



## Board of Zoning Appeals Meeting

Tuesday, July 07, 2026 at 6:00 PM

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

### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. ELECTION OF OFFICERS

- A. Election of Board of Zoning Appeals Chair
- B. Election of Board of Zoning Appeals Vice-Chair

#### IV. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Board 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 Board Members.

#### V. ADOPTION OF MINUTES

- [A.](#) June 2, 2026 Minutes

#### VI. PUBLIC COMMENT

#### VII. OLD BUSINESS

#### VIII. NEW BUSINESS

- [A.](#) **Pinellas Park Building C Parking (Variance):** The Applicant, Jennifer Tosky of Pinellas Park LLC, requests a variance from the Buckwalter Planned Unit Development (PUD) Development Agreement, Development Standards Ordinance 90/3 as modified, Section 5.2.1.1. to allow a reduction in the required minimum off-street parking for proposed restaurant use. The property is identified by tax map number R610 022 000 1143 0000 located within the Buckwalter PUD. (ZONE-06-26-020315) (Staff - Angie Castrillon)

#### IX. DISCUSSION

#### X. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, August 4, 2026**

*“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.*

# Board of Zoning Appeals Meeting

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

June 02, 2026

**I. CALL TO ORDER**

Vice Chairman Dolnik called the meeting to order at 6pm.

**II. ROLL CALL**

**PRESENT**

- Vice Chairman Tim Dolnik
- Board Member Amy Aldana
- Board Member Donald Emerick
- Board Member Gerry Workman

**ABSENT**

- Chairman Larry Garrison

**III. ADOPTION OF MINUTES**

**A. December 2, 2025 Minutes**

Board Member Workman made a motion to adopt the minutes as written.

Seconded by Board Member Aldana.

Voting Yea: Vice Chairman Dolnik, Board Member Aldana, Board Member Emerick, Board Member Workman

All were in favor and the motion passed.

**IV. PUBLIC COMMENT**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**A. Seagrass Station Convenience Store Building Orientation (Variance):** The Applicant, Bluffton Shiv Shiva, LLC, requests a variance from the Highway Corridor Overlay District (HCOD) requirements of the Town of Bluffton Unified Development Ordinance (UDO) to allow the proposed convenience store building to be oriented perpendicular rather than parallel to SC Highway 170. The property is within the Village at Verdier Planned Unit Development (PUD) and consists of approximately 1.5 acres identified by tax map number R610 021 000 0652 0000 located at the intersection of HWY 170 and Seagrass Station Road within the Village at Verdier Master Plan. (ZONE-04-26-020224) (Staff - Dan Frazier)

Staff presented. The applicant was present. The Board discussed the ARB’s determination regarding the building’s orientation on the site. Richardson LaBruce, attorney to the Board, explained that the ARB’s decision forms the basis of the claimed hardship in this case and reminded members that all criteria must be satisfied in order to grant a variance. Board members also inquired about the project’s current stage in the development process and requested additional clarification regarding the orientation of other structures on the site.

Board Member Workman made a motion to approve the variance as presented.

Seconded by Board Member Aldana.

Voting Yea: Vice Chairman Dolnik, Board Member Aldana, Board Member Workman

Voting Nay: Board Member Emerick

The motion passed, 3-1.

**VII. DISCUSSION**

**VIII. ADJOURNMENT**

Vice Chairman Dolnik made a motion to adjourn.

Seconded by Board Member Workman.

Voting Yea: Vice Chairman Dolnik, Board Member Aldana, Board Member Emerick, Board Member Workman

All were in favor and the motion passed. The meeting adjourned at 6:37pm.

DRAFT

# BOARD OF ZONING APPEALS



## STAFF REPORT DEPARTMENT OF GROWTH MANAGEMENT

<b>MEETING DATE:</b>	July 7, 2026
<b>PROJECT:</b>	Pinellas Park Building C Parking Variance Request
<b>APPLICANT:</b>	Jennifer Tosky, Kenneth Scott Builders
<b>PROJECT NUMBER:</b>	ZONE-06-26-020315
<b>PROJECT MANAGER:</b>	Angie Castrillon Planner Department of Growth Management

**REQUEST:** The Applicant, Jennifer Tosky of Kenneth Scott Builders, on behalf of Pinellas Park, LLC, requests a variance from the Buckwalter Planned Unit Development (PUD) Concept Plan Development Agreement, Development Standards Ordinance 90/3 as modified, Section 5.2.1.1. to allow a reduction in the required minimum off-street parking for proposed restaurant use (Attachment 1).

**INTRODUCTION:** The subject property consists of approximately 0.49 acres identified by tax map number R610 022 000 1143 0000 and is located within the Buckwalter PUD in the Buckwalter Commons Phase 1 Master Plan (Attachment 2). The Board of Zoning Appeals (BZA) hearing was advertised in The Island Packet on June 21, 2026 (Attachment 3). The property was posted, and adjacent property owners were notified by certified mail in accordance with Unified Development Ordinance (UDO) requirements.

**BACKGROUND:** The subject property is located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Concept Plan Development Agreement, and the Buckwalter Commons Phase 1 Master Plan, and UDO Sections 5.3, 5.10, as applicable. Parking requirements for the Buckwalter PUD are governed by the Beaufort County Development Standards Ordinance 90/3 (DSO 90/3), as modified. Under DSO 90/3, restaurant uses within the Buckwalter PUD require 12 parking spaces per 1,000 square feet of building area (Attachment 4).

In 2024, Pinellas Park, LLC obtained a Final Development Plan (DP-11-22-017433) approval for the original 1.49-acre Parcel C2-F for the construction of three (3) commercial buildings with associated parking, driveways, and infrastructure. The Preliminary Development Plan application contemplated a full-service restaurant & rooftop bar as one of the uses; however, that use did not materialize, and the approved plan set was designed to meet the office/retail parking standard. In the response to Final Technical Review comments, the Applicant acknowledged the proposed uses, stating "Restaurant Note Removed from plans, buildings are considered all office buildings," (Attachment 5).

In 2025, Parcel C2-F was subdivided into two lots: Parcel C2-F1 (0.49 acres, retained by Pinellas Park, LLC) and Parcel C2-F2 (1.045 acres, conveyed to a new owner in February 2025 for office/retail and warehouse use). The two parcels share common areas and parking as originally designed (Attachment 6). As of the date of this report, both parcels have been developed in accordance with the approved Development Plan; underground utilities and BJWSA requirements have been satisfied, the parking lot is complete, and two of the three approved buildings have been constructed. The building permit for Building C (3,600 SF) is currently under review.

In February 2026, Pinellas Park, LLC was approached by a prospective purchaser proposing to operate a counter-service pizza eatery and an adjacent New York-style counter deli within Building C (Attachment 7). Under the Buckwalter PUD, these uses are classified as restaurants and are therefore subject to the 12-spaces-per 1,000-SF parking requirement. The site, as constructed, does not provide sufficient parking to meet this standard for the proposed restaurant uses.

The Applicant states that the site currently provides 55 parking spaces across the shared development. The three-building complex, calculated at 3.5-spaces-per 1,000-SF parking requirement, would require 53 spaces. The Applicant has also received approval from the Pinellas Drive POA to install 8 additional parking spaces within the Pinellas Drive private right-of-way, subject to the approval of a Development Plan Amendment.

The Applicant argues that the proposed uses are counter-service establishments rather than traditional full-service restaurants. They contend that the 12-spaces-per-1,000-SF standard does not account for differences in restaurant formats and unreasonably restricts the site's use. The Applicant cites irregular parcel boundaries, limited depth, setbacks, drainage and retention pond easements, jurisdictional wetlands, and the lack of rear vehicular access as site constraints. Staff does not distinguish between counter-service and full-service restaurants, and considers all establishments that provide on-site seating to be subject to Buckwalter PUD parking standards of 12-spaces-per-1,000 SF.

**BOARD OF ZONING APPEALS ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.D.2 of the Unified Development Ordinance, the Board of Zoning Appeals has the authority to take the following actions with respect to this application:

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

**REVIEW CRITERIA & ANALYSIS:** In assessing an application for a Variance, the Board of Zoning Appeals is required to consider the criteria set forth in Section 3.7.3 of the UDO. The seven criteria are provided below followed by a Staff Finding for each criterion. As expressed in Section 3.7.3.B.1., a variance may be granted as applicable, and the application must comply with the following:

Unnecessary Hardship. A Variance from a dimensional or design standard may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship upon a finding that all the following standards are met:

1. Section 3.7.3.B.1.a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

*Finding.* Parcel C2-F1 is constrained by its irregular shape, limited depth, drainage and retention pond easements, jurisdictional wetlands and buffers, and lack of rear vehicular access. Following the 2025 subdivision, the parcel was reduced from 1.49 acres to 0.49 acres while retaining a parking lot originally designed to serve the larger office/retail development.

Staff notes these physical constraints existed when the site was designed and approved. The need for the variance results from the proposed change in use from office/retail to restaurant rather than unforeseen physical conditions.

2. Section 3.7.3.B.1.b. These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district;

*Finding.* The Applicant states the parcel's size and configuration are unique compared to nearby commercial parcels and notes the site meets or exceeds the Town's UDO parking requirements for the proposed use.

Staff finds that the Buckwalter PUD's 12-space-per-1,000-SF restaurant standard applies uniformly to all restaurant uses within the PUD. What distinguishes this parcel is that its parking was designed and built to an office/retail standard prior to identification of a restaurant end user.

3. Section 3.7.3.B.1.c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in the zoning district;

*Finding.* The Applicant states the Buckwalter PUD applies one parking standard to all restaurant uses without distinguishing between counter-service and full-service establishments, which unreasonably restricts the proposed use.

Staff finds the site cannot reasonably accommodate additional parking due to existing improvements, easements, wetland buffers, and the shared parking layout. The Board should determine whether the proposed counter-service use and the existing parking supply adequately serve the proposed use. As the additional parking spaces approved by the POA are subject to Development Plan Amendment approval, they should not be considered in determining the variance request.

4. Section 3.7.3.B.1.d. The need for the Variance is not a result of the Applicant's own actions;

*Finding.* The Applicant states the variance is necessary to allow a use otherwise permitted by the Town and is not the result of the Applicant's actions.

Staff finds the parking was designed and constructed to meet the office/retail parking standard, and the decision to pursue restaurant tenants occurred after Development Plan approval. The Board should determine whether the hardship primarily results from the Applicant's change in use or from the parcel's physical constraints and the PUD parking standard.

5. Section 3.7.3.B.1.e. The authorization of a Variance does not substantially conflict with the *Comprehensive Plan* and the purposes of this Ordinance;

*Finding.* The Comprehensive Plan (*Blueprint Bluffton*, dated November 8, 2022) supports economic vitality, the activation of commercial areas, and the provision of neighborhood-serving retail and food service uses. Staff finds the proposed restaurant use supports the Comprehensive Plan's goals for commercial development.

6. Section 3.7.3.B.1.f. The authorization of this Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance; and

*Finding.* The Applicant states the variance will not adversely affect surrounding properties, the public, or the character of the Pinellas Drive area. The Applicant has obtained POA approval for 8 additional parking spaces within the Pinellas Drive private right-of-way, which would supplement the on-site supply and reduce the potential for spillover parking impacts.

As previously stated, Staff finds the additional parking spaces approved by the POA are subject to Development Plan Amendment approval and should not be considered in determining the variance request. The Board should consider whether the available parking is sufficient to prevent future spillover parking impacts.

7. Section 3.7.3.B.1.g. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

*Finding.* The Applicant states the variance is needed to accommodate a viable business within the existing development and would not increase the overall development's approved density or profitability.

Staff finds the parking lot designed and constructed to meet the office/retail parking standard, as proposed and approved in the Final

Development Plan. However, as noted above, the Board should consider the extent to which the Applicant's own decisions contributed to the current situation and whether the request for the variance is for convenience or financial gain.

**CONCLUSION:** Applying the seven variance criteria under UDO Section 3.7.3, the Board of Zoning Appeals must determine whether the literal interpretation and enforcement of the Buckwalter PUD restaurant parking requirement would result in unnecessary hardship to the property owner.

The Board's decision centers on whether the parcel's physical constraints, the shared parking arrangement created by the Development Plan, and the Buckwalter PUD's single parking standard for all restaurant uses constitute the extraordinary and exceptional circumstances necessary to justify a variance. Findings of fact for each criterion are required.

**ATTACHMENTS:**

1. Application and Narrative
2. Vicinity Map
3. Public Advertisement
4. Buckwalter PUD Development Standards Ordinance 90/3 as modified, Section 5.2.1.1.
5. Approved Site Plan (09 25 2024) and Final Technical Review Response to Comments (09 05 2024)
6. Subdivision Plat of Parcel C2-F (Recorded 02 27 2025)
7. Proposed Restaurant Floor Plan (06 08 2026)



**TOWN OF BLUFFTON  
VARIANCE APPLICATION**

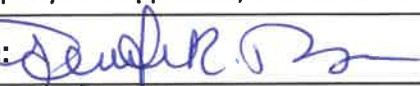

Growth Management Custodian

Section VIII. Item #A.

Bluffton, SC 29910  
(843)706-4500

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Jennifer Tosky		Name: Pinellas Park, LLC	
Phone: 843-368-1782		Phone: 843-368-1782	
Mailing Address: PO Box 1590, Bluffton, SC 29910		Mailing Address: PO Box 1590, Bluffton, SC 29910	
E-mail: jen@kennethscottbuilders.com		E-mail: jen@kennethscottbuilders.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Pinellas Park Bldg C		Project Location: 8249 Pinellas Dr, Bluffton, SC 29910	
Zoning District: Buckwalter PUD		Acreage: .49	
Tax Map Number(s): R610 022 000 1143 0000			
Project Description: 3600sf building situation on .49 acres and is part of the Pinellas Park development located on Pinellas Drive.			
Request: Applicant requests a variance in the total number of required parking spaces.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Mandatory Application Check-In Meeting scheduled. <input checked="" type="checkbox"/> 2. Digital files of applicable plans and/or documents depicting the subject property. <input checked="" type="checkbox"/> 3. Recorded deed and plat showing proof of property ownership. <input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>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 application.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 06/1/2026	
Applicant Signature: 		Date: 06/01/2026	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



# TOWN OF BLUFFTON VARIANCE APPEAL APPLICATION PROCESS NARRATIVE

Section VIII. Item #A.

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 Unified Development Ordinance. The Town of Bluffton’s Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

<b>Step 1. Pre-Application Meeting</b>	<b>Applicant &amp; Staff</b>
Prior to the filing of a Variance Application, the Applicant is required to consult with the UDO Administrator or designee 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.	
<b>Step 2. Application Check-In Meeting</b>	<b>Applicant &amp; Staff</b>
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Variance Application and required submittal materials during a <b>mandatory</b> Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
<b>Step 3. Review by UDO Administrator or designee</b>	<b>Staff</b>
If the UDO Administrator or designee determines that the Variance Application is complete, the application is placed on the next available Board of Zoning Appeals (BZA) Meeting agenda.	
<b>Step 4. Board of Zoning Appeals Meeting</b>	<b>Applicant, Staff &amp; Board of Zoning Appeals</b>
The Board of Zoning Appeals (BZA) shall review the application for compliance with the criteria and provisions in the UDO. The BZA may approve, approve with conditions, or deny the application.	
<b>Step 5. Issuance of Decision Letter</b>	<b>Staff</b>
The UDO Administrator or designee shall issue the decision letter reflecting the ruling by the Board of Zoning Appeals.	

**Pinellas Park LLC Building C****ZBOA Project Variance Narrative**

June 3, 2026

Dear Board Members:

Thank you for taking the time hear this appeal for a parking variance at 8249 Pinellas Drive, Bluffton, SC 29910. The following is the history, status and request for a parking variance as discussed with the Town.

**Project/Site History:**

In 2024, Pinellas Park LLC sought and obtained a Land Development Permit for a 1.49 acre parcel located on Pinellas Drive described as parcel C2-F. The initial permit request included the construction of 3 buildings to include a full-service restaurant & rooftop bar which was a permitted use under the current zoning. The restaurant was a conceptual idea that did not materialize for various reasons. The LD permit application was amended to exclude the request for a full-service restaurant & bar and an LD permit was issued for 3 buildings designated for office/retail and associated parking.

In 2025, the parcel was subdivided into two separate lots: C2-F1, consisting of 0.49 acres, and C2-F2, consisting of 1.045 acres. The parcels share the common areas and parking as originally designed. In February 2025, Parcel C2-F2 was conveyed to a new owner for office/retail and warehouse use. Pinellas Park, LLC remains the owner of the 0.49-acre parcel.

**Current Status:**

As of today, both parcels have been developed per the original development site plans and approved LD permit. All underground utilities/BJWSA requirements have been met and the parking lot is complete. 2 of the 3 approved buildings have been constructed.

