dimensions and calculations as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Natural Resources, Tree Conservation, Planting, and Landscaping.		
x	x	1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.
x	x	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
	x	4. Location and table summarizing trees that have a significant characteristic such as, but not limited to, allees and hedgerow trees, trees of unique character such as those with unique or unusual growth habitat, endangered species, or species rarely found in the area.
	x	5. Location and table summarizing trees designated as protected to be removed.
	x	6. The location and description of existing and proposed landscaping, screening, buffering, and tree preservation areas, including setbacks from natural resource areas.
	x	7. Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree plantings including a table summarizing the mature canopy of each tree species planted, canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (all calculations are excluding rooftop area).
	x	8. Detailed landscaping information containing the scientific and common names, quantity and size of each plant species to be planted, typical installation and maintenance drawings/notes, and location and description of irrigation systems.
	x	9. Tree protection zones (TPZ) and tree protection fencing and signage locations and installation specifications.
	x	10. Habitat management plan.
	x	11. Proposed topographic features, including basic contours at one foot or less intervals.
	x	12. Bank stabilization and erosion control measures.
	x	13. If applicable, a Forest Management Plan.
Open Space.		
x	x	1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	x	2. Proposed public lands and methods of dedication and access.
	x	3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
	x	4. Proposed use for all portions of dedicated open space.
Stormwater Management.		
x	x	1. Acknowledgement of compliance with Bluffton Stormwater Design Manual.
x	x	2. Description of proposed methods and general layout of stormwater drainage.
x	x	3. Proposed drainage system layouts.
x	x	4. Proposed methods to remove pollutants.
x	x	5. Soil types and permeability characteristics from National Resource Conservation Service.
	x	6. Stormwater Drainage Plan with drainage easements.
	x	7. Location and area of proposed impervious coverage.
	x	8. Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps and Link Node Diagrams.
	x	9. Methods to record and report installation and maintenance activities.
	x	10. Stormwater quality monitoring program and pre-development pollutant loading calculations.
	x	11. Notarized Operation and Maintenance Agreement signed by responsible party.
Utilities and Services.		
x		1. Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the site can be supplied with adequate utilities.
	x	2. Proposed water system layout, or individual well locations.
	x	3. Proposed sewer system layout, or individual septic tank locations.

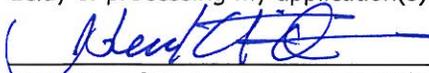


TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).


Signature of Property Owner or Authorized Agent

10/16/2015
Date

Joshua K. TULLER
Printed Name



October 10, 2019

Town of Bluffton
Planning Commission
Theodore D. Washington Municipal Building
20 Bridge Street
Bluffton, SC. 29910

To Whom It May Concern

RE: Washington Square Preliminary Development Plan Submittal

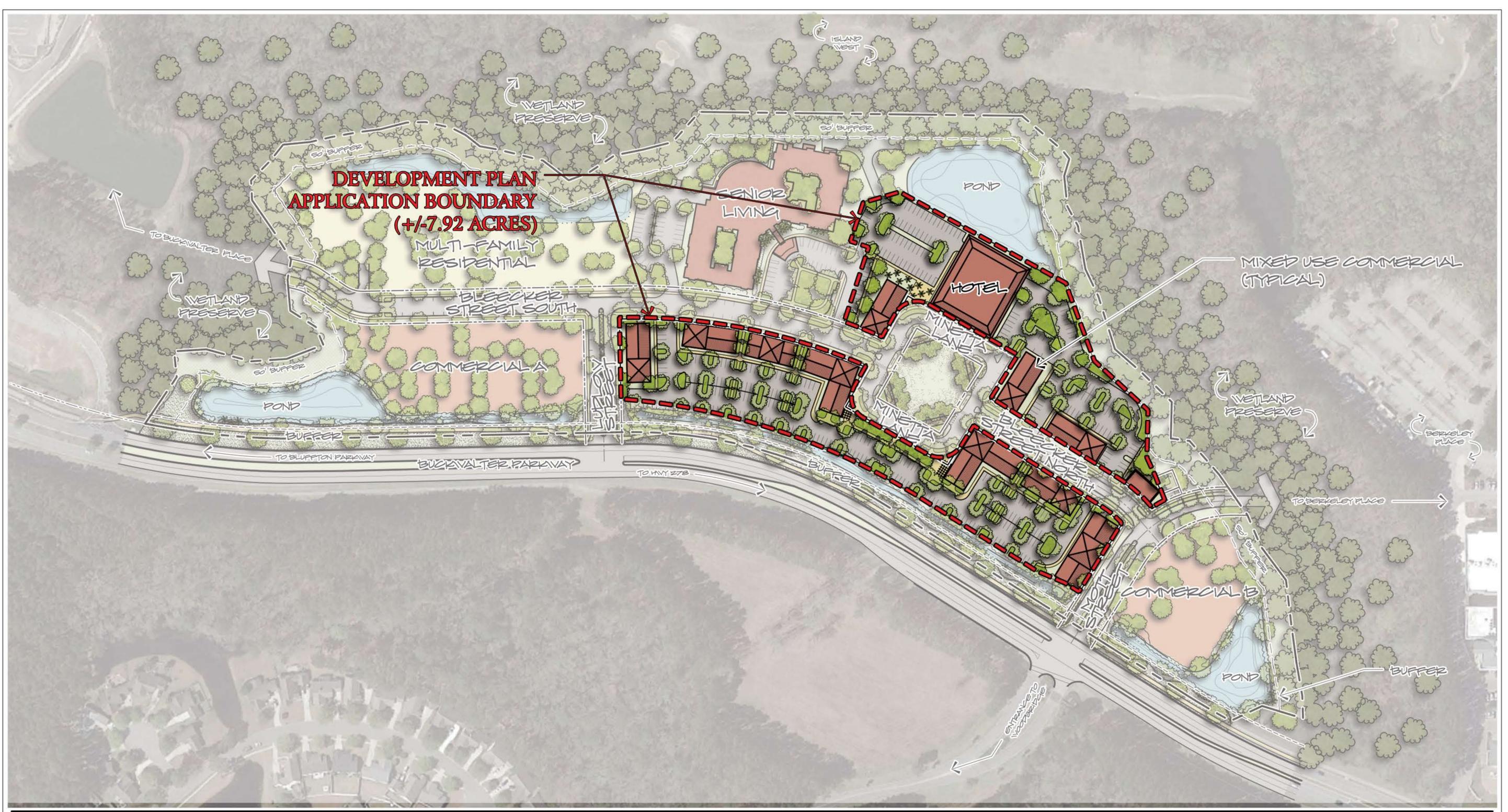
This request is being made by Pearce Scott Architects, on behalf of Speyside Partners, LLC, for the preliminary review of a new development plan for Washington Square, off of Buckwalter Parkway, Bluffton, SC.

The proposed development will be made up of mixed-use buildings including 6,000 square feet of office space, 36 residential apartments, 52,000 square feet of retail space, 7,000 square feet of restaurant space, an 80-unit boutique hotel, and an assisted living home that is being developed by others; all focused around a 27,000 square foot park in the center of the development. North and South Parcels on the site are phased for the future (reference the program diagrams). This development will take advantage of phased construction which will be identified further at final submittal. We are aware that any individual phase of construction must have self-sufficient parking. To this end, we are contemplating the idea of a small parking garage on the north west side of the site to assist with a potentially larger hotel and/or more flexibility with residential units and restaurant space.

Parking has been taken into consideration for this site. We have operated on a shared parking model, that considers the amount of parking truly needed on a day to day basis. Please see the attached chart for a more in-depth account of parking and the location of each type of building on the site. The parking requirements used are as follows:

Park- 1 spot per 1,000 square feet
Hotel- 1 spot for each unit, plus 1 spot per 4 employees
Retail- 4 spots per 1,000 square feet
Office- 4 spots per 1,00 square feet
Restaurant- 12 spots per 1,000 square feet
Residential- 2.25 spots per unit
Assisted Living- by others

Development partners include: Carolina Engineering, civil engineering; and, J.K. Tiller Associates, Inc., landscape architecture; Speyside Partners, LLC, developer.



S:\Projects\201527-02-DWG\Illustrative.dwg, 11x17 TITLEBLK, 10/14/2019 4:20:45 PM

PREPARED FOR:
SPEYSIDE PARTNERS, LLC

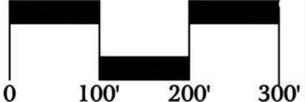
PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE #203 BLUFFTON, SC 29910
 Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802



ILLUSTRATIVE PLAN
 TOWN OF BLUFFTON
 SOUTH CAROLINA

OCTOBER 14, 2019

NORTH 

SCALE 

JKT Job Number:
 201527-02

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.



PLAN REVIEW COMMENTS FOR DP-10-19-013630

Town of Bluffton

Department of Growth Management

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

Telephone 843-706-4522

WASHINGTON SQUARE

Plan Type:	Preliminary Development Plan	Apply Date:	10/24/2019
Plan Status:	Active	Plan Address:	
Case Manager:	William Howard	Plan PIN #:	R614 022 000 0894 0000
Plan Description:	<p>The applicant is requesting Preliminary Development Plan approval for a mixed-use development (Washington Square) consisting of office space, 36 residential apartments, 52,000 square feet of retail, 7,000 square feet of restaurant, and 80-unit boutique hotel, an assisted living home, and greenspace. STATUS: The Preliminary Plan will be reviewed at the November 27 DRC meeting.</p>		

Technical Review

Submission #: 1 Recieved: 10/24/2019 Completed: 11/22/2019

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Building Safety Review	11/21/2019	Richard Spruce	Revisions Required

Comments:

1. Could not locate any accessible parking. Spaces will have to be scattered so each building has the shortest accessible route possible.
2. For the apartments at minimum of two are required to be accessible per IBC Table 1107.6.1.1 and sections 1107.6.2 through 1107.6.2.3.2. This will include access and egress requirements.

Planning Review - Principal	11/22/2019	William Howard	Revisions Required
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Comments:

1. Show the location of all dumpsters and/or trash receptacles enclosures. Ensure that dumpsters are enclosed with a like material to the building and at least 6' in height.
2. Show the loading zones, as applicable, for all buildings.
3. If a trash compactor is on site, detail it on the plans.
4. Provide at least two (2) pedestrian connections from the existing sidewalk in the right-of-way to the proposed sidewalks in the parking area.
5. Show sidewalks being provided in the existing gap shown on the plans.
6. Provide elevations of the buildings.
7. Provide crosswalks over pavement between sidewalks where applicable.
8. Mail kiosks/CBU will be required for mail delivery. At the time of Final Development Plan show the mailbox locations, approved by the US Postmaster.
9. Provide bike racks for commercial/residential use at convenient locations.
10. Provide a pedestrian access between the parking area (parking area nearest the Hwy. right-of-way) to the center of the square.

NOTE:

Have Covenants & Restrictions or an Architectural Review Board been established by Washington Square?

Beaufort Jasper Water and Sewer Review	11/22/2019	James Clardy	Approved with Conditions
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Comments:

1. The infrastructure for the development ,which was designed and permitting by Carolina Engineering, is under construction. The permit submitted with the packet is for infrastructure associated with the spine road and pump station only. BJWSA will need to review plans for the outparcels to insure they comply with our technical specifications and to assign capacity fees.

Planning Commission Review	11/22/2019	William Howard	Approved with Conditions
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Planning Review - SR	11/22/2019	Alan Seifert	Approved with Conditions
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Comments:

Comments provided in Principal Planner comments.

Transportation Department Review	11/22/2019	William Howard	Approved with Conditions
Watershed Management Review DRC	11/22/2019	William Baugher	Approved with Conditions
Fire Department Review	11/22/2019	Dan Wiltse	Approved
Planning Review - Address	11/18/2019	Nick Walton	Approved
Police Department Review	11/22/2019	Joseph Babkiewicz	Approved

Plan Review Case Notes:



January 21, 2020

Mr. William Howard
Principal Planner
Land Development
Town of Bluffton
20 Bridge Street
Bluffton, South Carolina

RE: Washington Square Mixed-Use Development Phase 2 Preliminary Development Plan staff review response.

Dear Mr. Howard,

Please find the attached exhibits and below responses to staff comments below:

Building Safety Review 11/21/2019 Richard Spruce Revisions Required

Comments:

1. Could not locate any accessible parking. Spaces will have to be scattered so each building has the shortest accessible route possible.

Accessible parking has been located on the attached "Washington Square Phase Two Preliminary Site Plan".

2. For the apartments at minimum of two are required to be accessible per IBC Table 1107.6.1.1 and sections 1107.6.2 through 1107.6.2.3.2. This will include access and egress requirements.

Accessible housing units will be provided as required. Details for those units will be provided during Building Permitting.

Planning Review - Principal 11/22/2019 William Howard Revisions Required

Comments:

1. Show the location of all dumpsters and/or trash receptacles enclosures. Ensure that dumpsters are enclosed with a like material to the building and at least 6' in height.

In the attached "Washington Square Phase Two Preliminary Site Plan", potential Dumpster Locations have been provided. Enclosure design will be provided at Final Development Plan submittal and will meet the material and height requirements.

2. Show the loading zones, as applicable, for all buildings.

In the attached "Washington Square Phase Two Preliminary Site Plan", loading zones have been located.

3. If a trash compactor is on site, detail it on the plans.

Currently no trash compactor is proposed, but if the need for a compactor is determined, details for the compactor will be provided at Final Development Plan submittal.

181 Bluffton Road
Voice: 843.815.4800

Suite F203
jktiller@jktiller.com

Bluffton, South Carolina 29910
Fax: 843.815.4802

4. Provide at least two (2) pedestrian connections from the existing sidewalk in the right-of-way to the proposed sidewalks in the parking area.

In the attached "Washington Square Phase Two Preliminary Site Plan", connections to the Buckwater Parkway bike trail have been provided.

5. Show sidewalks being provided in the existing gap shown on the plans.

In the attached "Washington Square Phase Two Preliminary Site Plan", this requirement has been provided.

6. Provide elevations of the buildings.

Architectural guidelines and renderings have been provided.

7. Provide crosswalks over pavement between sidewalks where applicable.

Crosswalks have been located on the attached "Washington Square Phase Two Preliminary Site Plan" and will be detailed in the Final Development Permit Plans.

8. Mail kiosks/CBU will be required for mail delivery. At the time of Final Development Plan show the mailbox locations, approved by the US Postmaster.

In the attached "Washington Square Phase Two Preliminary Site Plan", potential Mail Kiosks have been located. Details and approved locations will be provided at Final Development Plan submittal.

9. Provide bike racks for commercial/residential use at convenient locations.

In the attached "Washington Square Phase Two Preliminary Site Plan", bike racks have been located, but locations may change for the Final Development Permit submittal plans.

10. Provide a pedestrian access between the parking area (parking area nearest the Hwy. right-of-way) to the center of the square.

In the attached "Washington Square Phase Two Preliminary Site Plan", the access from the Washington Square park has been provided.

NOTE:

Have Covenants & Restrictions or an Architectural Review Board been established by Washington Square?

Architectural design guidelines and renderings are attached. An ARB review board will be established.

Beaufort Jasper Water and Sewer 11/22/2019 Approved with Conditions
Review

James Clardy

Comments:

1. The infrastructure for the development, which was designed and permitting by Carolina Engineering, is under construction. The permit submitted with the packet is for infrastructure associated with the spine road and pump station only. BJWSA will need to review plans for the outparcels to insure they comply with our technical specifications and to assign capacity fees.

Please feel free to call if you have any questions.

Kind Regards,



Josh K. Tiller PLA, ASLA

DEVELOPMENT SUMMARY

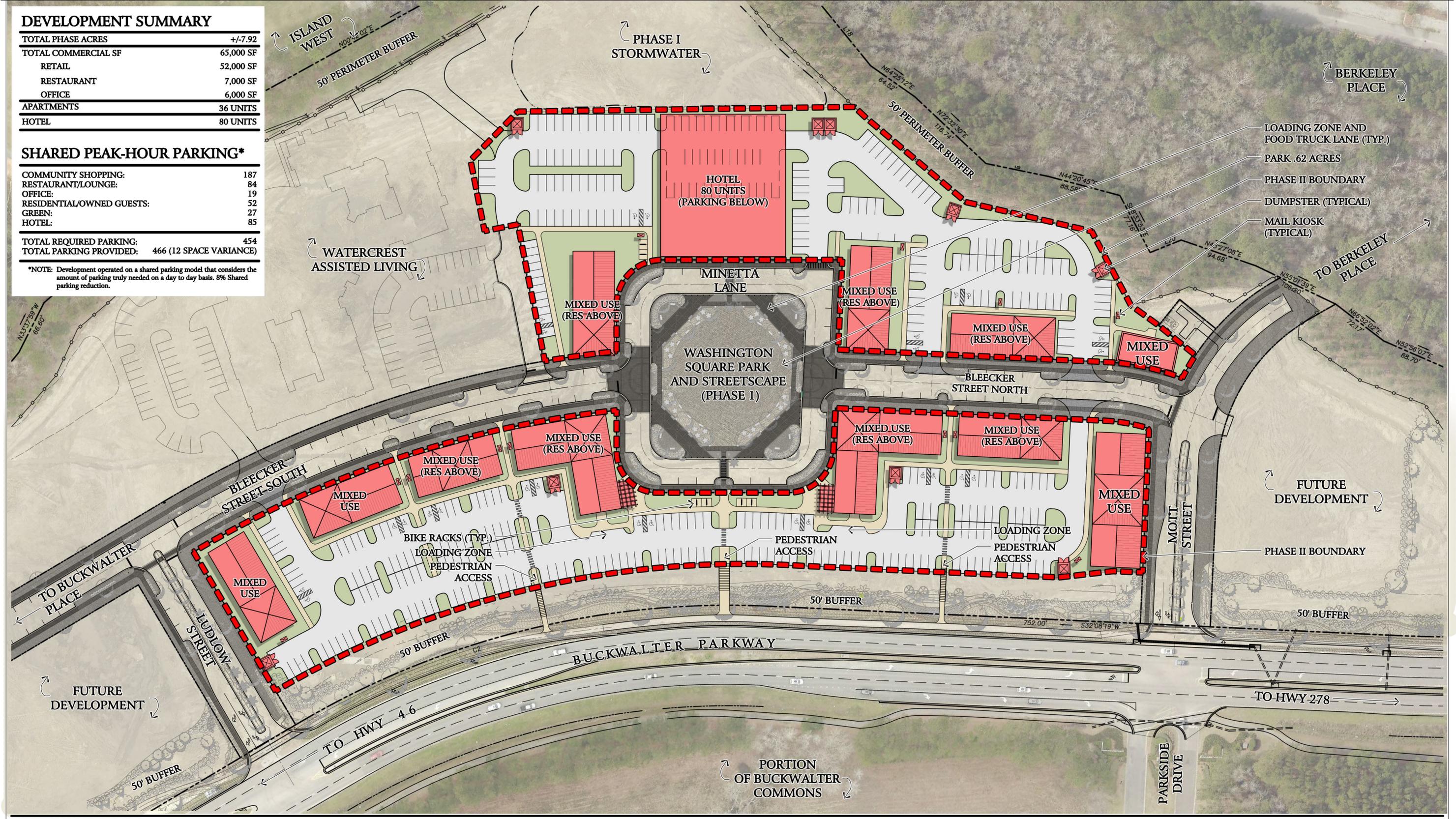
TOTAL PHASE ACRES	+/-7.92
TOTAL COMMERCIAL SF	65,000 SF
RETAIL	52,000 SF
RESTAURANT	7,000 SF
OFFICE	6,000 SF
APARTMENTS	36 UNITS
HOTEL	80 UNITS

SHARED PEAK-HOUR PARKING*

COMMUNITY SHOPPING:	187
RESTAURANT/LOUNGE:	84
OFFICE:	19
RESIDENTIAL/OWNED GUESTS:	52
GREEN:	27
HOTEL:	85

TOTAL REQUIRED PARKING: 454
 TOTAL PARKING PROVIDED: 466 (12 SPACE VARIANCE)

*NOTE: Development operated on a shared parking model that considers the amount of parking truly needed on a day to day basis. 8% Shared parking reduction.



PREPARED FOR:
SPEYSIDE PARTNERS, LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING | LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203 | BLUFFTON, SC 29910
 Voice 843.815.4800 | ktiller@jtiller.com | Fax 843.815.4802



PHASE TWO
PRELIMINARY SITE PLAN
 TOWN OF BLUFFTON, SOUTH CAROLINA

JANUARY 12, 2020

GRAPHIC SCALE

NORTH

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	February 26, 2020
PROJECT:	Low Country Fresh Market Preliminary Development Plan
APPLICANT:	Josh K. Tiller, PLA, ASLA
PROJECT NUMBER:	DP-12-19-013786
PROJECT MANAGER:	Will Howard Principal Planner – Land Development

REQUEST: The Applicant, Josh K. Tiller, on behalf of the owner, Low Country Fresh Real Estate, LLC, is requesting approval of a Preliminary Development Plan. The project consists of the construction of an 8,136 SF Grocery Market and related infrastructure.

INTRODUCTION: The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.00 acres, identified as a portion of tax map number R614 022 000 0894 0000 located within the Washington Square Development. (Attachment 1)

BACKGROUND: This application is for a Preliminary Development Plan located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Concept Plan, Development Agreement and the Berkeley Place Parcel C4 Master Plan. (Attachment 2) The subject parcel lies within the Washington Square Development Plan (DP-11-17-011494), approved for construction on October 1, 2018, with the developer constructing roads and infrastructure to allow for future development of individual parcels. (Attachment 3)

The Buckwalter PUD is divided into eight integrated planning areas that are used to identify allowable land uses and density within each tract. The subject parcel lies within the Buckwalter Commons Planning Area, with General Commercial and Neighborhood Commercial use specified among the list of allowed land uses. Per the Definitions of Land Use in the Buckwalter PUD Concept Plan, the uses of Office; Retail (including Supermarket); Restaurant; Multi-family Residential; Single-family Residential and Hotel are all allowed in either the General Commercial or Neighborhood Commercial designation.

Staff comments on the review of the Preliminary Development Plan were reviewed at the January 22, 2020 meeting of the Development Review Committee (DRC). (Attachment 4) The Applicant has provided a response to staff comments provided at the DRC. (Attachments 5)

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided

below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.

Finding. As the site is located within the Buckwalter PUD it is not subject to the Design Standards set forth in Article 5 of the Unified Development Ordinance.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

Finding. Town Staff finds that the preliminary site plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan and the Berkley Place/Parcel C4 Master Plan.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at development plan submittal.

Finding. The project is located within the Berkley Place/Parcel C4 Master Plan and the Washington Square Development Plan. A Traffic Impact Analysis was approved in conjunction with the Berkley Place Master Plan and an updated Traffic Assessment was approved in conjunction with the Washington Place Development Plan. The traffic and access plans for the project adhere to the approved Traffic Impact Analysis and updated Traffic Assessment and no additional improvements are required for the proposed Low Country Fresh Market.

4. Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

Finding. The Washington Square Development Plan will provide all master utilities for connection as each parcel is developed. The Lowcountry Fresh Market will utilize the connections provided to ensure adequate water, sanitary sewer and stormwater services in support of the project. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

Finding. No phases have been indicated at this time. Should the Applicant propose phases at time of Final Development Plan submittal, the phases will be required to function independently as required by Section 3.10.3.A.5.

6. Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

RECOMMENDATION: The Planning Commission has the authority to take the following actions with respect to the application:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

ATTACHMENTS:

1. Application
2. Revised Site/Landscape Plan, Elevations, & Traffic Circulation Plan
3. Washington Square Site Plan
4. DRC Staff Comments
5. Applicant's response to DRC Comments

Attachment 1



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Josh K. Tiller, PLA, ASLA		Name: Low Country Fresh Real Estate, LLC	
Phone: 843-815-4800		Phone: 843-837-9085	
Mailing Address: 181 Bluffton Rd, STE F203 Bluffton, SC 29910		Mailing Address: 39 Hampton Lane Bluffton, SC 29910	
E-mail: josh@jktiller.com		E-mail: ajrevanston@gmail.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Low Country Fresh Market		<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final
Project Location: Washington Square, Buckwalter		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Zoning District: PUD		Acreage: +/- 1.00 Acres	
Tax Map Number(s): Portion of R614 022 000 0894 0000			
Project Description: Development Plan Preliminary Application for Low Country Fresh Market			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: See Attached LOA	
Applicant Signature: 		Date: 12/12/2019	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Preliminary Development Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting - Preliminary Development Plan Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Preliminary Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the Preliminary Development Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting - Preliminary Development Plan Review	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments. Preliminary Development Plan Application approval shall authorize the Applicant to prepare a Final Development Plan Application for administrative review and approval.	
Step 5. Application Check-In Meeting - Final Development Plan Submission	Applicant & Staff
The Applicant shall submit the completed Final Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the Final Development Plan application is complete, it shall be forwarded to the DRC. The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 7. Development Review Committee Meeting – Final Development Plan Review	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments.	
Step 8. Issue Final Development Permit	Staff
If the application is in compliance with the UDO, DRC Staff Report, Preliminary Development Plan approval, and, if all comments are addressed, the UDO Administrator shall issue the Final Development Permit.	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

In accordance with the Town of Bluffton [Unified Development Ordinance \(UDO\)](#), the following information shall be included as part of a Development Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
General Information.		
x	x	1. Name and address of property owner(s) and applicant.
x	x	2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
x	x	3. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
x	x	4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
x	x	5. An explanation of why any items on this checklist are not included with the application materials.
x	x	6. Project name and/or name of development.
x	x	7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
x	x	8. Vicinity map.
x	x	9. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
x	x	10. Signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
x	x	11. Phasing plan if the development is proposed to be developed in phases.
	x	12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): <ul style="list-style-type: none"> a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
		l) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.		
x	x	1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.
x	x	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
x	x	3. Location of all property lines.
x	x	4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
x	x	5. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the site boundaries.
x	x	6. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
x	x	7. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
x	x	8. Existing topography and land cover of project site and adjacent and nearby sites that are impacted. Contours shall be shown in intervals of 1 foot or less.
x	x	9. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
x	x	10. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other manmade objects located on the development property.
x	x	11. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
	x	12. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
	x	13. Existing deed covenants, conditions, and restrictions, including any requirements from a POA or ARB.
	x	14. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
	x	15. Legal documents for proposed public dedications.
Lot and Building Pattern.		
x		1. Schematic layout and design indicating overall site configuration; roadway design, building location(s), building size(s); general setbacks, and building orientation(s).
	x	2. Detailed layout and design indicating site layout, building location(s), building type(s)/ use(s), building orientation(s), conceptual building elevations, and setbacks.
	x	3. If a PUD, subdivision, office complex, or shopping center, a Master Sign Plan providing unity in sign design and describing the location, types, materials, shapes, sizes, and compatibility with the architecture of the development.
Parking.		
x		1. General location and ingress/egress of parking areas on the site.
	x	2. Location, layout, number of spaces, bicycle parking, and ensuring design shows ADA accessibility compliance.
	x	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

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	x	4. A parking study documenting the reasons for any increase in the maximum amount of parking or a similar study documenting the ability of the site to accommodate a reduction of 20% or more to the maximum parking requirements.
	x	5. A parking study documenting the ability of a site(s) to accommodate a shared parking arrangement. A shared parking easement must also be provided.
	x	6. Detailed engineering information identifying the location of vehicular and bicycle parking facilities and the construction specifications, geometrics, arrangement, character, width, grade, circulation/maneuvering facilities and areas, landscape islands, loading areas, and including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.		
x		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.
x	x	2. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
	x	3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
	x	5. Proposed access indicating any access management plans, connectivity, roadway extensions, proposed stub roads, dead-end roadways, and roadway names including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	6. Emergency access provisions.
	x	7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable requirements.
	x	8. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
	x	9. Engineering plan of proposed traffic mitigation measures, including assessment of individual phase, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
	x	10. Vehicular and pedestrian signage plan including crosswalk and pavement marking details.
	x	11. Shared access agreements.
	x	12. Detailed engineering information identifying the location, construction specifications, typical sections, geometrics, arrangement, character, width, and grade of existing and proposed roadways and non-motorized vehicle facilities including detailed dimensions and calculations as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Natural Resources, Tree Conservation, Planting, and Landscaping.		
x	x	1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.
x	x	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.

Attachment 1



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
	x	4. Location and table summarizing trees that have a significant characteristic such as, but not limited to, allees and hedgerow trees, trees of unique character such as those with unique or unusual growth habitat, endangered species, or species rarely found in the area.
	x	5. Location and table summarizing trees designated as protected to be removed.
	x	6. The location and description of existing and proposed landscaping, screening, buffering, and tree preservation areas, including setbacks from natural resource areas.
	x	7. Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree plantings including a table summarizing the mature canopy of each tree species planted, canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (all calculations are excluding rooftop area).
	x	8. Detailed landscaping information containing the scientific and common names, quantity and size of each plant species to be planted, typical installation and maintenance drawings/notes, and location and description of irrigation systems.
	x	9. Tree protection zones (TPZ) and tree protection fencing and signage locations and installation specifications.
	x	10. Habitat management plan.
	x	11. Proposed topographic features, including basic contours at one foot or less intervals.
	x	12. Bank stabilization and erosion control measures.
	x	13. If applicable, a Forest Management Plan.
Open Space.		
x	x	1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	x	2. Proposed public lands and methods of dedication and access.
	x	3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
	x	4. Proposed use for all portions of dedicated open space.
Stormwater Management.		
x	x	1. Acknowledgement of compliance with Bluffton Stormwater Design Manual.
x	x	2. Description of proposed methods and general layout of stormwater drainage.
x	x	3. Proposed drainage system layouts.
x	x	4. Proposed methods to remove pollutants.
x	x	5. Soil types and permeability characteristics from National Resource Conservation Service.
	x	6. Stormwater Drainage Plan with drainage easements.
	x	7. Location and area of proposed impervious coverage.
	x	8. Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps and Link Node Diagrams.
	x	9. Methods to record and report installation and maintenance activities.
	x	10. Stormwater quality monitoring program and pre-development pollutant loading calculations.
	x	11. Notarized Operation and Maintenance Agreement signed by responsible party.
Utilities and Services.		
x		1. Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the site can be supplied with adequate utilities.
	x	2. Proposed water system layout, or individual well locations.
	x	3. Proposed sewer system layout, or individual septic tank locations.

Attachment 1



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



Signature of Property Owner or Authorized Agent

12/12/2019

Date

JOSHUA K. TILLER

Printed Name

SPEYSIDE PARTNERS LLC

Speyside Partners LLC
4530 Park Road
Suite 490
Charlotte, NC 28209-3716

To Whom It May Concern:

We authorize J.K. Tiller and Associates to act as our agent for Andy Rolfe of Low Country Fresh in his application to develop the approximately a one acre parcel of property at the corner of Bleecker Street South and Ludlow Street in our Washington Square development. Please feel free to contact me if you have any questions.

Sincerely,



David C. Johnson Jr.
Partner
Speyside Partners LLC
Dcinyc7@gmail.com
917-232-7093 cell
843-815-4312 office



December 10, 2019

**Low Country Fresh Real Estate, LLC
LOW COUNTRY FRESH MARKET
A Portion of the Washington Square (Parcel C-4) Master Plan
Pre-application Narrative**

This request is being made by J. K. Tiller Associates, Inc. on behalf of Low Country Fresh Real Estate, LLC for the preliminary review of a Development Plan Application for Low Country Fresh Market on a +/- 1.00 Acre parcel, a portion of the Washington Square Master Plan (Parcel C-4 of Buckwalter Commons). The Buckwalter Commons Parcel C4 is a 35 Acre portion of land located within the Buckwalter Tract PUD and to the west of the Buckwalter Parkway, south of Berkeley Place, north of Buckwalter Place, east of Island West and within the Town of Bluffton South Carolina. The +/- 1.00 Acre parcel considered for development is located at the intersection of Ludlow Street and Bleecker Street South within the Washington Square Master Plan.

The proposed development is for an 8,136 SF Grocery Market and related infrastructure. The property will utilize the approved Washington Square master stormwater system already approved and currently under construction.

Parking has been taken into consideration for the site and was prepared based on 4 spaces per 1000 SF of heated building space.

The proposed development meets the standards of the UDO and fits within the requirements of the Washington Square Master Plan and Buckwalter Commons PUD. Please find the attached documents that illustrate the proposed development.

Low Country Fresh Market Profile

We believe that the best fresh food comes from close by.

At Lowcountry Fresh we start our search for the freshest, tastiest vegetables and fruits right around the corner on the Sea Islands of South Carolina where families have been farming the rich Lowcountry soil for over 150 years. We are the proud partner of the Gullah Farmers' Cooperative, helping build a produce processing facility on St. Helena Island in 2020 and committing to sell as much of their luscious produce as the fine folks of Beaufort County will buy.

Our seafood comes off the boats in nearby ports where deep sea fishing vessels can bring delicious cold-water fish straight from the ocean to our market. And of course, no self-respecting Lowcountry kitchen would serve anything but the sweet local shrimp, crabs and oysters so we bring those fresh from the docks to you.

We travel upstate to find the freshest dairy and meats from animals that graze the rolling Midlands and Upstate hills of the Carolinas. And when we find the rare food that can't be raised or harvested in the area we will bring it to the Lowcountry so the meals you make or the meals we make for you are even more delicious.

181 Bluffton Road

Voice: 843.815.4800

Suite F203

jktiller@jktiller.com

Bluffton, South Carolina 29910

Fax: 843.815.4802

Attachment 1

We look forward to meeting with you to discuss this amendment. Please call me at the contact number listed below to schedule our meeting.

Development partners include: Carolina Engineering, civil engineering; Fraser Construction, contractor; Parker Design Group, architect; Low Country Fresh Real Estate, LLC, developer and store operator.

Regards,

A handwritten signature in blue ink that reads "Josh K. Tiller". The signature is stylized with a large initial "J" and a long horizontal stroke at the end.

Josh K. Tiller, PLA, ASLA
Vice President



June 26, 2018

Rett Bullard, P.E.
Carolina Engineering Consultants, Inc.
P.O. Box 294
Beaufort, SC 29901

Dear Mr. Bullard:

SUBJ: Letter of Intent to Provide Service for: **Bluffton Commons West of Intersection of Parkside Drive and Buckwalter Parkway**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings – apartments – villas: Minimum 4 inch diameter conduit Schedule 40 (gray electrical) PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple “units” may require conduit(s) minimum ¾” from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4-inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4’x8’ sheet of plywood mounted on wall to receive telephone equipment.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5’ of slack is required for terminations.
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.

CATV Requirements

Hargray CATV services, requires you to install one 4” Schedule 40 (gray electrical) PVC pipe to a point designated to the road right of way or property line. The “service facilities” are required to be in separate pipes to ensure quality transmission and reception for both facilities.

Any Commercial or Subdivision areas installing pipe as required should extend the pipe 5’ (feet) beyond any placed or planned curbed or sidewalk edge for facility access, away from the roadside.

Should there be any changes or additions to the original master plan, this letter will only cover the areas that are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone/CATV Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Mills', is written over the word 'Sincerely'.

Frank Mills
Manager, Facility Engineering

Attachment 1

Requirement for
Letter of Intent to
Provide Service

HARGRAY TELEPHONE CO., INC.
BLUFFTON TELEPHONE CO., INC.
HARGRAY CATV CO., INC.

Engineering Services
Construction Application

CONTACT INFORMATION

Project Owner Name: Fred Califiuri / Speyside Partners, LLC	Phone No.: (201)679-0825
Address: 1600 Camden Road	City, State, Zip: Charlotte, NC 28203
Developer Name: Same as Owner	Phone No.:
Address:	City, State, Zip :
Project Manager Name: Same as Owner	Phone No.:
Address:	City, State, Zip:

PROJECT INFORMATION

Project Name/Location: West of intersection of Parkside Drive & Buckwaleter Parkway			
Proposed Start and Finish Dates	Start: 08/01/2018	End: 01/01/2019	Lots: N/A
No. of Phases	1	Units Per Phase	1
		Condominium Units: None	
Comments:		Commercial Sq. Ft.	

REQUIREMENTS INFORMATION

APPLICATION REQUIREMENTS

**Engineering note: Check boxes that apply to applicant.

Hargray Communications Company Inc must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.

Digital copy of county/town approved plan.

PROJECT REQUIREMENTS

These must be in place before service can be provided.

- * Commercial Buildings-Apartments-Villas - Hotels
Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of- way or property line. Conduits are required from each building site & multiple conduits may apply.
- * Commercial buildings with multiple "units" may require conduit(s) minimum 3/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- Equipment rooms to have 3/4 inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.
- A power ground accessible at equipment room or an insulated #8 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (industry standard).
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- Easements are required.

* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. Aid in or Aid to Construction may apply to certain projects.

Applicant/Representative

Date

Engineering Services Representative

Date

Attachment 1

Grantee agrees to maintain all Systems, including cables, wires, poles, pedestals and other usual fixtures and appurtenances in good condition, and Grantee shall repair and restore any damage to Grantor's real or personal property, restore all paving resulting from Grantee's construction, installation and/or maintenance of the Systems, or any use or presence surrounding the Property.

Grantor reserves the right to grant other easements or rights-of-ways upon, over across, through or under the easement property for utility, access or other purposes which do not unreasonably interfere with Grantee's easement hereunder. Grantor further reserves the right to construct any manner of things, including, but not limited to, roads, landscaping and signage or other items upon, over, across, through and under the Grantee's Systems, which do not unreasonably interfere with Grantee's easement hereunder.

Grantor further grants and conveys to Grantee the right, from time to time, to trim trees and underbrush that create obstructions to the non-exclusive utilization of the easement by Grantee; provided, however, any damage to the Property of Grantor caused by Grantee in maintaining or repairing said lines shall be borne by Grantee; provided, further, however, the Grantor shall have the right to request relocation of any underground facility from time to time at Grantor's expense; provided that such relocation continues to afford Grantee the use of Conduit System(s) on the Property.

It is specifically agreed that all Systems Facilities shall be located underground, with the exception of those pedestals and other fixtures that are necessary and are designed for above-ground location.

NOW THEREFORE, Grantor hereby warrants and represents that it is the fee simple owner of the Property and has the right and authority to make this Grant of easement. Grantor further covenants, that Hargray Communications Group, Inc., and its affiliates, success and assigns, subject to the terms and conditions of this instrument, shall peaceably and quietly enjoy the use of the easement herein granted in perpetuity without hindrance, objection or molestation.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this Easement to be duly executed the day and year first above written.

WITNESSES:

GRANTOR: _____

First Witness

By: _____

Its: _____

Second Witness/Notary Public

EXHIBIT "A"

Easement and Access Area

All that certain piece, parcel, or tract of land containing (fill in legal)

This being the same property, or a portion thereof, as described by Deed (fill in derivation)

(Add Tax Map number)

Wastewater Construction Permit Bureau of Water



PROJECT NAME: BLUFFTON COMMONS	COUNTY: BEAUFORT
LOCATION: WEST OF THE INTERSECTION OF PARKSIDE DRIVE & BUCKWALTER PARKWAY	

PERMISSION IS HEREBY GRANTED TO: FRED CALIGIURI
1600 CAMDEN RD
CHARLOTTE NC 28203

for the construction of a sanitary sewer system in accordance with the construction plans, specifications, design calculations and the Construction Permit Application signed by Franklin Bullard, Registered Professional Engineer, S.C. Registration Number: 34254.

PROJECT DESCRIPTION: The installation of approximately 2,457 LF of 8" sewer main, sixteen (16) manholes, one (1) pump station, 380 LF of 4" sewer force main and necessary appurtenances to serve an apartment complex and retail/commercial buildings.

TREATMENT FACILITY: The wastewater will be discharged to the BEAUFORT JASPER WATER & SEWER AUTHORITY (NPDES permit ND0074004) at a design flow rate of 46370 gallons per day (GPD).

STANDARD CONDITION:

NOTE: In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection. This is a permit for construction only and does not constitute DHEC approval, temporary or otherwise, to place the system in operation. An Approval to Place in Operation is required and can be obtained following the completion of construction by contacting the BEAUFORT EQC OFFICE at 843-846-1030. Additional permits may be required prior to construction (e.g., Stormwater).

SPECIAL CONDITIONS:

1. All construction/materials for this project must conform to the Standard Specifications for BEAUFORT-JASPER WATER & SEWER AUTHORITY.
2. See attached (to original construction permit) DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification for additional conditions related to the Coastal Zone Consistency determination.
3. This construction permit is being issued based on the technical review being provided by the BEAUFORT JASPER WATER & SEWER AUTHORITY under the Delegated Review Program. An approval to place in operation will not be granted if there are certain deficiencies that are noted regarding the requirements of R.61-67.

PERMIT NUMBER:	41338-WW
ISSUANCE DATE:	October 01, 2018
EXPIRATION DATES:	Construction must be completed and the Approval to Place in Operation granted prior to October 01, 2021 or this permit will expire.

Douglas B. Kinard, P.E., Director
Drinking Water Protection Division

BS (DRP(c))



SC Department of Health and Environmental Control

Water Supply Construction Permit
Bureau of Water

Permission is Hereby Granted To: FRED CALIGIURI
1600 CAMDEN RD
CHARLOTTE NC 28203

for the construction of a distribution system in accordance with the construction plans, specifications, design calculations and the SCDHEC Construction Permit Application signed by Franklin Bullard, Professional Engineer, S.C. Registration Number: 34254.

Project Name: BLUFFTON COMMONS County: Beaufort
Location: WEST OF THE INTERSECTION OF PARKSIDE DRIVE & BUCKWALTER PARKWAY

Project Description: The installation of approximately 2,665 LF of 8" water main, 661 LF of 4" water main, five (5) fire hydrants and necessary appurtenances to serve an apartment complex and retail/commercial buildings.

Service By: Water will be provided by the Beaufort Jasper Water & Sewer Authority (System Number: 0720003).

