



ATTACHMENT 7
PLAN REVIEW COMMENTS FOR DP-03-26-020162

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:** 03/06/2026
Plan Status: Active **Plan Address:** 21 Maiden Lane
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 039 00A 0042 0000
Plan Description: A request by Sturre Engineering, on behalf of property owner Hinton Vacation Properties for review of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 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
STATUS: This item will be heard at the April 15, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Recieved: 03/06/2026 Completed:

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	04/10/2026	Dan Frazier	Revisions Required

Comments:

1. Remove Development Summary Table from the Site Data Sheet. **Removed. - WJK**
2. Remove building setbacks from Site Plan Sheet. Setbacks are established based on building type. **Removed. - WJK**
3. A New Street Name Application will be required to name the proposed new right-of-way. **TO BE PROVIDED PRIOR TO FINAL DRC - SE**
4. Carriage houses must be placed behind the primary structure and towards the back of the lot. **Placed behind front of primary**
5. Provide a road cross section identifying the above and below grade road features. **INCLUDED ON CIVIL SHEET C-15 - SE**
6. Consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy (UDO 5.3.3.C). It appears that by adjusting the alignment of the drive and some lot lines additional significant trees can be retained. **Refer to Tree Save and Removal Plan for clarification on tree save and clearing. (Exhibit D). - WJK**
7. Staff recommends changing the construction entrance to Bruin Road. If the construction entrance is to remain, the Town will conduct inspections to ensure Maiden Lane is adequately restored to pre-construction conditions. **REVISED - SE**
8. Maximum lot coverage requirements may impact developability of individual lots. **UNDERSTOOD - SE**

Watershed Management Review DRC	04/01/2026	Samantha Crotty	Revisions Required
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Comments:

1. Provide additional information on the proposed BMP so staff can verify compliance calculator feasibility. This can be done through the narrative and by providing a BMP detail in the civil set. **DETAIL ADDED TO CIVIL PLANS AND NARRATIVE REVISED - SE**
2. Revise narrative to state the proposed BMP type (underground storage, bioretention, pond, infiltration trench, infiltration basin, etc.) and remove reference to 30" perforated HDPE pipe. **REVISED - SE**
3. Revise narrative to state that each lot within this development must retain the 95th percentile storm using on-lot volume controls and remove reference to raingardens (there are other options than a raingarden). This note must also be provided on the site plans at time of stormwater submittal. **REVISED - SE**

Beaufort Jasper Water and Sewer Review	04/07/2026	Matthew Michaels	Approved with Conditions
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Comments:

1. Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with the March 2025 BJWSA Development Policy and Procedure Manual. **UNDERSTOOD - SE**

Fire Department Review	04/09/2026	Dan Wiltse	Approved with Conditions
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Comments:**ATTACHMENT 7**NOTE REGARDING THIS ADDED TO ROAD
CROSS SECTION ON CIVIL SHEET C-15. - SE

1. Ensure emergency vehicle tree clearance along the proposed access drive.

Planning Commission Review

04/09/2026

Caroline Luke

Approved with Conditions

Comments:

NARRATIVE REVISED, INPROPER USE OF DEVELOPMENT AGREEMENT BY SE. - SE

1. Provide clarity regarding the reference to "Development Agreement" in the submittal's narrative.

2. Maiden Lane is an unimproved "Ghost Road" that will be negatively impacted by the additional trips generated by this proposed development. How is the Developer proposing to ensure adequate maintenance of Maiden Lane is provided?

Planning Review - Address

04/09/2026

Ryan Coleman

Approved with Conditions

CONSTRUCTION
TRAFFIC WILL UTILIZE
BRUIN ROAD
ENTRANCE, LIMITING
POTENTIAL DAMAGE
FROM CONSTRUCTION
ON MAIDEN LANE. - SE**Comments:**

1. Address assignments for individual residential lots will be required at time of subdivision. UNDERSTOOD - SE

Transportation Department
Review

04/07/2026

Dan Frazier

Approved with Conditions

Comments:

1. An SCDOT Encroachment Permit will be required for the Bruin Road access. UNDERSTOOD - SE

2. A Town of Bluffton Encroachment Permit will be required for the Maiden Lane access. UNDERSTOOD - SE

Building Safety Review

04/07/2026

Sidney Holland

Approved

Police Department Review

04/07/2026

Bill Bonhag

Approved

Plan Review Case Notes: