



GROWTH MANAGEMENT UPDATE

January 9, 2024

1. Town Council Appointed Boards/Commissions/Committees/Citizen Group Meetings:

- a. **Planning Commission:** December 20, 2023, meeting agenda attached. Next meeting scheduled for Wednesday, January 24, 2024.
- b. **Historic Preservation Commission:** December 6, 2023, meeting agenda attached. Next meeting scheduled for Wednesday, January 3, 2024.
- c. **Board of Zoning Appeals:** December 5, 2023, meeting agenda attached. Next meeting scheduled for Tuesday, January 2, 2024.
- d. **Development Review Committee:** December 6, 13 & 20, 2023 meeting agendas attached. December 27, 2023 cancellation notice attached. Next meeting scheduled for Wednesday, January 3, 2023.
- e. **Historic Preservation Review Committee:** December 4, 11 & 18, 2023, meeting agendas attached. December 27, 2023 cancellation notice attached. Next meeting scheduled for Tuesday, January 2, 2024.
- f. **Construction Board of Adjustment and Appeals:** December 19, 2023, cancellation notice attached. Next meeting scheduled for Tuesday, January 23, 2024.
- g. **Affordable Housing Committee:** December 7, 2023, meeting agenda attached. Next meeting scheduled for Thursday, January 4, 2024.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance Program.

The budget for Fiscal Year 2024 Neighborhood Assistance Budget is \$290,000.

To date, 18 homes have been serviced for repairs such as roofing and interior, repairs totaling \$198,956. Eight homes have been serviced for septic pump out, totaling \$3,666, and two homes for tree service totaling \$6,180.

As of December 28, 2023, 28 homes have been serviced through the Neighborhood Assistance Program.

ATTACHMENTS:

1. Planning Commission meeting agenda for December 20, 2023.
2. Historic Preservation Commission meeting agenda for December 6, 2023.
3. Board of Zoning Appeals cancellation notice for December 5, 2023.
4. Development Review Committee meeting agendas for December 6, 13 & 20, 2023 and cancellation notice for December 27, 2023.
5. Historic Preservation Review Committee meeting agendas for December 4, 11 & 18, 2023 and cancellation notice for December 27, 2023.
6. Construction Board of Adjustments and Appeals cancellation notice for December 19, 2023.
7. Affordable Housing Committee meeting agenda for December 7, 2023.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2017-2024 (to December 31, 2023).
 - b. Building Permits Issued Per Month FY 2017-2024 (to December 31, 2023).
 - c. Value of Construction FY 2017-2024 (to December 31, 2023).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2017-2024 (to December 31, 2023).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2017-2024 (to December 31, 2023).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2017-2024 (to December 31, 2023).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2017-2024 (to December 31, 2023).
 - h. Planning and Community Development Applications Approved FY 2017-2024 (to December 31, 2023).
 - i. Multi Family Apartments Value FY 2017-2024 (to December 31, 2023).
 - j. Multi Family Apartments Square Footage FY 2017-2024 (to December 31, 2023).
 - k. Multi Family Apartments Total Units FY 2017-2024 (to December 31, 2023).
9. Planning Active Application Report



Planning Commission

Wednesday, December 20, 2023 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

This meeting can be viewed live on [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

1. November 15, 2023 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Compass Commons (Certificate of Appropriateness- Highway Corridor Overlay):** A request by Steven G. Stowers, AIA on behalf of James R. Richardson (Circle 46, LLC), for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of 2 restaurant buildings, totaling approximately 5,125 SF, with approximately 875 SF of outdoor dining space and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 1.32 acres identified by tax map number R610

036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan. (COFA-08-23-018438) (Staff - Kevin Icard)

2. **Parklands Drive Tract 4 (Development Plan Amendment):** A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-029-000-1985-0000 located on Parklands Drive within the Brightwater Master Plan. (DP-05-23-018081) (Staff - Dan Frazier)
3. **Alljoy Donut Company (Development Plan Application):** A request by Maria Drawdy on behalf of Troy Derda for approval of a preliminary land development application. The project consists of a two story building with a restaurant on the first floor and a residential unit on the second floor, associated parking and infrastructure. The property is identified by tax map number R610 039 00A 0416 0000 and consists of .21 acres located at 26 Bruin Road in the Neighborhood General Historic District. (DP-09-23-018499) (Staff - Dan Frazier)
4. **Venture at Okatie Bluffs (Development Plan Application):** A request by Willy Powell of Ward Edwards, Inc., on behalf of the property owner Okatie Bluffs Owner LLC/Adrien Dannemiller for approval of a preliminary development plan. The project consists of the construction of six multifamily buildings, four garage buildings, a clubhouse, amenities, and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan. (DP-10-23-018564) (Staff - Dan Frazier)
5. **Parkways Multi-family (Development Plan Amendment):** A request by Jake Reed on behalf of the property owner, HL Development, LLC for approval of a preliminary development plan. The project consists of the construction of four multifamily buildings, garages, amenities, parking, and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 20.06 acres, identified by tax map number R614-029-000-0595-0000 located within the Hampton Lake Master Plan. (DP-10-23-018610) (Staff - Dan Frazier)

X. DISCUSSION

XI. ADJOURNMENT

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or

adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: <https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

Public comment is limited to 3 minutes per speaker.



Historic Preservation Commission

Wednesday, December 06, 2023 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

This meeting can be viewed live on [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

1. October 4, 2023 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for review of a Certificate of Appropriateness - HD to allow the construction of a new 3,517 SF 2-story restaurant building, 1,200 SF restaurant Carriage House structure, and 120 SF commercial garden structure in the Ma Daisy's Porch Development Planed area, on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-09-23-018501) (Staff - Katie Peterson)

2. **Certificate of Appropriateness- Demolition:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD Demolition for the removal, in whole, of the existing 800 SF single-family residence and 120 SF shed located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD. (COFA-07-23-018245) (Staff - Katie Peterson)
3. **Certificate of Appropriateness:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,710 SF and a new one-story Carriage House of approximately 705 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD. (COFA-06-23-018189)(Staff - Katie Peterson)
4. **Adoption of 2024 Historic Preservation Commission Meeting Dates:** (Staff - Katie Peterson)
5. **Adoption of 2024 Historic Preservation Review Committee Meeting Dates:** (Staff - Katie Peterson)

X. DISCUSSION

1. Historic District Monthly Update. (Staff)

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 3, 2024

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: <https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>
Public comment is limited to 3 minutes per speaker.*



Board of Zoning Appeals

Tuesday, December 05, 2023 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board, Staff or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

A. August 1, 2023 Minutes

VII. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. **2 Marianna Way (Variance):** The Applicant, Houssam Aboukhater, on behalf of Herkus, LLC, is requesting a variance from Unified Development Ordinance (UDO) Section 5.13.3.D to allow a 7 square foot directional sign. The property is identified by tax map number R610 039 000 0497 0000 and is located at 2 Marianna Way in the Neighborhood General – HD Zoning District. (ZONE-11-23-018643) (Staff - Jordan Holloway)
- B. **15 Meriwether Ct (Variance):** The Applicant, BFL Builders, is requesting a variance from Unified Development Ordinance (UDO) Section 5.15.5.C to encroach 5' into the 10' side setback. The property is identified by tax map number R610 039 00A 0388 0000 and is located

at 15 Meriwether Court in the Neighborhood General – HD Zoning District. (ZONE-11-23-018631) (Staff - Jordan Holloway)

C. Adoption of 2024 Meeting Dates: (Staff - Jordan Holloway)

X. DISCUSSION

XI. ADJOURNMENT

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, December 06, 2023 at 1:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Ma Daisy's (Development Plan Amendment):** A request by Daisy's Legacy Holdings, LLC for approval of a development plan amendment. The amendment requests minor site changes, including building relocations, removal of the residential second story of Building 2, an increase in dumpster pad area, and changes to parking, pedestrian pathways, and ADA access. The property is zoned Neighborhood General Historic District (NG-HD), identified by tax map number R610 039 00A 0235 0000 and located at 1255 May River Road. (DP-08-22-016417) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 13, 2023

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or

adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: <https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, December 13, 2023 at 1:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **82 Pritchard Street (Tree Removal Permit):** A request by Jones Brothers Tree Surgeons, on behalf of property owner Kim Driscoll, for approval of a tree removal permit. The Applicant is requesting to remove a 32" laurel oak on the property. The property is identified by tax map number R610 039 00A 0051 0000 and consists of .44 acres located at 82 Pritchard Street. The property is zoned Neighborhood Conservation - HD. (TREE-11-23-2726) (Staff - Jordan Holloway)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 20, 2023

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or

adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, December 20, 2023 at 1:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Car Village (Final Development Plan):** A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC for approval of a final development plan. The project consists of the construction of a +/-20,000 sq. ft. two-story Clubhouse and 5 buildings divided into +/- 31 high-end garage condominium units. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610 021 000 0808 0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road. (DP-08-22-017076) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 27, 2023

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or

adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: <https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC)

Meeting scheduled for

Wednesday, December 27, 2023 at 1:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, January 3, 2024.

If you have questions, please contact
Growth Management at: 843-706-4500



Historic Preservation Review Committee

Monday, December 04, 2023 at 4:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **4 Tabby Shell Road:** A request by DePauw Architects, on behalf of the owners, Jill and Steve Duncan for a review of a Certificate of Appropriateness - HD to construct a new 1-story Carriage House of approximately 726 SF, to be located at 4 Tabby Shell Road, Lot 4 in the Tabby Roads Development, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District. (COFA-11-23-018622) (Staff - Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, December 11, 2023

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*
<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



Historic Preservation Review Committee

Monday, December 11, 2023 at 4:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **5158 Guilford Place:** A request by Court Atkins Architects, Inc., on behalf of the owner, TripleBCo, LLC, for a review of a Certificate of Appropriateness - HD to construct a new 2-story commercial structure of approximately 2,290 SF, to be located at 5818 Guilford Place, Lot 13 in the Stock Farm Development, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District. (COFA-11-23-018646)(Staff - Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: MONDAY, DECEMBER 18, 2023

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*
<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



Historic Preservation Review Committee

Monday, December 18, 2023 at 4:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **48 Lawrence Street:** A request by Charlie Wetmore for a review of a Certificate of Appropriateness - HD to construct a new 2-story attached Carriage House of approximately 1,200 SF, and renovation of the existing single family residential structure to include window and door modifications, porch addition, and modification to the rear exterior stairs, to be located at 48 Lawrence Street, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District. (COFA-11-23-018662)(Staff - Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 27, 2023

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*
<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Wednesday, December 27, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, January 2, 2024.

If you have questions, please contact
Growth Management at: 843-706-4500



PUBLIC NOTICE

The Construction Board of
Adjustments and Appeals (CBAA)
Meeting scheduled for

Tuesday, December 19, 2023, at 6:00 P.M.

has been CANCELED.
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, January 23, 2024.

If you have questions, please contact.
Growth Management at: 843-706-4500



PUBLIC NOTICE

The Affordable Housing
Committee (AHC)
meeting scheduled for

Thursday, December 7, 2023, at
10:00 A.M.

