



Planning Commission Meeting

Wednesday, September 24, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 113 or on Spectrum Channel 1304.

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 a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

1. August 27, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

1. **67-69 Green Street (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of two (2) mixed use buildings and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street. (DP-01-25-019535) (Staff - Dan Frazier)

VII. NEW BUSINESS

VIII. DISCUSSION

1. **Carport UDO Amendments (WORKSHOP - NO ACTION):** Discussion, Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings (Staff - Angie Castrillon)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 22, 2025

“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. Auditory accommodations are available. 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.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**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 Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Planning Commission Meeting

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

August 27, 2025

I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Charlie Wetmore
Vice Chairman Jim Flynn
Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Will Howard

ABSENT

Commissioner Lydia DePauw
Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. July 23, 2025 Minutes

Commissioner Brock made a motion to adopt the minutes as written.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Bill McCollam, 7 Lincoln Ct, Bluffton - Mr. McCollam spoke about his concern regarding the Tanker Truck traffic that would be added by the Seagrass Station C-Store.

Britni Hendrickson, 62 Augustine Rd, Bluffton - Mrs. Hendrickson spoke in opposition of the Seagrass Station C-Store development plan.

Evan Bromley, Bromley Law Firm - Mr. Bromley spoke of the Seagrass Station C-Store being subject to the covenants of the Master Property Owners Association and development would require approval from the association.

Matthew Hendrickson, 62 Augustine Rd, Bluffton - Mr. Hendrickson shared concerns regarding the Seagrass Station C-Store proximity to the homes in the development.

Joy Coe, 5 Cottingham Rd, Bluffton - Ms. Coe shared her concerns regarding the wetlands being affected by the Livewell Terrace Development.

V. OLD BUSINESS

1. **121 Burnt Church Road (Development Plan):** A request by Anthony Morse on behalf of the property owner, My-Nash Realty Corp, for approval of a Preliminary Development Plan application. The project consists of a 4,464 SF commercial building with associated infrastructure. The property is zoned Neighborhood Core (NC) and consists of approximately 0.83 acres identified by tax map number R610 040 000 0164 0000 and located within the Highway Corridor Overlay District. (DP-03-25-019673) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners emphasized the need to preserve the trees on the site. There was discussion regarding the stormwater pond size and location.

Commissioner Brock made a motion to approve the application as submitted.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

VI. NEW BUSINESS

1. **The Goddard School (Development Plan):** A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of David Johnson of Speyside Partners LLC for approval of a Preliminary Development Plan application. The project consists of the construction of a two-story day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan. (DP-06-25-019796) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners shared concerns about the traffic from this development leading to traffic being added to Buckwalter Parkway. There was discussion regarding how the parking spaces will be used and if there has been coordination with emergency services to ensure the traffic will be manageable.

Commissioner Brock made a motion to approve the application with the following condition:

1. Provide an exhibit at time of final development plan submittal illustrating the off-site queuing extending down Bleeker Street North to be reviewed by Staff, including the Bluffton Police Department and Bluffton Township Fire District.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

2. **Livewell Terrace (Development Plan):** A request by Livewell Terrace LP on behalf of property owner Beaufort County for approval of a Preliminary Development Plan application. The project consists of the construction of a 120-unit apartment complex with a leasing office, future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax

map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan. (DP-02-25-019581) (Staff - Dan Frazier)

Staff presented. The applicant was present. There was discussion regarding the possibility of wetlands being prominent on the site. Richardson LaBruce, attorney to the Commission, clarified that the delineation done by the U.S Army Corps of Engineers, which specifies the location of wetlands, cannot be overruled by the Commission. The commissioners shared their concerns regarding the number of parking spots being proposed. There were questions about how compliance with affordable housing requirements would be enforced.

Vice Chairman Flynn made a motion to approve the application with the following condition:

1. The Applicant will coordinate with Town Staff to meet the parking requirement (Buckwalter PUD, ZDSO 90/3 Modifications Section 5.2.1.1).

Seconded by Commissioner Brock.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

3. **Seagrass Station Convenience Store (Development Plan):** A request by Girishkumar Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 6,000 SF convenience store, fueling station with associated infrastructure. The property is within the Village at Verdier Planned Unit Development (PUD) consists of 5.46 acres identified by tax map numbers R610 021 000 0652 0000 and R610 021 000 0824 0000 at the intersection of HWY 170 and Seagrass Station Road. (DP-06-25-019799) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners expressed concerns regarding the weight of the trucks and how the main entrance to the development will be maintained with the added traffic. There were questions about the driveway connection being proposed and the process for a permit from the South Carolina Department of Transportation. The Commission asked for clarification on what aspects of the development will need to be reviewed and approved by the Master POA.

Commissioner Howard made a motion to approve the application with the following conditions:

1. Provide an updated Landscape Plan demonstrating the planting screen, fence or wall at least six feet in height along the parking and/or service areas adjacent to residential properties at time of Final Development Plan review.
2. Provide an updated site plan demonstrating eight (8) fuel pumps at time of Final Development Plan review.
3. Provide a truck circulation exhibit at time of Final Development Plan review.
4. Provide an updated Traffic Impact Analysis (TIA), including a Signal Warrant Analysis, at

time of Final Development Plan review. If a traffic signal is warranted, a financial commitment to the installation and maintenance of the signal will be required.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

- 4. 1271 May River Road (Development Plan):** A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of property owner Sharan Pyari Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 5,259 SF mixed use building and a 1,200 SF carriage house with associated infrastructure. The property is zoned Neighborhood General - Historic District (NG-HD) consists of 0.34 acres identified by tax map numbers R610 039 000 0557 0000 within the Old Town Bluffton Historic District. (DP-06-25-019806) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners shared their concerns about the number of parking spots being proposed for this development. There was discussion regarding the use of a shared driveway with the adjacent property.

Commissioner Brock made a motion to approve the application with the following conditions:

1. The UDO Administrator will review and adjust the parking requirements and regulations for the subject and adjacent properties, as needed, to address Staff concerns.
2. Provide an updated Landscape Plan providing a visual buffer between public right-of-way and off-street parking area a minimum of 42 inches in height and 50% opacity at time of Final Development Plan Review.

Seconded by Commissioner Howard.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Howard made a motion to adjourn.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed. The meeting adjourned at 7:54pm.

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	September 24, 2025
PROJECT:	67-69 Green Street Preliminary Development Plan
APPLICANT:	Nathan Sturre, P.E., Sturre Engineering
PROJECT NUMBER:	DP-01-25-019535
PROJECT MANAGER:	Dan Frazier Planning Manager Department of Growth Management

REQUEST: The Applicant, Nathan Sturre of Sturre Engineering, on behalf of property owner, Olympia Rymko, is requesting approval of a Preliminary Development Plan application. The project proposes two (2) mixed use buildings and one carriage house with associated infrastructure (Attachment 1).

INTRODUCTION: The property is zoned Neighborhood Center – Historic District (NC-HD) and consist of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the Neighborhood Center – Historic District (NC-HD) and as such is subject to the standards set forth in the Unified Development Ordinance (UDO). The subject properties are currently vacant.

As reflected in the revised site plan, the Applicant proposes two (2) two-story mixed-use buildings, totaling approximately 1,373 SF commercial and 1535 residential each, and one (1) carriage house, totaling approximately 918 SF, with associated parking, utilities, and stormwater infrastructure. The site will be accessible from Green Street, an unpaved road, with pedestrian access across Boundary Street. The Applicant is proposing a concrete apron and paver sidewalk within Green Street right-of-way (Attachment 3).

On May 28, 2025, the Applicant requested to withdraw their application at the Planning Commission (PC) meeting and no action was taken. On June 13, 2025, the Applicant met with two Commission members to discuss PC concerns. The Applicant provided a resubmittal on August 27, 2025, with revised development plans (Attachment 4), addressing Staff comments and PC concerns (Attachment 5).

The revised plans remove one of the previously proposed Carriage Houses. Per UDO Section 5.15.7, based on the proposed site plan, eleven (11) parking spaces are required, which includes four (4) total spaces for residential dwelling units, one (1) total space for the accessory dwelling unit and six (6) total spaces for the commercial units. The

Applicant is proposing eleven (11) parking spaces. PER UDO “along secondary frontages, off-street surface parking lots shall be set back a minimum of 10 feet from property lines along public rights-of-way,” (UDO Section 5.15.7.D.1) A twenty-two (22) foot access easement is being proposed, providing a twenty (20) foot drive lane (Attachment 4, pg. C-4).

The Applicant has also included an updated automobile turn exhibit, which includes dedicated loading space to assist visiting vehicles to execute a turnaround without encroaching outside of the drive lane (Attachment 4, pg. C-8). Additionally, the dumpster has been replaced with roll away dumpsters.

Staff had concerns regarding the consideration that was given to the existing tree canopy and whether every reasonable effort was made to maximize the preservation of the existing canopy (UDO 5.3.3.C). In response, the Applicant proposes to preserve the 30” Live Oak located in the front of the property. However, the 8” Magnolia removal is still required to accommodate the proposed development. The Applicant proposes the mitigation of this tree with a 4” Little Gem Magnolia (Attachment 4).

The Town is finalizing the Boundary Street Streetscape Public Project. The proposed crosswalk at Hickory Trace and Boundary Street previously proposed has been removed. Coordination with the Town regarding curbing, stormwater drainage, underground power, sewer, and encroachment permits will be required at time of Final Development Plan submittal.

The Applicant is also proposing off-site improvements within the Green Street right-of-way, which will require approval of an encroachment permit from the Town. It should be noted that the Applicant is proposing a 2-inch water line to serve the site, while the Town’s Public Project provides only a 1-inch line (Attachment 5). The Applicant must coordinate with the Beaufort Jasper Water and Sewer Authority (BJWSA) to resolve this discrepancy.

The subject property is within the Old Town Historic District and will require a Certificate of Appropriateness – Historic District (COFA-HD) reviewing landscaping, lighting, and architecture at time of Final Development Plan approval.

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. The subject property is located within the Old Town Bluffton Historic District and therefore is subject to the standards set forth in the Town’s Unified Development Ordinance (UDO).

Finding. Along secondary frontages, off-street surface parking lots shall be set back a minimum of 10 feet from property lines along public rights-of-way (UDO 5.15.7.D.1).

Finding. The proposed development will undergo further review as part of the Stormwater Permitting process.

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 proposed development is not within any PUD, Development Agreement, or Subdivision 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 final development plan submittal.**

Finding. The proposed development is not within any approved Master Plan or PUD.

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 proposed development will utilize existing water main located on Boundary Street. Sewer will be provided by connecting to the Boundary sewer main and future Green Street sewer. The Applicant will coordinate with BJWSA and Bluffton Township Fire District to ensure adequate water and sanitary sewer services in support of the project.

Finding. 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 project is proposed to be completed in one phase.

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

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

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

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

RECOMMENDATION: Should the Planning Commission choose to approve the application with conditions, Town Staff finds that the following conditions should be met prior to final development plan approval to be in conformance with UDO Section 3.10.3.A:

1. Provide minimum of 10 feet between the parking lot and property lines along secondary frontages (Green Street and Hickory Trace).
2. Coordinate all utility connections with the Town and utility providers to ensure consistency with ongoing capital improvement projects.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Civil and Landscape Plan Set 02 19 2025
4. Revised Civil and Landscape Plan Set 08 27 2025
5. Response to DRC Comments and Staff Concerns
6. Boundary Street Streetscape Public Project Utility Exhibit



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

ATTACHMENT
Growth Management Custom Section VI. Item #1.
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Randolph Stewart		Name: Olympia Rymko	
Phone: 843-8164005		Phone: 516-512-0953	
Mailing Address: P.O. Box 1813 Bluffton SC, 29910		Mailing Address: 5 York Circle Bluffton SC, 29910	
E-mail: randolph@rstewartdesigns.com		E-mail: olimpia.81@hotmail.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Lot 1A	☒ Preliminary	☐ Final	
Project Location: 67 Green Street	☐ New	☐ Amendment	
Zoning District: Neighborhood Center-Hd	Acreage:		
Tax Map Number(s): R610 03900A 0385 0000			
Project Description: See Narrative			
Minimum Requirements for Submittal			
☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☒ 3. All information required on the attached Application Checklist.			
☒ 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>Olympia Rymko</i>		Date: <i>5/3/22</i>	
Applicant Signature:		Date:	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION PROCESS NARRATIVE

ATTACHMENT

Section VI. Item #1.

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

ATTACHMENT
Section VI. Item #1.

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): 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

ATTACHMENT

Section VI. Item #1.

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

ATTACHMENT

Section VI. Item #1.

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

ATTACHMENT

Section VI. Item #1.

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

ATTACH

Section VI. Item #1.

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).

Olympia Rymko
Signature of Property Owner or Authorized Agent

5/3/22
Date

OLYMPIA RYMKO
Printed Name

LOT 1A AND LOT 1B 67 GREEN ST. PRELIMINARY DEVELOPMENT PLAN NARRATIVE

The proposed project is located at lot 1A and 1B Parcel 254 67 Green Street. The legal address is Tax District R610, Map 039 Parcel 254. Both lots are vacant.

The Lot 1A is .145 acre and 6300 Square Feet. To the West is Boundary Street to the North is Hickory Trace (a ghost road) and to the South Lot 1B and Green Street. To the East is an existing structure on neighboring property.

Lot 1B is .145 acre and 6300 Square Feet. To the West is Boundary Street, to the North is Lot 1 A, to the South is Green Street and to the East is an existing a neighboring lot.

The Zoning District is Neighborhood Center HD. The Owner of the property Lot A and Lot B is Olympia Rymko. A current deed to Lot 1A and Lot 1B is attached. There is currently a 12 foot easement off Green Street running South to North thru Lot 1B to the property line of Lot 1A. This easement is being vacated legally. No other deed restrictions or covenants are known at this time. See the survey and site plan for the Green Street easement and present Property Lines. The new access easement thru Lot 1B and to the Northern property edge of Lot 1A will be 22' wide for two way traffic and made of concrete and oyster shell. The 22' easement will be used legally and maintained by both Lots 1A and 1B.

The schematic site plans are submitted in this proposal. There are two separate lots but are presented together and will continue to be that way.

Both buildings on Lot 1A and Lot 1B will be a Main Street Building types. There will be a front porch a minimum of 6' deep and the front eastern building face is 10' behind the Western property line for both lots as required by the UDO. The side setbacks are a minimum of 8'.

The first floor of LOT 1B is 1333 Square feet with Commercial Use requiring 3 Parking Spaces.. The second and third floor will be a single Residential Use with 1535 square Feet. The Residential Apartment requires 2 Parking Spaces.

In addition, there will be a Carriage House with a short term rental apartment. Each floor will be 459 square feet for a total of 918 square feet. The Carriage house has a 5' rear yard setback and the side yard exceeds the 5' setback to provide landscaped open space aesthetic and the structure also blocks the view of parked cars from Green Street as encouraged in the UDO as well as create an architectural esthetic for the street and neighborhood.

The first floor of LOT 1A is 1333 Square feet with Commercial Use requiring 3 Parking Spaces.. The second and third floor will be a single Residential Use with 1535 Square Feet. The Residential Apartment requires 2 Parking Spaces.

In addition, there will be a Carriage House on Lot 1A with a short term rental apartment. Each floor will be 459 square feet for a total of 918 square feet. The Carriage house has a 5' rear yard setback and the side yard exceeds the 5' setback to provide landscaped open space aesthetic. The structure also blocks the view of parked cars from Hickory Trace as well as driving South on Boundary Street.

As Hickory Trace is a ghost street, with vehicle access not permitted, the entrance will be a shared perpetual common ingress/egress easement from Green Street. The North side of the easement is landscaped and has open space.

The first floor of LOT 1B is 1333 Square feet with Commercial Use requiring 3 Parking Spaces.. The second and third floor will be a single Residential Use with 1535 Square Feet. The Residential Apartment requires 2 Parking Spaces.

In addition, there will be a Carriage House with a short term rental apartment. Each floor will be 459 square feet for a total of 918 square feet. The Carriage house has a 5' rear yard setback and the side yard exceeds the 5' setback to provide landscaped open space aesthetic and. The structure also blocks the view of parked cars from Green Street as encouraged in the UDO as well as create an architectural esthetic for the street and neighborhood. The majority of the lane will be an impervious material, tabby concrete as will the handicap parking. As there will be shared driveway, sidewalk and parking there will be a POA agreement that will be designed to provide for common maintenance and use.

67-69 Green Street
Prepared by: R. Stewart Design, LLC

The parking requirement for Lot A is 3 cars for the commercial space and 2 parking spaces for the Residential floors and 1 car for the Carriage House for a total of 5.

The street name, 911 address and legal descriptions will be provided for final approval on the final Plat to be submitted upon site approval.

The attached exhibit of the Preliminary Site Plan shows pervious vs. impervious and open space metrics, setbacks, service yard and required open space and indicates walkways for circulation and foundation planting area. There will be access signage as is appropriate at the entrance to Green street, lighting plan and photometrics, Town stormwater ordinance requirements, and landscaping plans, and indication of all utilities as required for final approval.

We confirm that to our knowledge that this project will meet all requirements of the UDO.

VICINITY MAP

67-69 GREEN STREET

DEVELOPMENT PLAN





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OLYMPIA RYMKO

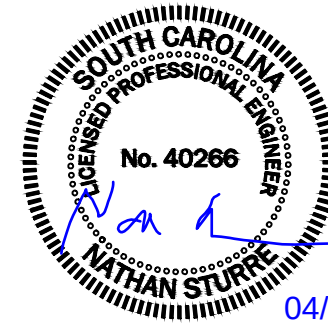
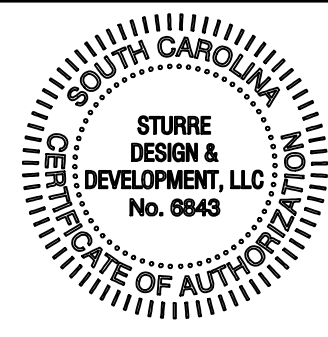
67 & 69 GREEN STREET SITE IMPROVEMENTS



SHEET NAME

SHEET NO.

Page 22



04/09/2025

ENGINEER OF RECORD

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PREPARED FOR:**OLYMPIA RYMKO****PROJECT:**

**67 & 69 GREEN STREET
 SITE IMPROVEMENTS**

**HORIZ. DATUM:
 STATE PLANE, NAD83
 VERT. DATUM: NAVD88**



REV #	DATE	DESCRIPTION

DATE **4/09/2025**

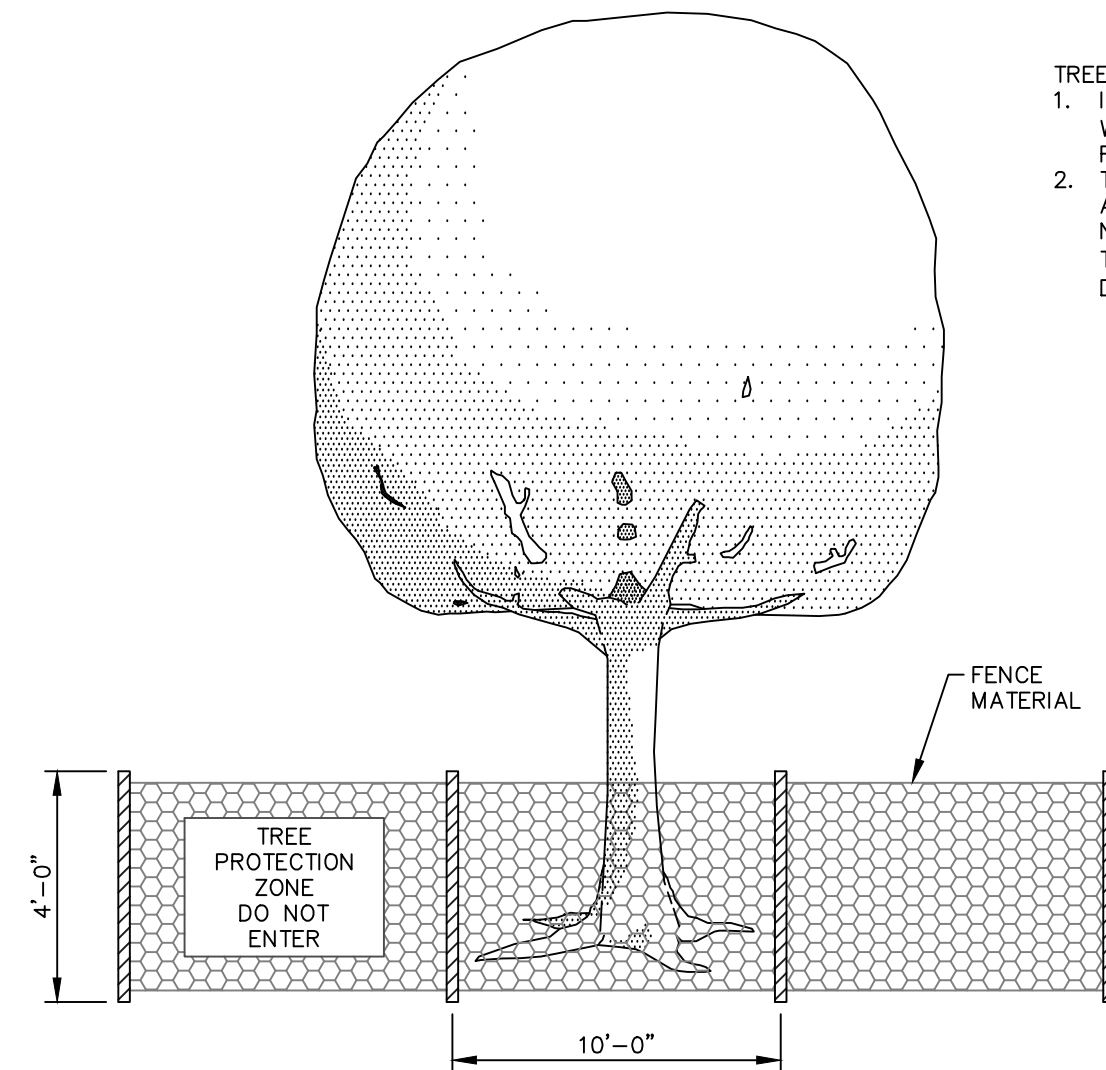
SHEET NAME

SWPPP DETAILS

SHEET NO.

C-2

AT LIMITS OF CRITICAL ROOT ZONE
 OR LIMITS OF TREE CANOPY
 OR A RADIUS OF ONE FOOT FOR EVERY INCH OF TRUNK DIAMETER (DBH)

**TREE PROTECTION FENCE DETAIL**

N.T.S.

TREE PROTECTION NOTES:

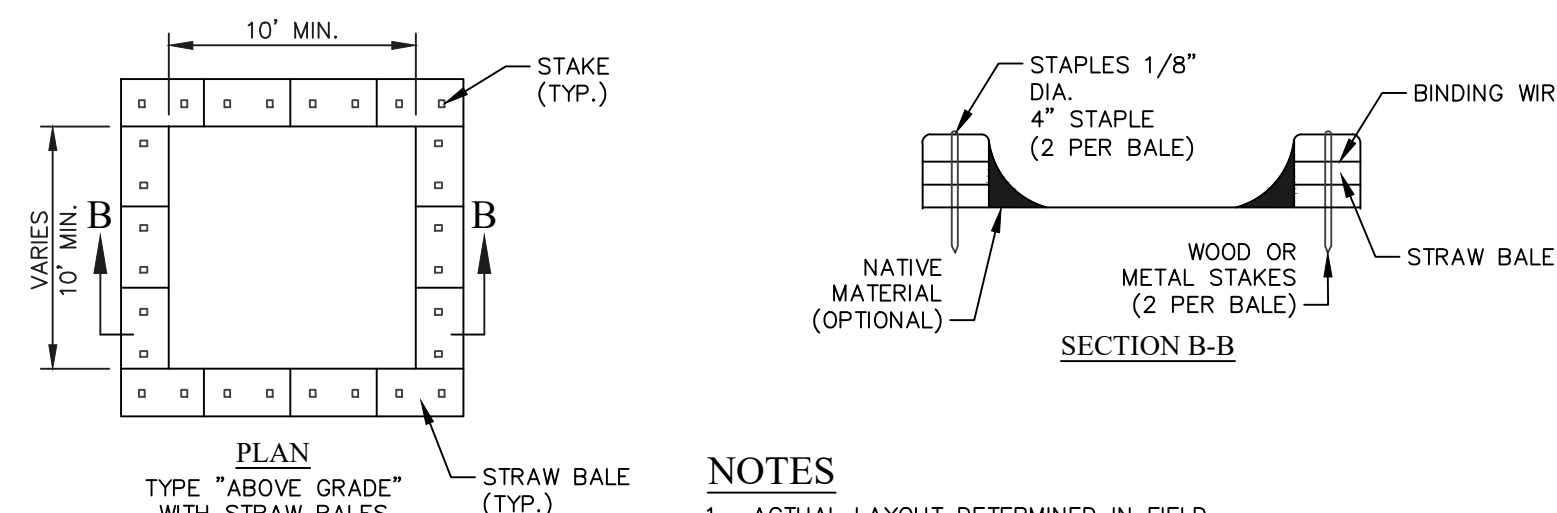
1. INSTALL TREE PROTECTION FENCE AROUND ALL TREES TO REMAIN WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION, OR TREE REMOVALS.
2. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

CONSTRUCTION ENTRANCE — GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE — INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

STRAW BALE BARRIER CONCRETE WASHOUT**PLAN**

TYPE "ABOVE GRADE" WITH STRAW BALES

LETTERS A MINIMUM OF 5" IN HEIGHT

CONCRETE WASHOUT

CONCRETE WASHOUT SIGN DETAIL

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT**STRAW BALES OR ABOVE GROUND**

SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH

STANDARD DRAWING NO. RC-07 [PAGE 1]

N.T.S.

South Carolina Department of
 Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

FEBRUARY 2014

DATE

GENERAL NOTES**SILT FENCE — POST REQUIREMENTS**

1. Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
 - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
 - Weigh 1.25 pounds per foot (± 8%).
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE — FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
 - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
 - Free of any treatment or coating which might adversely alter its physical properties after installation;
 - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
 - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

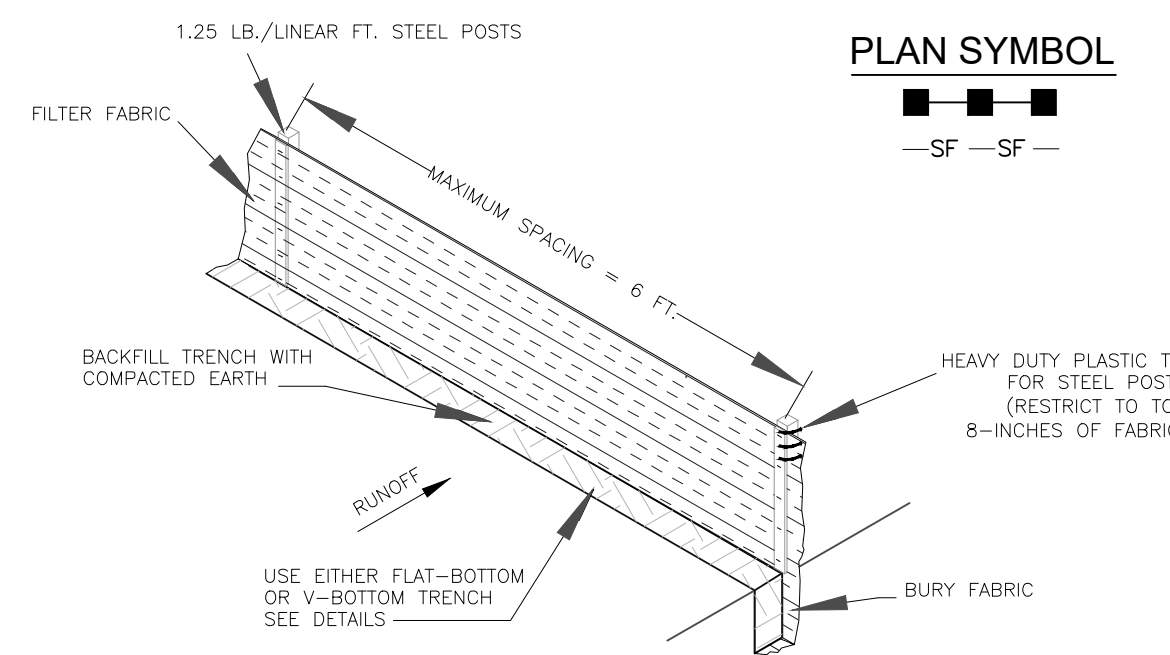
South Carolina Department of
 Health and Environmental Control

SILT FENCE

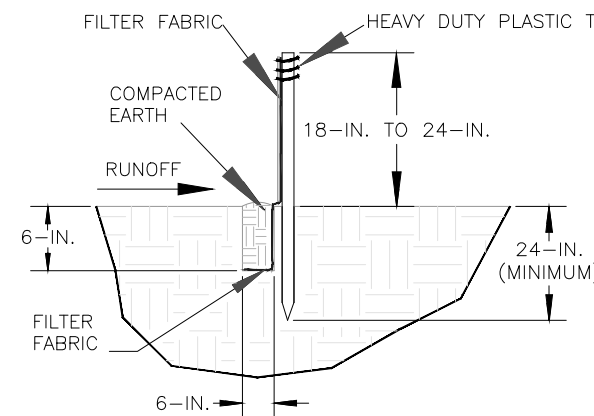
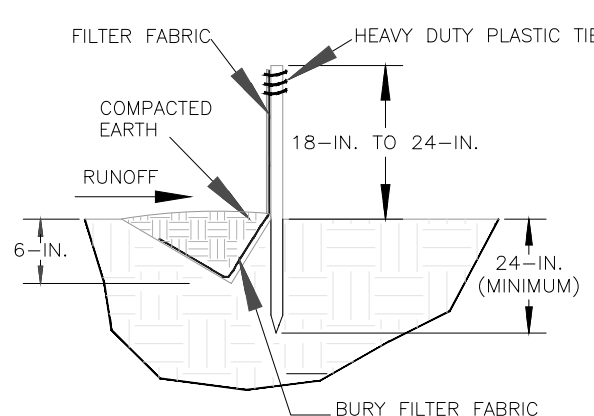
STANDARD DRAWING NO. SC-03 PAGE 2 of 2

FEBRUARY 2014

DATE

GENERAL NOTES**SILT FENCE INSTALLATION****PLAN SYMBOL**

—SF—SF—

FLAT-BOTTOM TRENCH DETAIL**V-SHAPED TRENCH DETAIL**

South Carolina Department of
 Health and Environmental Control

SILT FENCE

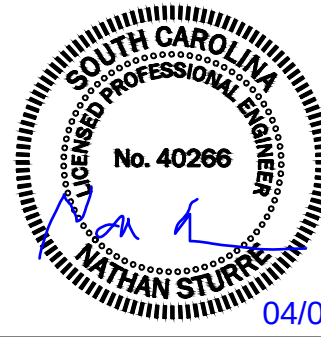
STANDARD DRAWING NO. SC-03 PAGE 1 of 2

FEBRUARY 2014

DATE

NOT TO SCALE

- SILT FENCE — GENERAL NOTES**
1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
 2. Maximum sheet or overlaid flow path length to the silt fence shall be 100-feet.
 3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
 4. Silt fence joints, when necessary, shall be completed by one of the following options:
 - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
 - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
 - Overlap entire width of each silt fence roll from one support post to the next support post.
 5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
 6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
 7. Install Silt Fence Checks (Tie-Backs) every 50–100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.



ENGINEER OF RECORD

SURVEYOR

PREPARED FOR:

OLYMPIA RYMKO

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



DATE	4/09/2025
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SWPPP DETAILS

SHEET NO. _____

C 2

Page 24

A yellow school bus is shown from a side profile, driving on a dirt road. It is spraying a large amount of water from its rear, creating a misty cloud behind it. The background features a grassy hill and a clear blue sky. The image is framed by a thick blue border.

Topsoil

Soil Testing

1

Seed Selection

Installation

Tillage

turned out to be

Lime

Fertilizer

Seedin

Mulching

Lime

Fertilizer

Seeding

Mulching

Re-seeding

Inspection and Maintenance

Permanent Seeding

Inspection and Maintenance

-

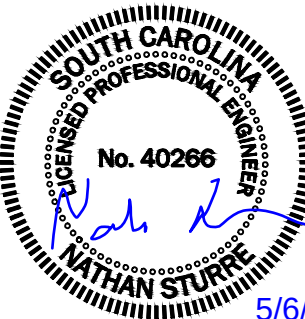
Permanent Seeding



Permanent Seeding

Preventive Measures and Troubleshooting Guide

July 31, 2005	South Carolina DHEC Storm Water Management BMP Handbook	26
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5/6/2025

ENGINEER OF RECORD

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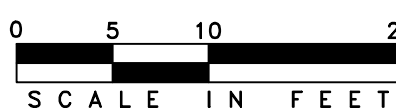
PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET
SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 10'



REV #	DATE	DESCRIPTION
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1 5/6/2025 STORMWATER REVISIONS

SHEET NAME 4/09/2025

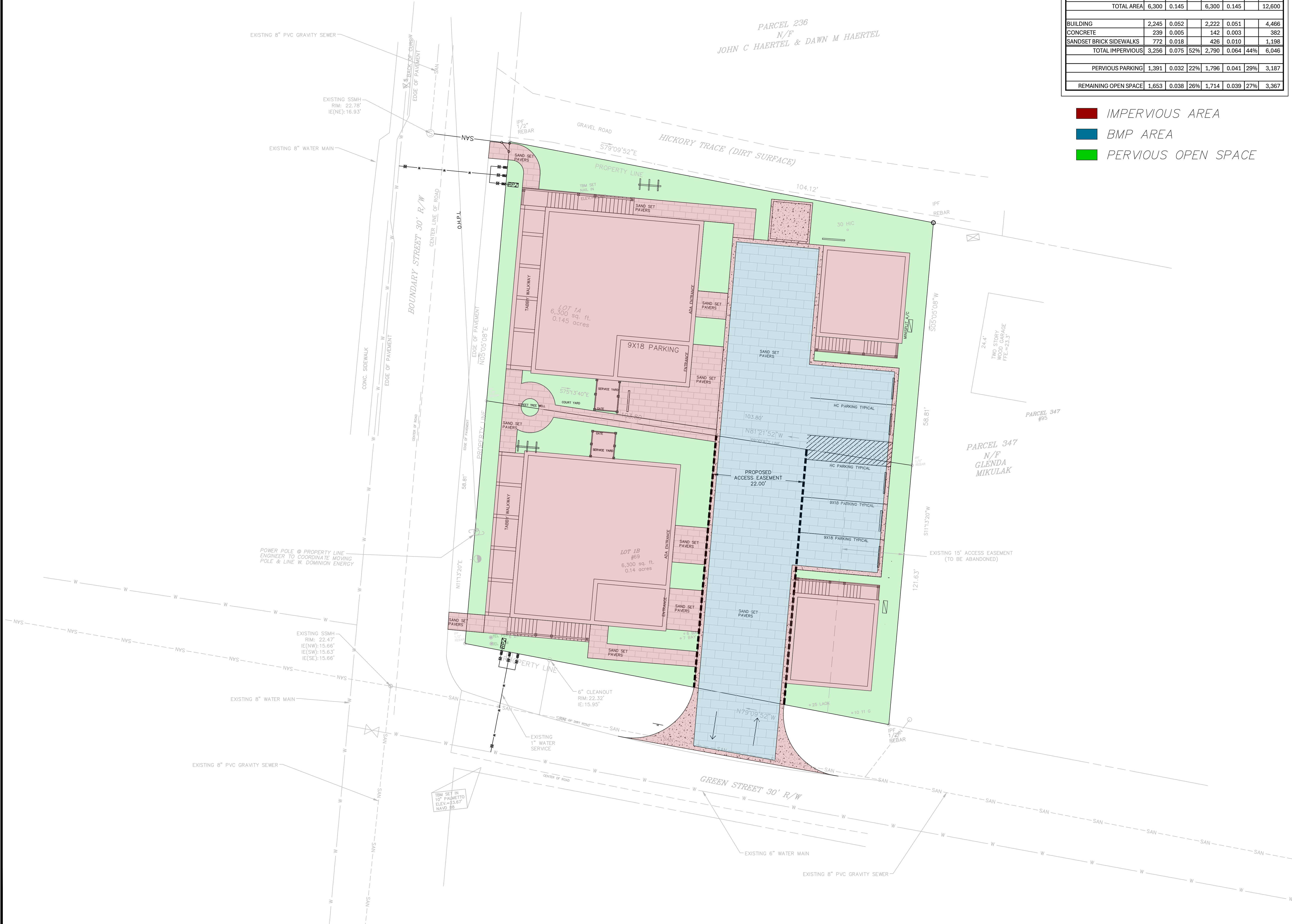
STORMWATER
COMPLIANCE PLAN

SHEET NO.

C-4

POST-DEVELOPMENT AREAS	67 GREEN ST			69 GREEN ST			TOTAL
	SF	AC	%	SF	AC	%	
TOTAL AREA	6,300	0.145		6,300	0.145		12,600
BUILDING	2,245	0.052		2,222	0.051		4,466
CONCRETE	239	0.005		142	0.003		382
SANDSET BRICK SIDEWALKS	772	0.018		426	0.010		1,198
TOTAL IMPERVIOUS	3,256	0.075	52%	2,790	0.064	44%	6,046
PERVIOUS PARKING	1,391	0.032	22%	1,796	0.041	29%	3,187
REMAINING OPEN SPACE	1,653	0.038	26%	1,714	0.039	27%	3,367

- IMPERVIOUS AREA
- BMP AREA
- PERVIOUS OPEN SPACE





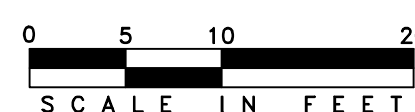
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OLYMPIA RYMKO

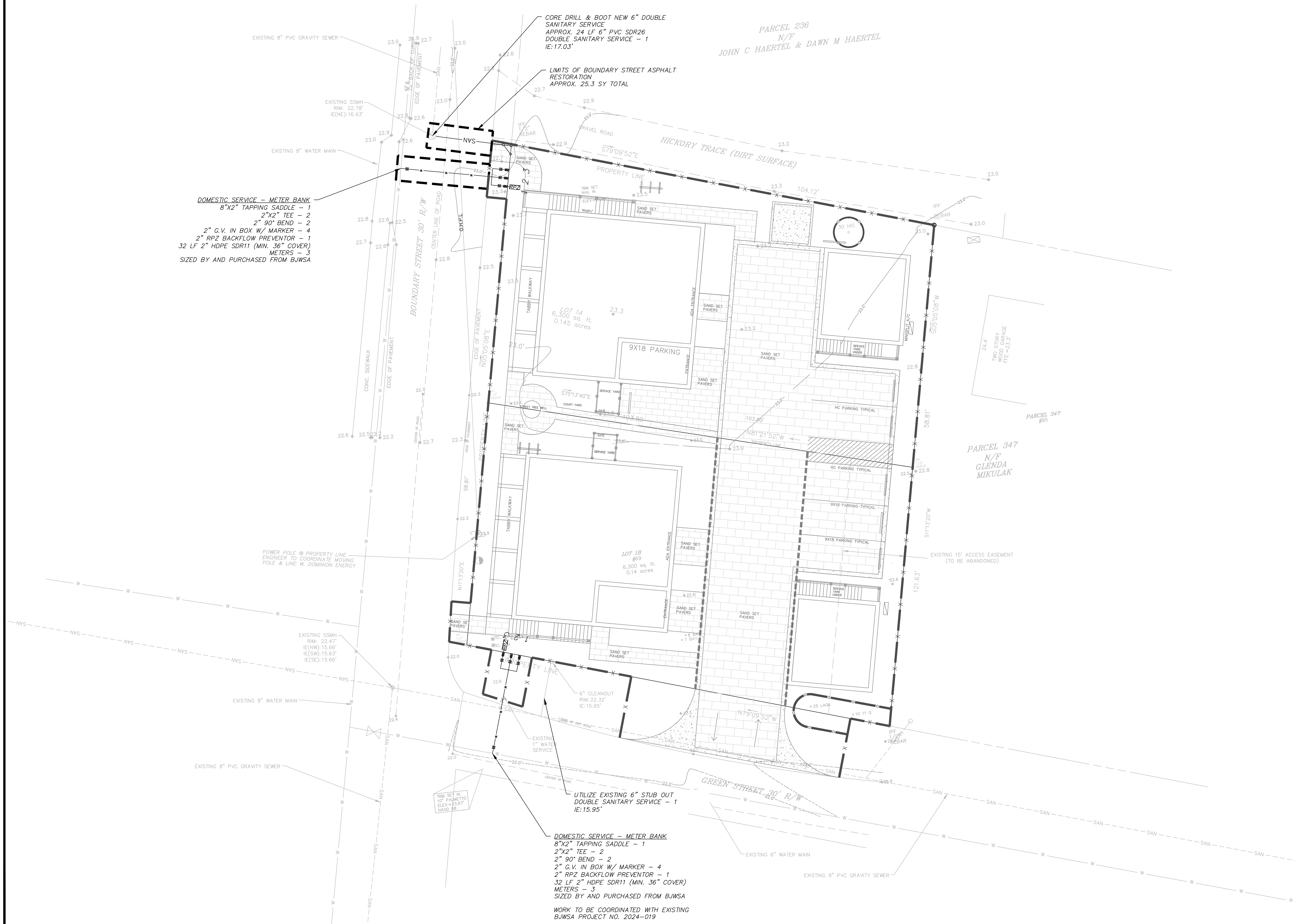
67 & 69 GREEN STREET SITE IMPROVEMENTS

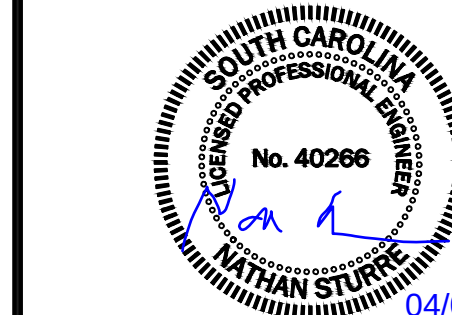
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STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 10'

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04/09/2025

ENGINEER OF RECORD

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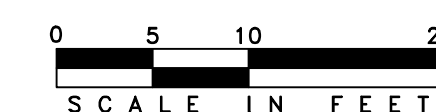
PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 10'



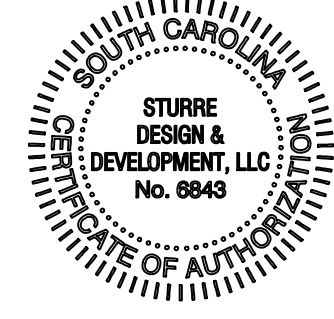
REV #	DATE	DESCRIPTION
DATE		4/09/202

SHEET NAME

AUTO-TURN EXHIBIT

SHEET NO.

C-6



04/09/2025

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PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET
SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION

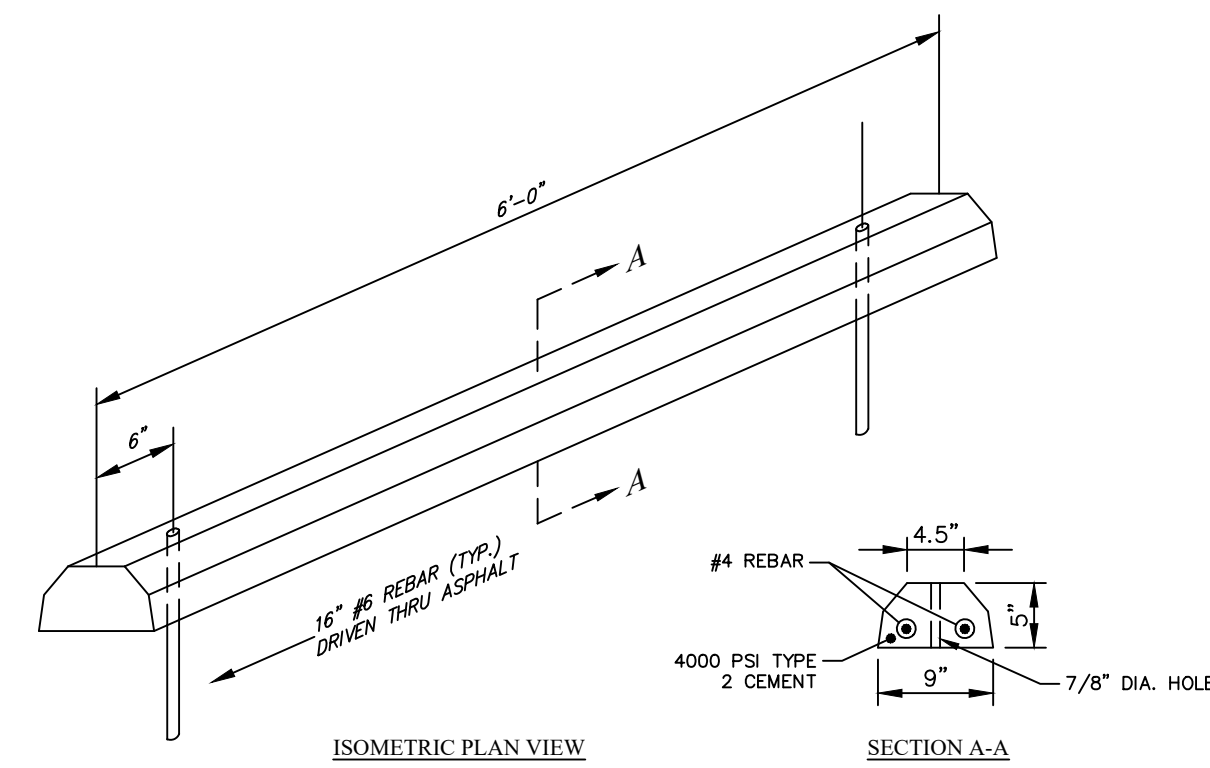
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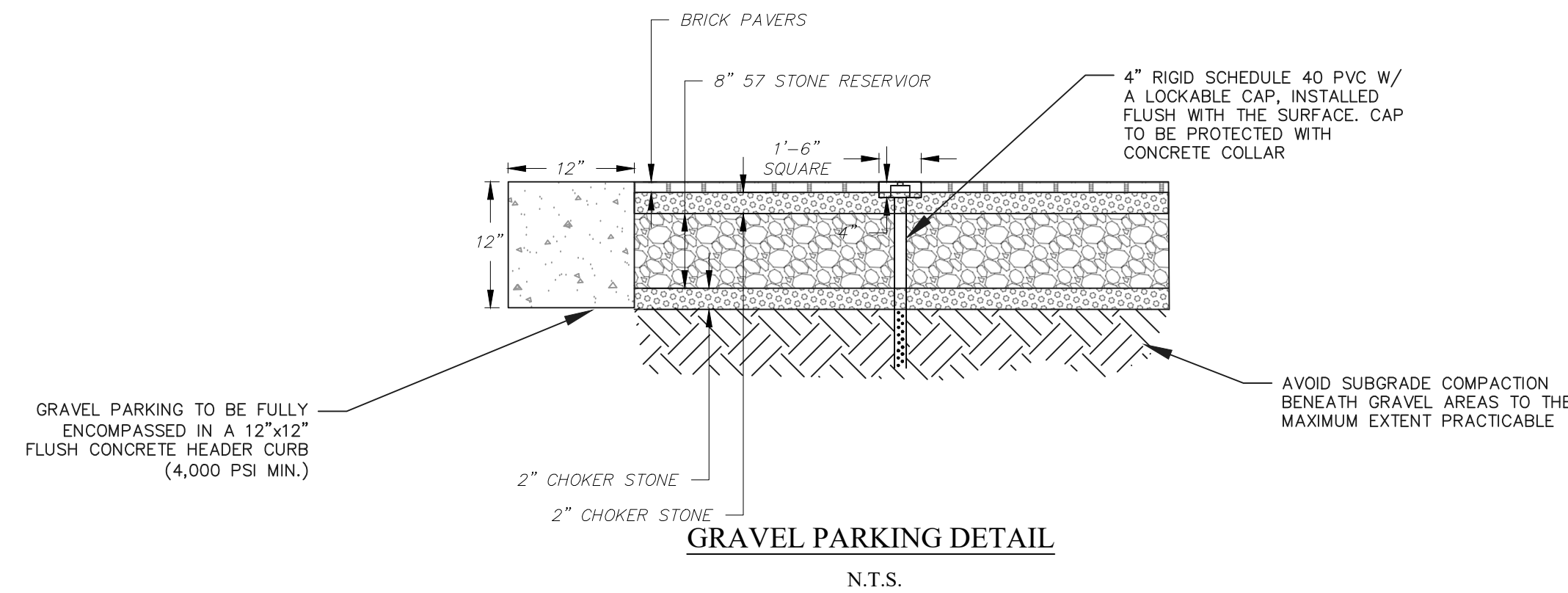
CIVIL DETAILS

SHEET NO.

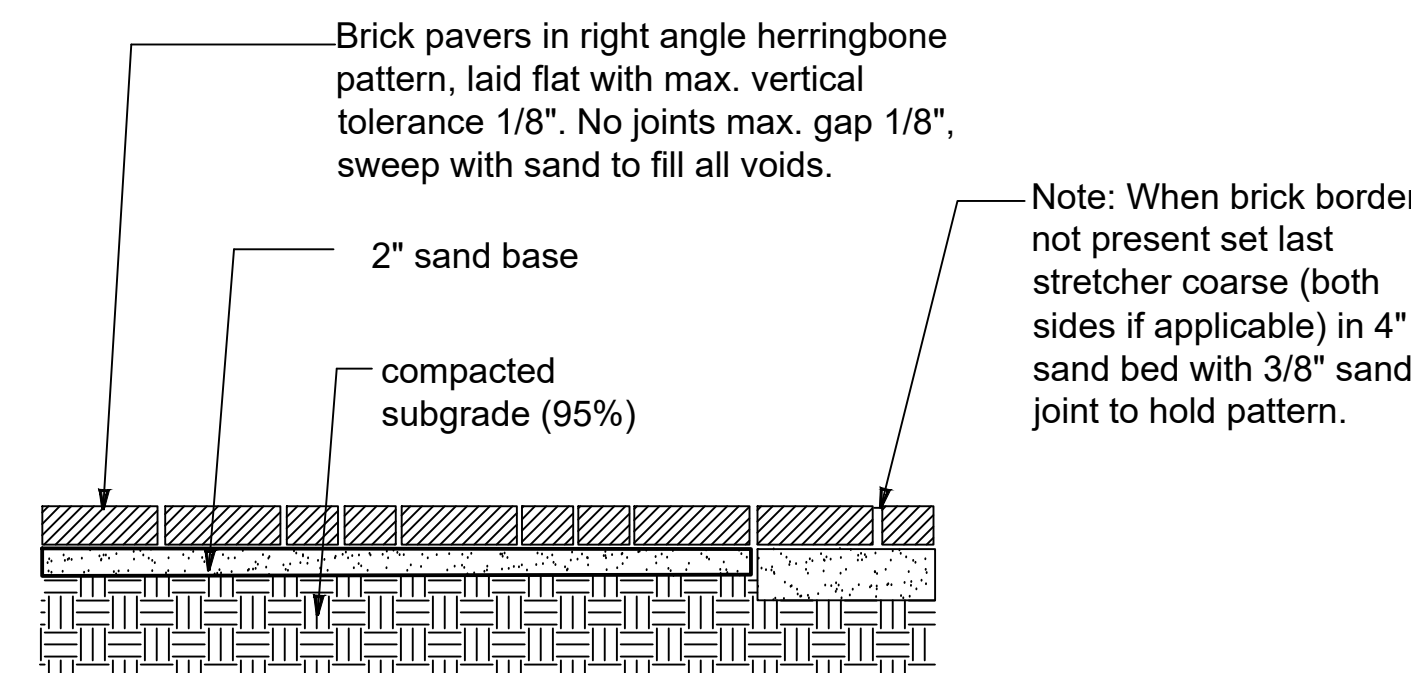
C-7
Page 28



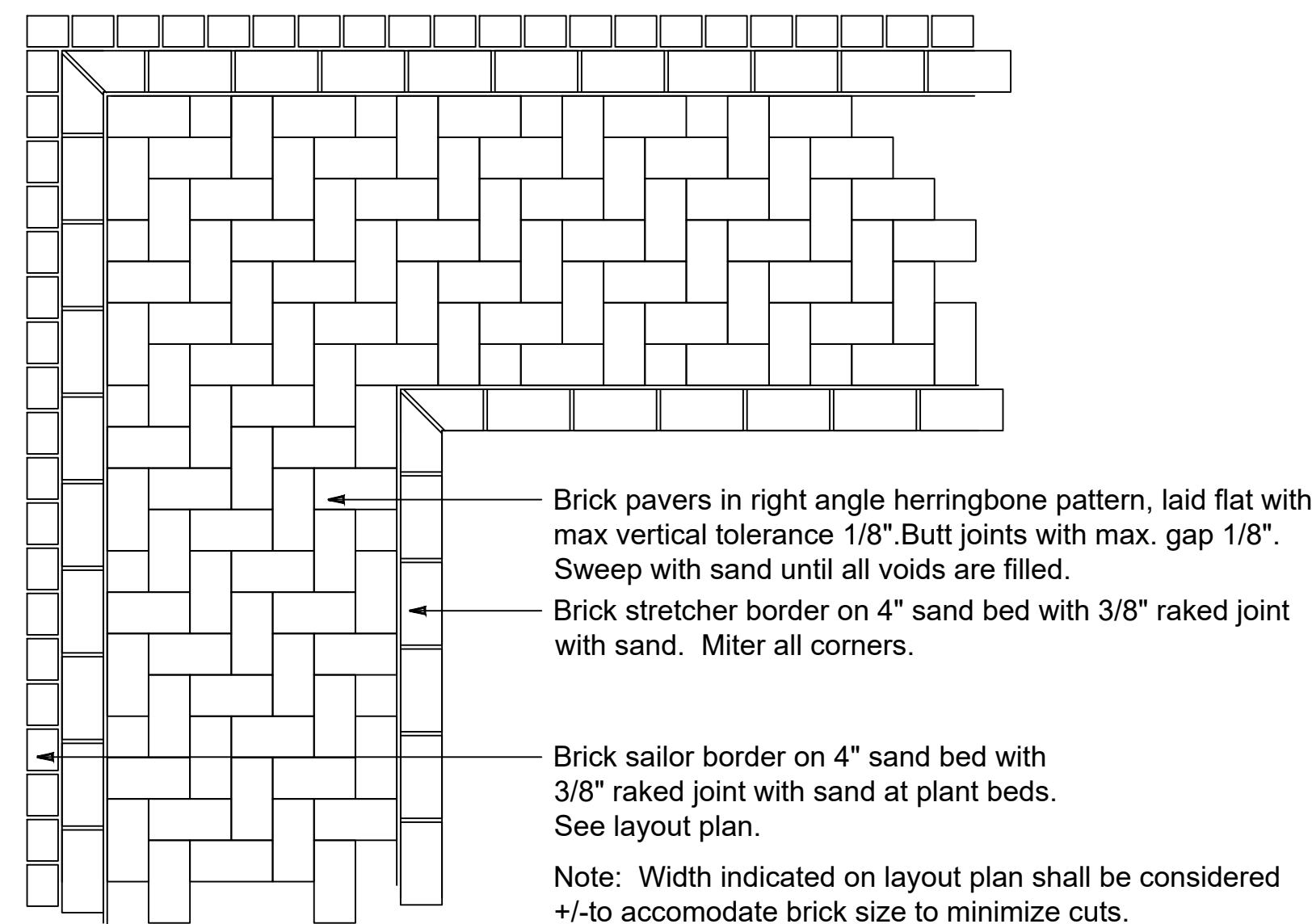
WHEEL STOP
N.T.S.



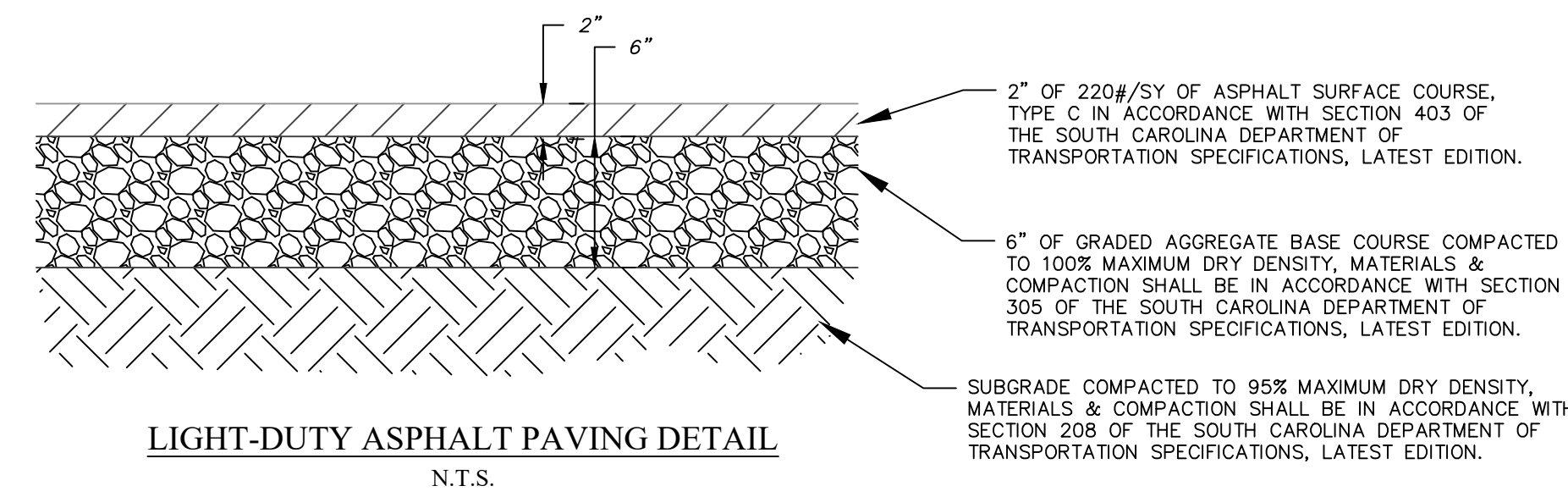
- NOTE:
- PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.
 - ALL AGGREGATES TO BE DOUBLE WASHED STONE, NO FINES OR DUSTS.
 - USE 4-INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER.
 - THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE



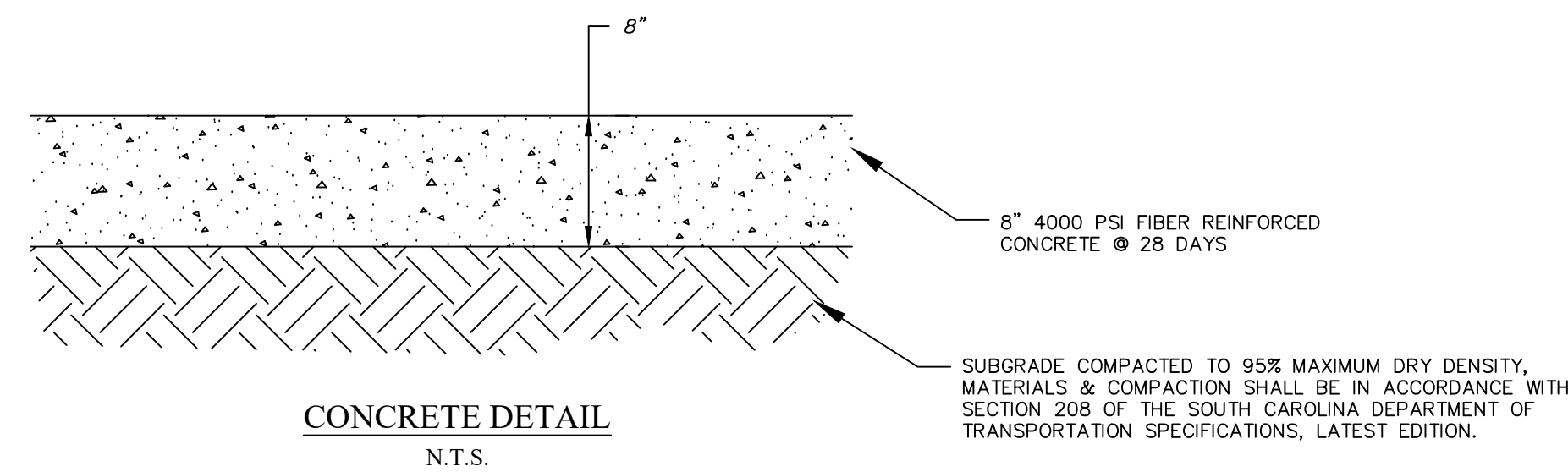
Pedestrian Brick Paving Detail
N.T.S.



Pedestrian Brick Paving Plan
N.T.S.

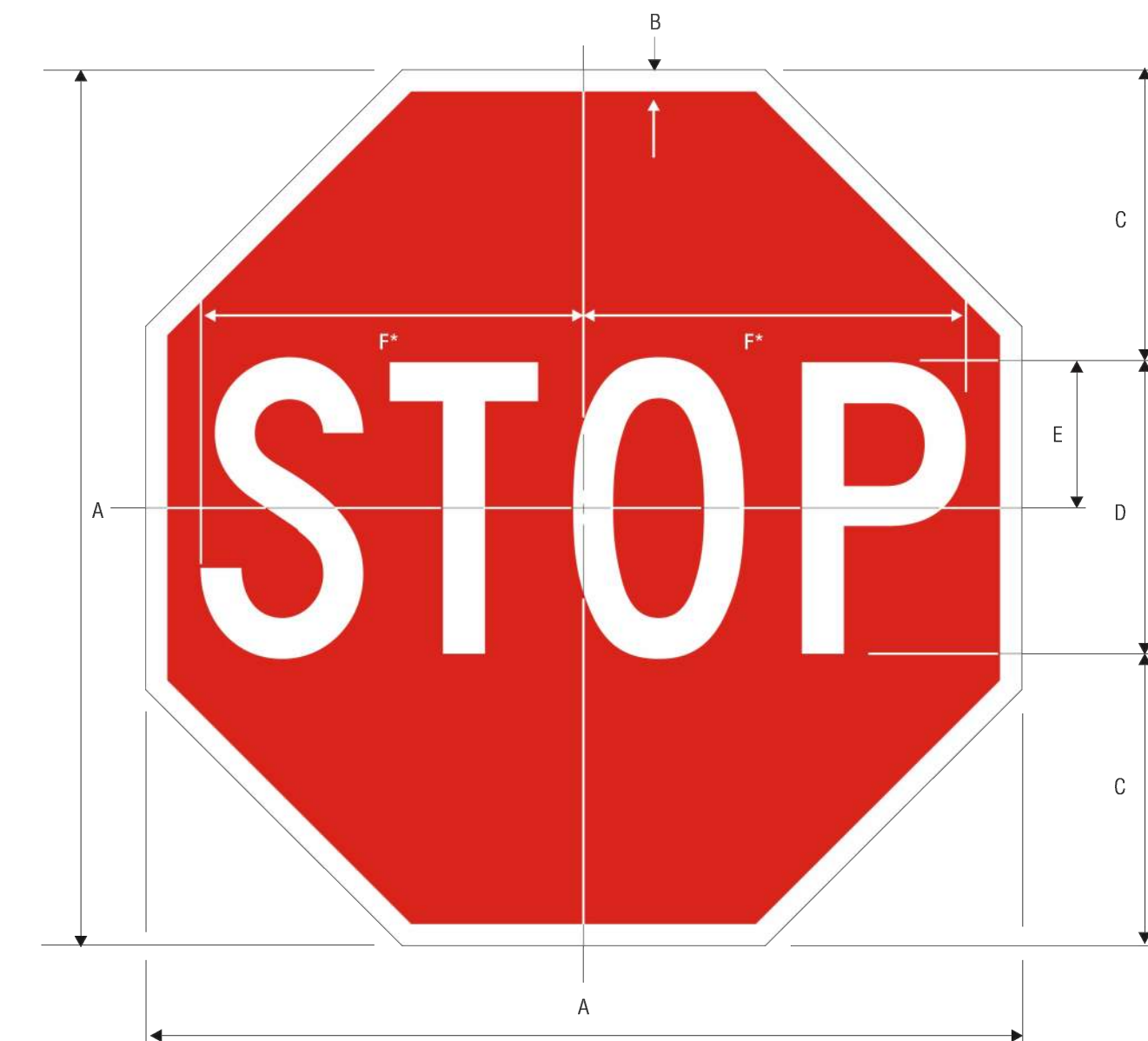


LIGHT-DUTY ASPHALT PAVING DETAIL
N.T.S.



CONCRETE DETAIL
N.T.S.

- NOTES:
- WIDTH PER SITE IMPROVEMENTS PLAN.
 - USE 3/4" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
 - TOOL ALL EXPOSED EDGES AND JOINTS TO 1/4" RADIUS.
 - BROOM FINISH PERPENDICULAR TO TRAVEL.
 - PROVIDE 3/4" DEEP SAW CUT CONTRACTION JOINTS EVERY 20 FEET.



R1-1 STOP					
*Reduce spacing 40%					
A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1



04/09/2025

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PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET
SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION

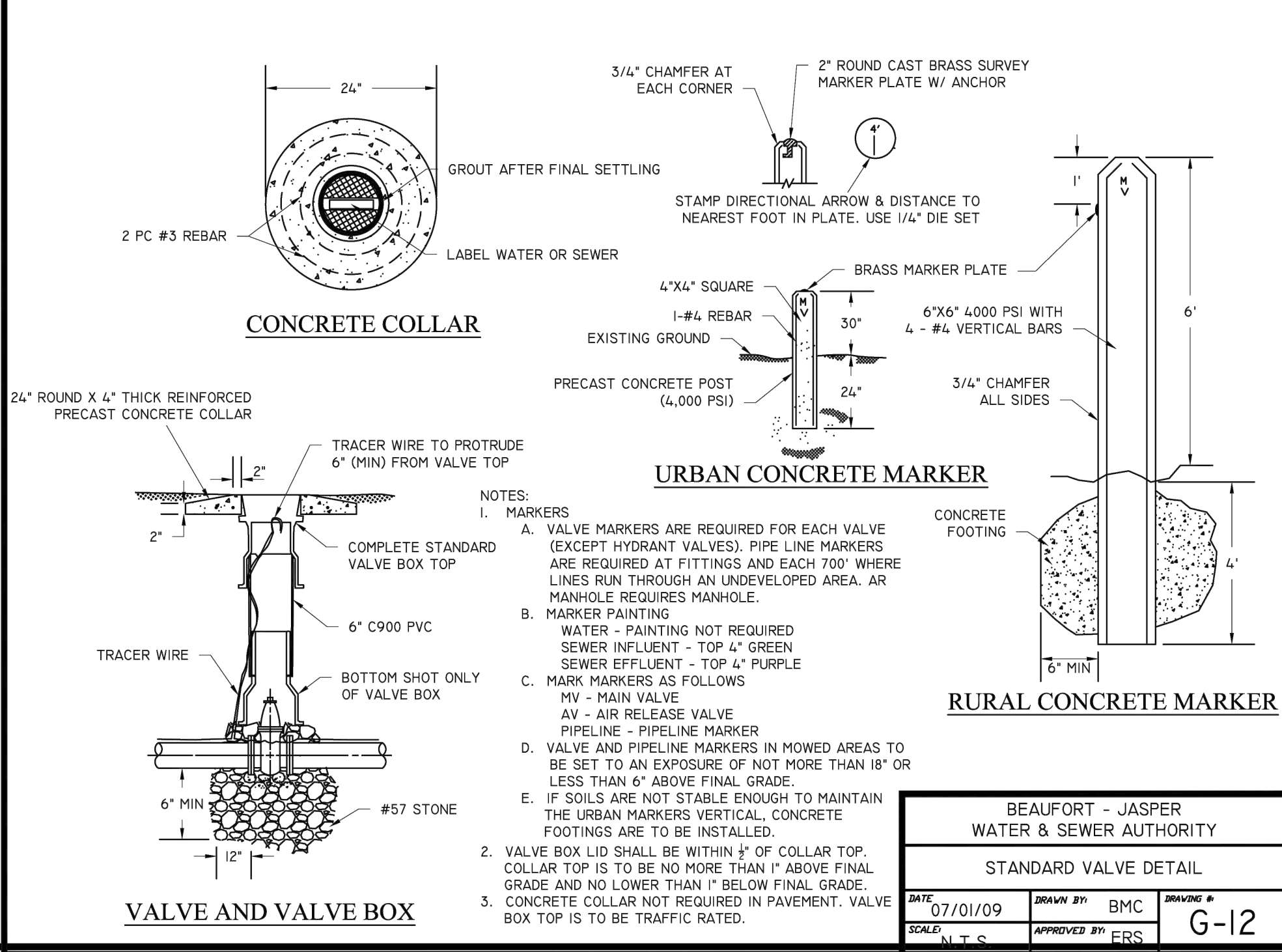
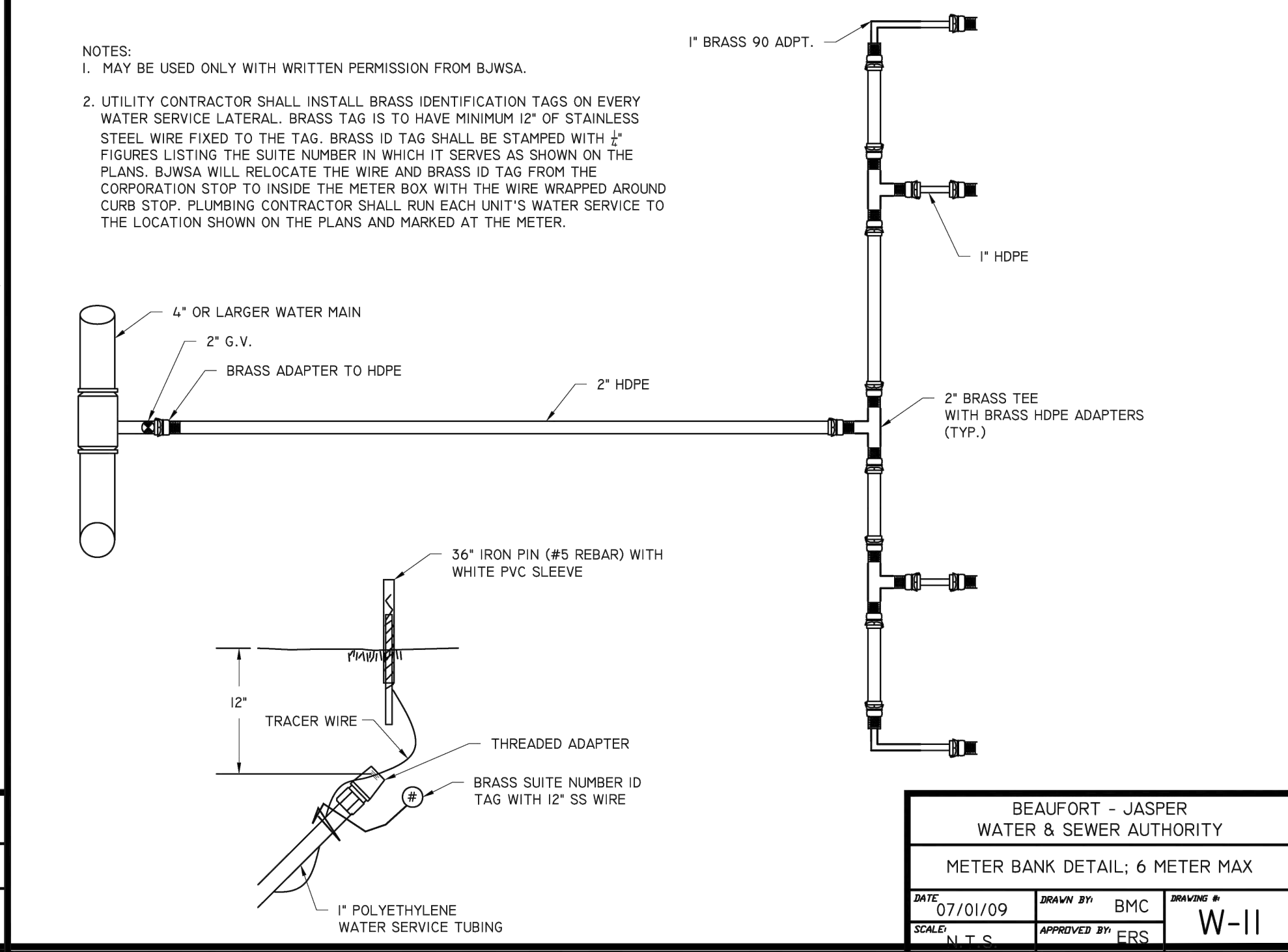
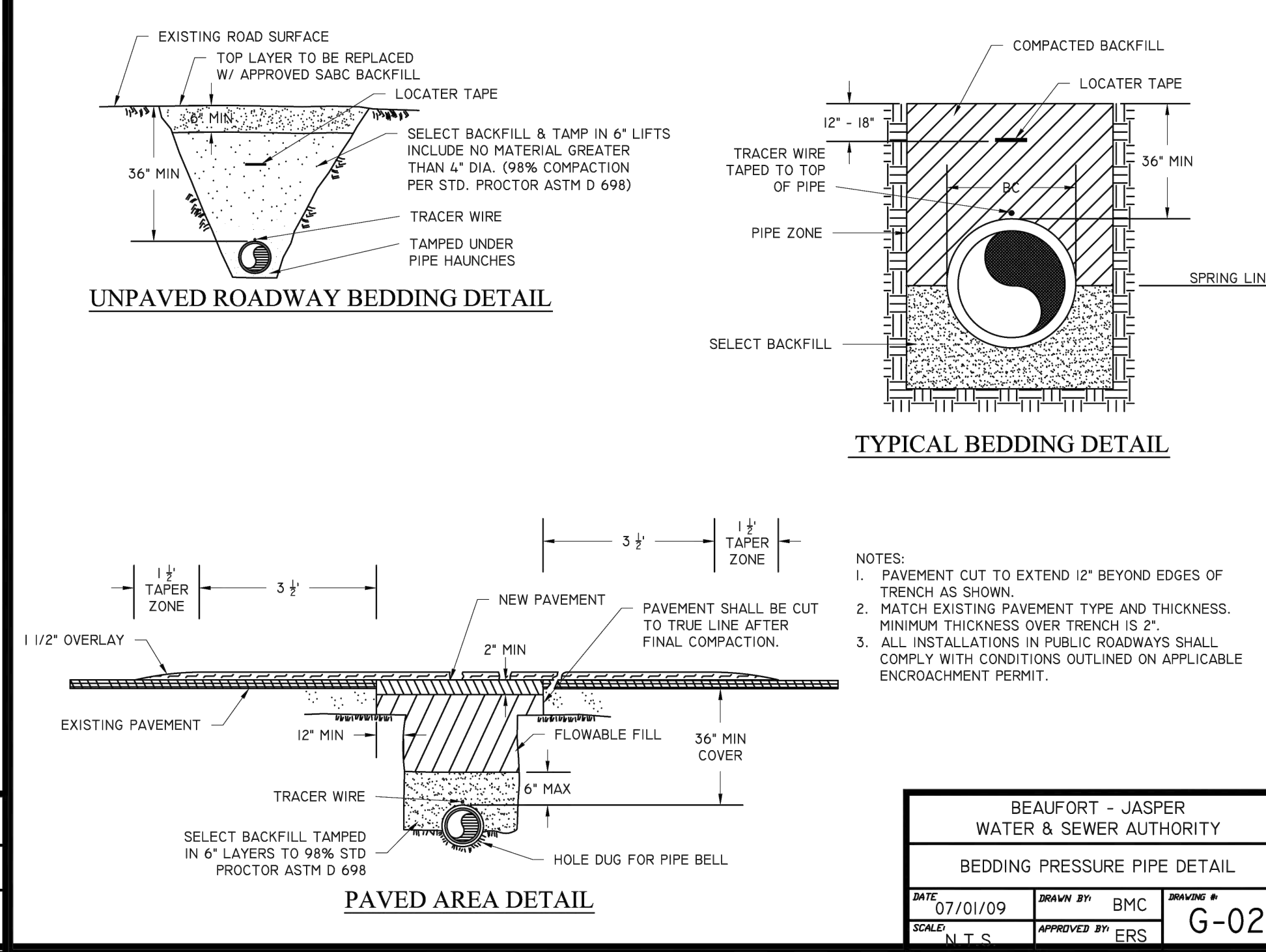
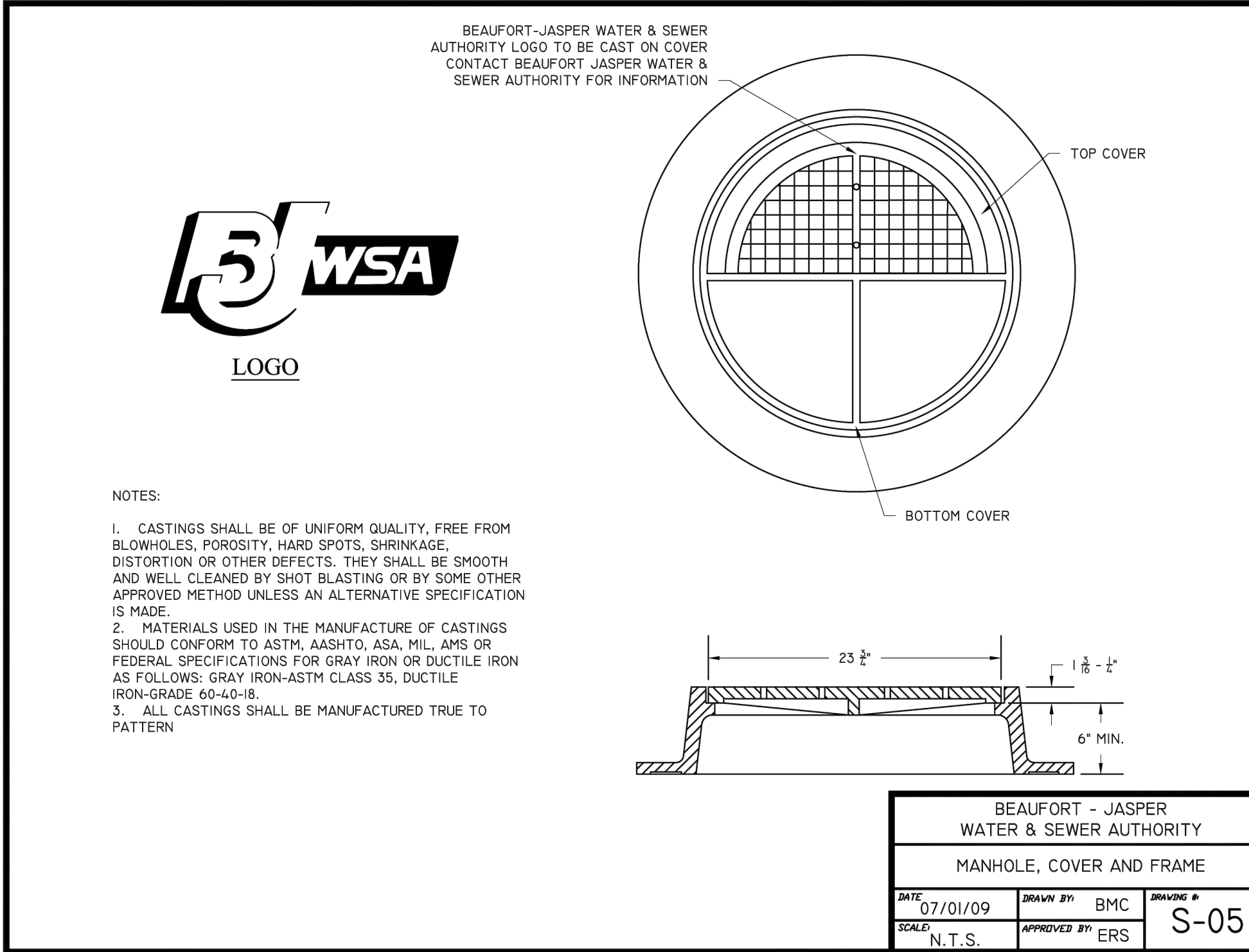
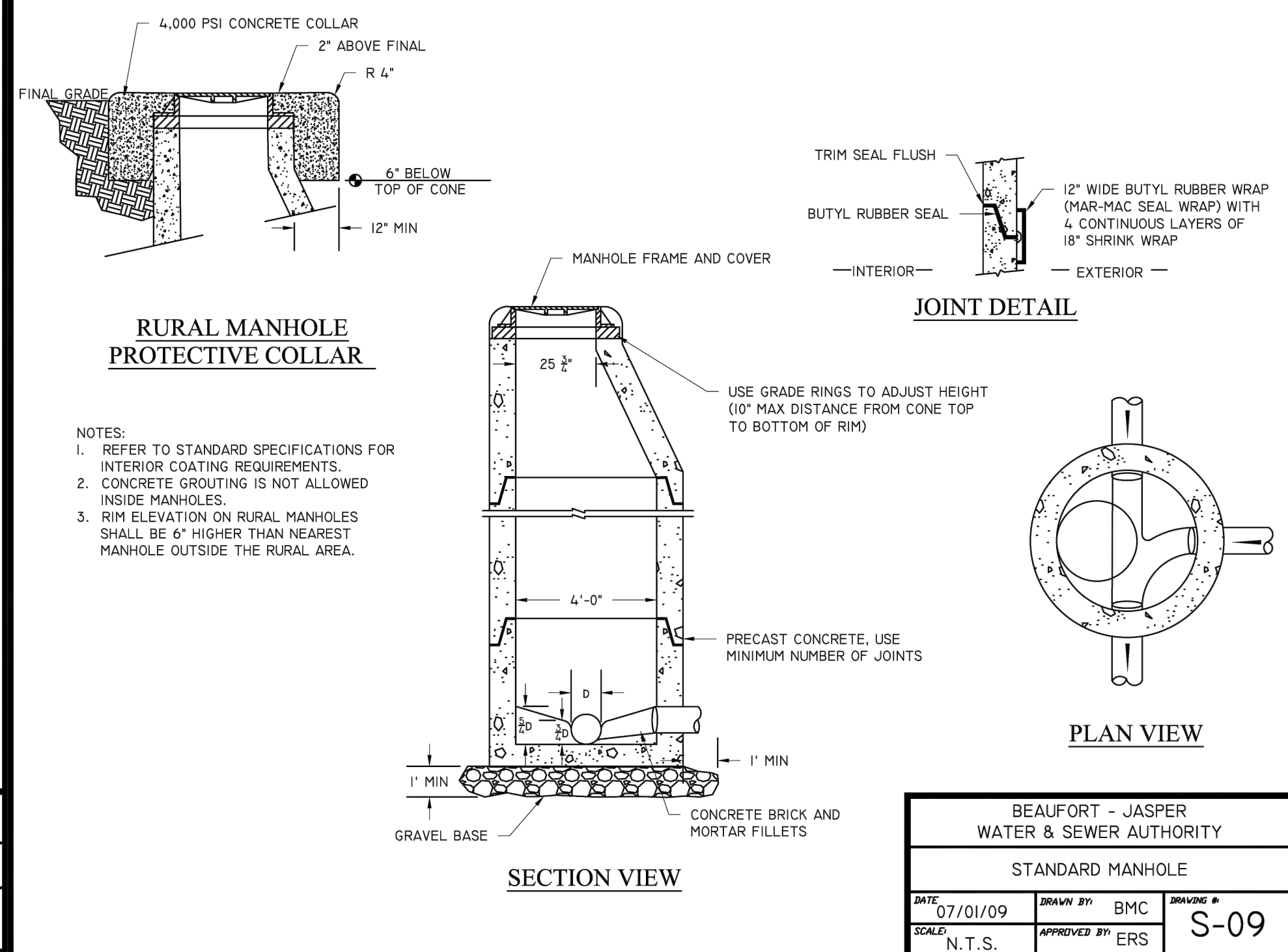
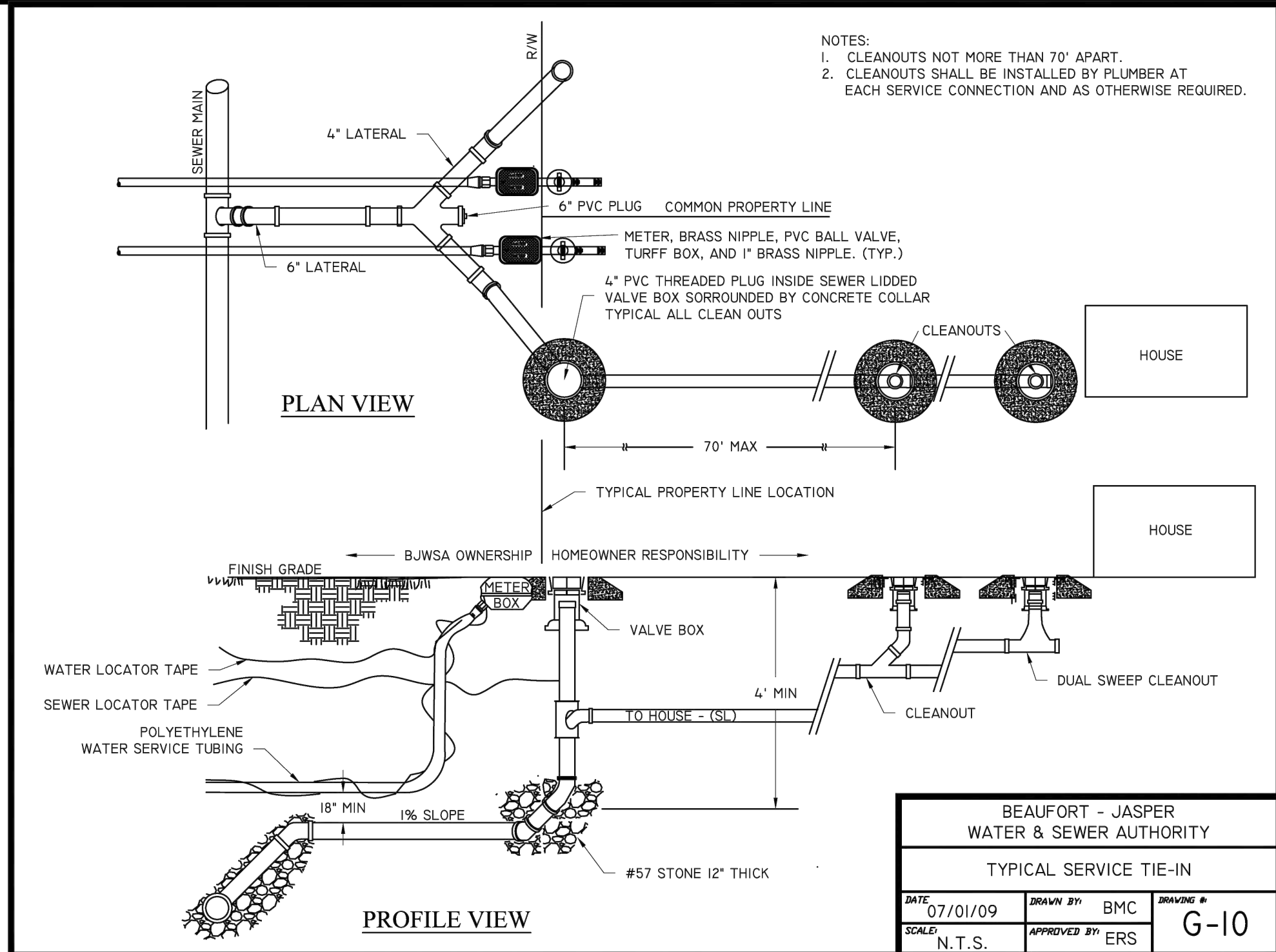
DATE 4/09/2025

SHEET NAME

CIVIL DETAILS

SHEET NO.

C-8





8/26/2025

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PROJECT:

67 & 69 GREEN STREET
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HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION
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DATE	8/26/2025
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SHEET NAME

TITLE SHEET

SHEET NO.

C-1



VICINITY MAP



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

CONSTRUCTION PLANS FOR

67 & 69 GREEN STREET SITE IMPROVEMENTS

BLUFFTON, SC

R610 039 00A 0254 0000

EXISTING LAND USE: VACANT

PROPOSED LAND USE: COMMERCIAL

67 & 69 GREEN STREET

BLUFFTON, SC 29910

HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.

VERTICAL DATUM IS NAVD88.

Sheet List Table

Sheet No.	Sheet Title
C-1	TITLE SHEET
C-2	GENERAL NOTES & LEGEND
C-3	EXISTING CONDITIONS
C-4	DEMOLITION & SWPP PLAN
C-5	SWPPP DETAILS
C-6	STORMWATER COMPLIANCE PLAN
C-7	UTILITY PLAN
C-8	PARKING LOT COMPLIANCE PLAN
C-9	CIVIL DETAILS
C-10	CIVIL DETAILS

OWNER & DEVELOPER

OLYMPIA RYMKO
5 YORK CIR
OKATIE, SC 29909
ERIC FRIEDLANDER
PHONE NO.: (516) 727-0862



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OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET
SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 10'



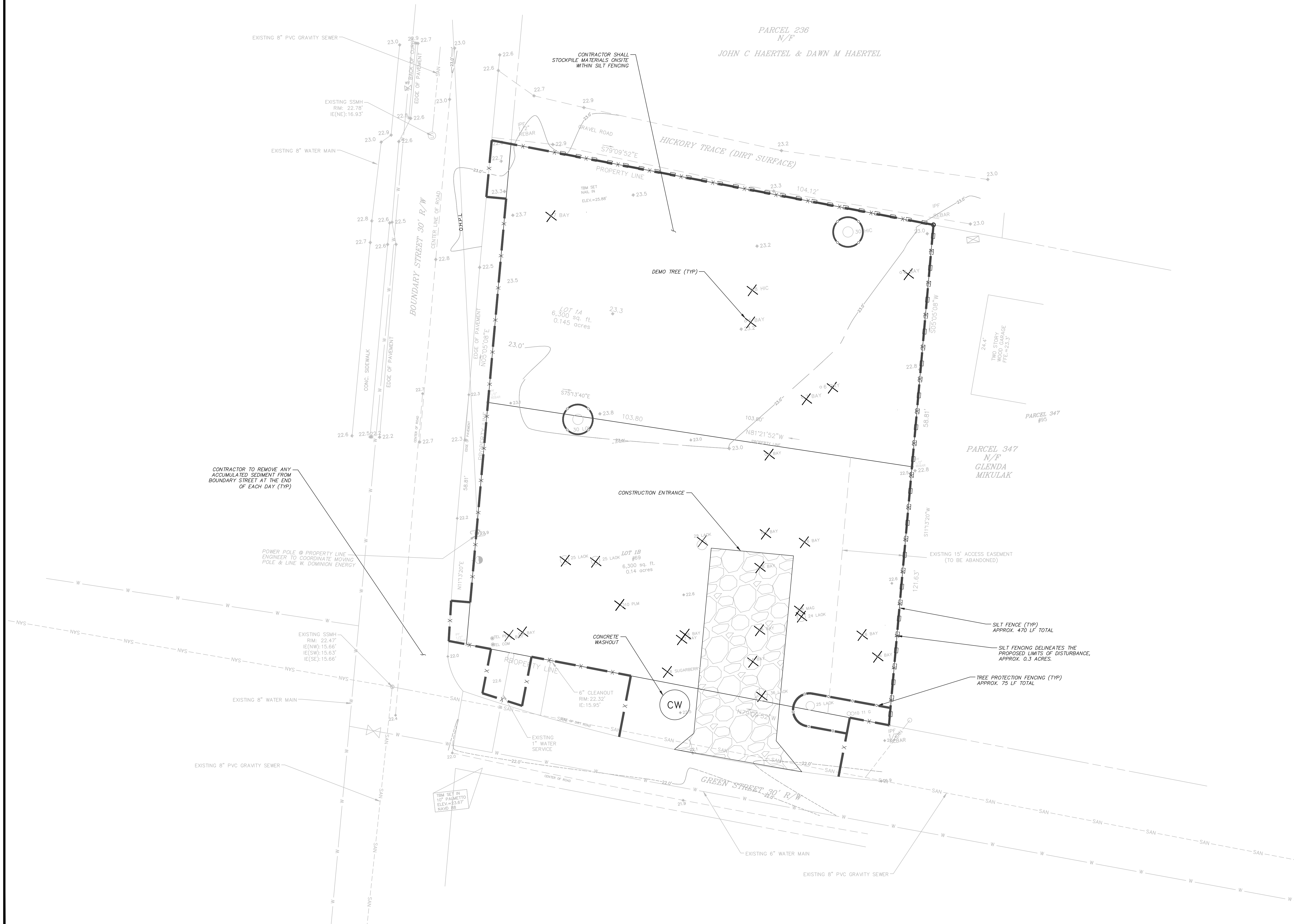
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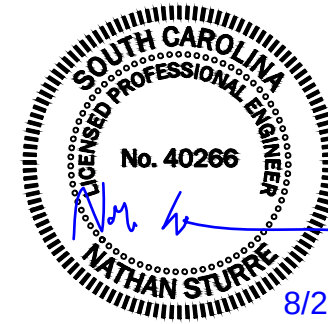
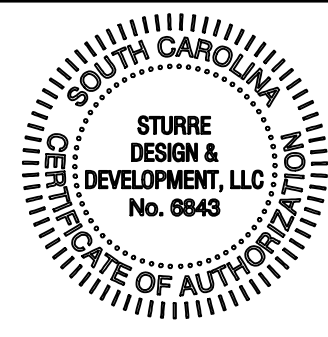
SHEET NAME

DEMOLITION & SWPP PLAN

SHEET NO.

C-3





8/26/2025

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67 & 69 GREEN STREET
 SITE IMPROVEMENTS

HORIZ. DATUM:
 STATE PLANE, NAD83
 VERT. DATUM: NAVD88



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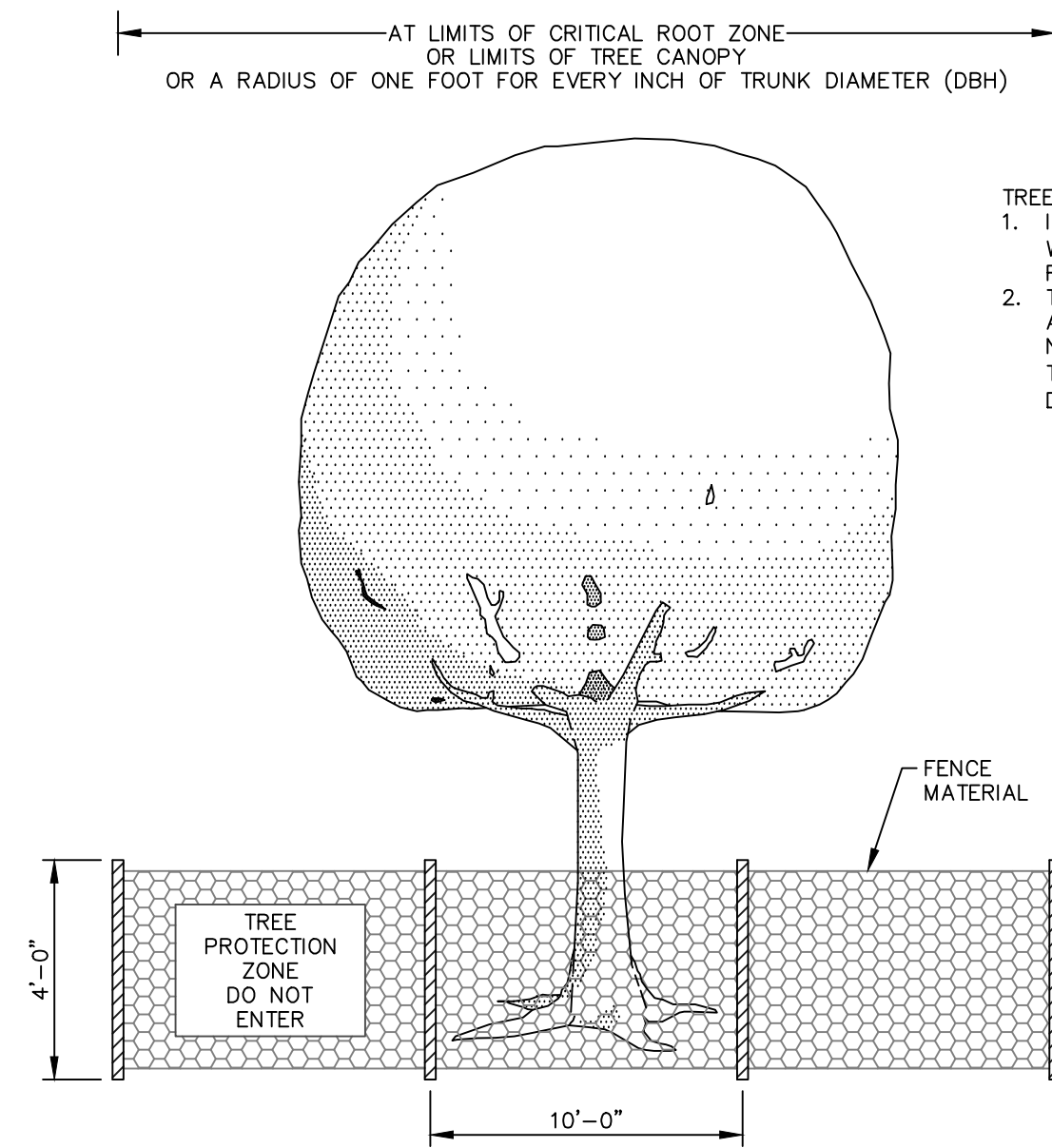
DATE 8/26/2025

SHEET NAME

SWPPP DETAILS

SHEET NO.

C-4



TREE PROTECTION FENCE DETAIL

N.T.S.

- TREE PROTECTION NOTES:
1. INSTALL TREE PROTECTION FENCE AROUND ALL TREES TO REMAIN WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION, OR TREE REMOVALS.
 2. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

CONSTRUCTION ENTRANCE — GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE — INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

South Carolina Department of
 Health and Environmental Control

CONSTRUCTION ENTRANCE

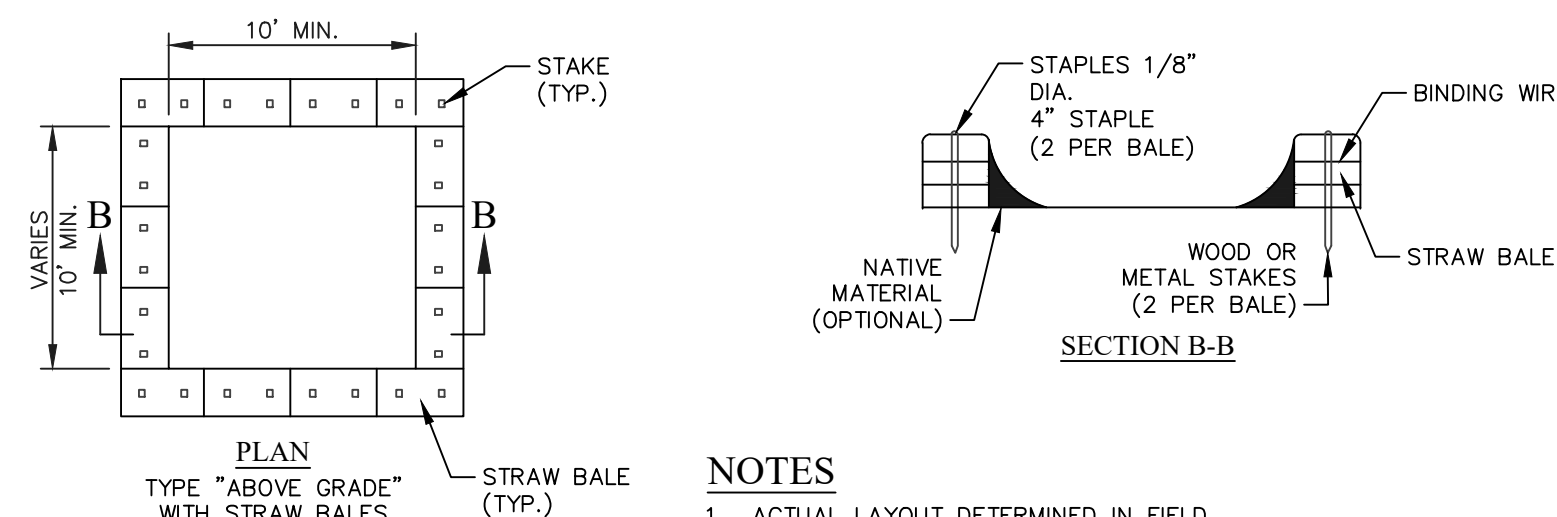
STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES

FEBRUARY 2014

DATE

STRAW BALE BARRIER CONCRETE WASHOUT



PLAN
 TYPE "ABOVE GRADE"
 WITH STRAW BALES

LETTERS A MINIMUM OF 5" IN HEIGHT

CONCRETE WASHOUT

CONCRETE WASHOUT SIGN DETAIL

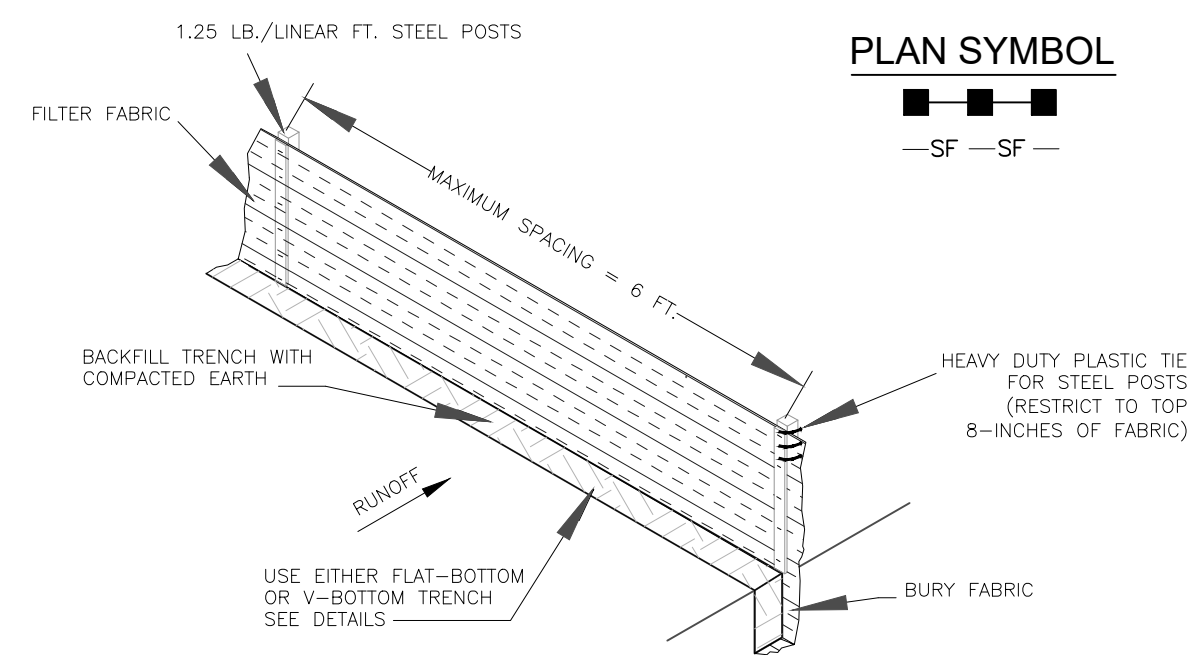
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT

STRAW BALES OR ABOVE GROUND
 SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
 STANDARD DRAWING NO. RC-07 [PAGE 1]
 N.T.S.

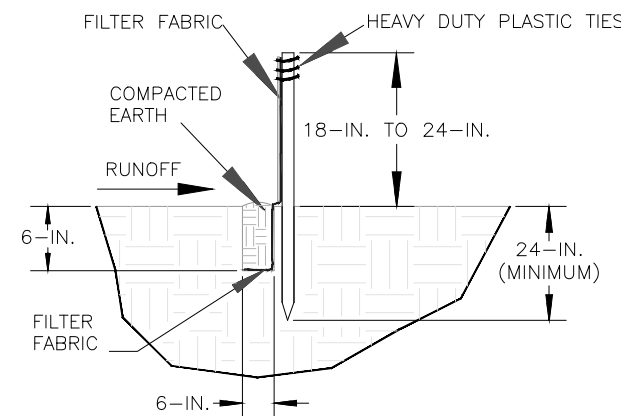
SILT FENCE INSTALLATION



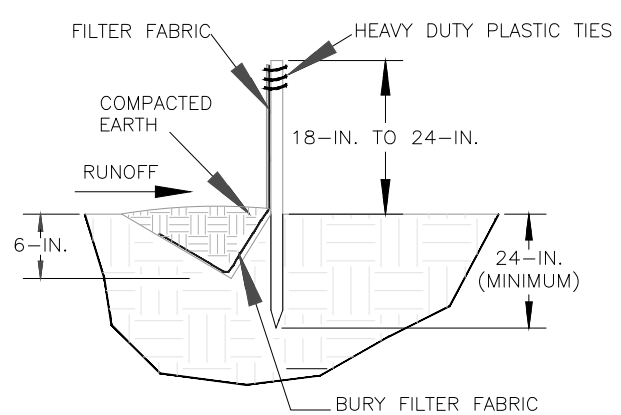
PLAN SYMBOL

— SF — SF —

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of
 Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 1 of 2

NOT TO SCALE

FEBRUARY 2014

DATE

SILT FENCE — POST REQUIREMENTS

1. Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
 - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
 - Weigh 1.25 pounds per foot (± 8%).
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE — FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
 - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
 - Free of any treatment or coating which might adversely alter its physical properties after installation;
 - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
 - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

South Carolina Department of
 Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES

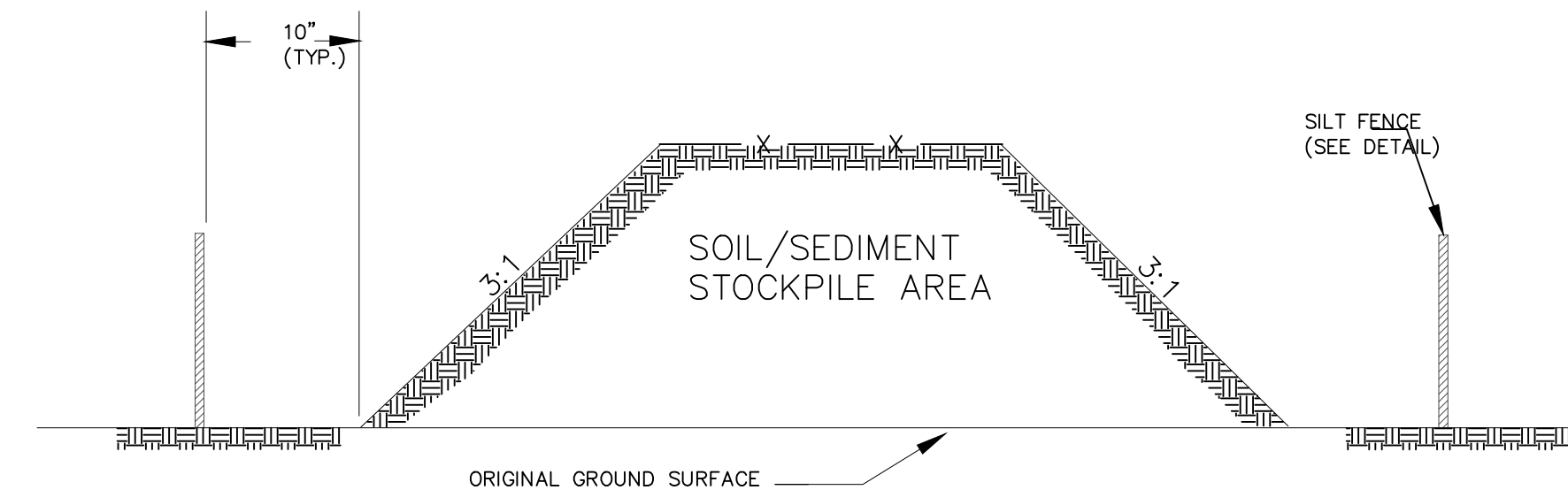
FEBRUARY 2014

DATE

SILT FENCE — INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overlapping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

TEMPORARY STOCKPILE AREA



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of
 Health and Environmental Control

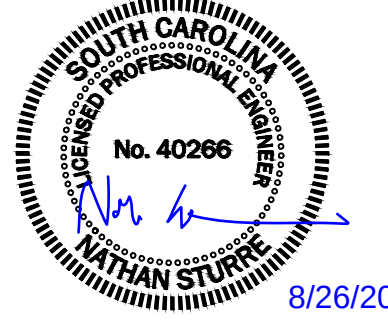
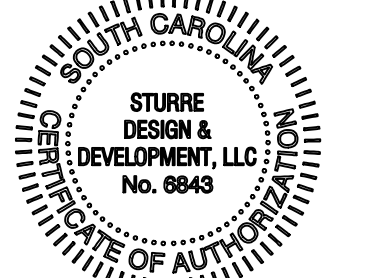
TEMPORARY STOCKPILE

STANDARD DRAWING NO. SC-15 PAGE 1 of 1

NOT TO SCALE

FEBRUARY 2014

DATE



8/26/2025

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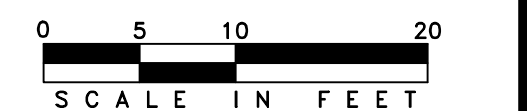
PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET
SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1"=10'



REV #	DATE	DESCRIPTION
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DATE 8/26/2025

SHEET NAME STORMWATER COMPLIANCE PLAN

SHEET NO.

