





TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
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Applicant		Property Owner	
Name: Maria Drawdy		Name: Troy Derda	
Phone: 843-816-2565		Phone: 262-757-3997	
Mailing Address: PO Box 3523 Bluffton, SC 29910		Mailing Address: 64 Burnt Church Road Bluffton, SC 29910	
E-mail: mariaghysdesigns@gmail.com		E-mail: tderda@me.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Alljoy Donut Company	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 26 Bruin Road	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: Neighborhood General HD	Acreage: .21		
Tax Map Number(s): 39A			
Project Description: Live-Work Side Yard 2 Story Building: Donut Shop & Short term Rental Dwelling Above			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 9/20/23	
Applicant Signature: 		Date: 09/20/2023	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

PRELIMINARY SUBMITTAL – TOWN OF BLUFFTON DEVELOPMENT PLANProject Narrative

Revised November 20, 2023 to reflect October 20, 2023 DRC Meeting comments

Original Submittal Date: September 20, 2023

Property Location: 26 Bruin Road, Bluffton, SC

Parcel ID: 42-A

County: Beaufort

Municipality: Town of Bluffton

District: Old Town

Tax Map: 39A

Total Acreage: .21 Ac

Zoning District: Neighborhood General HD

Building Type: Live-Work Side Yard

Parking required: 8

Property Owner: Troy Derda

Project Name: Alljoy Donut Company

Landscape Architect: Maria Drawdy

Civil Engineer: Nathan Sturre

Existing Site Conditions & Uses:

The site currently acts as a vegetative backdrop for pedestrian and vehicular activity at the intersection of Bruin Road and Pritchard Street. The site also allows for onsite drainage into a Heyward Cove.

Proposed Development:

The proposed 2-story 2,388 SF structure includes a Donut Shop and Short-Term Rental Dwelling above. Parking provided includes 5 standard spaces, 1 ADA space, 2 golf cart spaces.

Proposed Uses and Activities Conducted on Site:

1st floor - Donut Shop: Donut production and sales

2nd floor - Short Term Lodging

Statement of Conformance with UDO:

This development plan is in accordance with the Town of Bluffton UDO and specifically the criteria in Article 3 of the UDO.

Utilities & Services:

Proposed development shall ensure that site can be supplied with adequate utilities. BJWSA Water & or Sewer Availability Request Application submitted August 30, 2023.

Stormwater management

This development plan will comply with the Bluffton Stormwater Design Manual.

Exterior Lighting Scheme:

Lighting will be provided at final submittal per UDO requirements.

Statement from Engineer:

In progress: SCDOT compliance exhibit and utility plan for coordination with SCDOT, BJWSA, Dominion Energy & Hargray.