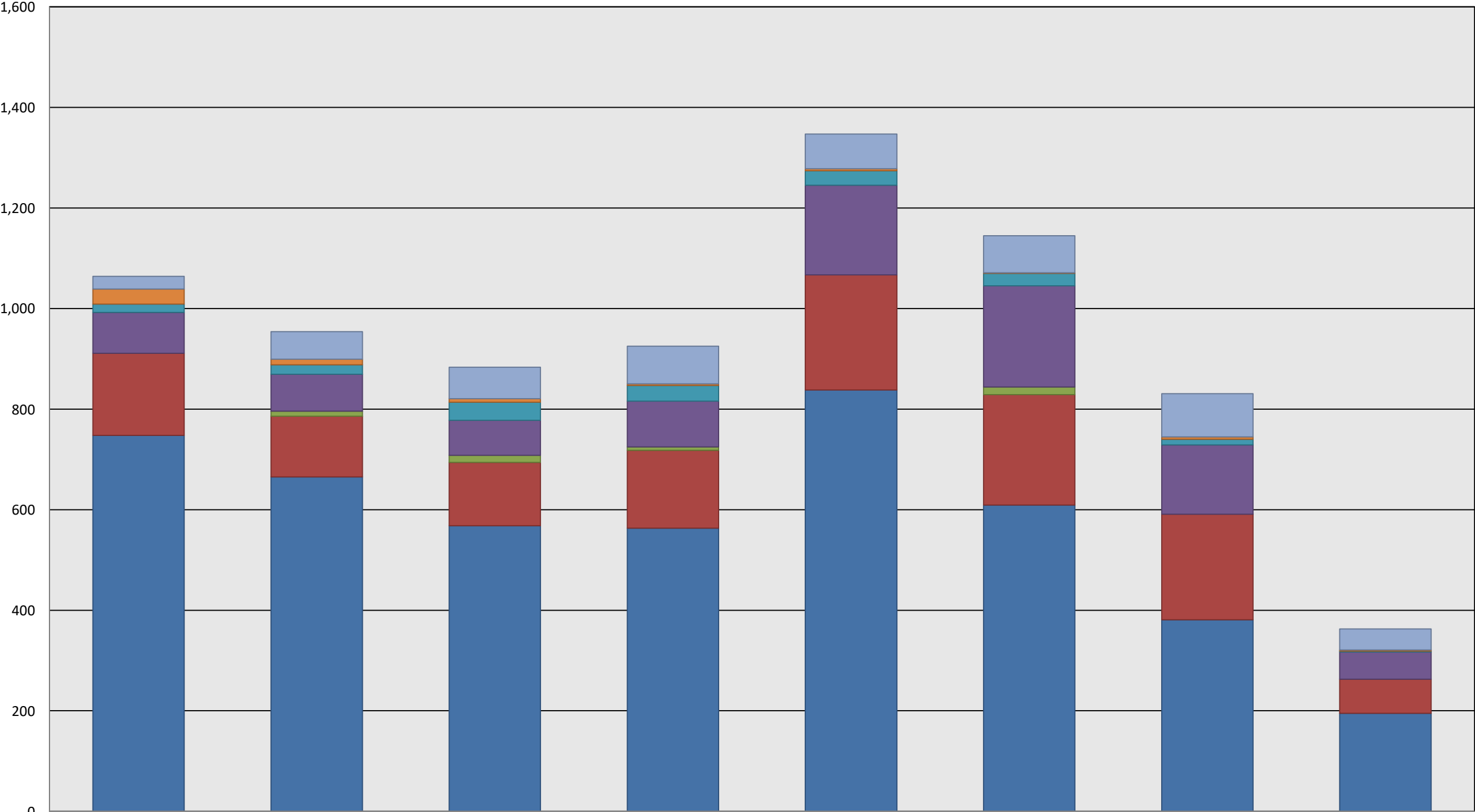
Has been CANCELLED due to the lack of
agenda items. The next meeting is
scheduled for Thursday, January 4, 2024.