Special Conditions:

- 1. All construction and materials for this project must conform to the Standard Specifications for BEAUFORT-JASPER WATER & SEWER AUTHORITY.
2. See attached (to original construction permit) DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification for additional conditions related to the Coastal Zone Consistency determination.
3. This construction permit is being issued based on the technical review being provided by the Beaufort Jasper Water & Sewer Authority under the Delegated Review Program. An approval to place in operation will not be granted if there are certain deficiencies that are noted regarding the requirements of R.61-58.

In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection.

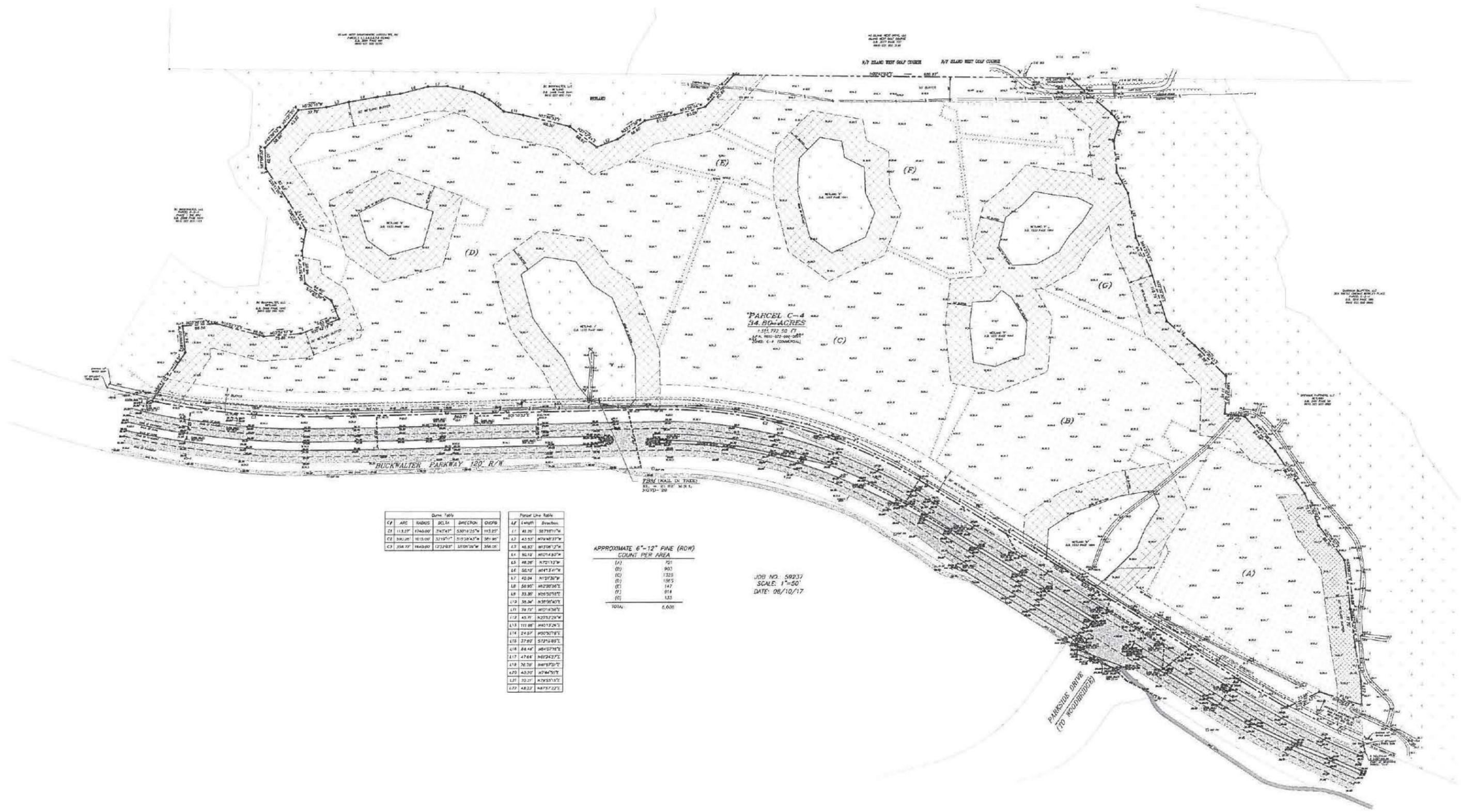
NOTE: This is a permit for construction only and does not constitute State Department of Health and Environmental Control approval, temporary or otherwise, to place the system in operation. An Approval to Place in Operation is required and can be obtained following the completion of construction by contacting the BEAUFORT EQC OFFICE at 843-846-1030. Additional permits may be required prior to construction (e.g., stormwater).

Permit Number: 33053-WS
Date of Issue: October 01, 2018
Expiration Date: Construction must be completed and the Approval to Place in Operation granted prior to October 01, 2021 or this permit will expire.

Douglas B. Kinard signature

Douglas B. Kinard P.E, Director
Drinking Water Protection Division

BS(DRP(c))



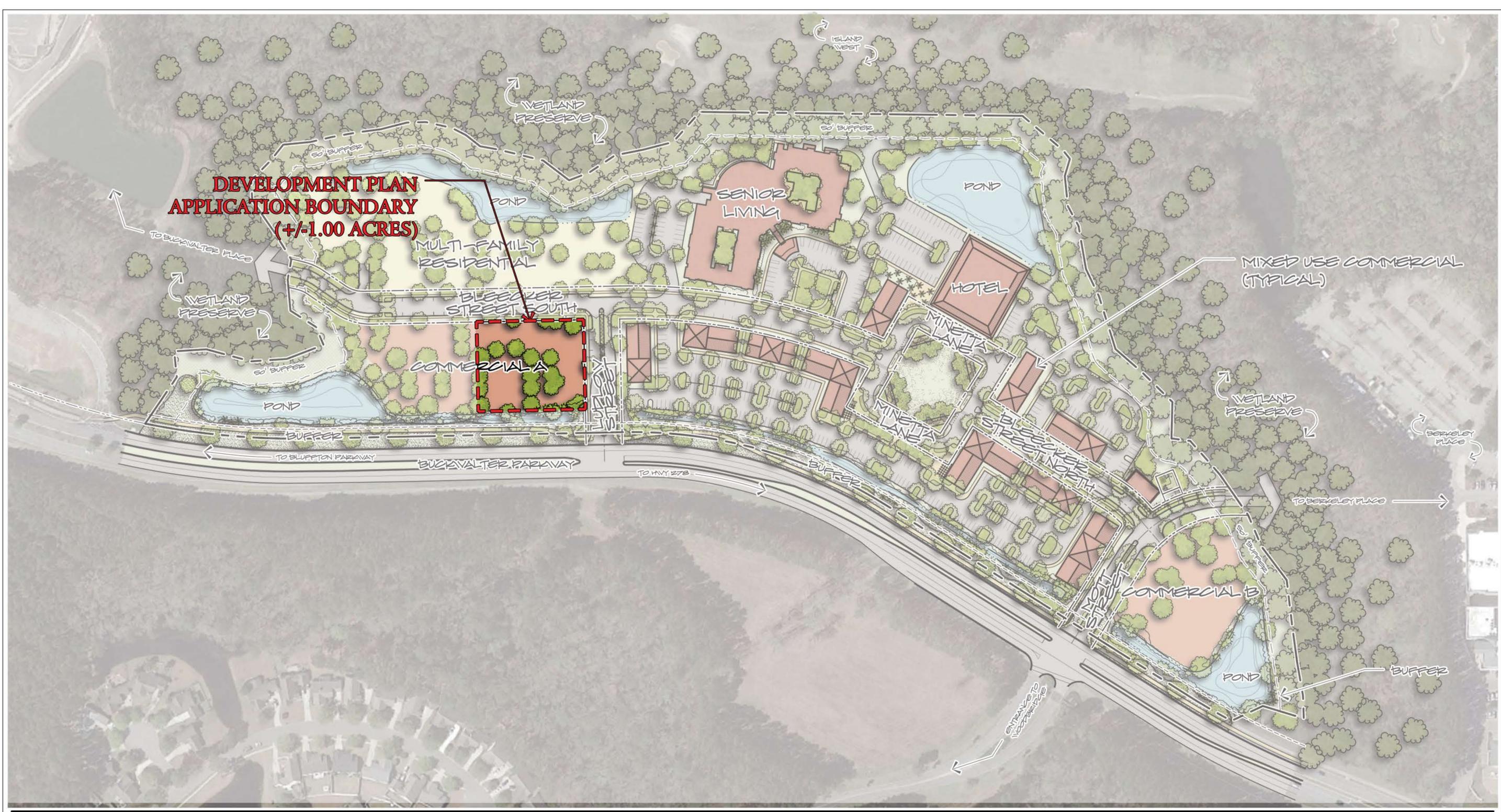
CF	ARC	RADIUS	DELTA	DIRECTION	CHORD
C1	113.27	1740.00'	3°47'47"	S307°42'57"W	113.25'
C2	330.20	1015.00'	31°15'17"	S15°28'43"W	331.86'
C3	358.77	1040.00'	12°12'03"	S10°01'30"W	358.01'

LINE	LENGTH	DIRECTION
L1	41.26	S87°07'17"W
L2	43.55	N78°48'37"W
L3	48.82	N73°08'12"W
L4	50.12	N70°14'30"W
L5	50.97	N72°12'12"W
L6	50.12	N69°13'17"W
L7	42.24	N72°28'29"W
L8	50.97	N62°28'26"W
L9	33.36	N65°50'19"W
L10	30.24	N63°50'40"W
L11	39.77	N60°14'34"W
L12	45.71	N57°12'29"W
L13	111.88	N40°13'28"W
L14	24.87	N50°50'48"W
L15	37.90	S73°14'05"E
L16	24.44	N64°02'18"E
L17	47.64	N61°24'27"E
L18	32.50	N45°35'10"E
L19	43.30	N76°47'50"E
L20	70.21	N78°33'15"E
L21	48.23	N87°17'32"E

APPROXIMATE 6'-12" PINE (ROW)
COUNT PER AREA

(A)	70
(B)	903
(C)	1323
(D)	1985
(E)	142
(F)	914
(G)	133
TOTAL	6,630

JOB NO. 59237
SCALE: 1"=50'
DATE: 08/10/17



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PREPARED FOR:
SPEYSIDE PARTNERS, LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE #203 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802



ILLUSTRATIVE PLAN
TOWN OF BLUFFTON
SOUTH CAROLINA

OCTOBER 14, 2019

NORTH

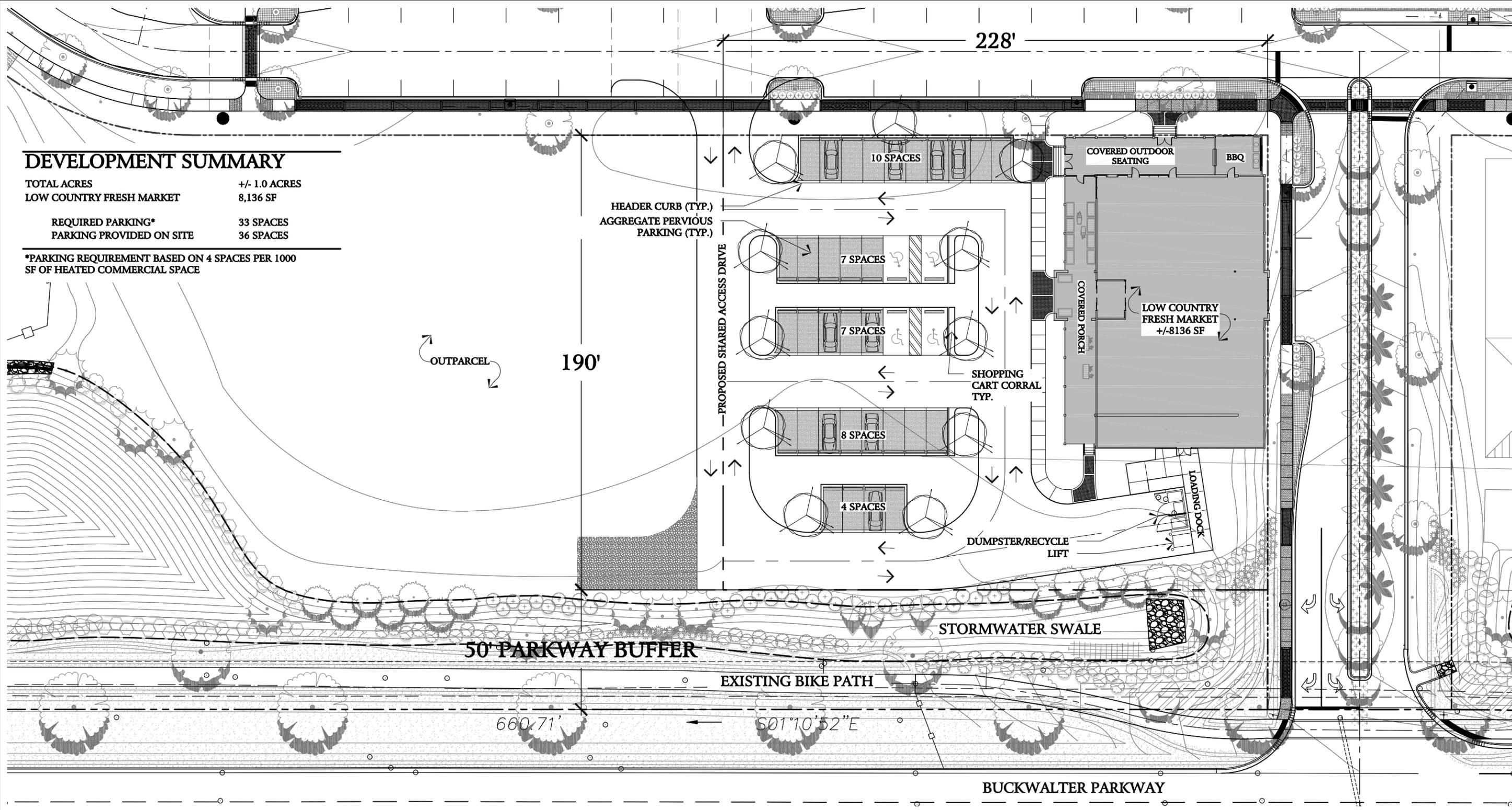
SCALE
0 100' 200' 300'

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DEVELOPMENT SUMMARY

TOTAL ACRES	+/- 1.0 ACRES
LOW COUNTRY FRESH MARKET	8,136 SF
REQUIRED PARKING*	33 SPACES
PARKING PROVIDED ON SITE	36 SPACES

*PARKING REQUIREMENT BASED ON 4 SPACES PER 1000 SF OF HEATED COMMERCIAL SPACE



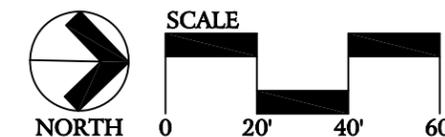
PREPARED FOR:
LOW COUNTRY FRESH REAL ESTATE, LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.



LOW COUNTRY FRESH MARKET
SCHEMATIC PLAN
TOWN OF BLUFFTON, SOUTH CAROLINA

DECEMBER 9, 2019

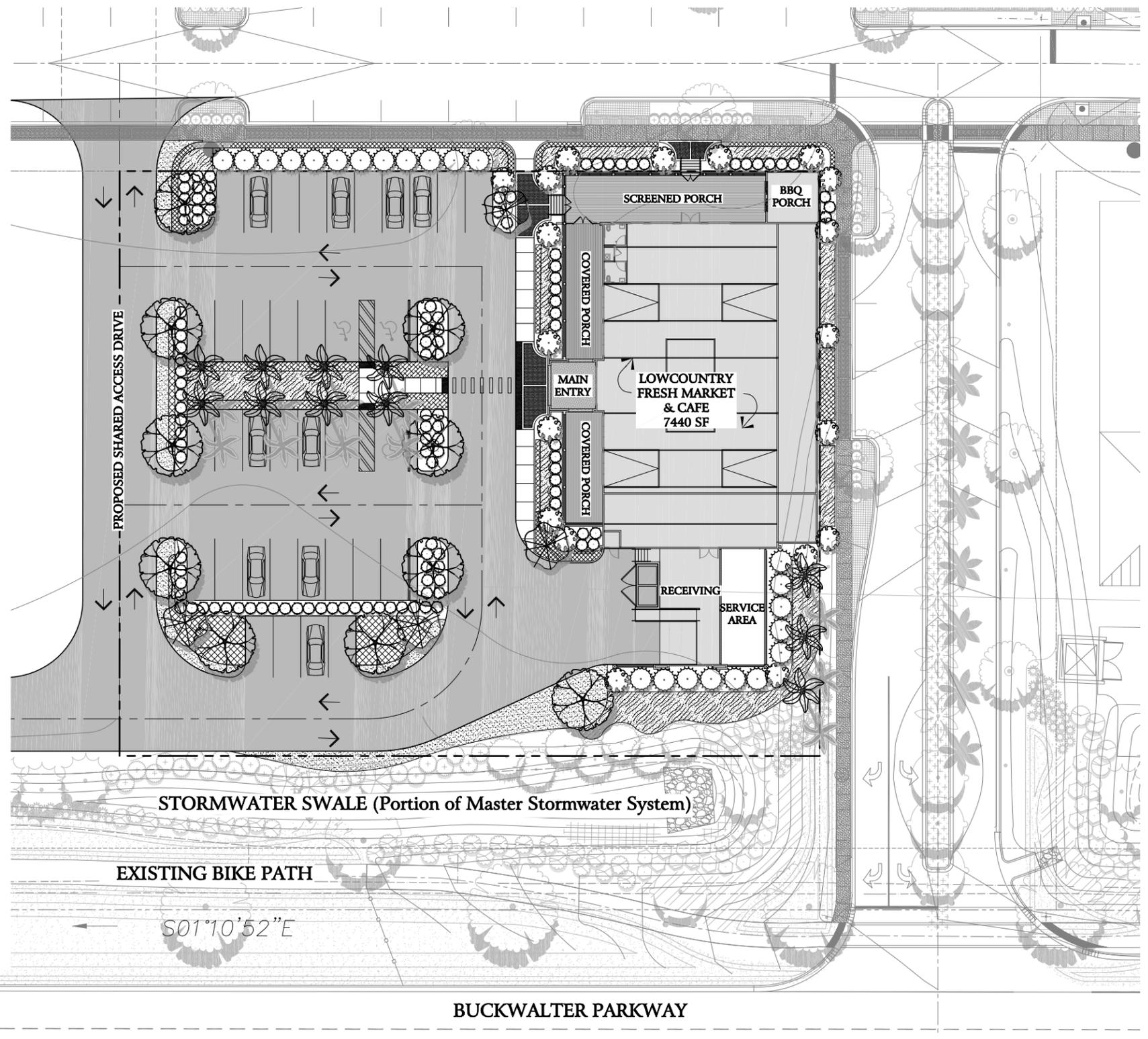


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CONCEPT PLANT SCHEDULE

	PAIM Palmetto / Sabal palmetto	11	-	15'-16', B&B
	TREES Maidenhair Tree / Ginkgo biloba 'Autumn Gold' TM Tulip Tree / Liriodendron tulipifera Chinese Pistache / Pistacia chinensis Southern Red Oak / Quercus falcata Willow Oak / Quercus phellos Shumard Red Oak / Quercus shumardii Southern Live Oak / Quercus virginiana	10	3"	8'-10', 4'-6', Cont. 3", 10'-12', 4'-6' 3", 10'-12', 5'-6', Cont. 3", 10'-12', 5'-6', Cont. 3", 10'-12', 5'-6', Cont. 3", 10'-12', 5'-6' 2.5" min., 12'-14', 6'-8', Cont.
	ORNAMENTAL TREE Eastern Redbud / Cercis canadensis White Fringetree / Chionanthus virginicus	4	3"	8'-10', 6'-8', Cont. 1.5"-2", 6'-8', 3'-4', 306
	LG. EVERGREEN Formosa Azalea / Azalea indica 'Formosa' Lemon Bottlebrush / Callistemon citrinus Cleypora / Cleypora japonica 'Bronze Beauty' Ever Red Fringe Flower / Loropetalum chinense 'Chang Nian Hong' Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow' Wax Myrtle / Myrica carifera Fragrant Tea Olive / Osmanthus fragrans Shrub Yew / Podocarpus macrophyllus makl Sweet Viburnum / Viburnum odoratissimum Sandankwa Viburnum / Viburnum suspensum	28	7 Gal.	24"-36", 24"-36" 1 Gal., 24"-30", 24"-30" 3 Gal. 3 Gal. 1 Gal., 36"-42", 36"-42" 1 Gal., 3'-4", 3' min. 5 Gal. 3 Gal. 3 Gal.
	ACCENT PLANT Heavenly Bamboo / Nandina domestica Sweet Olive / Osmanthus fragrans	14	7 Gal.	5 Gal.
	SM. EVERGREEN Encore Azalea / Azalea Encore TM Dwarf Bottle Brush / Callistemon citrinus 'Little John' Inkberry Holly / Ilex glabra Coastal Leucothoe / Leucothoe axillaris Mahonia Soft Caress / Mahonia eurybracteata 'Soft Caress' Firepower Nandina / Nandina domestica 'Fire Power' Heavenly Bamboo / Nandina domestica 'Gulf Stream' TM Dwarf Heavenly Bamboo / Nandina domestica 'Harbour Dwarf' Dwarf Podocarpus / Podocarpus macrophyllus 'Pringles' Needle Palm / Rhipidophyllum hystrix Dwarf Palmetto / Sabal minor Aloe Yucca / Yucca aloifolia Adam's Needle / Yucca filamentosa 'Color Guard'	117	3 Gal.	12"-15", 12"-15" 7 Gal., 18"-24", 18"-24" 3 Gal. 3 Gal., 12"-18", 12"-18" 3 Gal. 3 Gal., 12"-18", 12"-18" 3 Gal. 3 Gal. 3 Gal. 3 Gal. 3 Gal. 3 Gal.
	EVERGREEN GROUND COVER Fortnight Lily / Dietes iridoides Autumn Fern / Dryopteris erythrosora 'Brilliance' Super Blue Liriope / Liriope muscari 'Super Blue' Blue Plumbago / Plumbago auriculata Asiatic Jasmine / Trachelospermum asiaticum 'Asiatic' Confederate Jasmine / Trachelospermum jasminoides 'Confederate' Society Garlic / Tulbaghia violacea	1,233 sf	1 Gal.	12"-18", 8"-12" 1 Gal., 12"-18", 12"-18" 3 Gal., 12"-18", 8"-12" 1 Gal., 12"-18", 8"-12" 1 Gal., 3'-4", 6"-8" 1 Gal., 12"-18", 6"-12"
	ORNAMENTAL GRASS Purple Love Grass / Eragrostis spectabilis Adagio Eulalia Grass / Miscanthus sinensis 'Adagio' Muhly Grass / Muhlenbergia filipes Blue Switch Grass / Panicum virgatum 'Heavy Metal' Sand Cord Grass / Spartina bakeri	2,137 sf	1 Gal.	18"-24", 12"-18" 3 Gal., 18"-24", 12"-18" 1 Gal., 12"-18", 6"-12" 3 Gal., 12"-18", 12"-18"
	PERENNIAL Butterfly Milkweed / Asclepias tuberosa Purple Coneflower / Echinacea purpurea Horsemint / Monarda punctata Coneflower / Rudbeckia fulgida	753 sf	1 Gal.	12" min. 1 Gal., 12"-18", 12"-18" 1 Gal. 1 Gal., 12"-18", 12"-18"
	SOD Korean Grass / Zoysia japonica 'Empire'	1,688 sf	SOD	



PREPARED FOR:
LOW COUNTRY FRESH REAL ESTATE, LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.

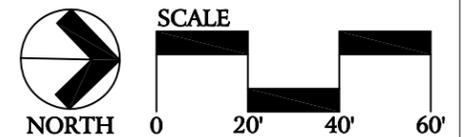
LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

LOWCOUNTRY FRESH MARKET & CAFE

CONCEPTUAL LANDSCAPE PLAN

TOWN OF BLUFFTON, SOUTH CAROLINA

FEBRUARY 5, 2020



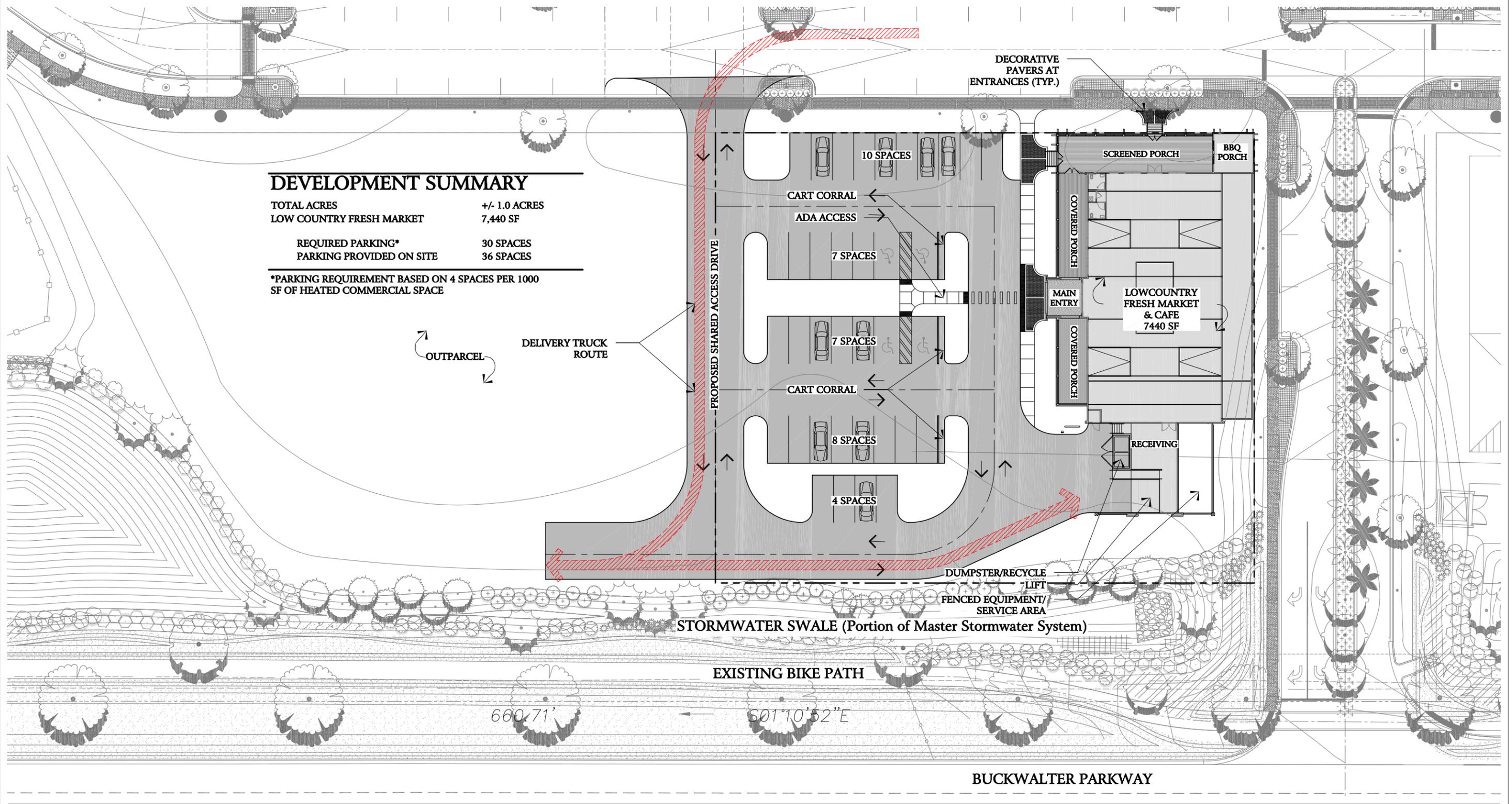
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DEVELOPMENT SUMMARY

