

**TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION**

Growth Management Customer Service Center
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Applicant		Property Owner	
Name: Sturre Engineering		Name: Hinton Vacation Properties	
Phone: 843.705.4748		Phone: 865.388.2894	
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Town Business License # (if applicable): 24-12-5121			
Project Information			
Project Name: Maiden Lane Development	☒ Preliminary	☐ Final	
Project Location: 21 Maiden Ln & 29 Bruin Rd	☐ New	☒ Amendment	
Zoning District: NG-HD	Acreage: 3.58		
Tax Map Number(s): R610 039 00A 0042 0000 R610 039 00A 042A 0000			
Project Description: The proposed project includes the subdivision of 21 Maiden Lane and 24 Bruin Road into 9 single family residential properties. Stormwater and utilities for the development will be master planned.			
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: 		Date: 3/6/2026	
Applicant Signature: 		Date: 3/6/2026	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

DPR Narrative

Project Name:

Parcel: Maiden Lane Development

Location: 24 Bruin Road & 21 Maiden Lane

Parcel: R610 039 00A 0042 0000 & R610 039 00A 042A 0000

Owner: Hinton Vacation Properties

Project Description:

Hinton Vacation Properties is proposing the development of a nine (9) Lot residential subdivision on 3.58 acres in Bluffton's Historic District. The plan proposes nine (9) Single Family Residential Lots.

The project will be phased to construct all common amenities and infrastructure during the first phase which will be done in compliance with UDO standards. Once the subdivision plan is approved and executed, remaining lots will be sold and developed by individual home owners.

Zoning District: Neighborhood General – Historic District (NG-HD)

Buffers/Setbacks:

All development will be done in compliance with current UDO buffer/setback standards.

Wetlands:

There are no existing wetlands onsite. An OCRM Critical Line Delineation Letter is included with this submittal stating OCRM has determined this portion of Heyward Cove is not within OCRM permitting authority and does not require a critical line.

Vehicle Access:

A shared access drive is proposed routing traffic through the proposed subdivision. The shared drive will provide direct access for residents and visitors along Maiden Lane (Ghost Road) and Bruin Road (S-120). The proposed drive will be located in a new 45' common right-of-way.

Site Parking:

Single-family residential lots will provide on-lot parking for residents and guests.

Fire & Rescue Access:

The proposed development provides adequate access and maneuverability for Fire & Rescue vehicles.

Grading & Stormwater Management:

The site will follow the existing drainage patterns to the maximum extent practicable. All runoff from the site will discharge into Heyward Cove before ultimately reaching the May River. No portion of the proposed development will discharge runoff into the SCDOT or ghost road right-of-ways.

Stormwater quantity and quality control for the common areas will be captured and detained in an underground storage system, releasing runoff through infiltration. A depth to seasonal high groundwater of 6'+ and infiltration rates around 40 inches per hour support the use of infiltration onsite.

Individual single family residential properties within the development must retain the 95th percentile storm event through on-lot volume controls.

The proposed development will provide storm attenuation for the 2-, 10-, 25-, 50-, and 100-year design storm events.

The proposed design of the neighborhood aims to minimize impact to Heyward Cove to the maximum extent practicable.

Underground Utilities:

New water and sewer will be routed thru the site to serve the improvements tying into existing BJWSA infrastructure in the Maiden Lane and Bruin Road right-of-ways.

New electrical infrastructure will be serviced through Dominion Energy.

New telecommunications infrastructure will be serviced through Sparklight or Spectrum.