If you have questions, please contact
Growth Management at: 843-706-4500

Town of Bluffton
Building Permits Issued
FY 2017 - 2024

Attachment 8a

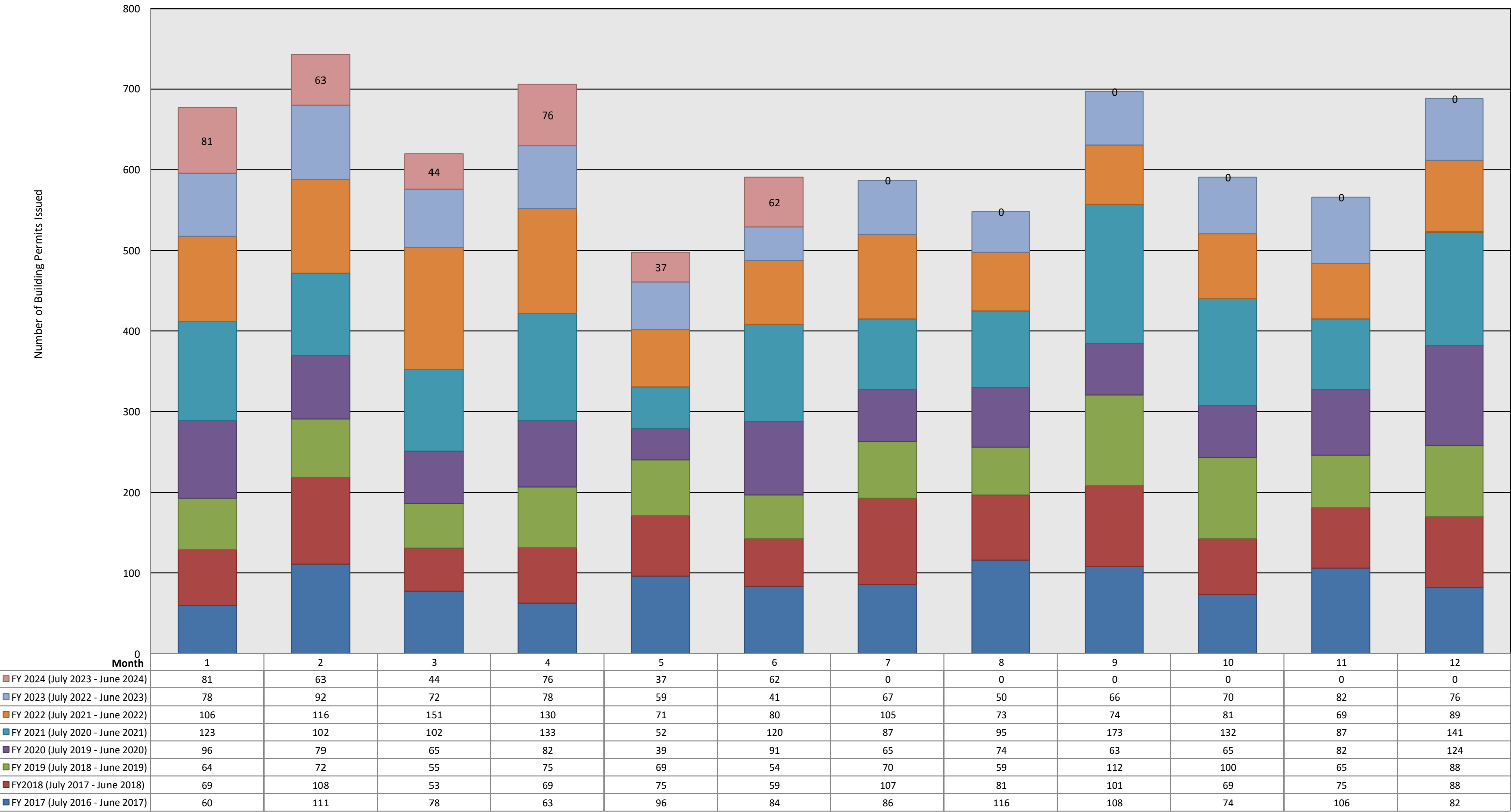
Number of Building Permits Issued



Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
2. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
3. Other residential includes: new accessory structure, new accessory residence.
4. Commerical addition includes: additions, screen enclosure, shell.
5. Other commerical includes: remodel and accessory structure.