**Request for Variance:**

In February of 2026, Pinellas Park, LLC was approached by a client who wished to purchase the remaining parcel and shell building identified as Pinellas Building C. The proposed use is a counter service pizza eatery and adjacent New York style counter deli. Under the current Buckwalter PUD, these businesses would be considered full-service restaurants and subject to the parking requirements of 12 spaces per 1000sf of building. Due the nature of the proposed use not being a traditional restaurant, Pinellas Park, LLC is

requesting a variance to the Buckwalter PUD parking requirements under Section 3.7.3 of the Town of Bluffton UDO as follows:

1. The current Buckwalter PUD parking requirement creates a current hardship for the existing and potential businesses located on Parcel C2-F.
  - a) As compared to the neighboring parcels on Pinellas Drive, the size and shape of parcel C2-F is unique and does not allow for traditional parking lot design due to irregular boundaries, depth, setbacks, easements and other property anomalies such as no rear access for vehicular traffic. The parcel is very limited in the size and type of businesses that can be located on the site. Please see attached plat.
  - b) Generally, the conditions would not apply to similar types of uses located elsewhere within the Town of Bluffton. As approved, designed and constructed, the site currently meets or exceeds the number of parking spaces for the proposed use as required under the Town of Bluffton UDO.
  - c) The Buckwalter PUD parking requirement of 12 spaces per 1000 sf applies to restaurants as a general and all-inclusive category. Because of the non-specific definition of “restaurants” in the Buckwalter PD, applying the same standard to the proposed use vs. a full-scale restaurant and bar unreasonably restricts the utilization of the parcel for the proposed use.
  - d) The need for the variance is to allow a use that would otherwise be approved in the Town of Bluffton and the variance is not a result of the Applicant’s actions.
  - e) Authorizing a variance for the reasons stated does not conflict with the Comprehensive Plan as it meets or exceeds the Town of Bluffton UDO.
  - f) Granting the variance will not result in detriment to the surrounding property owners, create a detriment to the public, harm or alter the character of the Pinellas Drive area.
  - g) The variance is requested to accommodate a viable and needed business within the existing approved building. The applicant’s profitability does not increase if the variance is allowed as the approved density for the building is not increasing.

For further consideration in allowing the variance, Pinellas Park has sought and received approval from the Pinellas Drive POA to install 8 additional spaces along Pinellas Drive (private road) ROW located on the parcel for the exclusive use of Parcel C2-F1 & C2-F2. This would increase the total number of available on-site spaces to 7 per 1000sf.

Sincerely,

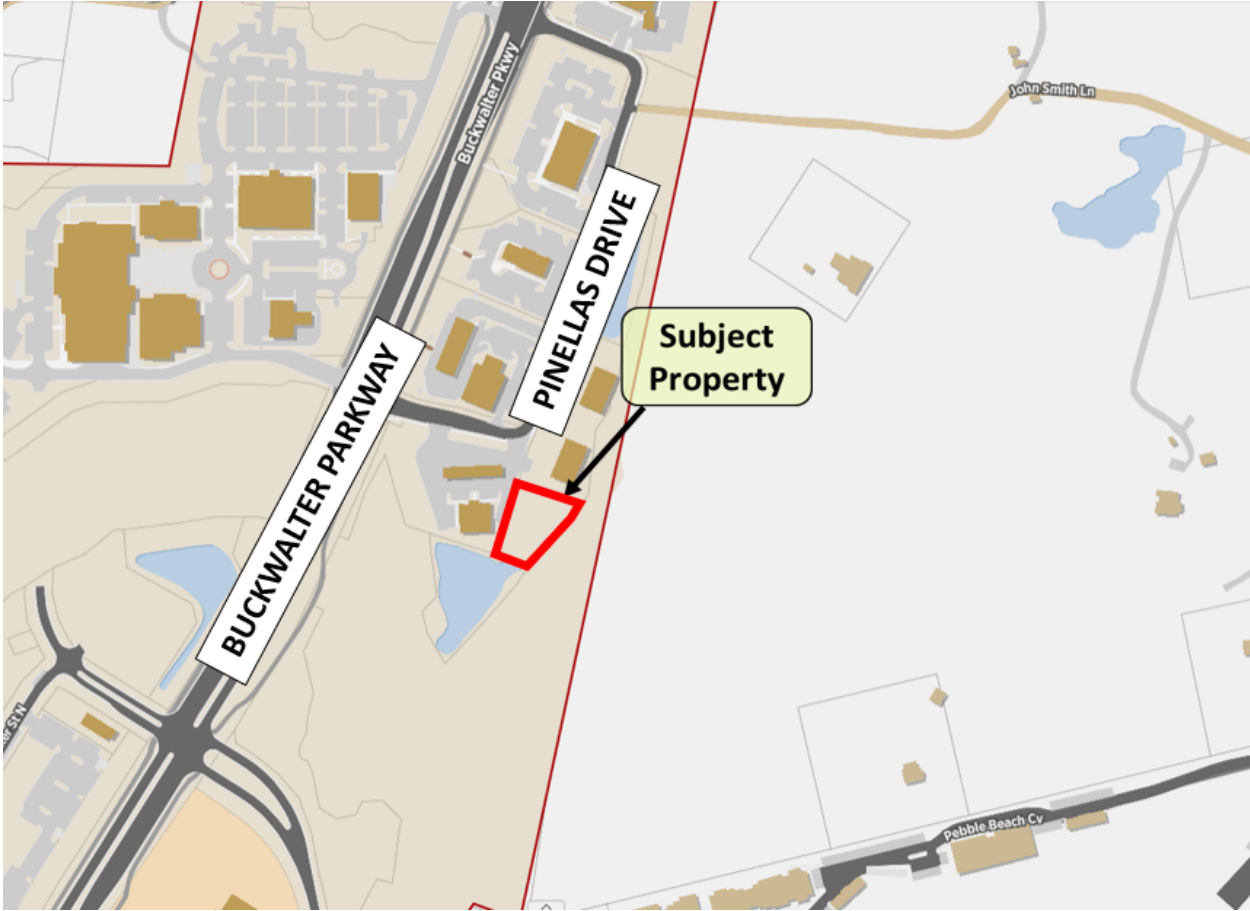
Jen Tosky

Pinellas Park, LLC

# VICINITY MAP

## PINELLAS PARK BLDG C PARKING

### VARIANCE



Publication Name:  
**The Island Packet/Beaufort Gazette**

Publication URL:  
[www.islandpacket.com](http://www.islandpacket.com)

Publication City and State:  
**Hilton Head Island, SC**

Publication County:  
**Beaufort**

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Notice Popular Keyword Category:

Notice Keywords:  
**pinellas**

Notice Authentication Number:  
**202606291321408268270**  
**1125420450**

Notice URL:

[Back](#)

Notice Publish Date:  
Sunday, June 21, 2026

**Notice Content**

Town of Bluffton Public Hearing NOTICE IS HEREBY GIVEN that the Town of Bluffton Board of Zoning Appeals (BZA) will hold a Public Hearing at 6:00PM, on Tuesday, July 7, 2026, at the Theodore D. Washington Municipal Building, 20 Bridge Street, Bluffton, SC for the following: ZONE-06-26-020315-The Applicant, Jennifer Tosky of Pinellas Park LLC, requests a variance from the Buckwalter Planned Unit Development (PUD) Development Agreement, Development Standards Ordinance 90/3 as modified, Section 5.2.1.1. to allow a reduction in the required minimum off-street parking for proposed restaurant use. The property is identified by tax map number R610 022 000 1143 0000 located within the Buckwalter PUD. Documents related to the above are available for public inspection and copying in the Town of Bluffton Department of Growth Management, located at 20 Bridge Street, during business hours. Persons with comments or questions should contact the Town of Bluffton Growth Management Department at (843) 706-4500. Persons requiring special services to attend the meeting should call to make arrangements. Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/3wg7A08>). Comments will be accepted up to 2 hours prior to the scheduled meeting start time. The meeting will be open to the public. W00000000 Jun 21 2026

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# Development Standards Ordinance 90/3 Modifications



## DEVELOPMENT STANDARDS ORDINANCE 90/3 MODIFICATIONS

The following text shall apply to development within the Buckwalter Planned Unit Development (PUD).

The text is based on the Beaufort County Zoning and Development Standards Ordinance 90/3. The provisions of the Development Agreement, the DSO Modifications (pp. 1-12), Attachment 1, and the Concept Master Plans shall apply to the development of the Buckwalter Tract as defined in the Concept Master Plan. In the event of a conflict the hierarchy of documents is the Development Agreement, the Concept Plan, DSO Modifications, DSO 90/3, Section 5.8 PUD Ordinance Modifications, Section 5.8 PUD Ordinance, Section IX Sign Control Modifications, Section IX Sign Control.

The proposed changes to Section 5.4 Stormwater Management Standards relate to the *Beaufort County Manual for Stormwater Best Management Practices*. The text additions require compliance with the Manual.



**DEVELOPMENT STANDARDS ORDINANCE**

The Beaufort County Zoning and Development Standards Ordinance 90/3 shall apply to the subject property within the Town of Bluffton, with the following exceptions and modifications:

All reference to "Beaufort County" shall be deemed to mean the "Town of Bluffton" and all reference to "County" shall be deemed to mean the "Town" throughout the document.

Development permits within the Town of Bluffton shall be processed in accordance with Town procedures and under the requirements of the PUD Ordinance 5.8 as of December 31, 1999, and included for reference in Attachment 1.

