



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:

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

Comments:

1. Remove Development Summary Table from the Site Data Sheet.
2. Remove building setbacks from Site Plan Sheet. Setbacks are established based on building type.
3. A New Street Name Application will be required to name the proposed new right-of-way.
4. Carriage houses must be placed behind the primary structure and towards the back of the lot.
5. Provide a road cross section identifying the above and below grade road features.
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.
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.
8. Maximum lot coverage requirements may impact developability of individual lots.

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.
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.
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.

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.

Fire Department Review	04/09/2026	Dan Wiltse	Approved with Conditions
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Comments:

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

Planning Commission Review	04/09/2026	Caroline Luke	Approved with Conditions
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Comments:

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
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Comments:

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

Transportation Department Review	04/07/2026	Dan Frazier	Approved with Conditions
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Comments:

1. An SCDOT Encroachment Permit will be required for the Bruin Road access.
2. A Town of Bluffton Encroachment Permit will be required for the Maiden Lane access.

Building Safety Review	04/07/2026	Sidney Holland	Approved
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Police Department Review	04/07/2026	Bill Bonhag	Approved
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Plan Review Case Notes: