

PLANNING COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	May 27, 2026
PROJECT:	Maiden Lane Development Preliminary Development Plan
APPLICANT:	Nathan Sturre, Sturre Engineering
PROJECT NUMBER:	DP-03-26-020162
PROJECT MANAGER:	Dan Frazier, AICP, Planning Manager Department of Growth Management

REQUEST: The Applicant, Nathan Sturre of Sturre Engineering, on behalf of property owner Hinton Vacation Properties requests approval of a Preliminary Development Plan application. The project consists of the development of nine (9) single-family residential lots with common open space and associated infrastructure (Attachment 1).

INTRODUCTION: The subject property is within the Neighborhood General – Historic District (NG-HD) Zoning District and consists of approximately 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the NG-HD and is subject to the Unified Development Ordinance (UDO). The subject property is located within the Old Town Bluffton Historic District (HD) and will require a Certificate of Appropriateness – Historic District (COFA-HD) reviewing architecture, landscaping, and lighting at the time of Final Development Plan approval.

As reflected in the revised submittal, the proposed development includes nine (9) residential lots fronting on a newly constructed right-of-way with associated driveways, common amenities and infrastructure. A SCDOT Encroachment Permit will be required for access to Bruin Road and a Town of Bluffton Encroachment Permit will be required access to Maiden Lane (Attachment 3).

The Applicant proposes a phased approach, in which the right-of-way and all common amenities and infrastructure is constructed first. Following the approval and execution of a Subdivision Plan, the residential lots will be sold and developed by individual property owners. The proposed design will follow the existing drainage patterns to the maximum extent practicable, aiming to minimize impact to Heyward Cove. It is worth noting that 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 (Attachment 4).

Additional submittal items include exhibits demonstrating the proposed building footprints, open space, tree canopy coverage, and required on-site parking. In accordance with Unified Development Ordinance (UDO) Section 5.3.3, future property owners will be required to maintain 75% tree canopy lot coverage. Staff has made the Applicant aware that the maximum 60% lot coverage requirement may impact the developability of individual lots (Attachment 5).

The Preliminary Development Plan was reviewed at the April 15, 2026, Development Review Committee (DRC) meeting (Attachment 6). The Applicant provided a response to comments and revised plans on April 29, 2026 (Attachment 7 and 3).

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 NG-HD Zoning District and therefore is subject to, and in conformance with, the standards set forth in the Unified Development Ordinance.

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 or Development Agreement. Future subdivision of the subject property will be required to be consistent with the applicable provisions provided in Article 5, Design Standards.

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 PUD or Development Agreement. Since the proposed development will have minimal impact on the road network, Staff is not requiring a Traffic Assessment at this time.

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. 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 Applicant proposes a phased approach, in which the right-of-way and all common amenities and infrastructure is constructed first. Following the approval and execution of a Subdivision Plan, the residential lots will be sold and developed by individual property owners.

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

Finding. The application has been reviewed by 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: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance (UDO) are met and recommends that the Planning Commission approve the development plan application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Revised Site Development Plans 04 29 2026
4. SCDHEC OCRM Jurisdiction Letter 08 24 2023
5. Additional Site Development Exhibits 04 29 2026
6. DRC Staff Comments & Original Site Development Plans 03 06 2026
7. Response to Staff Comments 04 29 2026