**2.4 Non-conforming Structures**

Existing uses and structures on subject property shall be allowed until such time that a development permit is submitted requesting a change.

**Article III Establishment of Zoning Districts**

Land uses and zoning for the subject property shall be defined in Section 2 of the Concept Master Plan. In order to prevent confusion and duplication, defined districts do not apply to the Buckwalter PUD, with the exception of these listed below:

- NCD- Neighborhood Commercial District
- GCD- General Commercial District
- HCOD- Highway 278 Corridor Overlay District
- LID- Light Industrial District
- OCD – Office Commercial District
- FHOD – Flood Hazard Overlay District
- AOD – Airport Overlay District
- RPOD – River Protection Overlay District (as amended by the Development Agreement)

**Article IV- Requirements by District**

Delete this section except for districts listed below, and refer to Section 2 of the Buckwalter PUD for uses and requirements:

- NCD- Neighborhood Commercial District
- GCD- General Commercial District
- HCOD- Highway 278 Corridor Overlay District
- LID- Light Industrial District
- RPOD – River Protection Overlay District (as amended by the Development Agreement)
- OCD – Office Commercial District
- FHOD – Flood Hazard Overlay District

AOD – Airport Overlay District  
Planned Unit Developments and their requirements are defined in Town of Bluffton PUD Ordinance 5.8  
Helicopter Landing Sites shall be allowed in the PUD

4.11.2 (A) This paragraph is deleted due to reference to Development District.

4.23 U.S. Highway 278/U.S. Highway 278 Extension Corridor Overlay District

4.23.1 General Standards

All references to spacing of access points at intervals of 1,500 feet shall be replaced with:

Buckwalter PUD may have up to have five (5) access points on U.S. Highway 278 as described on the Concept Master Plan. The PUD has one (1) access point on SC 170 in the general location shown on the Concept Master Plan. Three (3) access points on SC 46 are shown on the Concept Master Plan. The exact location of the access points will be determined at time of Development Approval and subject to issuance of an encroachment permit from the S.C. Department of Transportation.

All signage shall be in accordance with the ordinances contained in Attachment 1.

4.24 SC Highway 170/US Highway 278 Corridor Overlay District

4.24.1 General Standards

All references to spacing of access points at intervals of 1,500 feet shall be replaced with:

Buckwalter PUD may have up to five (5) access points on U.S. Highway 278 as described on the Concept Master Plan. The PUD has one (1) access point on SC 170 in the general location shown on the Concept Master Plan. Three (3) access points on SC 46 are shown on the Concept Master Plan. The exact location of the access points will be determined at time of Development Approval and subject to issuance of an encroachment permit from the S.C. Department of Transportation.

All signage shall be in accordance with the ordinances contained in Attachment 1.

4.25 River Protection Overlay District

4.25.2 Buffer Requirement and 4.25.3 Development Setbacks

For purposes of clarification, the District is defined for the Buckwalter PUD as: At Rose Dhu Creek, Stoney Creek and the Okatie River; setbacks shall be one hundred fifty (150') feet from the OCRM critical line (refer to the concept master plan dated January, 2000 for location) for residential, multi-family, clubhouse and

other building construction. All other setbacks and buffers shall conform to the standards of the River Protection Overlay District which are restated for clarification purposes below and included in Attachment #1.

1. A 50-foot setback shall be required for golf courses including all areas of the golf course that are regularly mowed and/or chemically treated, sand traps, and accessory (non-habitable) structures and facilities such as storage sheds and ball washing machines.

Golf courses within the 150-foot setback will be designed to drain away from the critical area and provide treatment of stormwater runoff prior to discharge. Treatment will be in accordance with the Stormwater Management BMPs.

2. Selective pruning may occur in the 50-foot buffer to allow views and vistas to the marsh from the golf course. Selective pruning allows the trimming and removal of limbs. The pruning does not allow for the removal of trees. Selective clearing as described in Attachment 1 – Development Standards Ordinance will not apply to the 50-foot buffer in the Buckwalter PUD.

A plan for selective clearing will be approved by the Town as part of the development permit process. Selective pruning and maintenance will be accomplished by hand with non-wheeled machinery. The Town will be notified prior to pruning and maintenance.

Developer will post signs along the buffer at intervals of no less than two hundred (200) feet, to warn about sensitive areas.

3. A 50-foot setback shall be required for drainage systems and retention ponds with the exception of dry detention areas (grassed swales) which shall be used rather than drainage pipes within the 50-foot buffer zone unless a drainage pipe is an outfall from a detention, retention or filtration system. Also allowed within the 50-foot buffer zones are approved flood control and erosion control devices and other activities related to soil and water conservation.
4. A 150-foot setback shall be required for golf clubhouses.
5. A 150-foot setback shall be required for parking lots and accompanying access drives associated with the golf clubhouse.
6. All use of herbicides, pesticides or fertilizers must be in full compliance with the Federal Insecticide, Fungicide and Rodenticide Act (FEFRA); South Carolina Pesticide Control Act;

*CB*  
1/2

and South Carolina Fertilizer Law; and in strict accordance with pesticide label instructions in order that there be a “no adverse effect level” of surface runoff or airborne drift of these materials beyond the area of direct application.

- F. Streets and roads to access land within the PUD can penetrate the buffer provided stormwater runoff is treated.

Article V – Site Design and Development Standards

This article remains as shown with the following exceptions:

5.2.1 – the minimum parking dimension is nine (9) feet by eighteen (18) feet.

5.2.1.1 Minimum Off-Street Parking

Replace the existing language of 5.2.1.1 with the following:

<u>Use</u>	<u>Number of Spaces</u>
Apartments/Multi-family	2.25 spaces per unit
Auditorium and Theaters	One (1) space for every three (3) spectator seats.
Automobile Service Station	Five (5) spaces per bay.
Bank	Four and one-half (4.5) spaces per 1,000 square feet (1,000 SF) of floor space.
Church	One (1) space for each three (3) seats or per six (6) feet of pews in the main assembly room.
Driving Range	One and one-fourth (1.25) spaces per station.
Fire Stations	Four (4) spaces per vehicle bay.
Funeral Home	Six (6) spaces per 1,000 square feet.
Golf Course	Three (3) spaces for each green plus requirements for any other associated use, except in planned residential, resort, or commercial developments which have otherwise adequate provisions for parking.
Hotel, Motel, or Motor Court	One (1) space for each room to be rented.

ATTACHMENT 4

Section VIII. Item #A.

Indoor and Outdoor Commercial Recreation	Adequate parking facilities for contemplated use. The required Commercial Recreation parking spaces for any multiple use area shall be either (a) that number of spaces required for such single use having the greatest parking needs plus ten percent (10%) of the combined required for all other uses in the area, or (b) that number of spaces shown to be necessary and reasonable by data submitted by the developer, whichever is less.
Nursing Home	One (1) space per three (3) rooms.
Office and/or Professional Building; Office, Medical or Dental	Three and one-half (3.5) spaces per 1,000 square feet.
Planned Shopping	Four (4) spaces for every one thousand square feet (1,000 SF) of gross leasable floor area.
Public or Private Club	1.5 spaces for each one thousand square feet (1,000 SF) of gross floor space.
Public Utility Building	One (1) space per one thousand square feet (1,000 SF).
Restaurant	Twelve (12) spaces per one thousand square feet (1,000 SF).
Retail Business	Five (5) spaces for every one thousand square feet (1,000 SF) of gross floor area, except as otherwise specified below:
Appliance and Furniture Store	Two (2) spaces for every one thousand square feet (1,000 SF) of gross floor area.
Building Supply Store	Three (3) spaces per one thousand square feet (1,000 SF) of gross floor area.
Sales and Service Establishments Not Listed Elsewhere, Which Deal With Customers on the Premises	Four (4) parking spaces per one thousand square feet (1,000 SF).
Single-family Residential	Two (2) spaces for each dwelling unit.

Parking requirements can be modified by the Town Engineer or designee when substantiated with calculations submitted by the Applicant.

### 5.2.7 Tree Protection Standards

Replace existing language in 5.2.7.3.1 and 5.2.7.6 with the following language. The balance of Section 5.2.7 remains.

#### 5.2.7.3.1 – Tree Survey in Pine Plantation

After harvesting of pine crop areas, the Applicant must submit a survey or exhibit depicting all trees eight (8) inches DBH or greater within the area being submitted for development approval, and twenty-five (25) feet beyond. For trees existing as part of the planted pine crop area of the PUD, an exhibit may be prepared in lieu of an actual survey. The exhibit shall be a representation of the tree planting pattern showing trees according to row, tree spacing, and typical size. The information will be field verified to ensure accuracy of these factors, but each tree in the pine crop area will not be physically located by standard survey methods. Hardwood trees in excess of eight (8) inches DBH will be located.

Tree surveys for golf courses will be in accordance with Section 5.2.7.10 with the exception of pine plantation.

#### 5.2.7.6 – Tree Replacement

Calculation for tree replacement is based on the Initial Master Plan area and not specific project sites. The applicant will demonstrate compliance with minimum tree coverage at the time a final development permit is requested. Compliance will be demonstrated using aerial photography, a development plan, and tree count for a typical acre within the master plan area, and not the specific development tract.

#### 5.2.7.9 – Master Plans

Delete (B) – Application for development permit.

Add:

The subject property is part of a long term plan. Much of the existing land is pine plantation, planted for the purpose of harvest. The land is covered by a silviculture exemption which remains in place until a subdivision plat is recorded for each specific area.

### 5.2.9 Site Design and Density Standards

#### (A) Setbacks

Refer to Standards of the Concept Master Plan, Section 2.

## (D) Buffers

Buffers between different land uses apply to the perimeter of the PUD. Within the boundaries of the PUD, the Owner/Developer determines Buffers. Buffers are measured from the boundary lines or road right-of-way as appropriate. Buffers may be contained within required setbacks.

## (F) Telecommunication Towers

Towers not in use for a period of one (1) year will be removed at the tower owner's expense.

## 5.4 Stormwater Management Standards

Modify text as shown to include new *Beaufort County's Manual for Stormwater Best Management Practices*.

## 5.4.1 Intent

No development shall be undertaken, except where adequate drainage and adequate stormwater pollution control is provided in conformance with the provisions prescribed in this section.

No development shall be undertaken, except where adequate stormwater runoff water treatment is provided in accordance with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

Additionally, Town of Bluffton has the right to enter, enforce maintenance, and/or cause maintenance of any stormwater management facility, either privately or publicly owned.

## 5.4.3.2 Stormwater Management Requirements

## (B) General Requirements

- (1) Stormwater discharges from development, including streets, parking areas, rooftops, and lawn surfaces may adversely impact water quality in Town streams, lakes and tidal waterbodies. Therefore, new development regulated by the Town must comply with the stormwater pollution control requirements in the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.
- (2) Detention and retention ponds shall be designed with relatively flat side slopes along the shoreline, and so that shorelines are meandering where

possible to increase the length of shoreline, thus offering more space for the growth of littoral vegetation for pollution control purposes.

- (3) Modify last sentence to read:

Design data for storage volume and detention outlet requirements shall be submitted and approved by the Town Engineer or designee prior to final plan approval, with the design of the stormwater pollution control components to be based on the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

- (4) Delete

- (5) Add:

Golf courses are required to comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*, but golf course and private lagoons shall be exempt from the above flood control requirements subject to clear demonstration by the design engineer that no damaging flooding will occur during the 100-year, 24-hour, storm and any safety concerns are addressed.

- (C) Direct Stormwater Discharge

- (1) Modify to read:

Channeling runoff directly into natural waterbodies from swales, pipes, curbs, lined channels, hoses, impervious surfaces, rooftops or similar methods shall not be approved for new development unless the Town Engineer has approved a stormwater pollution control plan which complies with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

- (2) Modify to read:

Where specific site hardships require a modification to allow direct discharge into tidal areas without adequate stormwater pollution controls, prior to approval by the Town Engineer, Office of Ocean and Coastal Resource Management (OCRM),

*COA*  


Department of Health and Environmental Control (DHEC), County Engineer, Corps of Engineers (COE) and Water Resources commission approval is required. Granting of a modification by the Town Engineer will be based upon unique site hardships and the use of best available technology to reduce the water quality impacts of stormwater discharges.

#### 5.4.3.3 Retention-Detention Facilities

(A) Design Criteria for Developments

Add:

- (3) Water Quality Control – New development shall provide best management practices (BMPs) which comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

(B) Design Criteria for Redeveloped Sites

Modify to read:

Redevelopments which have no increase or a net decrease in impervious area yet lack evidence of a functioning retention/detention facility may be required by the County Engineer to retrofit the site to current County standards for peak attenuation and water quality control.

(C) Design Based on Soils

Modify to read:

- (1) Detention ponds shall be designed to attenuate peak outflows to predevelopment rates and to comply with the water quality control requirements in the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.
- (2) Retention ponds intended to attenuate post-development peak outflows shall be designed to provide for total retention of the design storm as computed for the developed condition, and to comply with the water quality control requirements in the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

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H

- (3) Exfiltration systems intended to attenuate post-development peak outflows shall be designed to store and exfiltrate over the duration of the storm the difference in runoff volume between pre and post-development. Exfiltration systems shall be designed with a safety factor of 1.5 (design using seventy-five percent (75%) of the permeability rate or 75% of the time for drawdown), and to comply with the water quality control requirements in the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

(D) Outfall

Modify to read:

- (1) Detention shall be required to have an outfall structure to limit peak off-site discharges to pre-development rates. To achieve water quality control, the location of the structure and the shape of the pond shall be designed to comply with the water quality control requirements in the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

5.4.3.5 Hydraulic Design Criteria

(A) Roadway Drainage Design

Modify to read:

- (1) Roadway Grade – The minimum allowable centerline grade for all streets shall be 0.5%, unless otherwise approved by the County Engineer only under extenuating circumstances.
- (6) Roadside Swales – Swale drainage will be permitted only when the wet season water table is minimum of one (1') foot below the invert of the swale. Where roadside swales are required, a positive outfall for the drainage may be required depending on the soil classification and topography. Roadside swales used for water quality control shall comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

## (C) Culvert Design

Replace:

- (9) Show water quality control facilities, including ingress/egress areas, and supplemental BMPs (e.g., swales) and dedicated natural open space required to comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*. Show other information required by the County Manual.

- (13) Drainage plans shall also include the following:

Add:

- (c) Boundaries of any dedicated natural open space, which is required to comply with the County's water quality control requirements.

## 5.4.3.6 Plan Requirements

## (C) Stormwater Calculations

Add:

- (10) Calculation worksheet which demonstrates that the proposed water quality controls comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices*.

**Article VI – Development Permit**

Development permits within the PUD will be processed in accordance with Town of Bluffton procedures. Requirements for applications are detailed in the Town's PUD-LF Ordinance 5.8. Requirements and definitions of this section shall apply. In the event of conflict, the Development Agreement takes first precedence followed by, in order, the Concept Plan, DSO Modifications, DSO 90/3, Section 5.8 PUD Ordinance Modifications, Section 5.8 PUD Ordinance, Section IX Sign Control Modifications, Section IX Sign Control.

**Article VII – Administration, Appeal, Complaints, and Remedies**

The Town of Bluffton will establish a procedure for reviewing development permit applications. The requirements for development permits are described in the Town of Bluffton's Section 5.8 Planned Unit Development, included in Attachment 1.

**Article VIII – Amendments**

Amendments shall be processed in accordance with the Town of Bluffton PUD Ordinance as included in Attachment 1 for reference.

**Article IX – Legal Status Revisions**

Development of the property subject to this document is controlled by, in order of precedence, the Development Agreement, the Concept Plan, DSO Modifications, DSO 90/3, Section 5.8 PUD Ordinance Modifications, Section 5.8 PUD Ordinance, Section IX Sign Control Modifications, Section IX Sign Control.

**Article X – Definition of Terms**

Definitions in this section shall apply unless otherwise defined below or in the PUD.

- 10.2.23      Buffers - A piece of undeveloped land of specific width, set aside in the PUD to provide separation between properties.
- 10.2.26      Building Height – The vertical distance above the finish grade, whichever is highest, to the highest finished roof surface in case of a flat roof or to the top of the façade or to a point at the average height of the highest roof having a pitch. Architectural elements are not considered in calculation of building height.
- 10.2.88      Net Acre – Shall mean that acre which remains after the deduction of easements for existing utilities, easements for existing roads, and easements for existing drainage ways.
- 10.2.138     Upland Area – Shall mean that acre not under the jurisdiction of the Clean Water Act or state regulation for freshwater wetland or saltwater marsh.
- 10.2.139     Gross Acre – Total acreage within a given boundary.

The Town of Bluffton has an ordinance regarding the approval of Planned Unit Developments. Section 5.8 (Approved September, 1999) is included in Attachment 1 for reference. In order to clarify some of the issues and statements in Section 5.8 the following modifications are made:

5.8 Planned Unit Development

5.8.6 (A) Add: "as applicable" after Historic Preservation Overlay District.

(C) Add: Buffer requirements apply to the perimeter of the PUD. The Concept Plan describes the buffers and requirements.

Delete: Items 1 – 7.

5.8.7 Application and Concept Plan

(E) The Concept Plan shall contain:

3. Delete: "... total square footage for commercial uses and institutional uses".

Add: "... total acreage for commercial uses and institutional uses".

12. Delete: Proposed stormwater mitigation for deviations from the DSO maximum of 10 percent impervious surface.

Add: Proposed deviations from DSO stormwater requirements to achieve goal of *Beaufort County's Manual for Stormwater Best Management Practices*.

(G) Add:

However, in the event that a PUD is approved with a Development Agreement, the Development Agreement details the rights of the Owner, Developer and Town.

5.8.9 (B) Add to the beginning of the sentence:

"Unless provided for in the Development Agreement, "...

5.8.10 (W) Add to the end of the sentence:

... "unless modified by a Development Agreement and Concept Plan."

5.8.11 (B) Add to the end of the sentence:

... "unless modified by a Development Agreement and Concept Plan."



The following text shall apply to development of signage within the Buckwalter PUD.

The text is based on Article IX Sign Control adopted 1/13/92 by Beaufort County. The provisions of the Development Agreement, the DSO Modifications (pp 1-12), the Sign Control Modifications, Attachment 1 and the Concept Maser Plan shall apply to the development of the Buckwalter PUD as defined in the Concept Plan. In the event of conflict, the Development Agreement takes first precedence followed by, in order the Concept Master Plan, DSO Modifications (pp 1-12), Article IX Signage Control Modifications, and Attachment 1 DSO.

### Sign Control

Article IX, Sign Control adopted 1/13/92 by Beaufort County, shall apply to the subject property within the Town of Bluffton, with the following exceptions and modifications:

- All reference to "Beaufort County" shall be deemed to mean the "Town of Bluffton" and the reference to "County" shall be deemed to mean the "Town" throughout the document.
- Development permits within the Town of Bluffton shall be processed in accordance with Town procedures and under the requirements of the PUD Ordinance 5.8 as of December 31, 1999, and included for reference in Attachment 1.

#### Section 9.2.4 On-Premise Signs -- Area, Height, Size, Number, Type, etc.

Modify A.3. Insert "(Letters Only)" after "maximum allowable area of eighty (80') square feet."

Add:

#### D. Individual Project Signage

The exact number of signs and square footage of signage allowed per individual development tracts within the PUD shall be determined on a development project by development project basis in accordance with the criteria listed above in 9.2.4 A.

#### Section 9.2.6 Off Premise Signs.

Add to H:


Directory Listing Signs may be placed at each PUD access point indicated on the Conceptual Master Plan. Each access point shall be allowed a maximum of 160 square

ATTACHMENT 4

Section VIII. Item #A.

190

feet of signage (letters only). The Directory Listing signs are intended to be informational and helpful for the convenience of visitors and not promotional of a particular business or type of business. Listings may include hotels, motels, restaurants, major residential developments, retail centers and the like.



SITE DATA TABLE

TOTAL AREA = 1.50AC  
 TOTAL DISTURBED AREA = 1.52AC  
 TOTAL PERVIOUS AREA = 0.62AC  
 TOTAL IMPERVIOUS AREA = 0.90AC  
 TOTAL OPEN SPACE = 0.18AC

3 BUILDINGS  
 BUILDING 1 = 3,600SQFT  
 BUILDING 2 = 4,500SQFT  
 BUILDING 3 = 4,500SQFT  
 TOTAL BUILDING SQUARE FEET = 12,600SQFT

NOTE EXISTING CONDITION

OFFSITE EXISTING CONDITION TAKEN FROM AERIAL PHOTO FOR DRIVE, BUILDING AND SIDEWALK LOCATION FOR PARKERS GAS STATION AND ZIPS CAR WASH.

PARKING CALCULATION TABLE

BUCKWALTER PUD REQUIRES 3.5 PARKING SPACES PER 1,000SQFT OF BUILDING SPACE.  
 TOTAL PARKING SPACES REQUIRED IS FOR BUILDINGS (12,600/1,000)x3.5=44.10-45 SPACES  
 TOTAL PARKING SPACES REQUIRED: 45 SPACES  
 TOTAL PARKING SPACES PROVIDED: 59 SPACES

PROPOSED LEGEND			
P.O.B.	POINT OF BEGINNING	PROP. FIRE HYDRANT	
P.O.R.	POINT OF REFERENCE	EXIST. FIRE HYDRANT	
O.T.P.	OPEN TOP PIPE	EXIST. GATE VALVE	
I.P.F.	IRON PIN FOUND	PROP. GATE VALVE	
I.P.S.	IRON PIN SET	WATER METER	
PL	PROPERTY LINE	ELECTRIC BOX	
C.M.F.	CONCRETE MONUMENT FOUND	PHONE POLE	
L.L.L.	LAND LOT LINE	SANITARY SEWER LINE	
B.O.C.	BACK OF CURB	WATER LINE	
F.C.	FENCE CORNER	SIGN	
SS	SANITARY SEWER MANHOLE - SA	FENCE	
J.B.	JUNCTION BOX - JB	T.W.	
DI	DROP INLET - DI	B.W.	
DWCB	DOUBLE-WING CATCHBASIN - DWCB	S.S.E.	
SWCB	SINGLE-WING CATCHBASIN - SWCB	S.D.E.	
HW	HEADWALL		
DF	SEWER FLOW		
DF	DRAINAGE FLOW		
EF	EXISTING FENCE		
EL	EXISTING CENTERLINE		
PL	PROPOSED CENTERLINE		

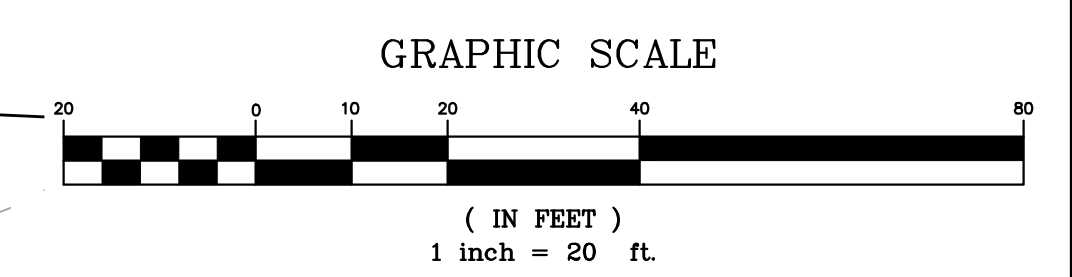
**CAUTION**

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

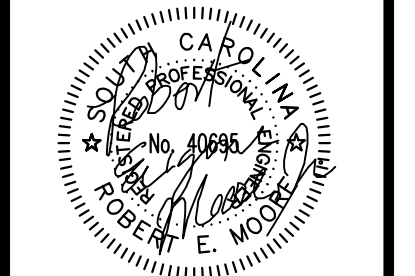
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION



**MOORE CIVIL**  
 CONSULTING ENGINEER  
 ROBERT@MOORECIVIL.COM  
 706.224.1629



Approved 09/05/2024

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24 HOUR CONTACT  
 KEN TOSKY

CLIENT:  
 KENNETH SCOTT BUILDERS  
 254 RED CEDAR STREET,  
 SUITE 12  
 BLUFFTON, SC 29910  
 843-247-1025  
 KEN@KENNETHSCOTTBUILDERS.COM

OWNER INFORMATION:  
 PINELLAS PARK, LLC  
 16 LANCASTER BLVD  
 OKATEE, SC 29909  
 JEN TOSKY  
 843-368-1782  
 JENRTOSKY@GMAIL.COM

TMP PIN 9610-022-000-1143

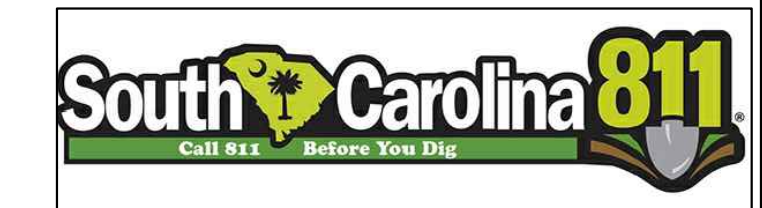
REVISIONS:

11/22/22	PRE-APPLICATION SUBMIT
11/18/22	BLUFFTON COMMENTS
11/22/22	BWSA COMMENTS
1/23/23	BLUFFTON COMMENTS
5/5/23	BLUFFTON COMMENTS
7/24/23	BLUFFTON COMMENTS
10/13/23	MEP PLAN
11/8/23	BLUFFTON COMMENTS
12/6/23	BLUFFTON COMMENTS
12/14/23	BWSA COMMENTS
08/15/24	DRC COMMENTS REVISION

**PINELLAS OFFICES**  
 DP-11-22-017433  
 PART OF 8241 PINELLAS DRIVE  
 BLUFFTON, SC 29910

SHEET TITLE:  
 SITE LAYOUT  
 PLAN

SHEET NUMBER:  
 C.200



# MOORE CIVIL

CONSULT. DESIGN. ENGINEER.

Dan Frazier, AICP  
Planning Manager  
Town of Bluffton

Subject: Plan Review Comments for DP-111-22-017433

Dan,

Please see the list below of how each comment from the Final Technical Review of Pinellas Offices is addressed.

**Planning Review:**

1. Restaurant Note Removed from plans, buildings are considered all office buildings
2. Relabeling building to restaurant/office is N/A now
3. Site Lighting added to Landscape Plan

**Watershed:**

1. BMP MA – provided in separate email to Samantha
2. 10 year exhibit – due at pre-construction
3. Landscape Revision included in plan set
4. Landscape plan revised in to include latest grading plan
5. Infiltration Basin detail added to C.300
6. Inlet protection added to existing inlets at the entrance, inlet sack detail added to sheet C640
7. Grading revised and one parking space removed in order to eliminate the wall. Grading adjusted to match previous design volume for infiltration basin.
8. LOD revised at outlet pipe going into pond.
9. Turbidity curtain called out on C620

Thanks,



Robert E. Moore, Jr. P.E.  
Moore Civil Consulting, Inc.



ROBERT@MOORECIVIL.COM



706.224.1629



REMJRM



# Building C



6/3/2026, 1:59:34 PM

**Road Classifications**

- County, Paved
- Private, Paved
- LiveParcels

**MCAS AICUZ APZ**

- APZ1

**Hilton Head Airport Overlay**

- APZ2
- CZ
- RZ

**Lady's Island Airport Overlay**

- Approach Zone
- Conical Zone
- Approach Zone

**Horizontal Zone**

- Horizontal Zone
- Primary Zone
- Runway
- Transitional Zone

**Commercial Fishing Village Overlay**

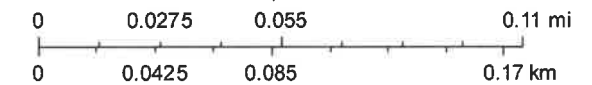
**Conical Zone**

- Horizontal Zone
- Primary Zone
- Runway

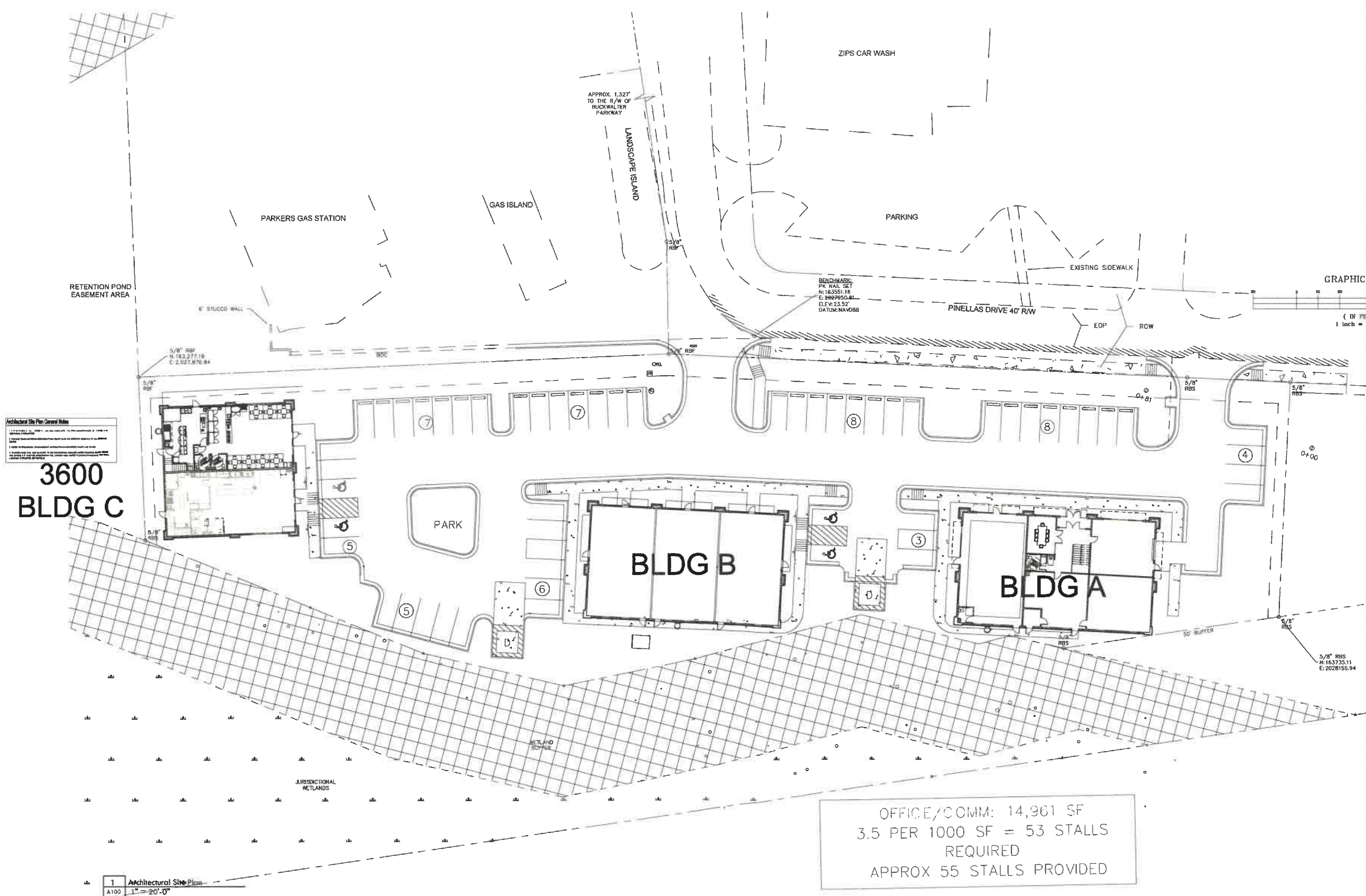
- Transitional Zone
- Commercial Fishing Village Overlay

**St Helena Cultural Overlay**

1:2,257



Your Name Here  
Data supplied for you by Beaufort County Mapping and Applications, powered by Web AppBuilder for ArcGIS



**3600  
BLDG C**

OFFICE/COMM: 14,961 SF  
 3.5 PER 1000 SF = 53 STALLS  
 REQUIRED  
 APPROX 55 STALLS PROVIDED

**Brown Dog Deli Upfit  
 Building C**  
 Pinellas Park  
 Tract C2 Section  
 Buckwalter Parkway  
 Bluffton, SC



KRA architecture + design

KRA architecture + design  
 7 Johnson Way - PO Box 2017  
 Bluffton, SC 29910  
 1-843-816-2021  
 www.kraeco.com



Stamped by: \_\_\_\_\_  
 Drawn By: KRG  
 Checked By: MWK  
 Date: 03.30.26

Revisions:

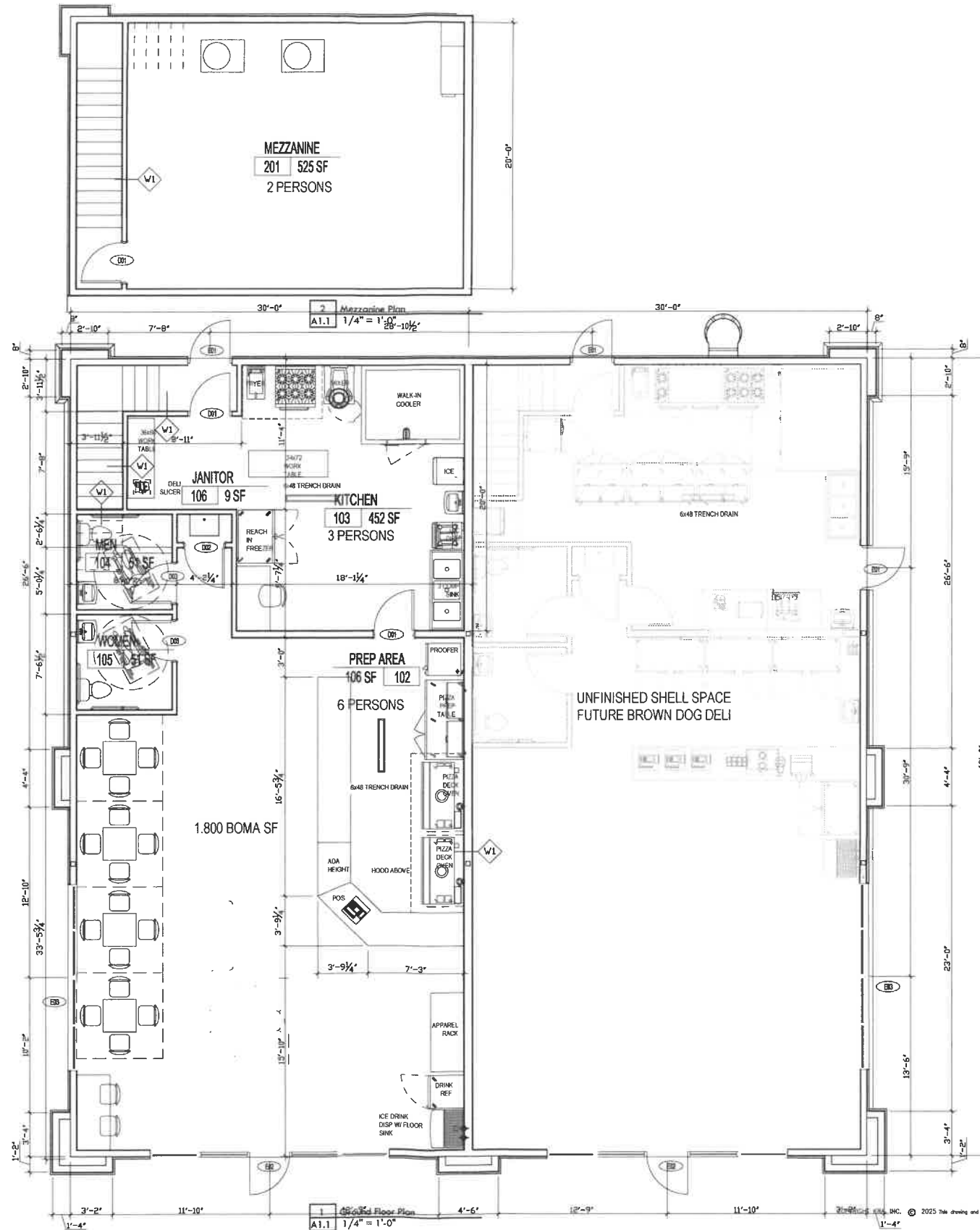
No.	Description

Project No. 25163  
 File Name: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

**Architectural  
 Site Plan**

Sheet No. **A100**  
 Scale: \_\_\_\_\_

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Building C  
 Pizza Mia Upfit  
 Pinellas Park  
 Tract C2 Section  
 Buckwalter Parkway  
 Bluffton, SC



**KRA**  
 KRA architecture + design  
 7 Johnson Way, PO Box 2047  
 Bluffton, SC 29910  
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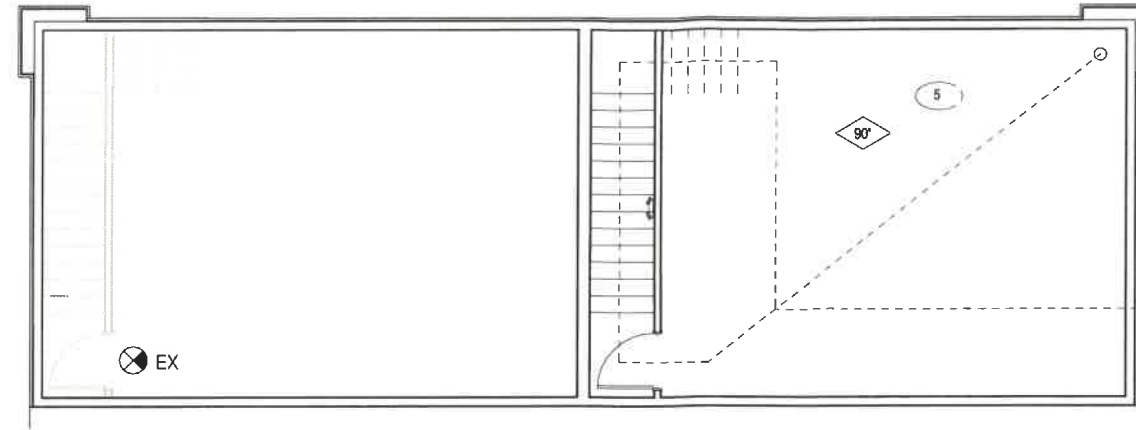
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 Drawing Title: \_\_\_\_\_

Floor Plans

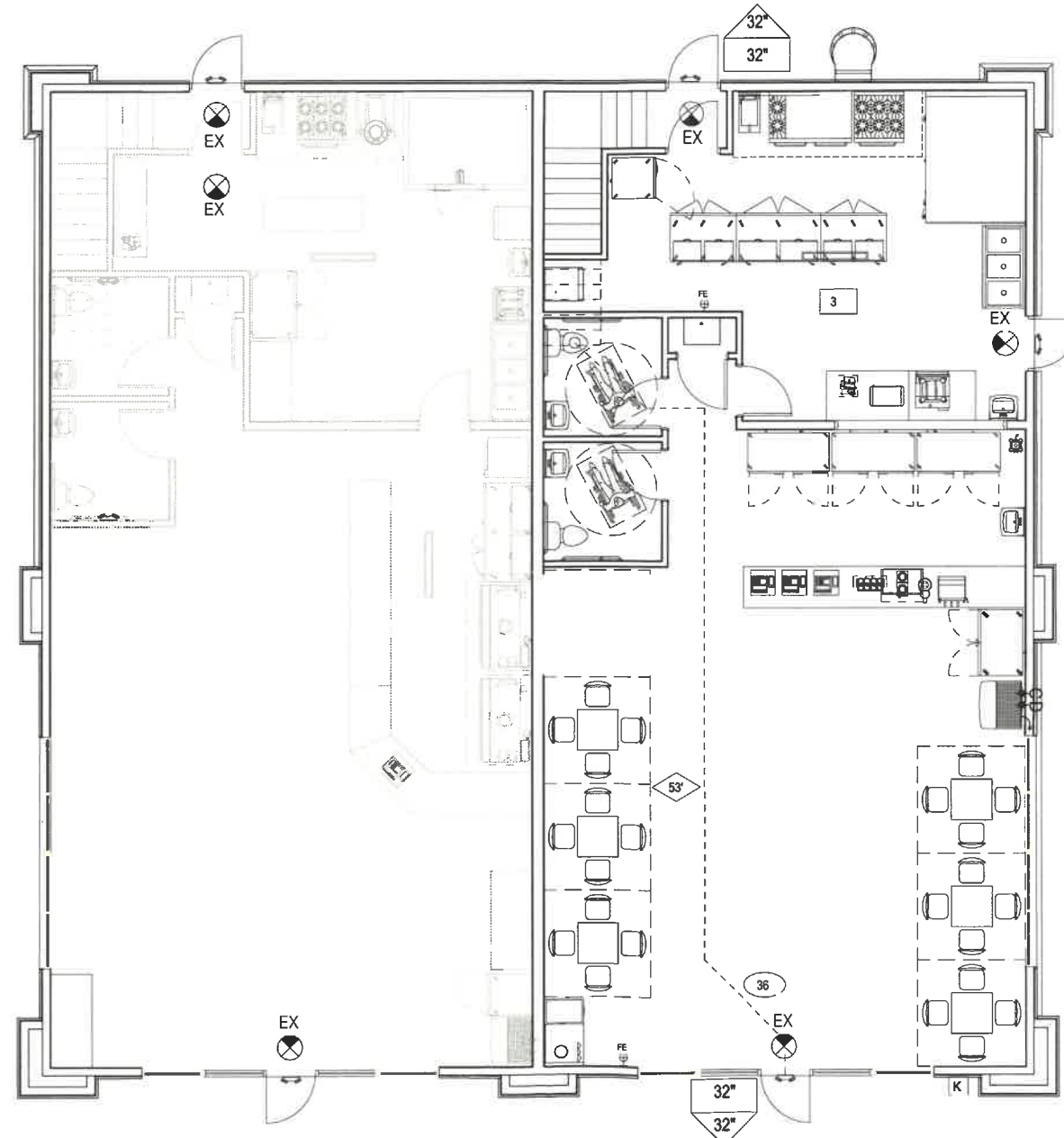
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 Scale: \_\_\_\_\_

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2 Mezzanine Life Safety Plan  
LS1 1/4" = 1'-0"



1 Life Safety Plan  
LS1 1/4" = 1'-0"



### Life Safety Symbols

SYMBOL	DESCRIPTION
EX	EMERGENCY EXIT SIGN, REFER TO ELECTRICAL
[K]	KNOX BOX. FINAL LOCATION BY FIRE MARSHAL
FE	FIRE EXTINGUISHER
(X)	OCCUPANTS PER ROOM
(X)	TOTAL OCCUPANT PER PROJECT
(X)	OCCUPANTS PER EGRESS TRAVEL PATH
(X)	EGRESS TRAVEL PATH DISTANCE
(X)	EGRESS WIDTH PROVIDED EGRESS WIDTH REQUIRED
(L)	EMERGENCY LIGHT WITH BATTERY BACKUP
---	EGRESS TRAVEL PATH

Brown Dog Deli Upfit  
Building C  
Pinellas Park  
Tract C2 Section  
Buckwaller Parkway  
Bluffton, SC

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KRA architecture + design  
KRA architecture + design  
7 Johnson Way, PO Box 2047  
Bluffton, SC 29910  
www.krao.com  
1-843-815-2021



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Drawing Title:

Life Safety Plan

Sheet No: **LS1**  
Scale: 1/4" = 1'-0"

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