TOTAL ACRES +/- 1.0 ACRES
 LOW COUNTRY FRESH MARKET 7,440 SF

REQUIRED PARKING* 30 SPACES
 PARKING PROVIDED ON SITE 36 SPACES

*PARKING REQUIREMENT BASED ON 4 SPACES PER 1000 SF OF HEATED COMMERCIAL SPACE



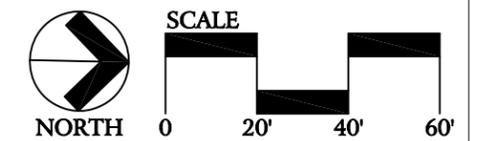
PREPARED FOR:
 LOW COUNTRY FRESH REAL ESTATE, LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910
 Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

LOWCOUNTRY FRESH MARKET & CAFE
SITE PLAN

TOWN OF BLUFFTON, SOUTH CAROLINA

FEBRUARY 6, 2020



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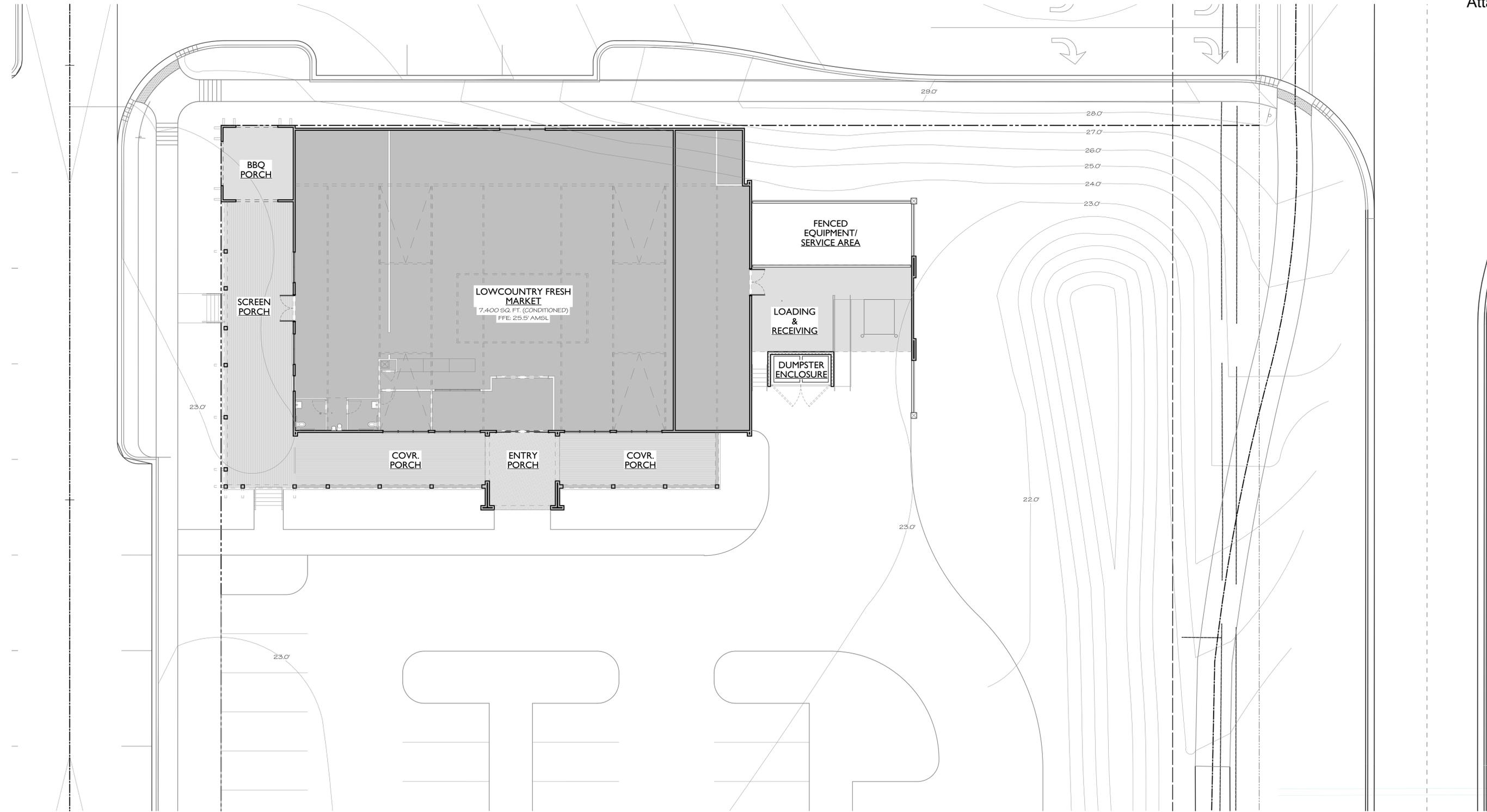


LOWCOUNTRY FRESH MARKET
WASHINGTON SQUARE, BLUFFTON, SC

REVISIONS	

DRAWN BY
JD
CHECKED BY
JD
DATE OF ISSUE
1/22/2020
SCALE
AS SHOWN
JOB NO.
1937
SHEET

SITE PLAN
ASI.1

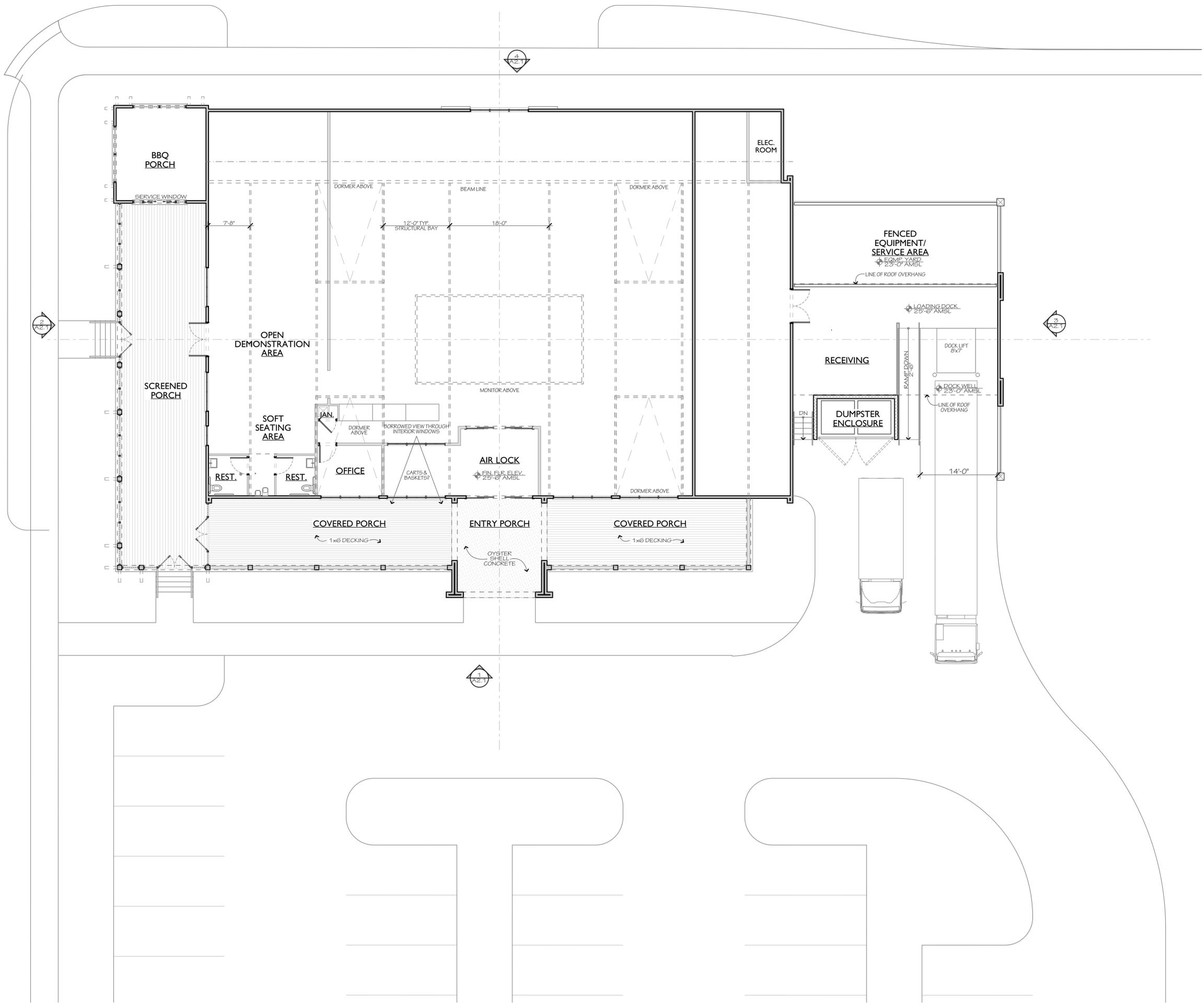


1 SITE PLAN
SCALE: 3/32" = 1'-0"
0 8 16 24'



2 FRONT (PARKING LOT) ELEVATION THRU STREET
SCALE: 3/32" = 1'-0"

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1st FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION

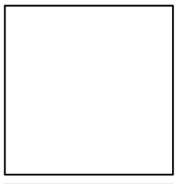
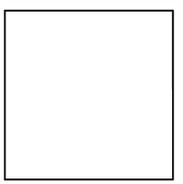
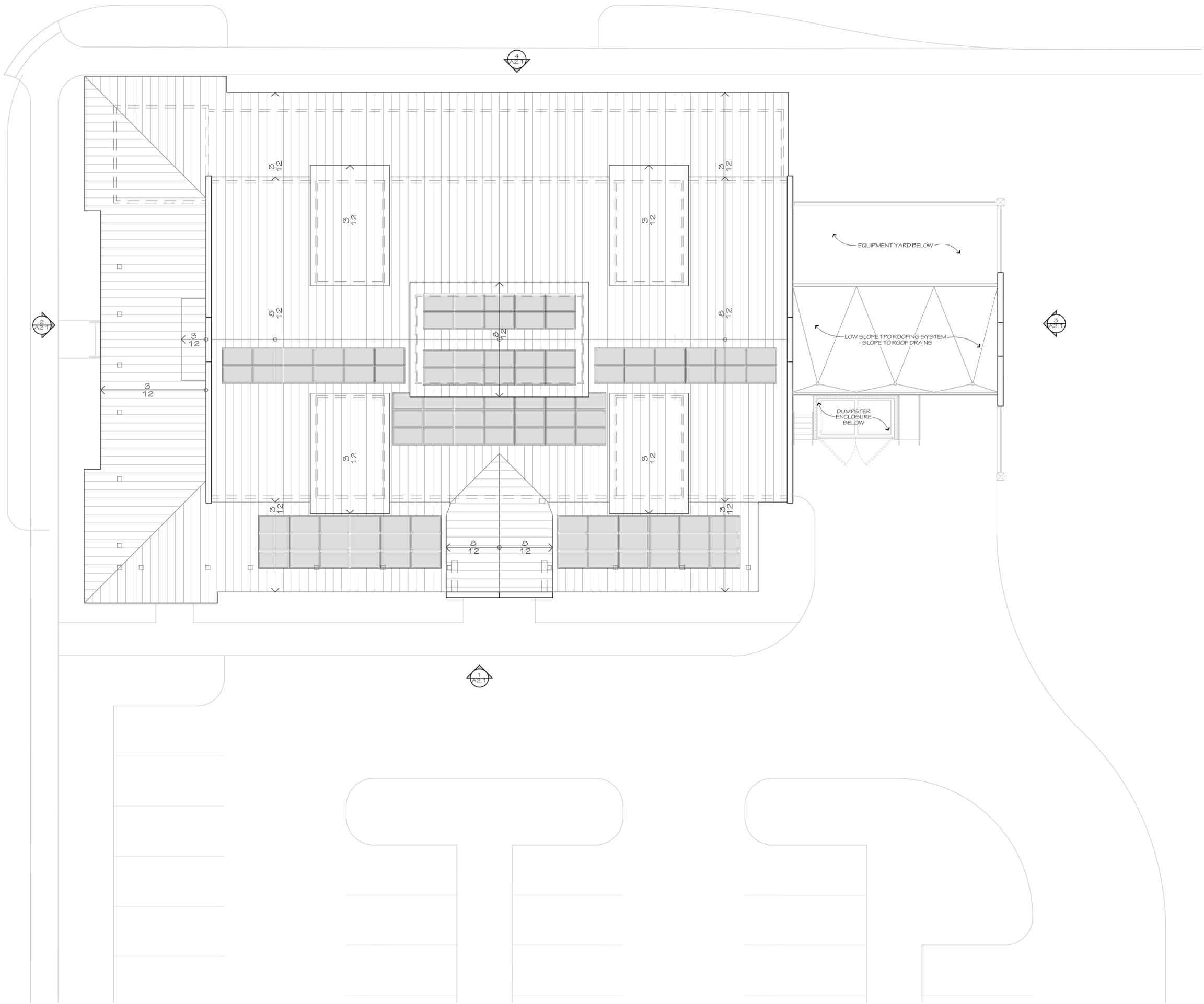
LOWCOUNTRY FRESH MARKET
 WASHINGTON SQUARE, BLUFFTON, SC

NO.	DESCRIPTION

DRAWN BY
 JD
 CHECKED BY
 JD
 DATE OF ISSUE
 1/22/2020
 SCALE
 AS SHOWN
 JOB NO.
 1937
 SHEET

FIRST FLOOR PLAN
A1.1

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LOWCOUNTRY FRESH MARKET
WASHINGTON SQUARE, BLUFFTON, SC

REVISIONS

NO.	DESCRIPTION	DATE

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JD
CHECKED BY
JD
DATE OF ISSUE
1/22/2020
SCALE
AS SHOWN
JOB NO.
1937
SHEET

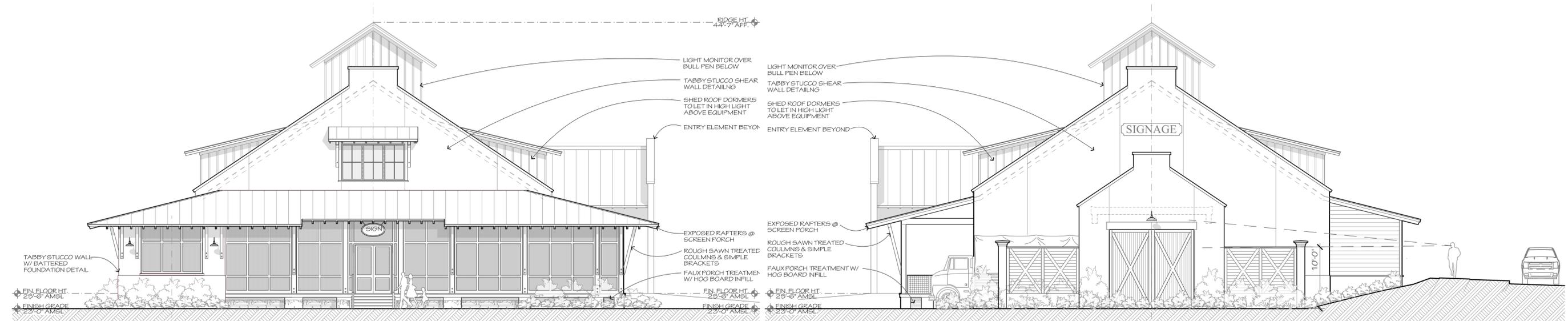
1
A1.2 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

ROOF PLAN
A1.2

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1 FRONT (PARKING LOT) ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT (BLEEKER ST.) ELEVATION
SCALE: 1/8" = 1'-0"

3 RIGHT (BUCKWALTER PKWY) ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR (LUDLOW ST.) ELEVATION
SCALE: 1/8" = 1'-0"

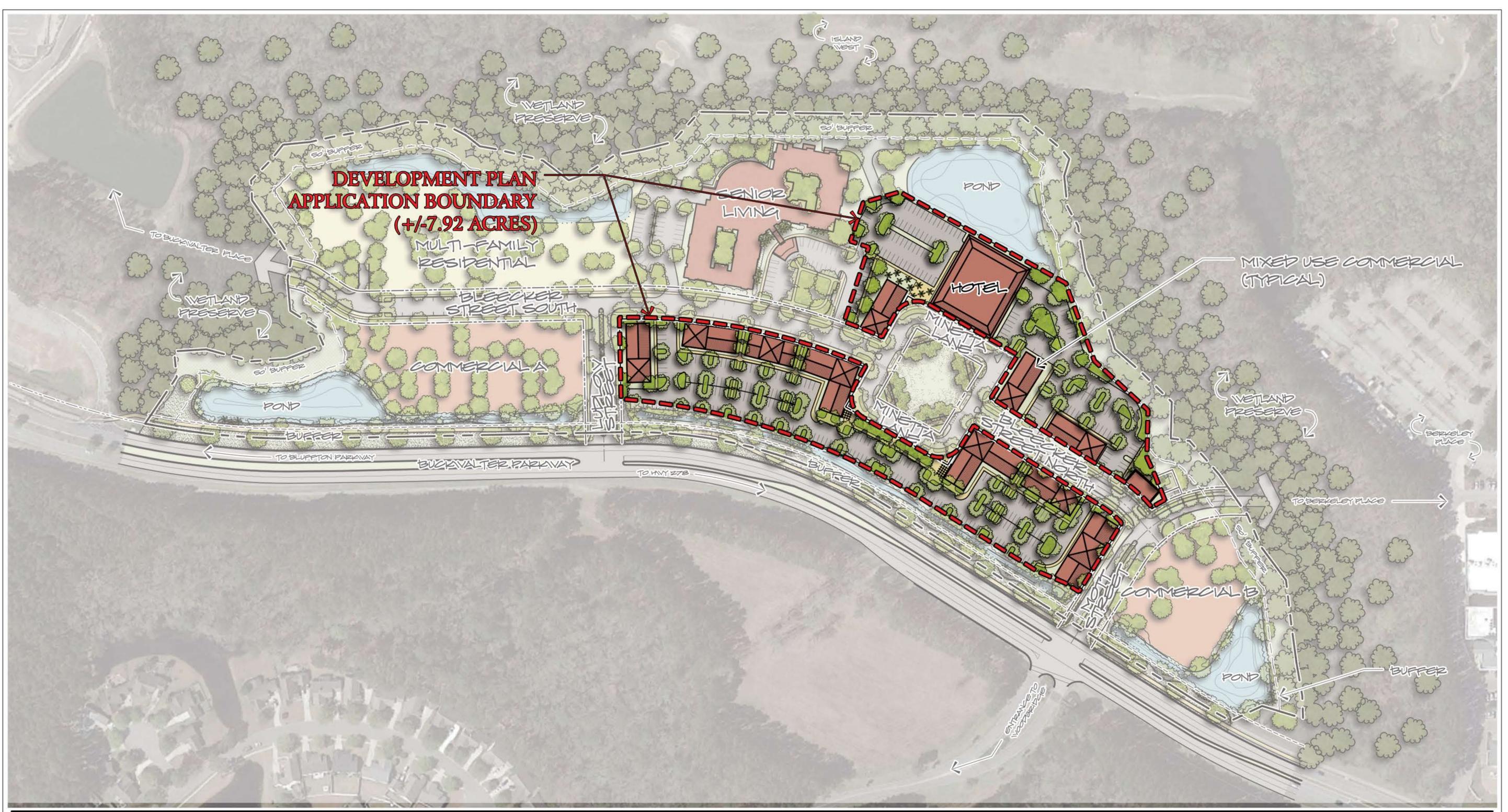
LOWCOUNTRY FRESH MARKET
WASHINGTON SQUARE, BLUFFTON, SC

REVISIONS

NO.	DESCRIPTION

DRAWN BY
JD
CHECKED BY
JD
DATE OF ISSUE
1/22/2020
SCALE
AS SHOWN
JOB NO.
1937
SHEET

ELEVATIONS
A2.1



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PREPARED FOR:
SPEYSIDE PARTNERS, LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE #203 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802



ILLUSTRATIVE PLAN
TOWN OF BLUFFTON
SOUTH CAROLINA

OCTOBER 14, 2019

NORTH

SCALE
0 100' 200' 300'

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PLAN REVIEW COMMENTS FOR DP-12-19-013786

Town of Bluffton

Department of Growth Management

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

Telephone 843-706-4522

Plan Type: Preliminary Development Plan **Apply Date:** 12/16/2019
Plan Status: Active **Plan Address:**
Case Manager: William Howard **Plan PIN #:** R614 022 000 0894 0000
Plan Description: The request is being made by J.K Tiller Associates, INC. On behalf of Low Country Fresh Real Estate LLC for the preliminary review of a development plan application.
 8,136 sqf Grocery Market in Washington Square
 Comments on the Preliminary Plan will be provided at the January 22 meeting of the DRC.

Technical Review

Submission #: 1 Recieved: 12/16/2019 Completed: 01/17/2020

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	01/17/2020	William Howard	Revisions Required

Comments:

1. Provide Architectural elevations of the building for staff review. As the project is located on the corner of an entrance to Washington Square with frontage on Buckwalter Parkway as well as Bleecker Street, all sides of the building will be considered as frontage. Ensure the plans include detail of the dumpster enclosure and that the dumpster and loading area are adequately screened with a wall/enclosure matching the building.
2. Provide a landscape plan that includes the building foundation, parking area and the dumpster/loading area. Ensure the dumpster/loading area are sufficiently screened from the entrance drive and Buckwalter Parkway with a mix of shrubs and understory trees.
3. Provide clarification on the shading detail of sidewalks shown on the site plan.
4. If shopping carts are planned , update the plans to show the location for "cart corrals" in the parking area.
5. Provide an exhibit to demonstrate vehicle circulation, specifically delivery truck movement and circulation.
6. Update the striping in the parking area to provide a dedicated crosswalk from the ADA spaces to the front entrance of the building.
7. Additional comments may be provided at the time of DRC review.

Beaufort Jasper Water and Sewer Review	01/16/2020	James Clardy	Approved with Conditions
--	------------	--------------	--------------------------

Comments:

1. Pending formal submittal of the water/sewer design for BJWSA review/comment/approval.

Transportation Department Review	01/16/2020	Alan Seifert	Approved with Conditions
----------------------------------	------------	--------------	--------------------------

Comments:

1. Provide an accessible path of travel from the ADA accessible parking to the main entrance.
 Suggestion: Provide the path through the parking island directly to the entrance.

Watershed Management Review DRC	01/15/2020	William Baugher	Approved with Conditions
---------------------------------	------------	-----------------	--------------------------

Comments:

Attachment 4

1. This project requires Stormwater Permit approval prior to Final DRC. Provide a Stormwater Management Plan that meets all the requirements of the Unified Development Ordinance and Stormwater Design Manual (SWDM 1.1.1).
2. At the time of Stormwater Plan Review application, provide a site design and calculations showing compliance with the Water Quality Requirement of Section 5.10.3.C of the Unified Development Ordinance (UDO).
3. At the time of Stormwater Plan Review application, provide a site design containing at a minimum one vegetative BMP and one filter or infiltration-based BMP in series. Projects shall be designed to include a minimum of three BMPs in the overall site plan to meet the requirements set forth in Section 5.10 of the Unified Development Ordinance. (SWDM 7.0)
4. At the time of Stormwater Plan Review application, provide documentation that sets forth ownership and maintenance for infrastructure improvements, amenities, and open space. Notification for Stormwater Best Management Practices Annual Maintenance Inspection and Report per Town of Bluffton Unified Development Ordinance Article 5.10.4
5. For permit application documents and to schedule a Stormwater Permit Application Check-in Meeting contact Bill Baugher at wbaugher@townofbluffton.com or 843-706-7805.

Building Safety Review	12/27/2019	Richard Spruce	Approved with Conditions
------------------------	------------	----------------	--------------------------

Comments:

1. Update the plans to include detectable warning devices shown where the accessible path crosses vehicle travel lanes per ICC/ANSI A117.1, 2017 edition, section 406.6

Fire Department Review	01/17/2020	Dan Wiltse	Approved
------------------------	------------	------------	----------

Planning Commission Review	01/15/2020	William Howard	Approved
----------------------------	------------	----------------	----------

Comments:

1. Approval by the full Planning Commission is required.

Police Department Review	01/15/2020	Joseph Babkiewicz	Approved
--------------------------	------------	-------------------	----------

Planning Review - Address	12/16/2019	Nick Walton	Approved
---------------------------	------------	-------------	----------

Comments:

1. Addressing will be done at time of parcel creation. Proposed addressing, 201 Bleeker Street South.

Plan Review Case Notes:



February 5, 2020

Mr. William Howard
Principal Planner
Land Development
Town of Bluffton
20 Bridge Street
Bluffton, South Carolina

RE: Washington Square Mixed-Use Development Phase 2 Preliminary Development Plan staff review response.

Dear Mr. Howard,

Please find the attached exhibits and below responses to staff comments below:

Comments (Will Howard, Principal Planner- Revisions Required):

1. Provide Architectural elevations of the building for staff review. As the project is located on the corner of an entrance to Washington Square with frontage on Buckwalter Parkway as well as Bleecker Street, all sides of the building will be considered as frontage. Ensure the plans include detail of the dumpster enclosure and that the dumpster and loading area are adequately screened with a wall/enclosure matching the building.

Please find the attached building plans/elevations from the Parker Design Group.

2. Provide a landscape plan that includes the building foundation, parking area and the dumpster/loading area. Ensure the dumpster/loading area are sufficiently screened from the entrance drive and Buckwalter Parkway with a mix of shrubs and understory trees.

Please find the attached conceptual landscape plan from J. K. Tiller Associates, Inc. The preliminary plant schedule provides a planting key and list of potential plant species which will be further defined at Final Development Permit application submittal.

3. Provide clarification on the shading detail of sidewalks shown on the site plan.

As discussed in the 01/22/2020 DRC meeting, the sidewalks in question are a portion of the Washington Square Phase 1 Streetscape and are not part of this submittal. However, there are proposed specialty pavers planned at the entrances to the Market, as noted on the Conceptual Site Plan provided.

4. If shopping carts are planned, update the plans to show the location for "cart corrals" in the parking area.

As shown on the submitted plans, there are three shopping cart corals located on the plans. The locations of the corals were explained to staff at the 01/22/2020 DRC meeting.

5. Provide an exhibit to demonstrate vehicle circulation, specifically delivery truck movement and circulation.

The proposed delivery truck movement route is located on the attached revised site plan.

6. Update the striping in the parking area to provide a dedicated crosswalk from the ADA spaces to the front entrance of the building.

181 Bluffton Road
Voice: 843.815.4800

Suite F203
jktiller@jktiller.com

Bluffton, South Carolina 29910
Fax: 843.815.4802

Attachment 5

In the attached Conceptual Site Plan, a dedicated crosswalk has been located. Details of which will be provided at the Final Development Plan submittal.

Comments (BJWS- James Clady- Approved with Conditions):

1. Pending formal submittal of the water/sewer design for BJWSA review/comment/approval.

This condition will be met prior to Final Development Plan approval.

Comments (Transportation Department Review- Alan Seifert- Approved with Conditions):

1. Provide an accessible path of travel from the ADA accessible parking to the main entrance. Suggestion: Provide the path through the parking island directly to the entrance.

As suggested, a path through the parking island on center with the main entrance has been provided.

Comments (Watershed Management Review- William Baugher- Approved with Conditions):

1. This project requires Stormwater Permit approval prior to Final DRC. Provide a Stormwater Management Plan that meets all the requirements of the Unified Development Ordinance and Stormwater Design Manual (SWDM 1.1.1).

This condition will be met prior to Final Development Plan approval.

2. At the time of Stormwater Plan Review application, provide a site design and calculations showing compliance with the Water Quality Requirement of Section 5.10.3.C of the Unified Development Ordinance (UDO).

This condition will be met prior to Final Development Plan approval.

3. At the time of Stormwater Plan Review application, provide a site design containing at a minimum one vegetative BMP and one filter or infiltration-based BMP in series. Projects shall be designed to include a minimum of three BMPs in the overall site plan to meet the requirements set forth in Section 5.10 of the Unified Development Ordinance. (SWDM 7.0)

This condition will be met prior to Final Development Plan approval.

4. At the time of Stormwater Plan Review application, provide documentation that sets forth ownership and maintenance for infrastructure improvements, amenities, and open space. Notification for Stormwater Best Management Practices Annual Maintenance Inspection and Report per Town of Bluffton Unified Development Ordinance Article 5.10.4

This condition will be met prior to Final Development Plan approval.

Comments (Building Safety Review- Richard Spruce- Approved with Conditions):

1. Update the plans to include detectable warning devices shown where the accessible path crosses vehicle travel lanes per ICC/ANSI A117.1, 2017 edition, section 406.6

Detectable warning devices have been located on the plans and will be detailed in the Final Development Plan submittal.

(END OF COMMENTS)

Please feel free to call if you have any questions.

Kind Regards,



Josh K. Tiller PLA, ASLA

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	February 26, 2020
PROJECT:	48 Lawrence Street
PROPOSED USE:	Change of Use – Residential to Commercial
APPLICANT:	Tim Dolnik
PROJECT NUMBER:	DP-01-20-013911
PROJECT MANAGER:	Will Howard Principal Planner – Land Development

REQUEST: The Applicant Tim Dolnik is requesting approval of a Preliminary Development Plan. The project consists of the change of use of the existing house at 48 Lawrence St. from residential to commercial for a clothing boutique on the ground floor.

INTRODUCTION: The subject property is zoned Neighborhood General-HD and consists of approximately 0.46 acres identified by tax map number R610 039 00A 123B 0000 located on the southern side of Lawrence Street approximately 215 feet west of the intersection of Lawrence and Calhoun Streets.

BACKGROUND: This application is for a Preliminary Development Plan within the Town of Bluffton’s Neighborhood General-HD zoning district, submitted under Section 3.10.3.A. of the Town of Bluffton Unified Development Ordinance (UDO) (Attachment 1)

The Applicant was provided Staff Comments on the Preliminary Development Plan at the February 5, 2020 meeting of the Development Review Committee. (Attachment 2) The Applicant was advised that the building would need to have a sprinkler system if there was a residential use above the commercial space.

PROJECT DESCRIPTION: The project consists of the change of use of the existing house at 48 Lawrence St. from residential to commercial for a clothing boutique on the ground floor. (Attachment 3)

Located near the southern end of the property, there is a 2.5 story single-family home, which is the only structure on the property. Along the driveway to the home sits a noncontributing historic barn structure on the neighboring property. Through this development plan, the applicant does not propose any exterior changes to the building. The site plan shows the construction of three (3) parking spaces, including one (1) ADA accessible space, to be located in front of the existing structure and one (1) compact parking space to the rear of the building. The applicant is not proposing any tree removal, therefore, there will be minimal disturbance to provide parking.

ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A. of the Unified Development Ordinance in assessing an application for a

Preliminary Development Plan. These criteria are provided below followed by a Staff Finding(s).

1. Section 3.10.3.A.1. The proposed development must be in conformance with applicable provisions provided in Article 5, Design Standards;
 - a. *Finding:* The application does not propose additional buildings or structural/cosmetic modifications to the existing building. Therefore, it does not require a Certificate of Appropriateness (COFA-HD) at this time. An approved COFA-HD (COFA-1-13-5117) is on file for this property from 2013. If changes were to be made, it must conform to the current UDO requirements.
 - b. *Finding:* Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:
 1. Section 5.10 Stormwater of the UDO regulates the stormwater runoff for the Town of Bluffton. As is required by the UDO, prior to Final Development Plan submittal, a storm water management plan will need to be submitted to Watershed Management for Staff Review.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable;

Finding. The property is located within the Old Town Bluffton Historic District, which was established based on the Old Town Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is also important to add to the built environment in a way that makes Old Town more complete." The preservation of the existing structure maintains the historic nature of the district.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If a application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at development plan submittal;

Finding: The proposed development is not located within a Planned Unit Development and therefore not subject to any Development Agreement, PUD Concept Plan or PUD Master Plan.

4. Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services;

Finding: The applicant does not plan any new connection to public services in order for the proposed change of use to function. An analysis of the impact of this request is not warranted at this time.

5. Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space irrespective of the completion of other proposed phases; and

Finding. No phases have been indicated at this time. Should the Applicant propose phases at time of Final Development Plan submittal, the phases will be required to function independently as required by Section 3.10.3.A.5.

6. Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.

Finding: The Applicant will be required to obtain a Certificate of Construction Compliance prior to the issuance of a Building Permit.

Any proposed signage within the site will be required to obtain a Town of Bluffton Site Feature - HD Permit prior to installation.

RECOMMENDATION: The Planning Commission has the authority to take the following actions with respect to the application:

1. Approve of the application as submitted;
2. Approve of the application with conditions; or
3. Deny the application

ATTACHMENTS:

1. Application & Project Narrative
2. Staff Comments
3. Site Plan



**TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION**

Attachment 1
Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: TIM DOLNIK		Name: 48 LAWRENCE, LLC c/o Tim Dolnik	
Phone: 973-985-0415		Phone: 973-985-0415	
Mailing Address: PO Box 314 Bluffton SC 29910		Mailing Address: PO Box 314 Bluffton SC 29910	
E-mail: t.dolnik@dolnikmgmt.com		E-mail: t.dolnik@dolnikmgmt.com	
Town Business License # (if applicable): N/A			
Project Information			
Project Name: 48 LAWRENCE STREET	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 48 LAWRENCE STREET	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: HGHD	Acreage: .466		
Tax Map Number(s): R 610-039-00A-123B-0000			
Project Description: CHANGE OF USE FROM RESIDENTIAL TO COMMERCIAL			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. All information required on the attached Application Checklist. <input type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 1/21/20	
Applicant Signature:		Date: 1/21/20	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Attachment 1

Project Narrative:

Address: 48 Lawrence Street, Bluffton, SC 29910

Zoning: Neighborhood General – HD

Change of Use: Single Family Residential to Commercial Retail Boutique

Dan Keefer will represent the owner, 48 Lawrence, LLC, to change the use of single family residential to a proposed commercial retail boutique use which is permitted in this zoning district. The only changes to be made to the exterior of the building will be at the Town of Bluffton's Planning and Growth Department. The owner would prefer to make no changes to the exterior but understands that a change of use requires that the property comply with the UDO. The Town of Bluffton has requested additional landscape lighting and additional parking. The parking component is the biggest issue as the UDO requires parking to be in the rear of buildings. However, this site will not permit parking to be in the rear. If the Town requires extensive site improvements this will result in loss of mature trees and potentially disturb a derelict building with a contributing structure designation. The owner wishes to proceed to zoning request as opposed to a development plan. In the essence of time the owner has elected to put forth a development plan application to begin this extremely lengthy process as there will be little to no changes to the existing building (aside from its use).



PLAN REVIEW COMMENTS FOR DP-01-20-013911

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

Plan Type: Preliminary Development Plan **Apply Date:** 01/23/2020
Plan Status: Active **Plan Address:** 48 Lawrence St
 BLUFFTON, SC 29910
Case Manager: William Howard **Plan PIN #:** R610 039 00A 123B 0000
Plan Description: The applicant is requesting approval of a development plan to allow a change of use from residential to commercial for a clothing boutique on the ground floor.
 Comments on the Preliminary Development Plan will be reviewed at the Feb. 5 meeting of the DRC.

Technical Review

Submission #: 1 Recieved: 01/23/2020 Completed: 01/31/2020

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Building Safety Review	01/27/2020	Richard Spruce	Approved with Conditions

Comments:

1. No comments at this time. Comments will be made during the building plans review process.

Fire Department Review	01/31/2020	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at DRC meeting.

Watershed Management Review DRC	01/31/2020	William Baugher	Approved with Conditions
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Comments:

1. Comments may be provided at DRC meeting.

Beaufort Jasper Water and Sewer Review	01/31/2020	James Clardy	Approved
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Planning Commission Review	01/31/2020	William Howard	Approved
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Comments:

1. The Preliminary Plan will be presented to the Planning Commission for approval.

Planning Review - SR	01/31/2020	Alan Seifert	Approved
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Police Department Review	01/31/2020	Joseph Babkiewicz	Approved
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Transportation Department Review	01/31/2020	William Howard	Approved
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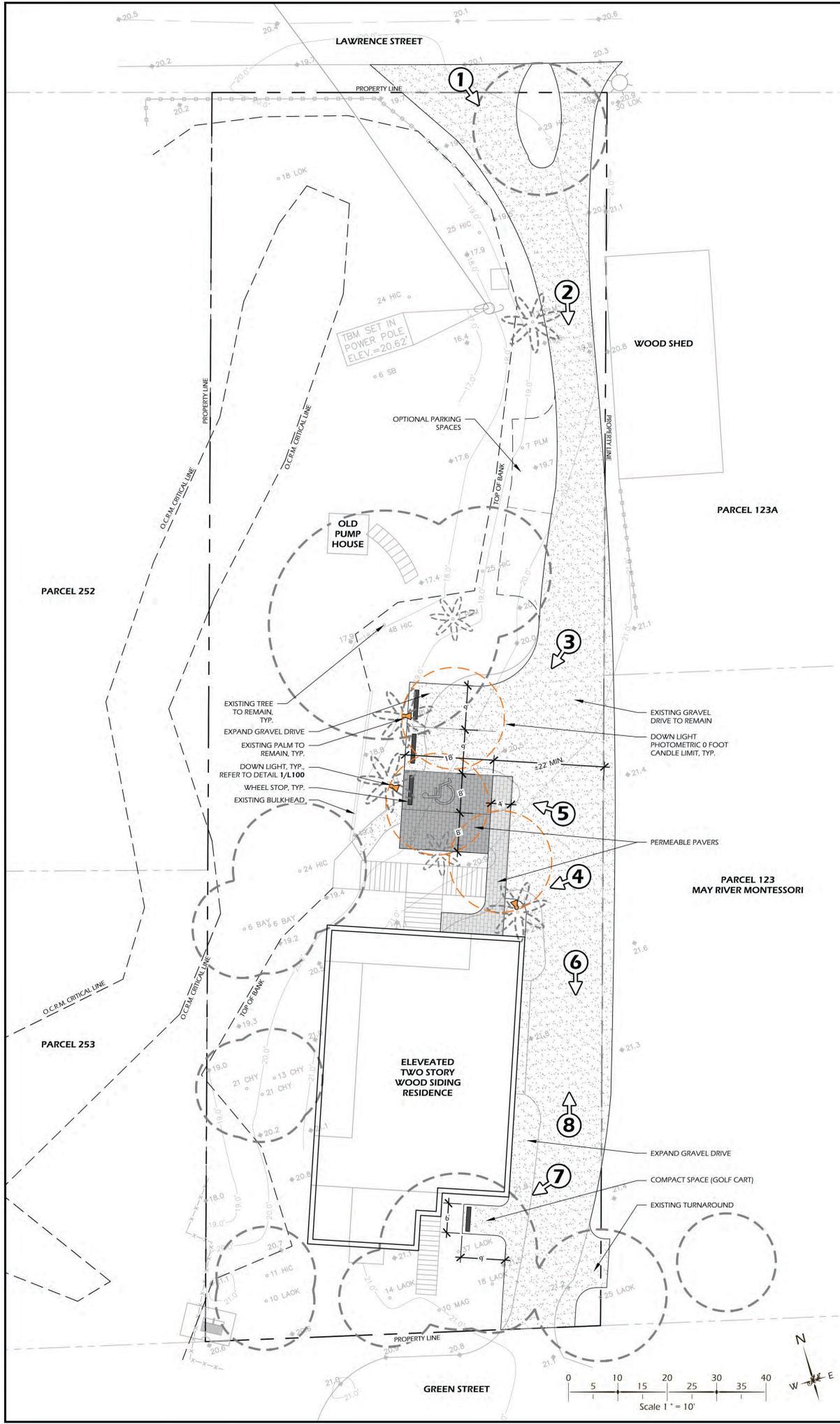
Planning Review - Address	01/23/2020	Nick Walton	Approved
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Comments:

1. A new address will be required if the 2nd story will be occupied for a separate use, e.g. residential use.

Plan Review Case Notes:

SITE DEVELOPMENT PLANS
 FOR
48 LAWRENCE STREET
 BLUFFTON, SOUTH CAROLINA



1



2



3



4



5



6



7



8

PARKING SUMMARY			
BUILDING FOOTPRINT	BUILDING USE	REQUIRED PARKING	PROPOSED PARKING
2,166 SF	RETAIL	4 SPACES*	4 SPACES (INCLUDES 1 COMPACT SPACE)

* BASED ON 2 SPACES PER 1,000 SF FOR RETAIL BUILDING USE.

COASTAL SOURCE
 DEIFYING THE ELEMENTS

MR16 BULLET

MR16 BULLET
 DIRECTIONAL UP/DOWN LIGHT
 Size (H x W): 9.5in x 2.5in Weight: 4 lbs
 Construction: Solid Brass, Voltage: 12-135V
 Finish: Beaded Natural, Vintage Brass, & White
 Shroud: 360° Rotational with O-ring
 Bulb: MR16 (LED Recommended)
 Wattage: Maximum 50 Watts
 Lens: Clear Convex Glass
 Mounting: 8" Brass Stake
 Wire: Marine-Grade Tinned Wire
 Warranty: 5-Year Limited Warranty

- Adjustable light directing focused soft light
- Construction: Solid Brass
- Convex lens provides for 300% illumination of target area
- Mounting stake with stainless steel for easy installation
- IP67 rated for outdoor use
- Adjustable base - can rotate or remove the bottom half of the light
- IP67 rated MR16 LED light fixture
- Adjustable stake
- Coastal Corrosion with Marine Thread
- Marine-Grade Tinned Wire
- 5-Year Limited Warranty

COASTAL SOURCE
 DEIFYING THE ELEMENTS

LED LAMPS (G3) - 9W

Photometrics | 2700K - 30° Beam Angle

Ordering Information

Lamp Type	Power	Color Temperature	Beam Angle
M16 - MR16	9W	2.7K - 2700K	30D - 30°

DATE: JAN 09, 2020
 PROJECT NO.: XXXXXXXX
 DRAWN BY: JM
 CHECKED BY: DK

**PRELIMINARY
 SUBMITTAL PLAN,
 NOT FOR
 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
L100