TOTAL SITE AREA- 12,600 SF (0.289 AC)

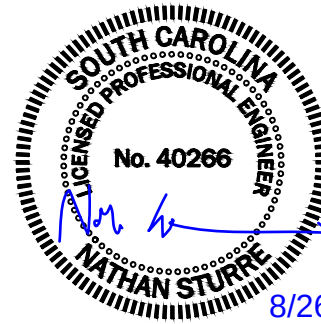
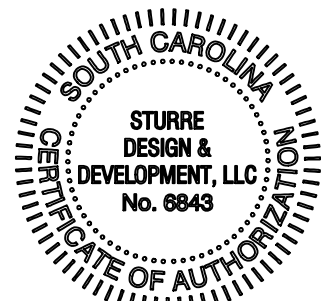
IMPERVIOUS- 5,193 SF (41%)

BMP- 3,871 SF (31%)

PERVIOUS- 3,536 SF (28%)

- IMPERVIOUS AREA
- BMP AREA
- PERVIOUS OPEN SPACE





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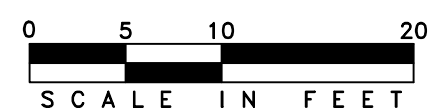
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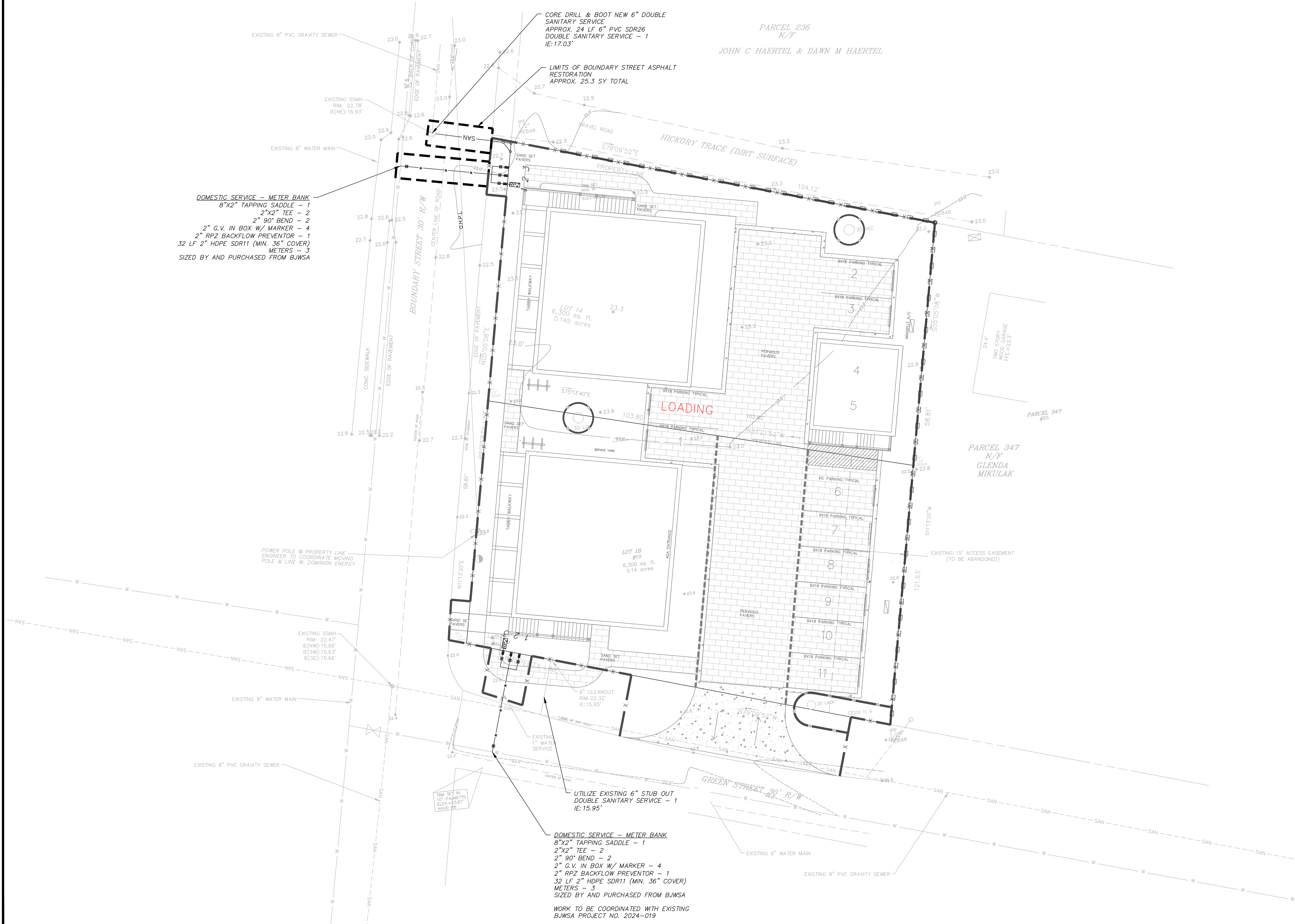
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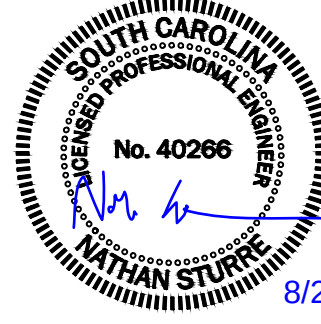
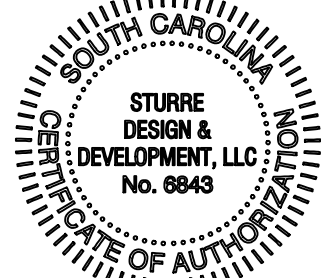
SHEET NAME

UTILITY PLAN

SHEET NO.

C-7





8/26/2025

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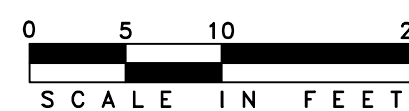
PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET
SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 10'



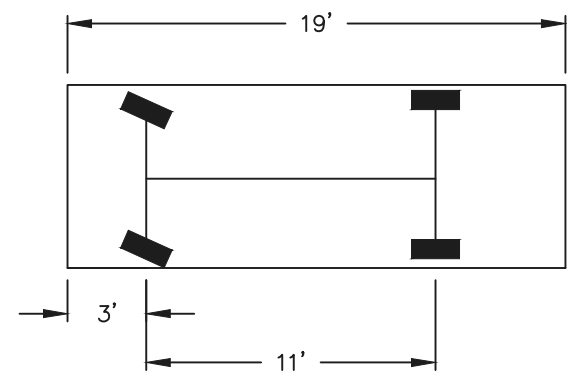
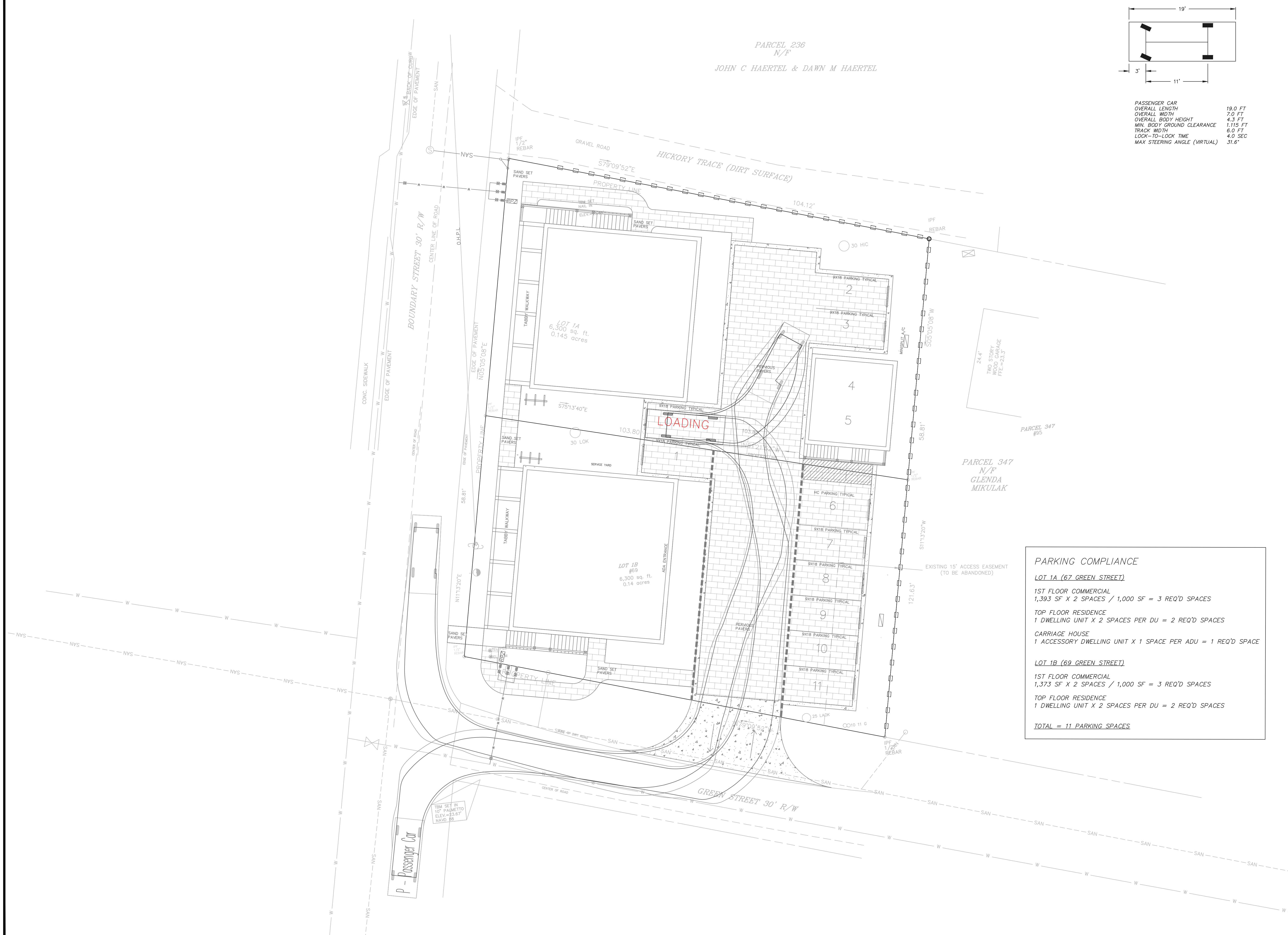
REV #	DATE	DESCRIPTION

DATE 8/26/2025

SHEET NAME
PARKING LOT
COMPLIANCE PLAN

SHEET NO.

C-8



PASSENGER CAR
OVERALL LENGTH 19.0 FT
OVERALL WIDTH 7.0 FT
OVERALL BODY HEIGHT 4.3 FT
MIN. BODY GROUND CLEARANCE 1.115 FT
TRACK WIDTH 6.0 FT
LOCK-TO-LOCK TIME 4.0 SEC
MAX STEERING ANGLE (VIRTUAL) 31.6°

PARKING COMPLIANCE

LOT 1A (67 GREEN STREET)

1ST FLOOR COMMERCIAL
1,393 SF X 2 SPACES / 1,000 SF = 3 REQ'D SPACES

TOP FLOOR RESIDENCE
1 DWELLING UNIT X 2 SPACES PER DU = 2 REQ'D SPACES

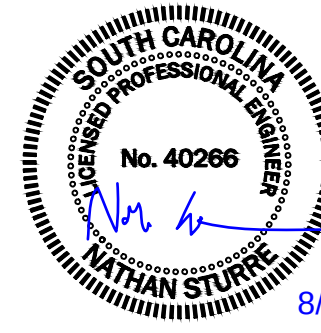
CARRIAGE HOUSE
1 ACCESSORY DWELLING UNIT X 1 SPACE PER ADU = 1 REQ'D SPACE

LOT 1B (69 GREEN STREET)

1ST FLOOR COMMERCIAL
1,373 SF X 2 SPACES / 1,000 SF = 3 REQ'D SPACES

TOP FLOOR RESIDENCE
1 DWELLING UNIT X 2 SPACES PER DU = 2 REQ'D SPACES

TOTAL = 11 PARKING SPACES



ENGINEER OF RECORD

SURVEYOR

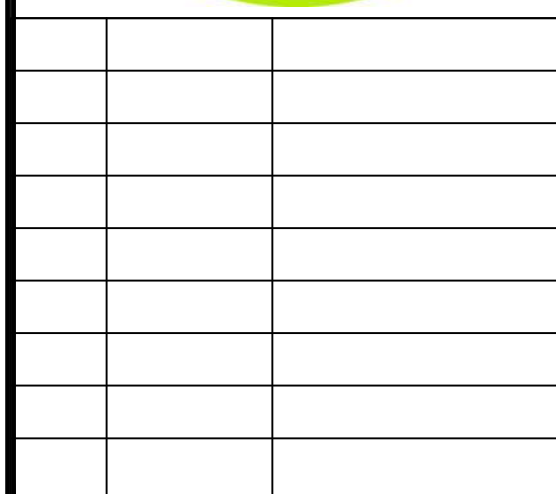
PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



DATE	8/26/202
------	----------

CIVIL DETAILS

C-9

Page



N.T.S.



N.T.S.

1. WIDTH PER SITE IMPROVEMENTS PLAN.
2. USE $\frac{3}{8}$ " X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO $\frac{1}{4}$ " RADIUS.
4. BROOM FINISH PERPENDICULAR TO TRAVEL.
5. PROVIDE $\frac{3}{4}$ " DEEP SAW CUT CONTRACTION JOINTS EVERY 20 FEET.



NTS

- NOTE:**
1. PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.
 2. ALL AGGREGATES TO BE DOUBLE WASHED STONE, NO FINES OR DUSTS.
 3. USE 4-INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER.
 4. THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE

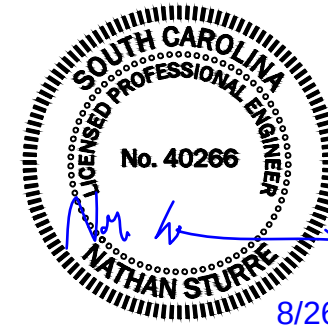


*Reduce spacing 40%

A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1



8/26/2025

ENGINEER OF RECORD

NATHAN STURTE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

WILLIAM SMITH, PLS
SC PLS# 26960
PO DRAWER 330
BLUFFTON, SC 29910
TEL: 843.757.2650

PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET
SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



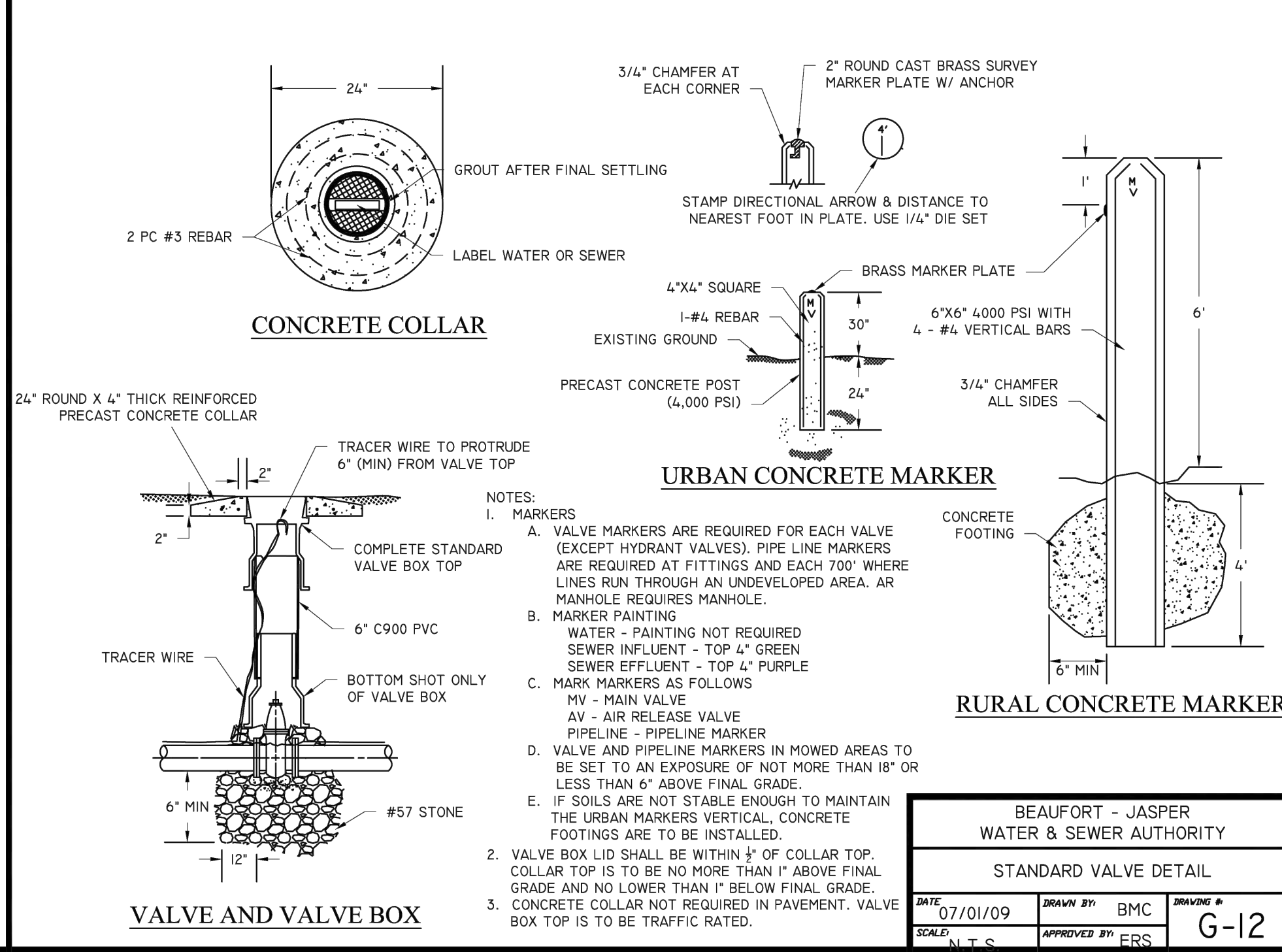
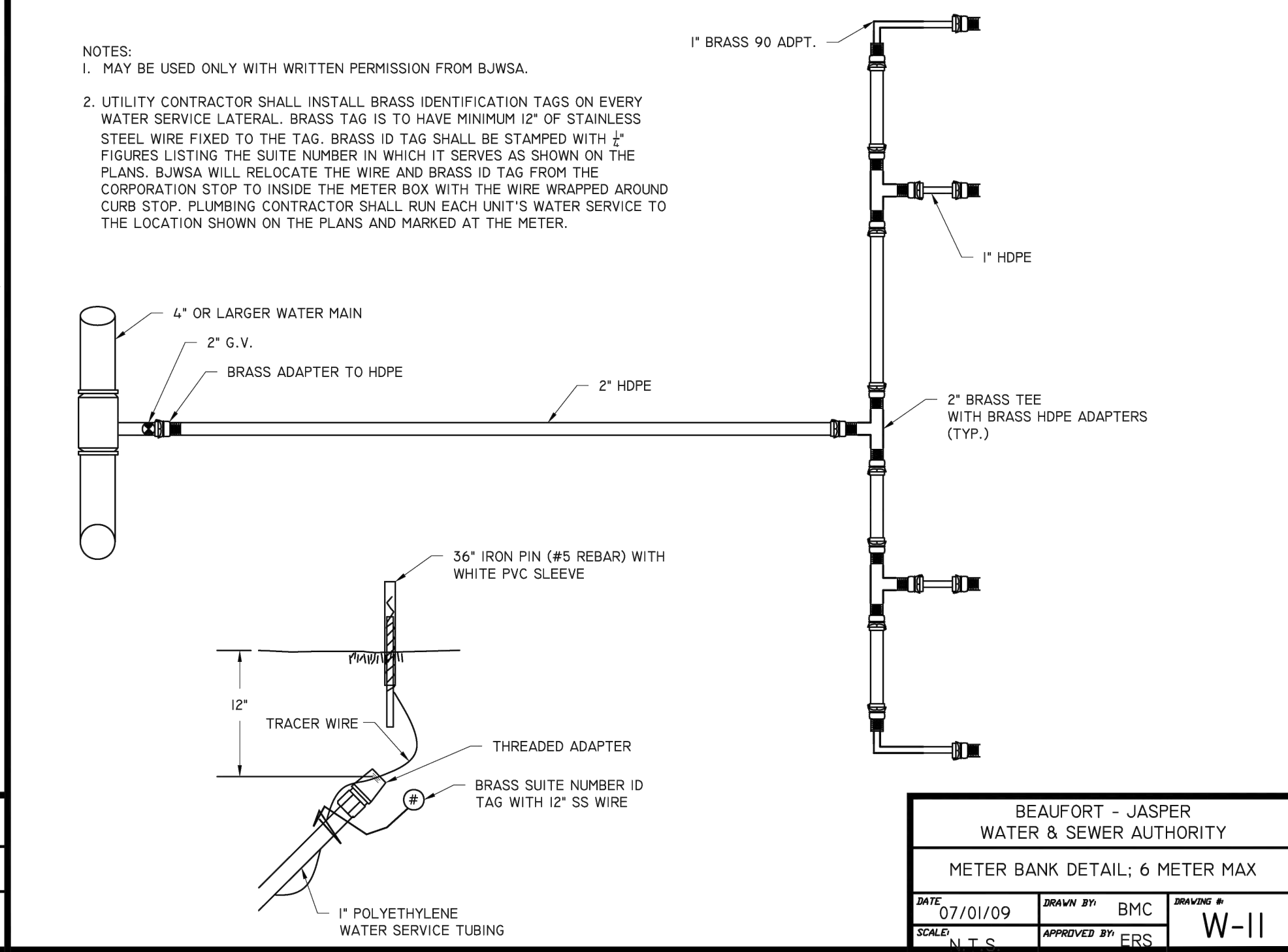
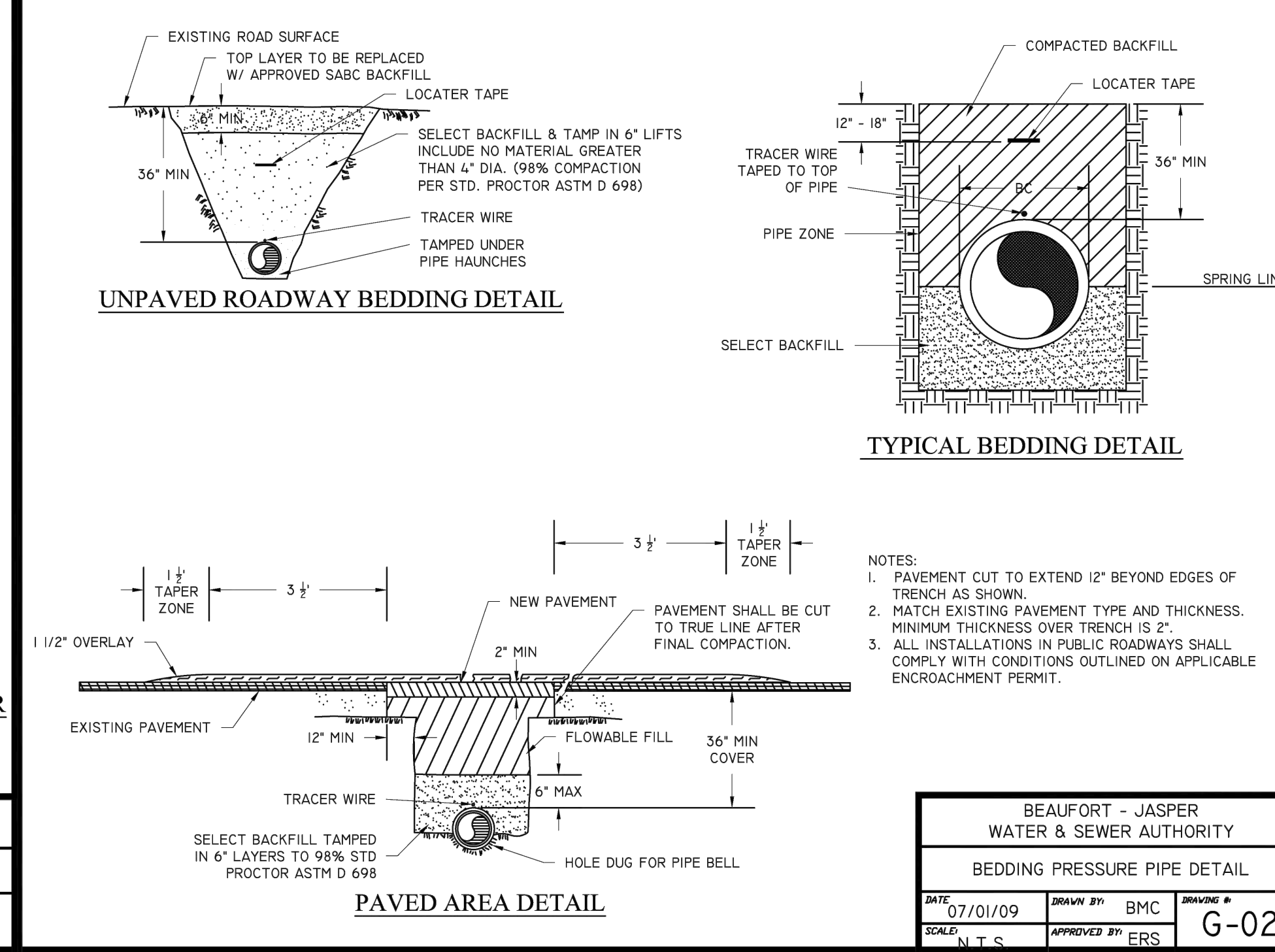
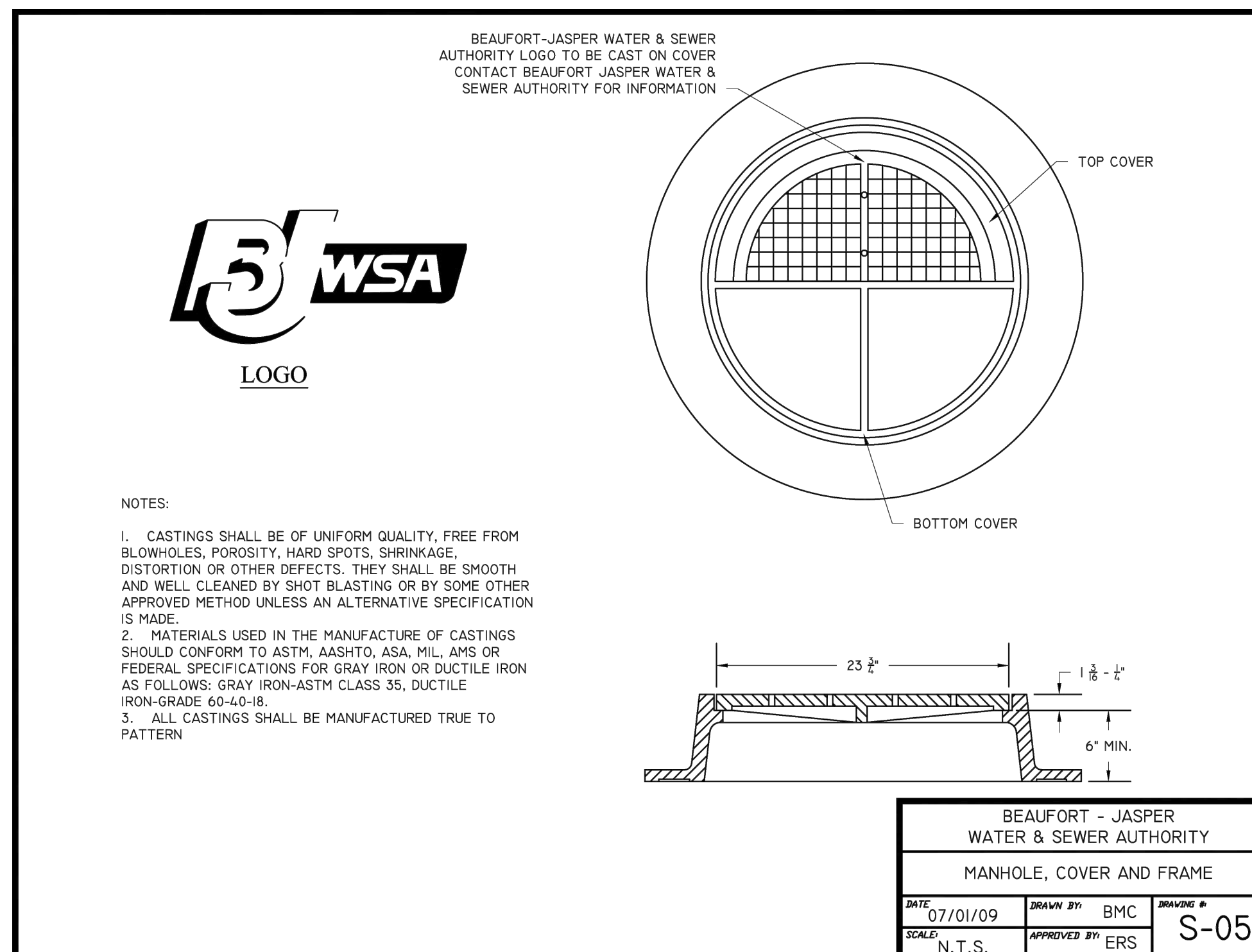
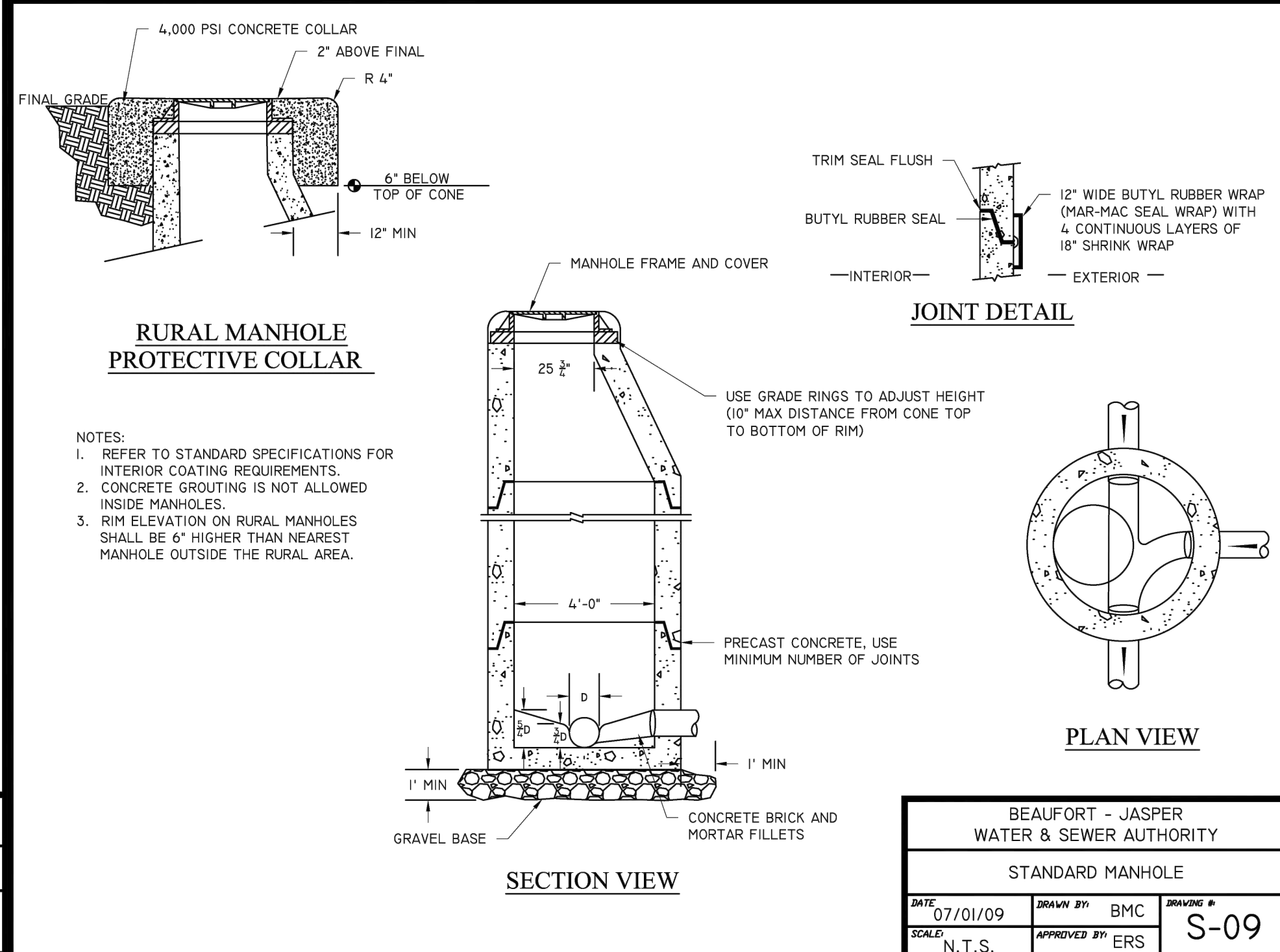
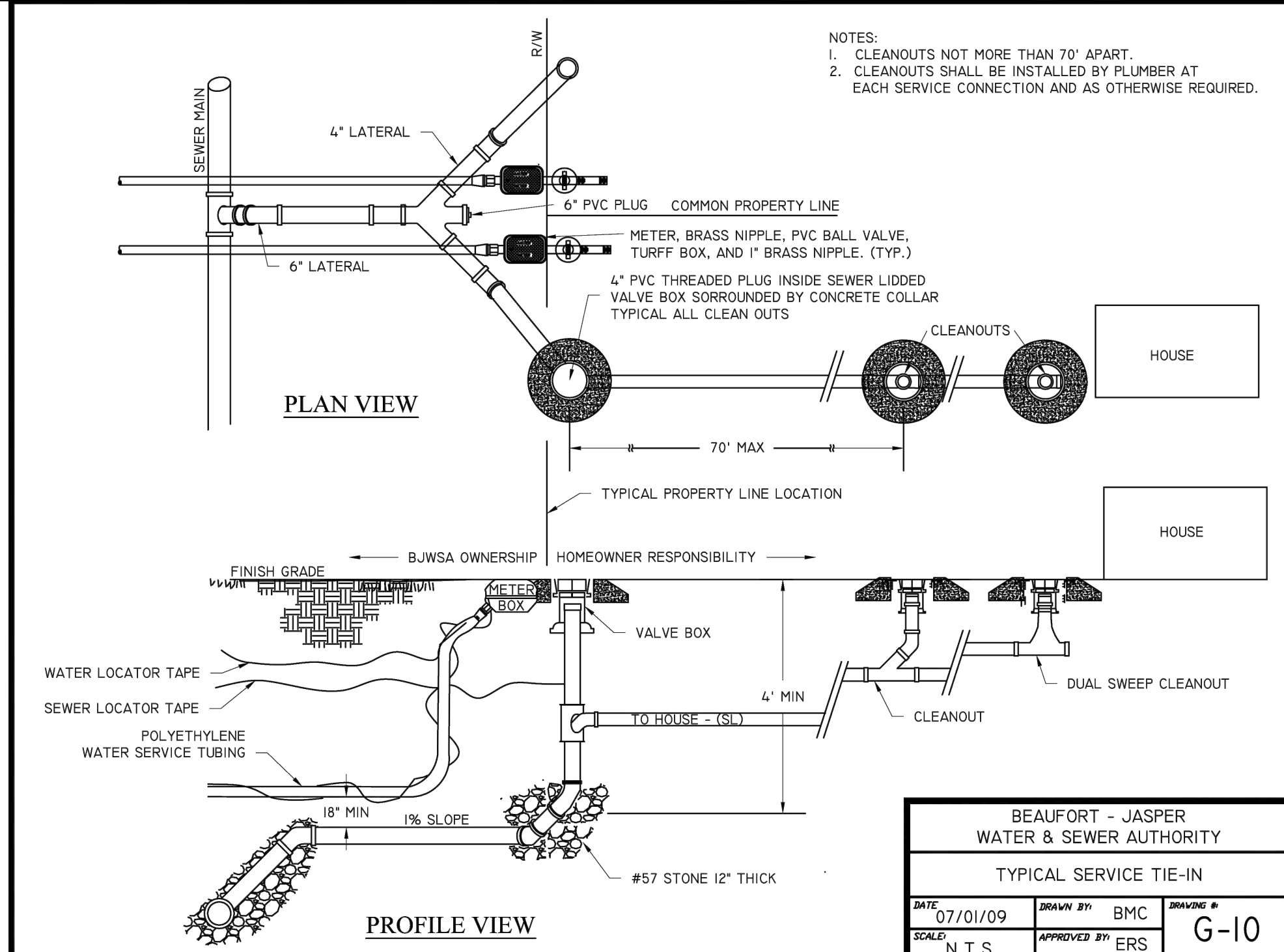
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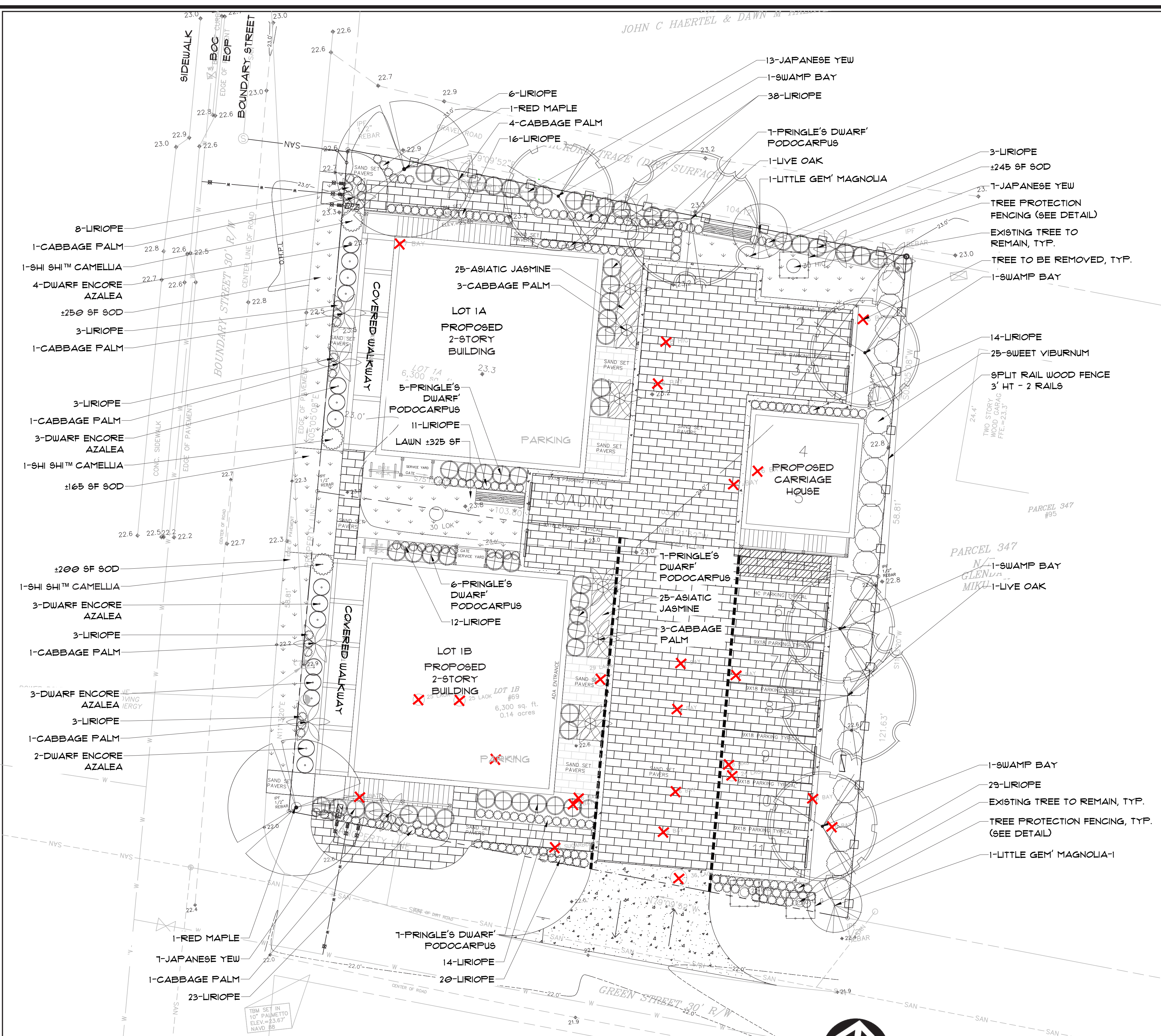
DATE 8/26/2025
SHEET NAME

CIVIL DETAILS

SHEET NO.

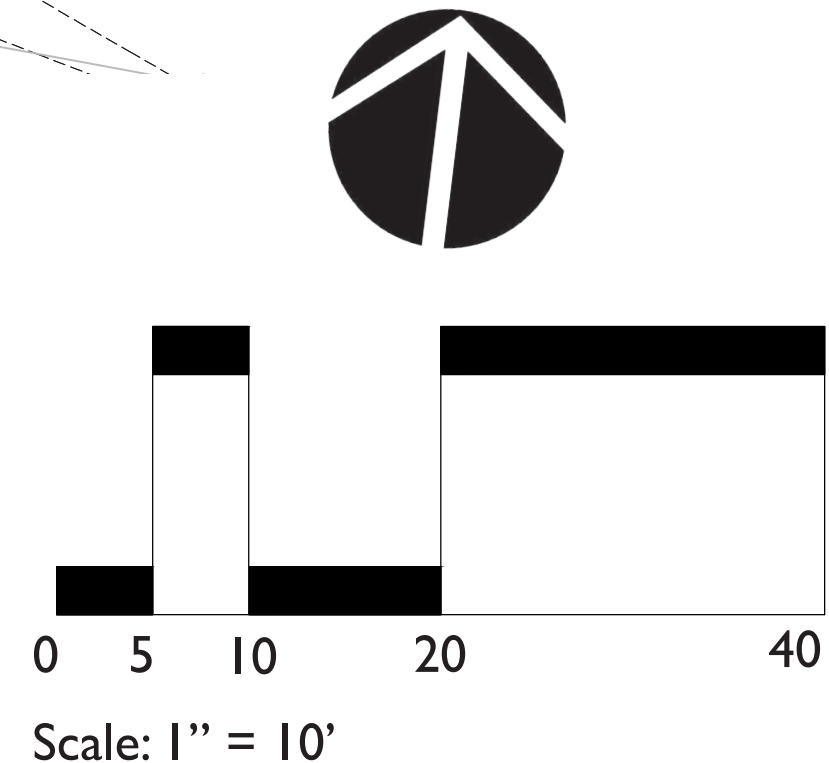
C-10





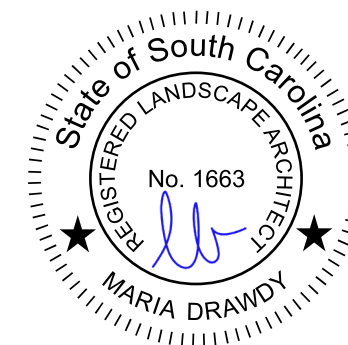
PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
13	Cabbage Palm - Refoliated	Sabal palmetto		8'-10'			
1	Little Gem' Magnolia-1	Magnolia grandiflora 'Little Gem'	15 gal.			4" Cal.	Mitigation for Existing 8" Cal. Magnolia to be removed
1	Little Gem' Magnolia	Magnolia grandiflora 'Little Gem'	2.5" Cal.	Min. 12"			
2	Live Oak	Quercus virginiana	2.5" Cal.	Min. 12"			Mitigation for Existing Tree
2	Red Maple	Acer rubrum	2.5" Cal.	Min. 12"			
3	Swamp Bay	Persea palustris	2.5" Cal.	Min. 12"			
Shrub							
15	Dwarf Encore Azalea	Rhododendron Encore	3 gal.	2'	1.5'		White Flowering
27	Japanese yew	Podocarpus macrophyllus	3 gal.	2'-3'	1.5'		
2	Shi Shi™ Camellia	Camellia sasanqua Shi Shi	7 gal.	18"-24"	18"-24"		Red Flowering
30	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	3 gal.	12"-15"	12"-15"		
25	Sweet Viburnum	Viburnum odoratissimum	15 gal.	4.5'	4.5'		
Vines/Groundcover							
50	Asiatic Jasmine	Trachelospermum asiaticum	1 gal.	6"			24" O.C.
183	Liriope	Liriope muscari 'Super Blue'	1 gal.	10"	7"		24" O.C.
1,020 SF +/-	St. Augustine Sod	St. Augustine Sod					
2,565 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					



FINAL LANDSCAPE DEVELOPMENT PLANS
For
Eric & Olympia Friedlander
67 Green Street Lot 1A & Lot 1B
Bluffton, SC

Revised Aug. 26, 2025
Revised July 29, 2025
Revised: April 1, 2025
Revised: March 24, 2025
Revised: August 12, 2024
Original: March 16, 2023



Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

Architect:
Randolph Stewart Designs LLC
Bluffton, SC 29910
(843) 816-4005

Survey Provided by:
T-Square Surveying
142 Burnt Church Road
Bluffton, SC 29910
(843) 757-2650

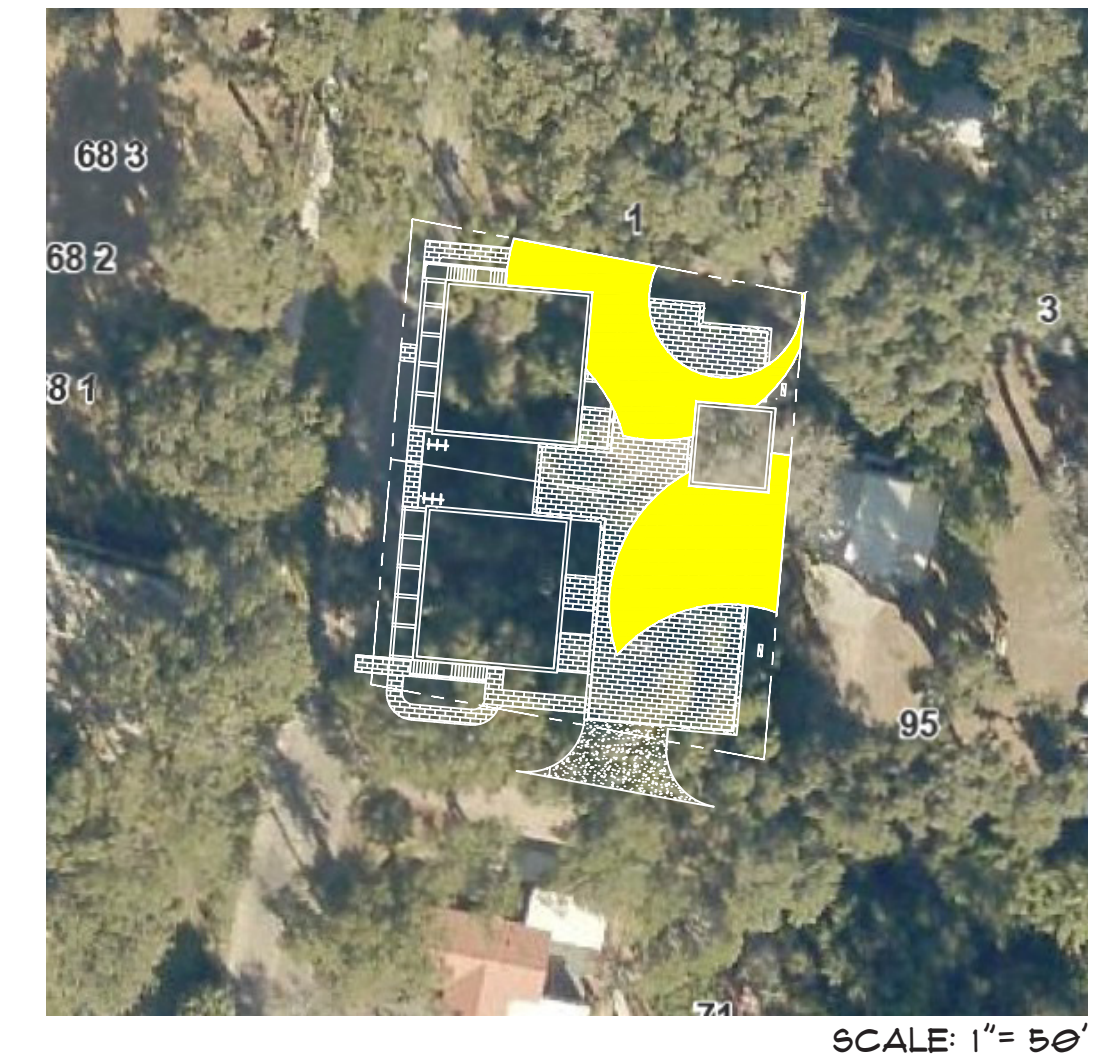
AERIAL IMAGE OF SITE: 12,600 SF



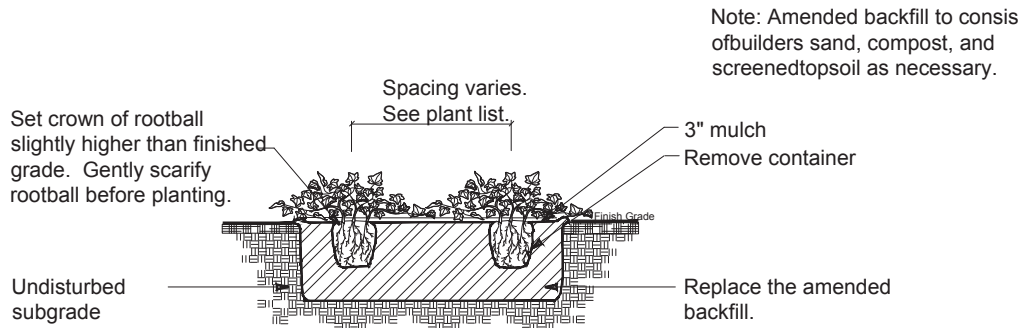
SITE ANALYSIS:
EXISTING TREE CANOPIES: +/- 4,161 SF



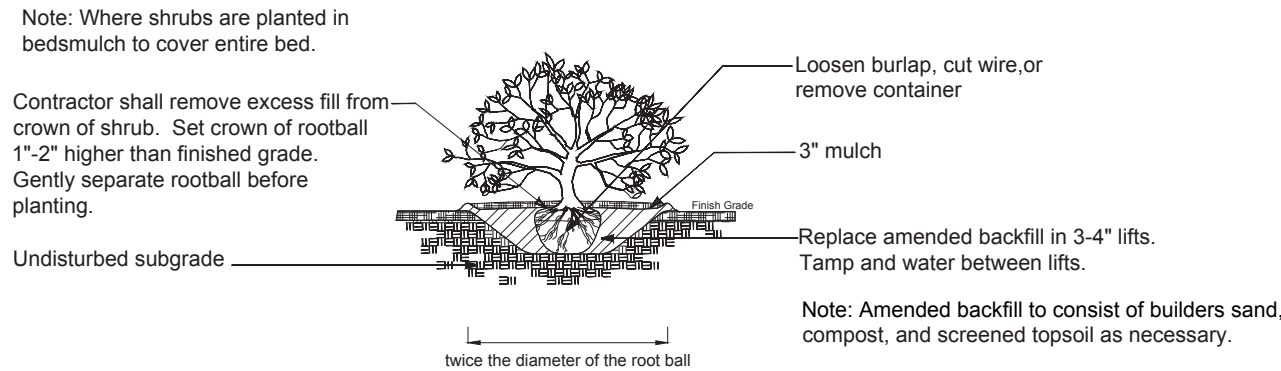
SITE ANALYSIS:
PROPOSED TREE CANOPIES: +/- 2,794 SF



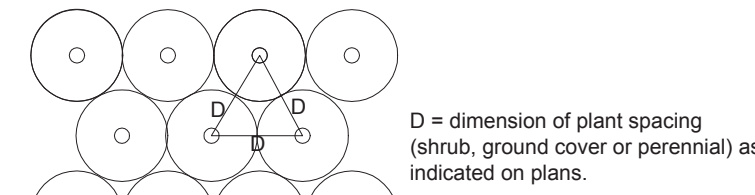
TREE CANOPY SUMMARY
TOTAL LOT ACREAGE: 12,600 SF
TOTAL ROOF SF: 3,768 +/- SF
12,600 - 3,768 = 8,832 SF
8832 SF X 75% = 6,624 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 6,624 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 4,167
TOTAL PROPOSED TREE CANOPY: +/- 2,794 SF
TOTAL EXISTING & ADJ. TREE & PROPOSED TREE CANOPY: +/- 6,961 SF



