



## Development Review Committee Meeting

Wednesday, July 23, 2025 at 1:00 PM

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

### AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page  
<https://www.townofbluffton.us/permit/>

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC COMMENT

#### IV. OLD BUSINESS

#### V. NEW BUSINESS

1. **Seagrass Station C-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-03-25-019799) (Staff - Dan Frazier)
2. **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 one (1) 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)

#### VI. DISCUSSION

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, July 30, 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](mailto: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.*



# PLAN REVIEW COMMENTS FOR DP-06-25-019799

Section V. Item #1.

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

Plan Type:	Development Plan	Apply Date:	06/16/2025
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 021 000 0652 0000
Plan Description:	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. STATUS: This item will be heard at the July 23, 2025 Development Review Committee meeting.		

## Technical Review

Submission #: 1      Received: 06/16/2025      Completed: 07/18/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	07/18/2025	Dan Frazier	Revisions Required

### Comments:

PC Member Comment:

1. The convenience store should rotate 90 degrees, so the highway corridor overlay district can have the building addressed properly as a front elevation.

Planning Review - Principal	07/18/2025	Dan Frazier	Revisions Required
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### Comments:

1. Provide an updated narrative that meets the narrative description provided in the development plan application checklist.
2. Consider revising the site plan to locate the C-store building between the SC 170 ROW and the gas pumps/canopy (preferred), or locate the C-store Building between the Seagrass Station Road ROW and the gas pumps/canopy. The preferred site layout fronts the convenience store on the highway corridor, screening the gas pumps and canopy. This layout also allows a better fuel truck circulation route.
3. The proposed connector road between SC 170 and Seagrass Station Road should be free flow, with Amanda Road tying in at 90 degrees as a stop sign controlled intersection.
4. Foundation landscape plantings 8' in width are required around the convenience store building.
5. The subject property is within the highway corridor and requires a Certificate of Appropriateness - Highway Corridor Overlay, reviewing architecture, lighting an landscaping.

Watershed Management Review DRC	07/10/2025	Samantha Crotty	Revisions Required
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### Comments:

1. Revise discrepancies between Compliance Calculator, narrative, and site plans. Compliance Calculator indicates the use of an infiltration practice, while the narrative states proposed stormwater detention pond, and the site plans show a proposed retention pond.
2. Revise narrative to state post-development peak discharge control for the 2, 10, 25, 50, and 100-year storm. (SWDM 3.5)
3. Revise the narrative to include how Better Site Design Principles have been incorporated into the plan. (SWDM 2.1.2)

Beaufort Jasper Water and Sewer Review	07/18/2025	Matthew Michaels	Approved
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Building Safety Review	07/18/2025	Marcus Noe	Approved
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Fire Department Review	07/18/2025	Dan Wiltse	Approved	Section V. Item #1.
Planning Review - Address	07/18/2025	Dan Frazier	Approved	
Police Department Review	07/18/2025	Bill Bonhag	Approved	
Transportation Department Review	06/24/2025	Mark Maxwell	Approved	
<b>Comments:</b> No comments				

**Plan Review Case Notes:**



# PLAN REVIEW COMMENTS FOR DP-06-25-019806

Section V. Item #2.

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:	06/18/2025
Plan Status:	Active	Plan Address:	1271 May River Rd Road BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 164B 0000
Plan Description:	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 S mixed use building and one (1) 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. STATUS: This item will be heard at the July 23, 2025 Development Review Committee meeting.		

## Technical Review

Submission #: 1      Received: 06/18/2025      Completed: 07/18/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	07/18/2025	Dan Frazier	Revisions Required

### Comments:

1. The site plan proposes too much development on too little land area. The required parking drive and dumpster are not provided on the subject property. Consider eliminating the rear building to provide all site plan elements on the subject property, including buildings, infrastructure, access, parking and dumpster.
2. While proposed parking meets the requirement for the proposed development, the overall parking requirements for the existing and proposed uses are not being met. Some of the current parking being used by the current commercial uses is being displaced by the proposed development.
3. Provide a minimum sidewalk width of five (5) feet (UDO Section 5.9).
4. The proposed ADA parking space does not appear to provide ADA access to the rear building.
5. The parking access drive should be well-defined with a minimum 22- foot width.
6. The proposed new access easement is shown as 20 feet on the site improvement plan and 24 feet on the landscape plan.
7. There appears to be movement conflicts between the existing parking and proposed parking.

Planning Commission Review	07/18/2025	Dan Frazier	Approved with Conditions
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### Comments:

1. HPC Comment - The architecture of the buildings will need to demonstrate compliance with 5.15.5.F.1.a of the UDO: "Building heights and widths shall be visually similar to those in the neighboring vicinity."

Planning Review - Senior	07/18/2025	Angie Castrillon	Approved with Conditions
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### Comments:

1. Provide an accessible dumpster and dumpster enclosure.
2. A Main Street Building Type is not an allowed building type in the Neighborhood General Historic District.
3. The landscape plan locates tree plantings in the same location that stormwater compliance plan is locating stormwater infrastructure. Revise.
4. Standard parking space dimensions are 9' x 18' (UDO Section 5.11.4). The site improvement plan shows parking dimensions as 9' x 16'. Revise.

Watershed Management Review DRC	07/10/2025	Samantha Crotty	Approved with Conditions
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### Comments:

1. At time of Stormwater Permit submittal, provide a geotechnical report that shows infiltration rates greater than 0.5 inches per hour in order to justify the ability to use bioretention - no underdrain in D soils.
2. Revise "Gravel Parking Detail" to "Pervious Paver Detail".
3. Revise "Infiltration Basin Detail" to "Bioretention Detail". Note: Bioretention filter media is required.

Section V. Item #2.

Beaufort Jasper Water and Sewer Review	07/18/2025	Matthew Michaels	Approved
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Building Safety Review	07/18/2025	Marcus Noe	Approved
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Fire Department Review	07/18/2025	Dan Wiltse	Approved
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Planning Review - Address	07/18/2025	Dan Frazier	Approved
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Police Department Review	07/18/2025	Bill Bonhag	Approved
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Transportation Department Review	07/18/2025	Mark Maxwell	Approved
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#### Plan Review Case Notes: