



PLAN REVIEW COMMENTS FOR DP-12-23-018802

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:	12/27/2023
Plan Status:	Active	Plan Address:	21 Maiden Lane BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0042 0000
Plan Description:	<p>A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties LLC, for approval of a preliminary development plan application. The project proposes the development of a fourteen (14) lot mixed-use subdivision containing twelve (12) single-family residential lots, two (2) mixed-use lots, common open space, 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 on the south side of May River Road west of Pritchard Street.</p> <p>STATUS: Comments on the preliminary development plan will be reviewed at the January 31, 2024, meeting of the DRC.</p>		

Technical Review

Submission #: 1 Received: 12/27/2023 Completed: 01/26/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	01/26/2024	Dan Wiltse	Revisions Required

Comments:

1. Provide exhibit for Emergency vehicle circulation.

Planning Commission Review	01/26/2024	Dan Frazier	Revisions Required
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Comments:

1. Provide key for proposed uses. Not enough information to complete review.
2. Provide a cross section of the proposed road showing it meets SCDOT Standards. (UDO 5.9.3.A.).
3. For any development or redevelopment activities, regardless of the use, a minimum of twenty percent (20%) of the gross acreage shall be specifically identified and developed or preserved as open space. For any development or redevelopment activities including a residential use, a minimum of ten percent (10%) of the gross residential use acreage shall be specifically identified and developed to use as common open space and accessible to the residents or general public through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator. Open space does not include utility easements, street rights-of-way, drainage ditches, and other similar areas. Provide Open Space exhibit. (UDO 5.6)
4. Lots 5, 8 and 12 do not meet the frontage requirements for Neighborhood General -HD General. Roads are not Common Space. Currently, the area identified as Open Space 2 is the only access to lots 5, 6 and 7, and should be identified as ROW. (UDO 5.15.5.C.)
5. Through lots with roads along both the front and rear parcel lines shall be discouraged. Where through lots are created, a rear-yard landscaped buffer with a minimum width of 10 feet is required. As lots 5, 6 and 7 front towards the ROW, lots 1, 2 and 3 will require 10 foot rear landscaped buffer. Architecture for Carriage Houses in future applications will require fenestration addressing rear. (UDO 5.7.4.A.6.b.)
6. During the site planning for any property, consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy. Provide exhibit showing protection of large trees with lot division. (UDO 5.3.3.C.)
7. The UDO Administrator requires landscape buffer to mitigate the adverse impacts of the incompatible land uses. Provide buffer between ROW and adjacent residential property (22 Bruin Road). (UDO 5.3.7.B.2.a.)

Planning Review - SR	01/26/2024	Jordan Holloway	Revisions Required
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Comments:

1. Confirm space for water, sewer and other ROW utilities with BJWSA.
2. Note: No development agreement is in place for this site. It is within the Neighborhood General- HD zoning district. Remove references to development agreement throughout.
3. Garage doors shall be positioned no closer to streets, squares or parks than 20 feet behind the principal plane of the building frontage. Garage doors shall not exceed 12 feet in width. Where space permits, garage doors shall face the side or the rear, not the front. Lot 14 Carriage House does not meet Carriage House requirement. (UDO 5.15.7.H.1.)
4. Carriage Houses for Lots 6 and 7 appear to be over top of bank.
5. Parking lots are not permitted as standalone use in NG-HD. Common Space Area 1 is parking lot. Remove. (4.3)
6. Crosswalk and detectable warning devices will be required at Bruin Road intersection. (UDO 5.9.3.I.)
7. Lots 5, 6, and 7 are required to front on a street. In order to meet this requirement, especially for lot 5, the road has to be extended across the entirety of lot 5. With this extension, the total length of the road requires a turn-around area for a fire truck. The road also needs to have a correct ROW to meet a street standard.
8. Lot 14 is labeled as Mixed Use, however no parking is provided. This lot is likely too restricted to allow a commercial use because any required parking would need to be in a parking lot with a drive aisle, etc.
9. Roads and parking cannot count as open space. Common Space area 3 should be included as ROW as lot 8 does not meet frontage requirements.
10. Consider providing a different layout with less lots to meet UDO requirements and standards.

Due to the expansive comments, full DRC review will be required for resubmittal.

Watershed Management Review DRC	01/26/2024	Samantha Crotty	Revisions Required
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Comments:

1. Revise the narrative to include storm attenuation for the 50- and 100-year, 24-hour design storm events. (SWDM 3.5.2)
2. Specify the proposed BMPs, their location on the site plans, and their feasibility using the Compliance Calculator.
3. Provide a complete compliance calculator (Site Data & BMP sheets).
4. It appears carriage houses on lots 6 & 7 are proposed to be built in the alcove. This is not feasible. Revise plan.
5. Include the impervious area of future houses, driveways, and carriage houses in the compliance calculator if the entire 3.58 acres are included in the LOD. If future homesites are not to be included in the LOD, revise disturbed acreage to reflect this. Additionally, revise Appendix T statement in narrative to state that all lots, regardless of disturbance or impervious area, must submit an appendix T.
6. At time of SWP submittal, provide the findings of the slope stability analysis.
7. RECOMMENDATION: Utilize a living wall in place of a traditional retaining wall.

Building Safety Review	01/02/2024	Richard Spruce	Not Required
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Planning Review - Address	01/18/2024	Diego Farias	Approved with Conditions
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Comments:

They need to propose street names to assign addresses to the units that are within the complex.

Beaufort Jasper Water and Sewer Review	01/26/2024	Matthew Michaels	Approved
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Comments:

No comments provided by end of review period. Comments may be provided at the DRC meeting.

Police Department Review	01/26/2024	Bill Bonhag	Approved
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Transportation Department Review	01/26/2024	Megan James	Approved
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Plan Review Case Notes:



ENGINEER OF RECORD

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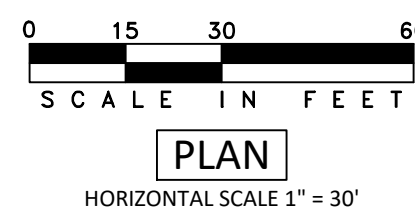
PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION
	12/27/2023	

SHEET NAME	LOT LAYOUT
SHEET NO.	2 OF 6