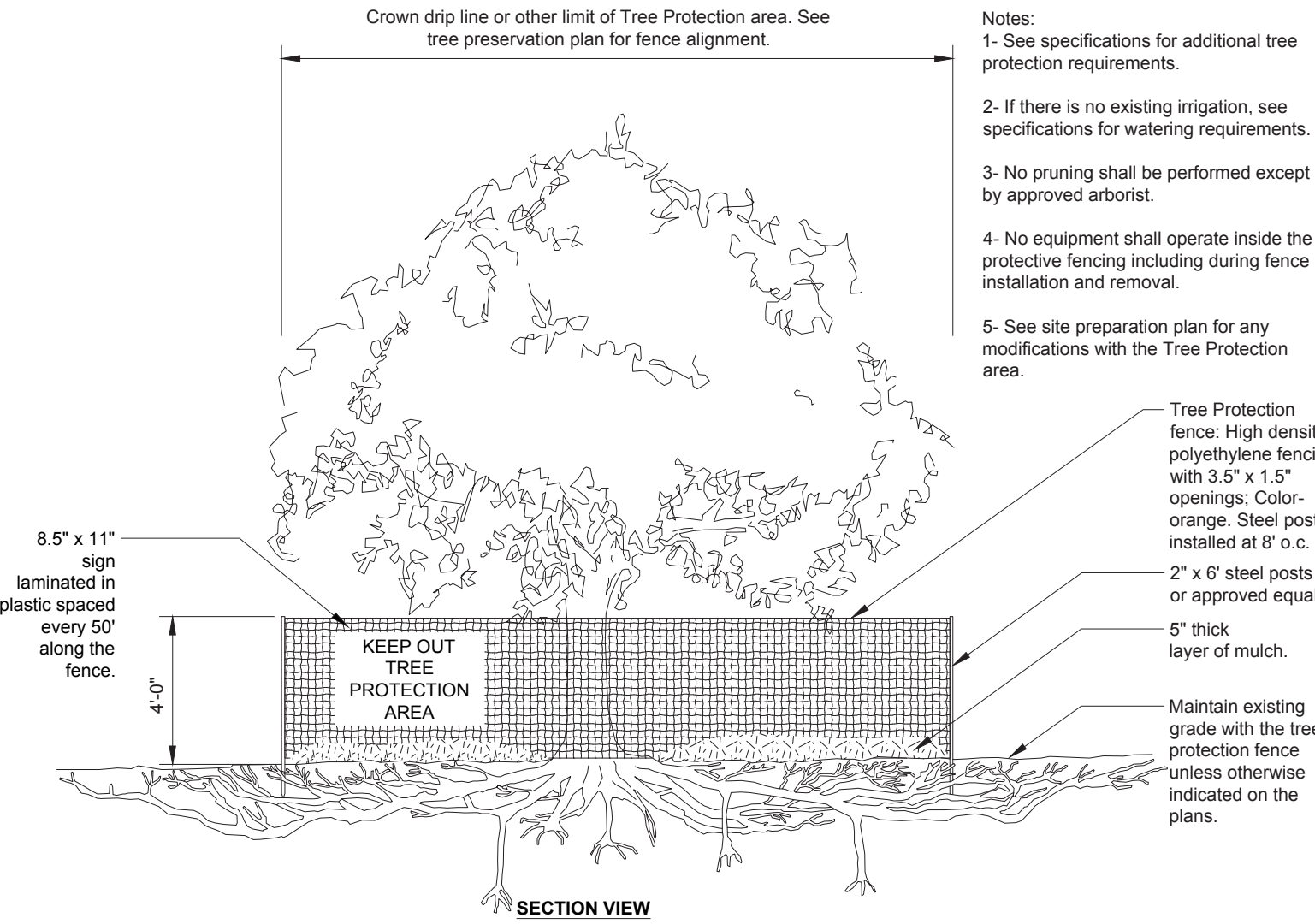
Groundcover Planting
Not to Scale



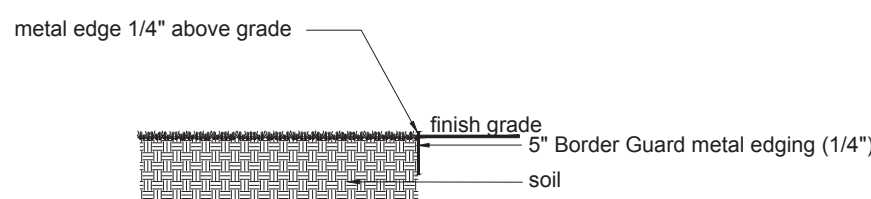
Shrub Planting
Not to Scale



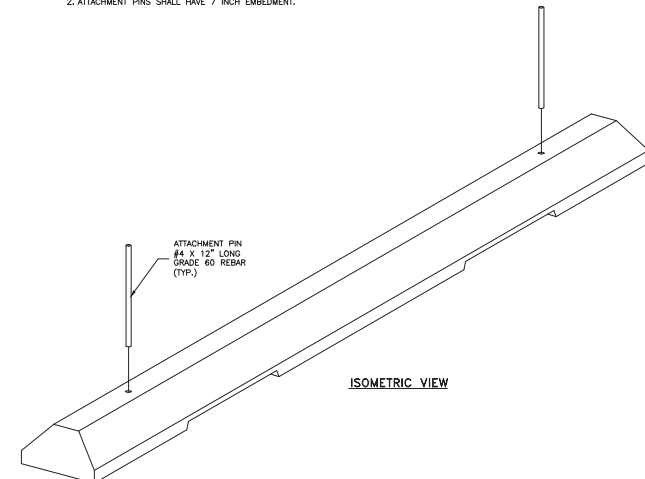
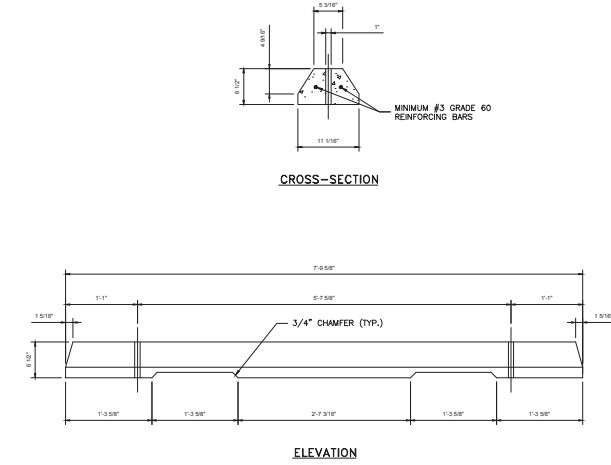
Typical Plant Spacing
Not to Scale



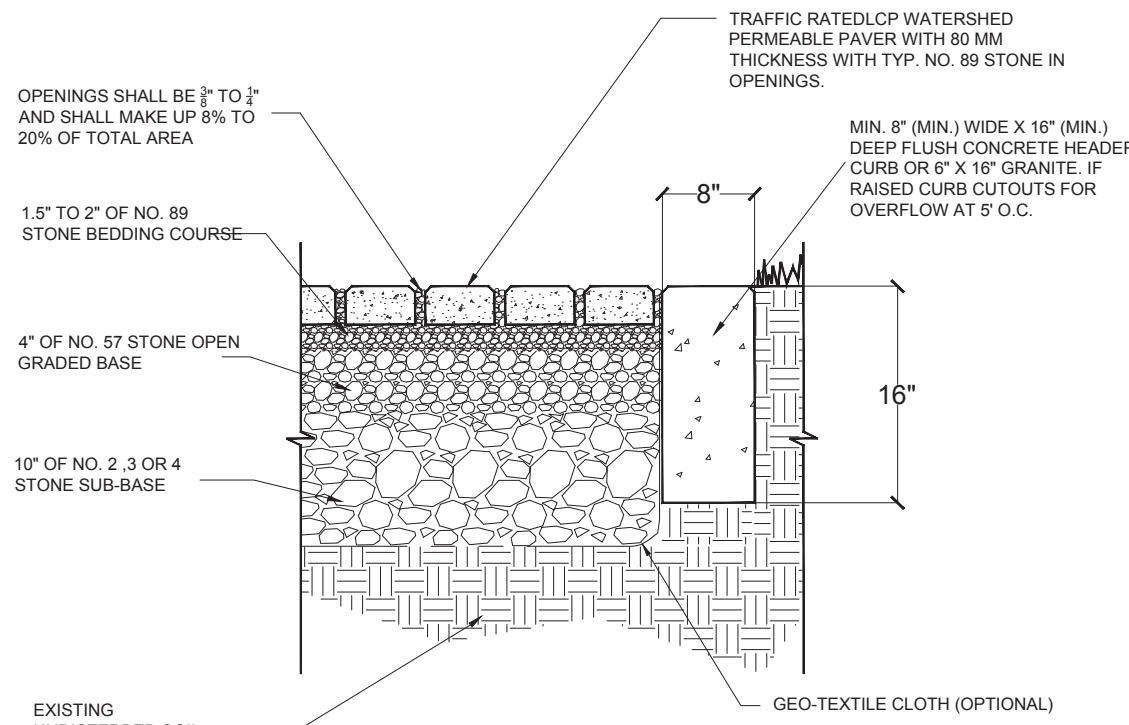
Tree Protection Fence
Scale NTS



Metal Edge
Scale NTS



Concrete Wheel Stop
Scale NTS



DESIGN NOTES:

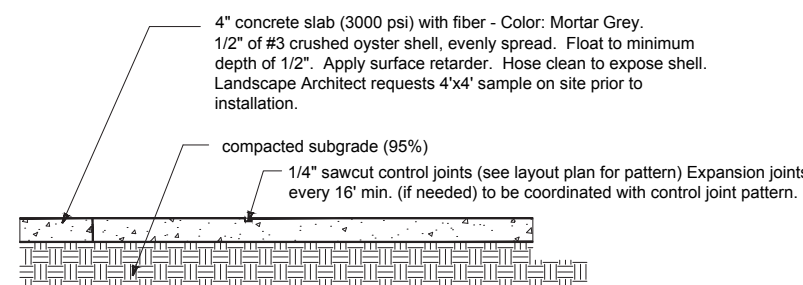
1. DEPTH OF SUBBASE SUBJECT TO SITE SPECIFIC HYDRAULIC AND STRUCTURAL REQUIREMENTS. CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.
2. PAVEMENT DIMENSIONS SUBJECT TO ASPECT AND PLAN RATIO REQUIREMENTS BASED ON TRAFFIC LOADING.
3. GEOTECHNICAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN RECOMMENDING SUBGRADE CONDITIONS.
4. WHERE FILTRATION GEOTEXTILE IS USED, VERIFY WITH THE MANUFACTURER THAT THE MATERIAL IS NOT SUBJECT TO CLOGGING AND MEETS THE REQUIREMENTS OF AASHTO M-288.
5. ASTM NO. 2 STONE MAY BE SUBSTITUTED FOR NO. 3 OR NO. 4 STONE.
6. STRICTLY PEDESTRIAN APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE 6" BASE LAYER OF ASTM NO. 57.
7. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER.



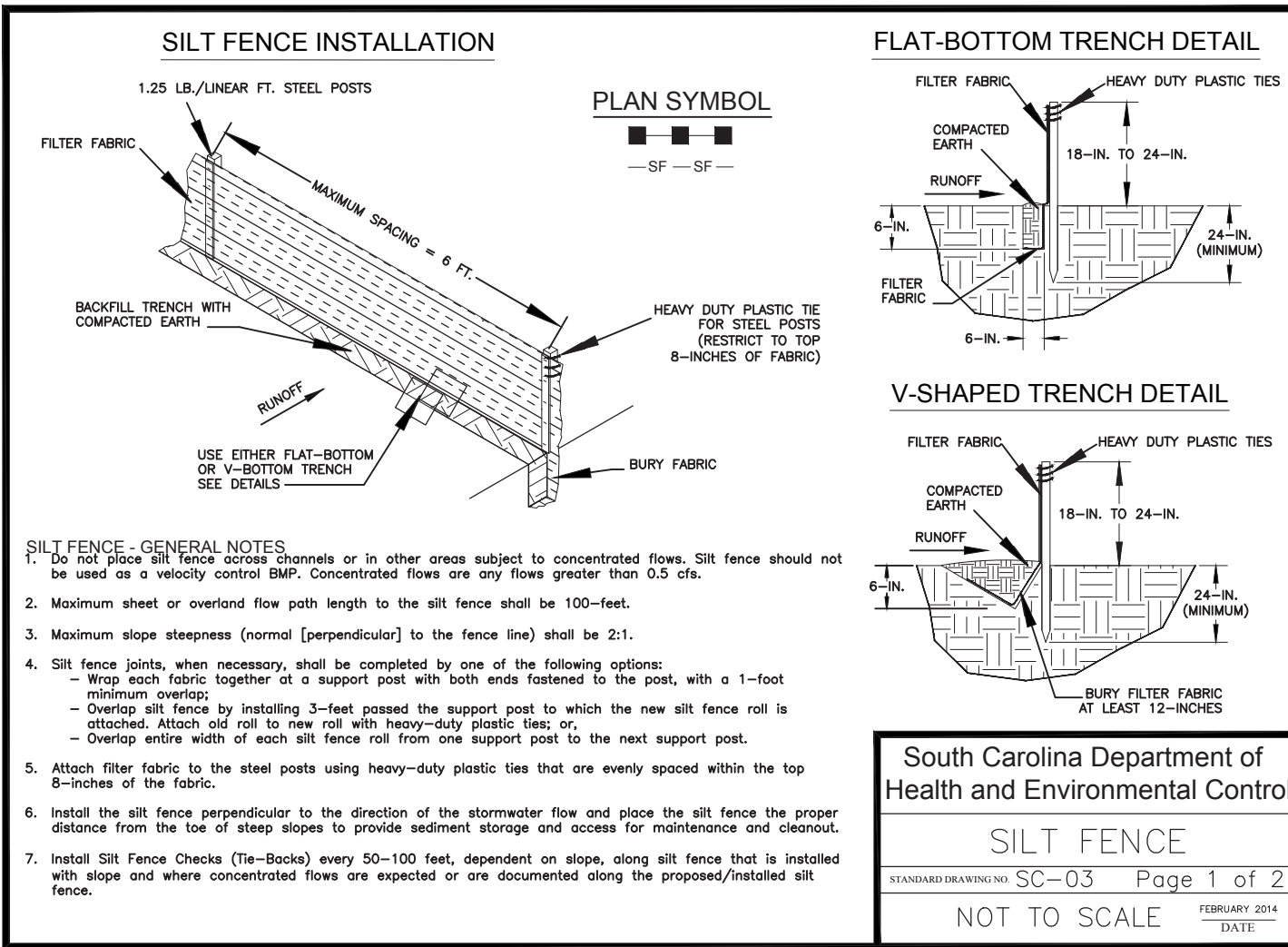
Model: Hydrashed Classic Brick Style Permeable Pavers - 60mm
Finish: Tabby
Color: Battery Gray
Pattern: Running Bond
Size: 7 7/8" x 3 7/8"

Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stoney Road
Hartsville, SC 29527
Phone: (888) 740-2534
Website: www.lowcountrypaver.com
Or Approved Equal

LC PAVES "WATERSHED" PERMEABLE PAVEMENT
Scale NTS



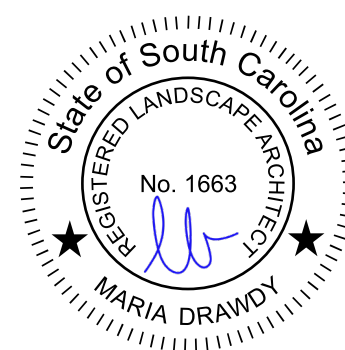
Oyster Shell Tabby Landings & Pathway
Scale NTS



Silt Fence
Scale NTS

PLANTING & HARDSCAPE DETAILS
For
Eric & Olympia Friedlander
67 Green Street Lot 1A & Lot 1B
Bluffton, SC

Revised: Aug. 26, 2025
Revised: July 29, 2025
Revised: April 1, 2025
Revised: March 24, 2025
Revised: August 12, 2024
Original: March 16, 2023



Prepared By:
Maria Drawdy, PLA

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T-Square Surveying
142 Burnt Church Road
Bluffton, SC 29910
(843) 757-2650



Dan Frazier, AICP
Planning Manager
Office | 843-706-7802
Mobile | 843-540-4582
Town of Bluffton
PO Box 386
20 Bridge Street
Bluffton, SC 29910
www.townofbluffton.sc.gov

August 26, 2025

Mr. Frazier,

Please find a response to comments and concerns provided by Planning Commission and the public at the Town of Bluffton Planning Commission Meeting on May 28, 2025.

1. Provide fence along property line to limit light exposure to adjacent residential properties.

SE Response: Split rail fencing and dense shrubbery provided along eastern and northern property boundaries to limit any adverse impacts to adjacent properties.

2. Concern with dumpster location.

SE Response: Community dumpster has been removed from plans. Roll away dumpsters are provided and will be stored in service yards.

3. Concerns with ability to provide adequate internal turn-around movement in parking area.

SE Response: Dedicated loading space has been provided to assist visiting vehicles attempting to turn around through the site. See Civil Plans Sheet C-8.

4. Concerned with preservation of 30" Live Oak and 8" Magnolia.

SE Response: The plan has been revised to save the 30" Live Oak. The 8" Magnolia removal is still required to accommodate the proposed development. See proposed Landscape Plan, a 4" Caliper Little Gem Magnolia is proposed to mitigate the 8" Magnolia removal.

5. Removal of crosswalk at Hickory Trace to avoid a mid-block crossing of Boundary St.

SE Response: Crosswalk at Hickory Trace has been removed from the plan.

6. Green Street Improvements.

SE Response: Per the Town of Bluffton, no improvements to Green Street are required at this time. The transition between the proposed parking lot drive aisle and Green Street has been revised from a 12" header curb to a full concrete apron to ensure a safe transition is maintained between the differing surface courses.

Thank you and please do not hesitate to reach out with any questions or concerns.

Sincerely,

Nathan Sturre, P.E.
Principal - Sturre Engineering
Office: 843.705.4748
Mobile: 843.929.9432
Email: nathan@sturreengineering.com



PLAN REVIEW COMMENTS FOR DP-01-25-019535

ATTACH

Section VI. Item #1.

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

Plan Type: Development Plan **Apply Date:** 01/13/2025
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0385 0000
Plan Description: A request by Randolph Stewart , on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of lots, each with one mixed use building and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street.
STATUS: This item will be heard at the February 12, 2025 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 01/13/2025 Completed: 02/07/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	02/06/2025	Dan Frazier	Revisions Required

Comments:

Preliminary Landscaping Plan Comments:

- Landscape plan does not reflect access to trash enclosure underneath stairs.
SE Response: No trash enclosures are proposed under stairways.
- The plans are not sealed and signed by a registered engineer or landscape architect licensed to practice in South Carolina.
SE Response: Revised plans are sealed and signed.
- Provide an automobile turn analysis demonstrating ability for vehicular movement in the parking lot.
SE Response: See Civil Plan Sheet C-8.
- Clarify the edge of pavement adjacent to Green Street. The proposed plan shows the edge of pavement ends before reaching Green Street.
SE Response: Concrete apron expanded in ghost road to ensure successful transition to Green Street.
- Further review is required to determine if the developer will be responsible for offsite improvements to Green Street, such as paving, curb and gutter.
SE Response: No offsite improvements are proposed on Green Street per Town of Bluffton.
- A landscape plan identifying all proposed plantings and tree mitigation shall be required at time of final development plan submittal (UDO Section 5.3), however, it is recommended that the LS Plan substitutes narrow upright shade trees in place of standard Live Oaks.
SE Response: Revised Landscaping included with this submittal.
- Provide the 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.
SE Response: See revised landscape plan.
- Clarify location of the dumpster, if applicable.
SE Response: No dumpster is proposed.
- Demonstrate that open space is true open space, not drainage. 10% functional, 20% overall.
SE Response: See revised landscape plan and Civil Plan Sheet C-6. 28% Post development open space is proposed.
- The site plan shows the removal of nearly every tree. Demonstrate that during site planning, consideration was given to the existing tree canopy and every reasonable effort was made to maximize the preservation of the existing canopy (UDO 5.3.3.C).
SE Response: Revised plan saved large diameter trees and preservation of existing canopy to the maximum extent practicable.
- the access easement shown on the survey needs to be shown on the site plan.
SE Response: Access easement added to Civil Plans.
- Additional comments may be provided at time of Development Review Committee meeting.

1. Show the feasibility of meeting the current SoLoCo standards using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. Ensure the most recent version of the Compliance Calculator found on the Town's website is utilized.

SE Response: See revised SoLoCo Spreadsheet.

2. There is conflicting paving information in site plan and project narrative. On the site plans, the drive isles, walkways, and parking spaces are shown as pervious pavers per the legend. However, the text notes within those areas states tabby concrete driveway. The narrative states impervious tabby concrete. Clarify and revise.

SE Response: Plans revised to clarify.

3. The "Preliminary Checklist Comments" state that stormwater will be treated by bioretention swales. Provide a BMP exhibit.

SE Response: See Civil Details Sheet C-9.

4. Revise narrative to state post-development peak discharge control for the 2, 10, 25, 50, and 100-year storm and discuss proposed BMPs. (SWDM 3.5.2)

SE Response: Detail drainage design to be provided during Watershed Submittal.

5. All additional off-site improvements must be included in the LOD and Compliance Calculator.

SE Response: No off-site improvements proposed.

6. At time of final DP submittal, ensure the landscape plan is consistent with the site plans.

Planning Commission Review

02/07/2025

Angie Castrillon

Approved with Conditions

Comments:

Additional comments may be provided at time of Development Review Committee meeting.

Transportation Department
Review

02/07/2025

Pat Rooney

Approved with Conditions

Comments:

1. The proposed sidewalk connection to Boundary Street is not recommended mid-block. Crosswalks should be located at intersections, Green Street and Boundary Street.

2. The Town of Bluffton is currently working on the Boundary Street Streetscape Public Project. This project will include new curbing, stormwater drainage, underground power, etc. This project will likely require easements from the Applicant. These include:

1) Temporary construction easement along Boundary Street frontage for the installation of drainage and the removal of a power pole. Potentially 2-5 feet.

2) Permanent easement along Hickory Trace for underground power for lots east of the Applicant's property (Dominion Energy)

3. The Town is currently bidding a project to install sewer down Green Street. This project proposes water & sewer taps for the subject property. Coordinate with TOB to determine preferred tap locations. (Project Manager: Charles Savino)

Beaufort Jasper Water and Sewer
Review

02/06/2025

Matthew Michaels

Approved

Building Safety Review

02/06/2025

Marcus Noe

Approved

Fire Department Review

02/06/2025

Dan Wiltse

Approved

Planning Review - Address

02/06/2025

Diego Farias

Approved

Police Department Review

02/06/2025

Bill Bonhag

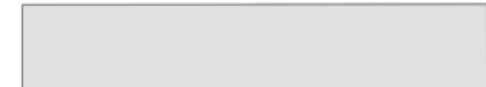
Approved

Plan Review Case Notes:

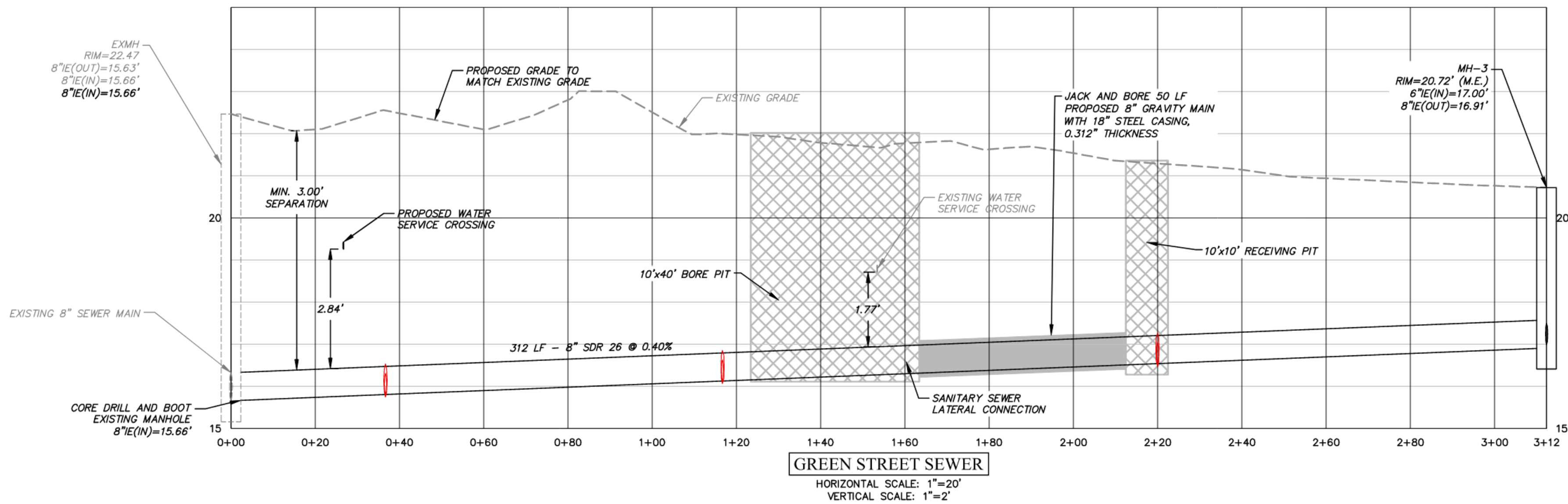
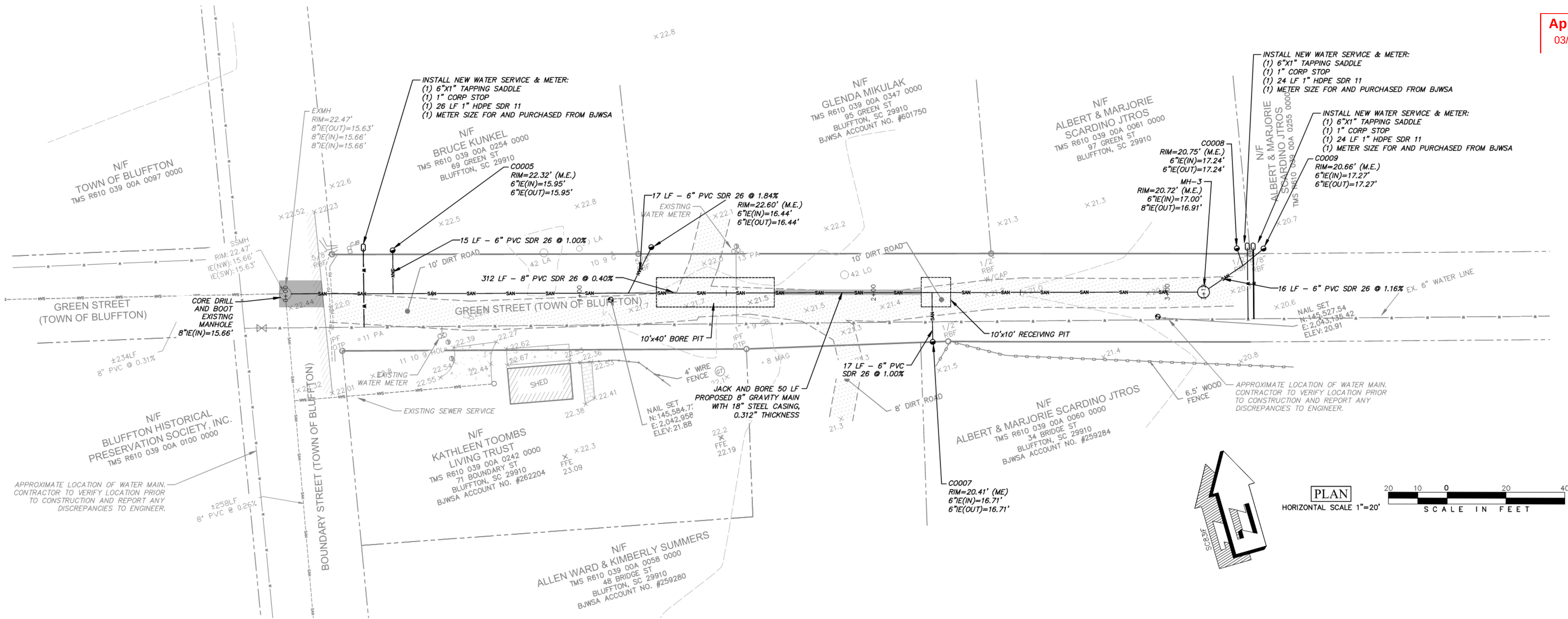
Comments:

G:\PROJECTS\2020\2020-0497-JD SEWER PHASE 4 - LAURENCE STREET.VA - DRAWINGS\CIVIL\2020-0497_OV.DWG 3/25/2025 3:14 PM

LEGEND



FULL DEPTH ASPHALT



HD SANITARY SEWER
EXTENSIONS PHASE 4, 5, & 6
PLAN & PROFILE - GREEN
STREET

DRAWN BY: DGD
CHECKED BY: MES
APPROVED BY: MES
DATE: 12/17/2024
SCALE: AS SHOWN
JOB No. 2020-0497
DRAWING No.

C4.2



DESCRIPTION
DATE
REV #

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	September 24, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Angie Castrillon Planner Department of Growth Management

REQUEST: The Department of Growth Management seeks input and direction from the Planning Commission (PC) regarding the use of unenclosed carports within Old Town.

PREVIOUS WORKSHOPS: On August 12, 2025, Town Council held a workshop to consider potential amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards: Accessory Buildings. Council requested additional opportunities for the Planning Commission (PC) to review and provide feedback on the potential amendments prior to further action.

Workshops on this topic were previously held with both the Planning Commission (PC) and the Historic Preservation Commission. However, no clear consensus or direction emerged due to varied perspectives. In April 2025, staff facilitated a workshop with Town Council, during which Council provided general direction to guide future standards.

Overall Intent

- Regulations should be guided by common sense and practicality, without creating undue burdens for residents, particularly long-term homeowners.
- Carports should be classified separately from carriage houses or sheds.
- Any new standards must be sensitive to and supportive of Historic District designation and character of Old Town.

Design and Compatibility

- Design guidelines should address scale, size, and height (measured in feet), ensuring carports do not overwhelm principal structures or disrupt the district's character.
- Visual diversity is encouraged; uniformity should be avoided.
- Screening measures, such as louvers or landscaping, may be appropriate to reduce impacts on adjacent properties.

Functionality and Use

- Carports should be restricted to residential use only, with no commercial activity permitted.
- Structures should be functional enough to accommodate typical resident needs, e.g., space for two vehicles, a boat, and/or a golf cart.

- Limited utilities, such as lighting and exterior water spigots, may be permitted.
- Access and orientation should be thoughtfully planned; for example, designs that require “sideways” parking may not be practical.

Lot and Zoning Considerations

- Standards should be flexible to address varying lot sizes and configurations, with potential to
- Placement near property lines may be considered where appropriate.
- Setbacks and existing non-conforming conditions should be carefully evaluated, with possible tailored approaches for unique or constrained sites.
- Regulations should be flexible enough to accommodate various lot sizes and configurations, with potential allowances for carports near property lines in cases where space is limited.

Construction Standards

- Consider whether carports should be required to meet hurricane resistance standards.
- Allow continued use of pre-fabricated structures where already in place, but establish minimum design standards for new installations.
- Tree preservation and landscaping impacts should be addressed during planning and review.
- All proposed structures must comply with relevant building codes, particularly regarding proximity to adjacent structures or property boundaries.

Community Engagement and Next Steps

- Additional public input is needed to ensure that regulations reflect community values and practical realities.
- Council encourages Staff to develop regulatory options and design concepts for future review and discussion

ITEMS FOR PC CONSIDERATION:

Maximum Lot Coverage

- Should carports be subject to maximum lot coverage requirements based on zoning district and building type?
- Lot coverage would include all impervious structures or surfaces, ensuring sufficient open space, stormwater management, and preservation of neighborhood character.

New Building Type – Carport

- Staff seeks PC input on the following draft standards:
- Allowed only on residential lots with an existing principal structure.
- Maximum footprint of 600 sq. ft., subject to district-specific lot coverage limits.
- Height not to exceed the height of the principal structure or 18 feet, whichever is less.
- No solid walls permitted; a maximum of two sides may be enclosed with louvers or horizontal panels.
- Limited electrical service permitted; no internal plumbing.
- Placement at the rear of the lot, or at least 20 feet behind the front plane of the

- principal structure.
- Limited to one carport per lot.

NEXT STEPS: Feedback from the Planning Commission will be incorporated into a draft amendment, in addition to the feedback from Historic Preservation Commission. Staff anticipates returning to Town Council with a formal draft for first and second reading. Public engagement opportunities will be integrated throughout this process. Staff will also make every effort to receive public input during these workshops.

ATTACHMENTS:

1. Proposed UDO Edits
2. August 2025 Town Council Workshop Packet

Section 5.15.8.R. Carports

General: Residential Detached Accessory Structure

Size Range: Maximum 600 SF, however, cannot exceed maximum lot coverage based on principal building type

Maximum Footprint: 600 SF

Height: No taller than the principal structure or 18' whichever is less.

Characteristics:

- No solid walls
- No more than 2 sides made be enclosed with louvered or horizontal panels or siding
- Limited power is allowed
- No internal plumbing
- Placement in rear of lot or at a minimum of 20' behind the front plane of the principal structure
- Columns, Posts and Roof material to be consistent with residential character
- Not allowed on commercial or mixed-use lots
- Only one allowed per lot
- Must have a principal structure to meet requirement

Section 5.15.5.A Neighborhood Core Historic District

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'-20'	50'-100'	70% - 90%	25'	5'	2-3	80%
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	80%
Live-Work Sideyard	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	80%
Duplex	10'-15'	55'-70'	N/A	25'	5'	2-3	75%
Triplex	10'-15'	70'-100'					75%
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	5'	2-2.5	70%
Civic Building	10'-25'	N/A	N/A	N/A	5'	2.5	80%
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	
Additional Building Types	10'-25'	50'-100'	TBD by UDO Admin.	25'	5'	2-3	80%

Section 5.15.5.B Neighborhood Center Historic District

Neighborhood Center Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	80%
Commercial Cottage	10'-20'	50'-60'	50% - 70%	25'	8'	1-1.5	80%
Live-Work Sideyard	5'-10'	50'-60'	40% - 75%	25'	8'	1.5-2.5	80%
Duplex	10'-15'	55'-70'	N/A	25'	8'	1.5-2.5	75%
Triplex	10'-15'	70'-100'					75%
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	10'	2-2.5	70%
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	65%
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	65%
Cottage	10'-15'	50'-60'	N/A	25'	8'	1-1.5	65%
Medium House	5'-15'	50'-60'	N/A	25'	8'	1-2	65%
Village House	10'-15'	50'-60'	N/A	25'	8'	2-2.5	65%
Sideyard House	10'-15'	50'-65'	N/A	25'	8'	2-2.5	65%
Vernacular House	10'-20'	60'-80'	N/A	25'	10'	1.5	65%
Civic Building	10'-25'	N/A	N/A	N/A	8'	2	80%
Additional Building Types	10'-25'	50'-100'	TBD by the UDO Admin	25'	8'	1-2.5	80%

Section 5.15.5.C Neighborhood General Historic District

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for Placement and other requirements.			5'	5'	1-2	
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5	60%
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'	1-1.5	60%
Bungalow Court	10'-20'	60'-100'	N/A	25'	15'	1-1.5	65%
Cottage	10'-20'	50'-60'	N/A	25'	10'	1-1.5	60%
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	60%
Village House	10'-20'	50'-65'	N/A	30'	15'	2-2.5	60%
Sideyard House	10'-15'	50'-65'	N/A	30'	5'	2	60%
Vernacular House	10'-20'	60'-100'	N/A	30'	15'	1.5	60%
Center Hall House	15'-25'	70'-100'	N/A	30'	15'	2-2.5	60%
Civic Building	10'-35'	N/A	N/A	N/A	10'	2	80%
Additional Building Types	10'-20'	50'-100'	N/A	25'	10'	1-2.5	70%

Section 5.15.5.D Neighborhood Conservation Historic District

Neighborhood Conservation Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See. Sec. 5.15.8.F for placement and other requirements			5'	5'	1-2	
Cottage	10'-20'	50'-60'	N/A	30'	10'	1-1.5	60%
Medium House	10'-20'	50'-70'	N/A	30'	10'	1-2	60%
Village House	10'-20'	50'-70'	N/A	30'	10'	2-2.5	60%
Vernacular House	15'-25'	60'-100'	N/A	30'	10'	1.5	60%
Center Hall House	20'-35'	80'-100'	N/A	30'	15'	2-2.5	60%
Civic Building	15'-40'	N/A	N/A	N/A	10'	1.5	80%
Additional Building Types	10'-35'	50'-100'	N/A	30'	10'	1 - 2.5	70%

Section 5.15.5.E Riverfront Edge Historic District

Riverfront Edge Building Type Requirements:	Riverfront Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements	N/A	N/A	5'	10	1-2	
Cottage	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	10'	1-1.5	50%
Vernacular House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5	50%
Center Hall House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	2-2.5	50%
River House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5-2	50%
Civic Building	15'-50'	≥60'	N/A	N/A	15'	1.5	80%
Additional Building Types	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	20'	1-2.5	50%

TOWN COUNCIL

STAFF REPORT
Growth Management



MEETING DATE:	August 12, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

REQUEST: The Department of Growth Management seeks input and direction from Town Council regarding the use of unenclosed carports within Old Town.

PREVIOUS WORKSHOPS: Workshops have been held by both the Planning Commission (PC) and the Historic Preservation Commission (HPC) to discuss potential amendments. No clear direction was provided from either commission. Opinions varied, as well.

In April 2025, Staff facilitated a workshop with Town Council to discuss and request direction on how to move forward. Council provided valuable insight and gave general directions for staff to move forward. A summary of the comments is listed below.

Overall Intent

- Regulations should be guided by common sense and practicality, ensuring they do not create unnecessary burdens for residents, particularly long-term homeowners.
- There is broad agreement that carports should be treated as a separate building classification, distinct from Carriage Houses or sheds.
- Any regulatory changes must be sensitive to and supportive of the Historic District designation and the character of Old Town.

Design and Compatibility

- Design guidelines should focus on appropriate scale, size, and height (measured in feet rather than stories), ensuring that carports do not overwhelm primary structures or disrupt the neighborhood aesthetic.
- Council expressed a desire to maintain visual diversity and avoid uniformity by allowing carports that reflect the eclectic nature of the district.
- Visual screening, such as louvers or buffer plantings, should be considered to reduce the visual impact on adjacent properties.

Functionality and Use

- Carports must be restricted to residential use only, with no commercial activity permitted.
- Structures should be functional enough to accommodate typical resident needs—e.g., space

for two vehicles, a boat, and/or a golf cart.

- The inclusion of utilities such as electrical outlets for golf carts and water spigots was generally supported.
- Access and orientation should be thoughtfully planned; for example, designs that require “sideways” parking may not be practical.

Lot and Zoning Considerations

- Regulations should be flexible enough to accommodate various lot sizes and configurations, with potential allowances for carports near property lines in cases where space is limited.
- Setbacks and existing non-conforming conditions should be carefully evaluated, with possible tailored approaches for unique or constrained sites.

Construction Standards

- Consider whether carports should be required to meet hurricane resistance standards.
- Allow continued use of pre-fabricated structures where already in place, but establish minimum design standards for new installations.
- Tree preservation and landscaping impacts should be addressed during planning and review.
- All proposed structures must comply with relevant building codes, particularly regarding proximity to adjacent structures or property boundaries.

Community Engagement and Next Steps

- Additional public input is needed to ensure that regulations reflect community values and practical realities.
- Council encourages Staff to develop regulatory options and design concepts for future review and discussion

Based on the direction provided, staff is proposing the following amendments to the UDO to regulate these structures.

- Does Town Council want to implement a “Maximum Lot Coverage” based in the Building Type and Zoning District that a property is located in?
 - **Lot coverage.** The portion of the lot covered by any structure or constructed element that impedes infiltration of stormwater into the ground or disrupts vegetated surfaces. For purposes of lot coverage standards, structures or constructed elements that allow some infiltration, such as decks, patios and driveways, porous pavers or concrete, or other elements that disturb ground cover shall be counted towards the total surface coverage unless they demonstrate they are a functional and integral part of a stormwater system and best management practice in Article 5, Design Standards.
 - Maximum lot coverage regulations are crucial for maintaining a balance between built and open spaces, promoting environmental sustainability, and preserving neighborhood character. They limit the percentage of a lot that can be covered by buildings and other impervious surfaces, thus ensuring adequate green space, managing stormwater runoff, and preventing overcrowding.

- Does Town Council want to create a new Building Type titled Carport? If so, below is a breakdown of the proposed regulations.
 - Regulated to Residential properties only and must have an existing principal structure on the lot.
 - Have a maximum 600 square foot footprint, however, it cannot exceed the maximum lot coverage based on the principal building type.
 - Carports can be no taller than the principal structure or 18' whichever is less.
 - No solid walls would be allowed.
 - No more than 2 sides may be enclosed with louvered or horizontal panels or siding.
 - Limited power and no internal plumbing (external hose bib/spigot are acceptable).
 - Carport placement is at the rear of the lot or at a minimum 20' behind the front plane of the principal structure.
 - No more than one carport allowed on a lot.

NEXT STEPS: If Town Council agrees with the suggested changes, staff will present the proposed amendments to both the HPC and PC at workshops before returning to Town Council for a first reading and public hearing/second reading. While the HPC does not have the authority to make a formal recommendation on edits to the UDO, Town Staff finds it beneficial to received feedback from them. Staff will also make every effort to receive public input during these workshops.

ATTACHMENTS:

1. Proposed UDO Edits
2. April 2025 Town Council Workshop Packet

Section 5.15.8.R. Carports

General: Residential Detached Accessory Structure

Size Range: Maximum 600 SF, however, cannot exceed maximum lot coverage based on principal building type

Maximum Footprint: 600 SF

Height: No taller than the principal structure or 18' whichever is less.

Characteristics:

- No solid walls
- No more than 2 sides made be enclosed with louvered or horizontal panels or siding
- Limited power is allowed
- No internal plumbing
- Placement in rear of lot or at a minimum of 20' behind the front plane of the principal structure
- Columns, Posts and Roof material to be consistent with residential character
- Not allowed on commercial or mixed-use lots
- Only one allowed per lot
- Must have a principal structure to meet requirement

Section 5.15.5.A Neighborhood Core Historic District

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'-20'	50'-100'	70% - 90%	25'	5'	2-3	<u>80%</u>
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	<u>80%</u>
Live-Work Sideyard	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	<u>80%</u>
Duplex	10'-15'	55'-70'	N/A	25'	5'	2-3	<u>75%</u>
Triplex	10'-15'	70'-100'					<u>75%</u>
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	5'	2-2.5	<u>70%</u>
Civic Building	10'-25'	N/A	N/A	N/A	5'	2.5	<u>80%</u>
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	
Additional Building Types	10'-25'	50'-100'	TBD by UDO Admin.	25'	5'	2-3	<u>80%</u>

Section 5.15.5.B Neighborhood Center Historic District

Neighborhood Center Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	<u>80%</u>
Commercial Cottage	10'-20'	50'-60'	50% - 70%	25'	8'	1-1.5	<u>80%</u>
Live-Work Sideyard	5'-10'	50'-60'	40% - 75%	25'	8'	1.5-2.5	<u>80%</u>
Duplex	10'-15'	55'-70'	N/A	25'	8'	1.5-2.5	<u>75%</u>
Triplex	10'-15'	70'-100'					<u>75%</u>
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	10'	2-2.5	<u>70%</u>
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	<u>65%</u>
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	<u>65%</u>
Cottage	10'-15'	50'-60'	N/A	25'	8'	1-1.5	<u>65%</u>
Medium House	5'-15'	50'-60'	N/A	25'	8'	1-2	<u>65%</u>
Village House	10'-15'	50'-60'	N/A	25'	8'	2-2.5	<u>65%</u>
Sideyard House	10'-15'	50'-65'	N/A	25'	8'	2-2.5	<u>65%</u>
Vernacular House	10'-20'	60'-80'	N/A	25'	10'	1.5	<u>65%</u>
Civic Building	10'-25'	N/A	N/A	N/A	8'	2	<u>80%</u>
Additional Building Types	10'-25'	50'-100'	TBD by the UDO Admin	25'	8'	1-2.5	<u>80%</u>

Section 5.15.5.C Neighborhood General Historic District

Neighborhood General Building Type Requirements :	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for Placement and other requirements.			5'	5'	1-2	
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<u>60%</u>
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'	1-1.5	<u>60%</u>
Bungalow Court	10'-20'	60'-100'	N/A	25'	15'	1-1.5	<u>65%</u>
Cottage	10'-20'	50'-60'	N/A	25'	10'	1-1.5	<u>60%</u>
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	<u>60%</u>
Village House	10'-20'	50'-65'	N/A	30'	15'	2-2.5	<u>60%</u>
Sideyard House	10'-15'	50'-65'	N/A	30'	5'	2	<u>60%</u>
Vernacular House	10'-20'	60'-100'	N/A	30'	15'	1.5	<u>60%</u>
Center Hall House	15'-25'	70'-100'	N/A	30'	15'	2-2.5	<u>60%</u>
Civic Building	10'-35'	N/A	N/A	N/A	10'	2	<u>80%</u>
Additional Building Types	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<u>70%</u>

Section 5.15.5.D Neighborhood Conservation Historic District

Neighborhood Conservation Building Type Requirements :	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See. Sec. 5.15.8.F for placement and other requirements			5'	5'	1-2	
Cottage	10'-20'	50'-60'	N/A	30'	10'	1-1.5	<u>60%</u>
Medium House	10'-20'	50'-70'	N/A	30'	10'	1-2	<u>60%</u>
Village House	10'-20'	50'-70'	N/A	30'	10'	2-2.5	<u>60%</u>
Vernacular House	15'-25'	60'-100'	N/A	30'	10'	1.5	<u>60%</u>
Center Hall House	20'-35'	80'-100'	N/A	30'	15'	2-2.5	<u>60%</u>
Civic Building	15'-40'	N/A	N/A	N/A	10'	1.5	<u>80%</u>
Additional Building Types	10'-35'	50'-100'	N/A	30'	10'	1 - 2.5	<u>70%</u>

Section 5.15.5.E Riverfront Edge Historic District

Riverfront Edge Building Type Requirements :	Riverfront Build-to Zone	Lot Width	Frontage Requiremen t	Setbac k (from rear propert y line)	Side Setback (from side propert y lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements	N/A	N/A	5'	10	1-2	
Cottage	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	10'	1-1.5	<u>50%</u>
Vernacular House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5	<u>50%</u>
Center Hall House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	2-2.5	<u>50%</u>
River House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5-2	<u>50%</u>
Civic Building	15'-50'	≥60'	N/A	N/A	15'	1.5	<u>80%</u>
Additional Building Types	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	20'	1-2.5	<u>50%</u>

TOWN COUNCIL

STAFF REPORT
Growth Management



MEETING DATE:	April 8, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

REQUEST: The Department of Growth Management seeks input and direction from Town Council regarding the use of unenclosed carports within Old Town.

HISTORY: A property owner within Old Town Bluffton Historic District was cited by the Town of Bluffton for erecting a stand-alone metal canopy/carport without an approved Certificate of Appropriateness-Historic District (COFA-HD) as required by the Unified Development Ordinance (UDO), and without an approved building permit (see below photo). The owner seeks to correct the UDO violation through a separate zoning text amendment as further explained in the Background section of this memo.



PREVIOUS WORKSHOPS: Workshops have been held by both the Planning Commission and the Historic Preservation Commission (HPC) to discuss potential amendments. No clear direction was provided from either commission. Opinions varied, as well.

BACKGROUND: The property receiving the violation includes an existing two-story single-family residence and an existing detached two-story Carriage House in the rear of the property. Over the years, as shown on Google Street View, the area adjacent to the south side of Carriage House and the property line has been used for unenclosed and uncovered storage of vehicles and watercraft. It is

within this area where a metal canopy/carport was installed without Town approval. Per the UDO, this structure requires an approved COFA-HD from the HPC and an approved building permit.

A Notice of Violation by the Town of Bluffton was the impetus for a text amendment application by the property owner. While specific text language was not proposed, the owner would like for Town Council to “...include regulations and guidelines...” to allow carports. The owner provided additional information in a written narrative to support an amendment (Attachment 2).

Photos of some existing metal canopies/carports located in Old Town are provided in Attachment 3. The first photo is the subject property and was provided by Town Staff. Without research on each canopy/carport, it is not possible to know their legal status, including those that are legally non-conforming (i.e., grandfathered). Grandfathered metal carports are those that existed before the UDO was adopted on August 10, 2011.

CARPORTS IN OLD TOWN PRIOR TO ADOPTION OF THE UDO: Throughout Old Town, carports exist that were erected prior to the adoption of the UDO. These carports typically cover passenger vehicles and small boats and size-wise, are small, low in height and unenclosed. They have been part of Old Town’s built environment for decades and are less expensive than stick-built fully enclosed structures to erect, especially prefabricated metal carports. The photos below are examples of long-time carports in Old Town provided by the property owner.

When the UDO was adopted in 2011, architectural requirements in Old Town no longer allowed prefabricated structures as shown in the left photo, but the example in the right photo would be allowed. As a building form-based code was adopted for Old Town, the intent was to elevate architectural requirements for Old Town. All buildings are classified as a “building type” and must comply with the related architectural requirements.



HOW THE UDO REGULATES “CARPORTS”: In Old Town Historic District, carports are regulated as a Carriage House building type. Within Old Town, a form-based code approach is used to regulate buildings by specified types that vary by zoning district (UDO Sec. 5.15.8). When located in an accessory structure that is 121 to 1,200 square feet, uses such as garages, carports, workshops, and accessory dwelling units (or some combination thereof) are classified as a Carriage House building type. Unenclosed carports with metal roofs would also be classified as a Carriage House and must comply with the design standards in UDO Sec. 5.15. Additionally, only one Carriage House is permitted on a lot that is not within the Riverfront Edge-Historic District zone (where two Carriage Houses are

allowed). The RV-HD zoning district includes most of the large, long, narrow properties on the May River.

Because the property subject to the requested amendment is in the NG-HD district and has an existing Carriage House, a second Carriage House (i.e., the metal carport) is not permitted even if it complies with the applicable design standards of UDO Sec. 5.15.

QUESTIONS FOR TOWN COUNCIL: For over 13 years, there have been established standards for Carriage Houses and compliance by property owners who have completed the application process. Amending the UDO to allow the property owner to maintain the unapproved carport (Carriage House) has policy implications that should be considered. Therefore, Town Staff seeks direction from Council to guide the preparation of possible UDO amendments. Among the questions to be considered:

- Should the existing Carriage House requirements be retained and no action taken by Town Staff?
- Should carports be classified as a separate building type (i.e., no longer subject to the Carriage House requirements)?
- If carports are a separate building type, is it still acceptable to have a Carriage House on the same lot? Presently, a lot may include the main building, a Carriage House, and three other accessory structures (classified as “Garden Sheds” that are less than 121 square feet) on the same lot.
- If carports are desired, are prefabricated structures permissible or must they be stick-built with some minimum design requirements (minimum roof pitch, specified roof materials and posts as shown in the below photo)? Should there be maximum footprint and height requirements?
- Should carports be allowed only in certain zoning districts? Should there be a minimum lot size?
- If prefabricated carports are to be allowed, should they be permitted for any property owner, or only for those who had an existing prefabricated structure that may have been damaged or destroyed or when an upgraded carport is desired?



Source: architecturaldesigns.com

NEXT STEPS: If Town Council desires to allow carports within Old Town, Town Staff will draft UDO based on the guidance received. The amendments will be presented to the HPC and Planning Commission at workshops before returning to Town Council for a first reading and public hearing/second reading. It is anticipated that the first reading would occur in July.

ATTACHMENTS:

1. Narrative from Property Owner Requesting Amendment
2. Photos

Keith Fisher

41 Thomas Heyward Street
Bluffton, SC 29910
Keithfisher.843@gmail.com
843-683-1975
September 20, 2024

Bluffton Town Counsel

Bluffton Town Hall
Bluffton, SC 29910

Dear Members of the Bluffton Town Counsel,

Re: Request for Inclusion of Carports in the Unified Development Ordinance (UDO)

I am writing to formally request that Bluffton Town Counsel consider amending the current Unified Development Ordinance (UDO) to include regulations and guidelines for the construction of the carports within the town limits. As it stands, carports are explicitly addressed in the UDO, creating uncertainty for residents who may wish to construct such structures on their property.

Carports provide an affordable and practical solution for protecting vehicles from weather-related damage while preserving the open aesthetic of a property. I believe that allowing carports with clearly defined guidelines would benefit homeowners, enhance property value and maintain the community's visual appeal.

Key Reason for the Requested Change:

1. **Protection for Property:** Carports provide essential coverage for vehicles, reducing the impact of sun, rain and other elements. This can extend the lifespan of vehicles and reduce maintenance costs for residents.
2. **Affordability:** Compared to enclosed garages, carports are a cost-effective option for homeowners seeking vehicle protection without the expense or space required for a traditional garage.
3. **Aesthetic and Community Impact:** Thoughtful guidelines regarding size, material, and placement can ensure that carports are built in harmony with existing community standards, preserving Bluffton's visual character.

I respectfully ask that the Town Counsel review this proposal and consider drafting provisions within the UDO that would allow the construction of carports under appropriate regulations. I am happy to provide further input, participate in discussions, or attend hearings to support the consideration of this request

Thank you for your time and attention to this matter. I look forward to the opportunity to collaborate in improving the UDO for the benefits of our community. Please feel free to contact me at your earliest convenience if additional information is needed.

Sincerely,

Keith Fisher

41 Thomas Heyward Street
Bluffton, SC 29910
Keithfisher.843@gmail.com
843-683-1975

Subject Property

























Workshop Regarding Accessory Structures (Carports) in Old Town Bluffton Historic District

April 8, 2025

Department of Growth Management

Kevin Icard, AICP



Issue

An Old Town Bluffton Historic District resident requested a text amendment to the Unified Development Ordinance (UDO) to allow an existing stand-alone metal canopy/carport that was erected without an approved Certificate of Appropriate-Historic District (COFA-HD) or an approved building permit. The resident did not provide proposed text but asks that the UDO “include regulations and guidelines.”

Since adoption of the UDO in 2011, carports that are at least 121 square feet are classified as Carriage Houses and must comply with the requirements of the Carriage House Building Type, including not exceeding the maximum size (1200 sf) and footprint (800 sf), as well as design requirements, which includes being smaller than the main structure.



Carports Prior to UDO Adoption in 2011

- Typical carports were used to cover passenger vehicles and small boats, and often pre-fabricated.
- Size-wise, carports are typically smaller than the main residence, lower in height, and unenclosed.
- Most carports (now referred to as Carriage Houses) existing prior to the UDO adoption are nonconforming as to the design requirements of the UDO.
- The UDO does not provide relief to allow in-kind replacement of pre-2011 carports due to damage or deterioration.



Carports Post UDO Adoption

- Carports referenced as a Carriage House building type (emphasis on design rather than use)
- In all zoning districts except the Riverfront Edge-HD, only one (1) Carriage House is permitted per lot.
The subject property is zoned Neighborhood General-HD.
- The subject property already had an existing approved Carriage House (garage and accessory dwelling unit) before the carport was erected.
- A UDO amendment to allow the below scenario would affect the entirety of Old Town and implications must be considered.



Subject Property



Historic Preservation Commission Workshop

November 6, 2024

- Concerns regarding pre-fabricated carports not meeting UDO regulations.
- Discussed that restrictions should be in place for size and materials used.
- Consideration for based details for columns and pitch of roof.
- Consideration is needed to differentiate Carriage House and Carports.
- Unintended consequence, commercial properties creating additional square footage.
- Concerns that the mass and scale will overpower the carriage house.



Planning Commission Workshop

October 23, 2024

- Need to define what is a Carport and clearly state how it's designed.
 - Unenclosed Structure & Canopy Metal
 - Consider restricting the maximum height (single story?), structure must be secondary in nature.
 - Consideration of the location on the lot.
 - Square Footage – less than the footprint of Carriage House, no more than 400 SF
- Concern that we are being overly restrictive.
- Need to limit the number to one, if enclosed, it's a violation.
- Consider regulations that don't allow power or plumbing.



Considerations

1. Compliance with the Carriage House requirements has been achieved by other property owners for over 13 years, should the existing standards be retained?
2. Should unenclosed carports be classified as a separate building type and no longer subject to the Carriage House requirements?
3. How many structures are appropriate per lot? If carports are a separate building type, should it remain acceptable to have a Carriage House on the same lot (in addition to the main structure and up to three buildings (“garden sheds”) that are less than 121 square feet? Could this affect Old Town’s tree canopy?



Considerations

4. Should carports be allowed only in certain zoning districts and on lots of a minimum size?
5. Would pre-fabricated carports be acceptable, or should there be some minimal design requirements?
6. If pre-fabricated carports are to be allowed, should they be permitted for any property owner, or only for those who had an existing, legally non-conforming prefabricated that may need replacement due to deterioration or damage?
7. Any other concerns of Town Council?



Source: architecturaldesigns.com



QUESTIONS & DISCUSSION