Town of Bluffton
Building Permits Issued Per Month
FY 2017 - 2024

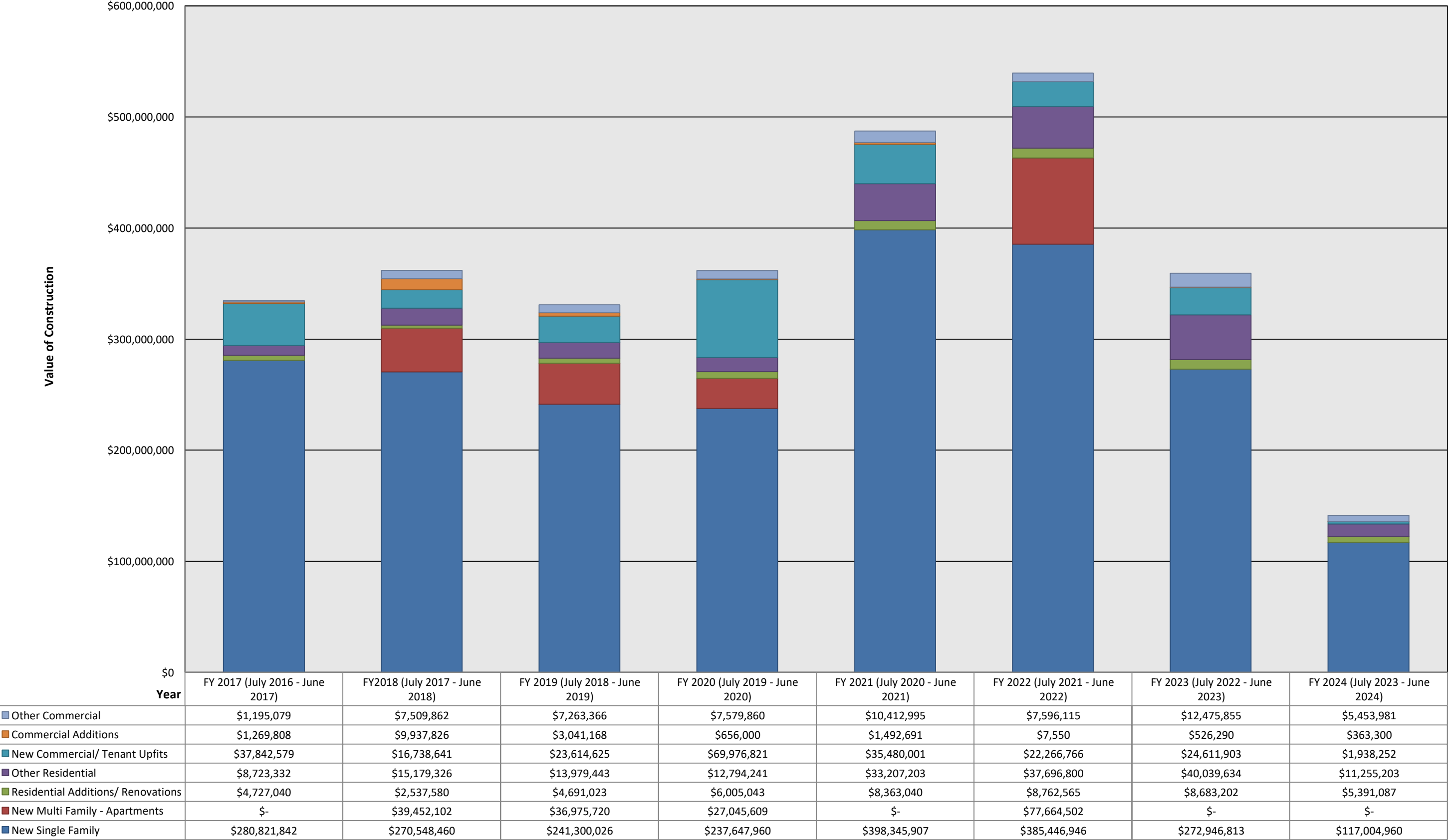
Attachment 8b



Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

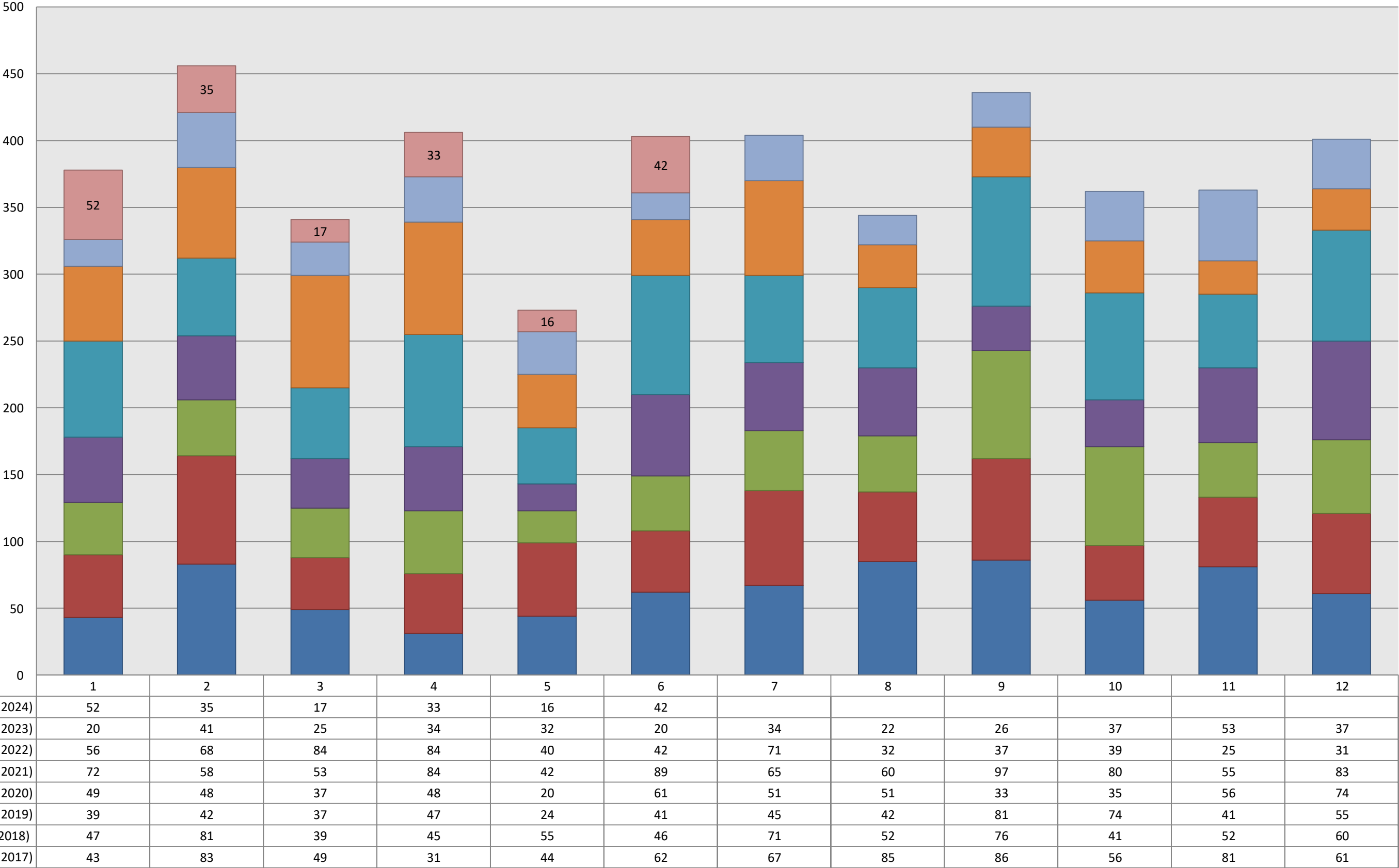
Town of Bluffton
Value of Construction
FY 2017 - 2024

Attachment 8c



Notes: 1. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
2. Other residential includes: new accessory structure, new accessory residence.
3. Commerical addition includes: additions, screen enclosure, shell.
4. Other commerical includes: remodel and accessory structure.

New Single Family Residential Building Permits Issued Per Month
FY 2017 - 2024

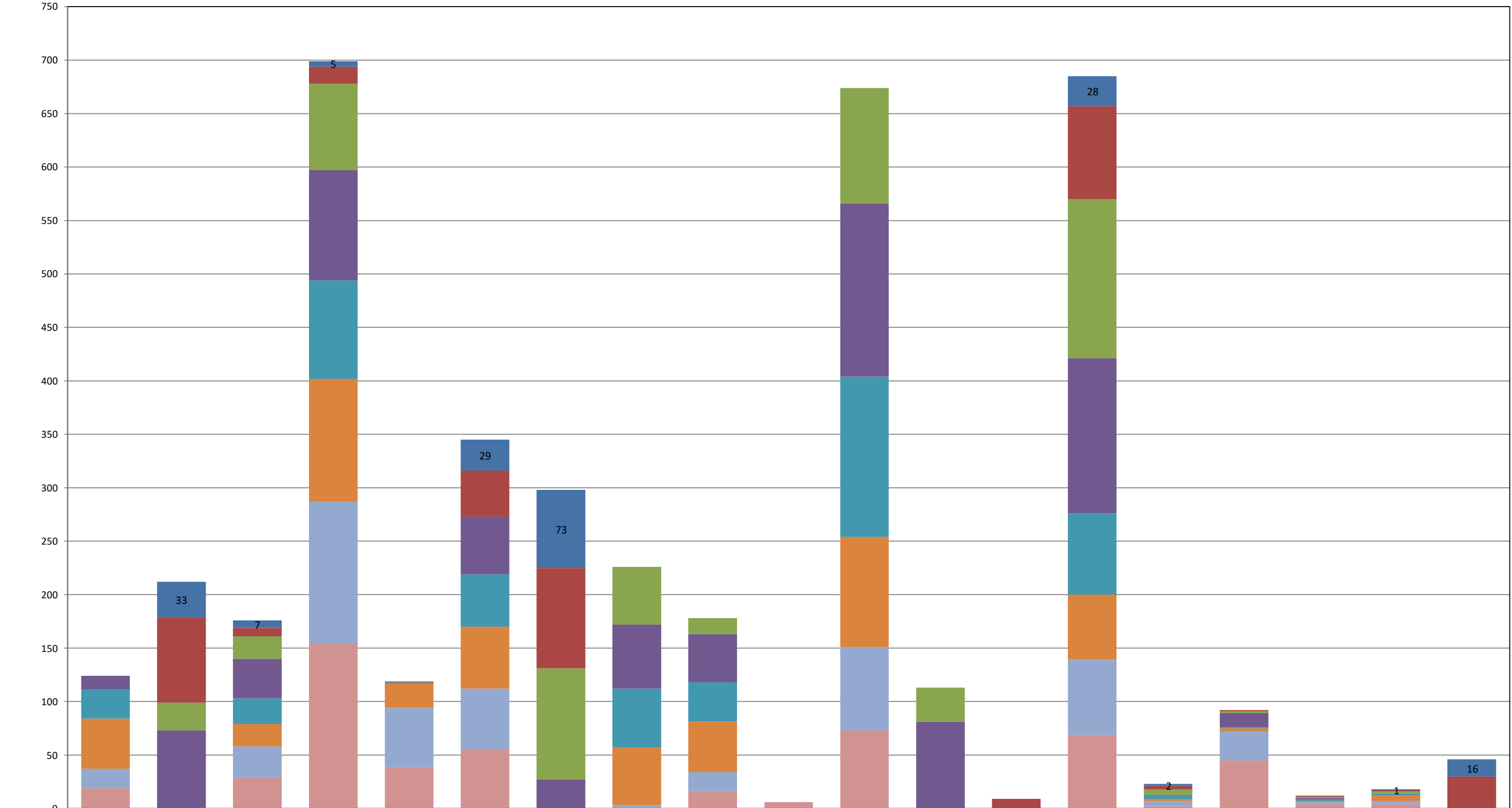


Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton
New Single Family Residential Building Permits Issued by Neighborhood FY 2017 -2024

Attachment 8e

Number of Building Permits Issued

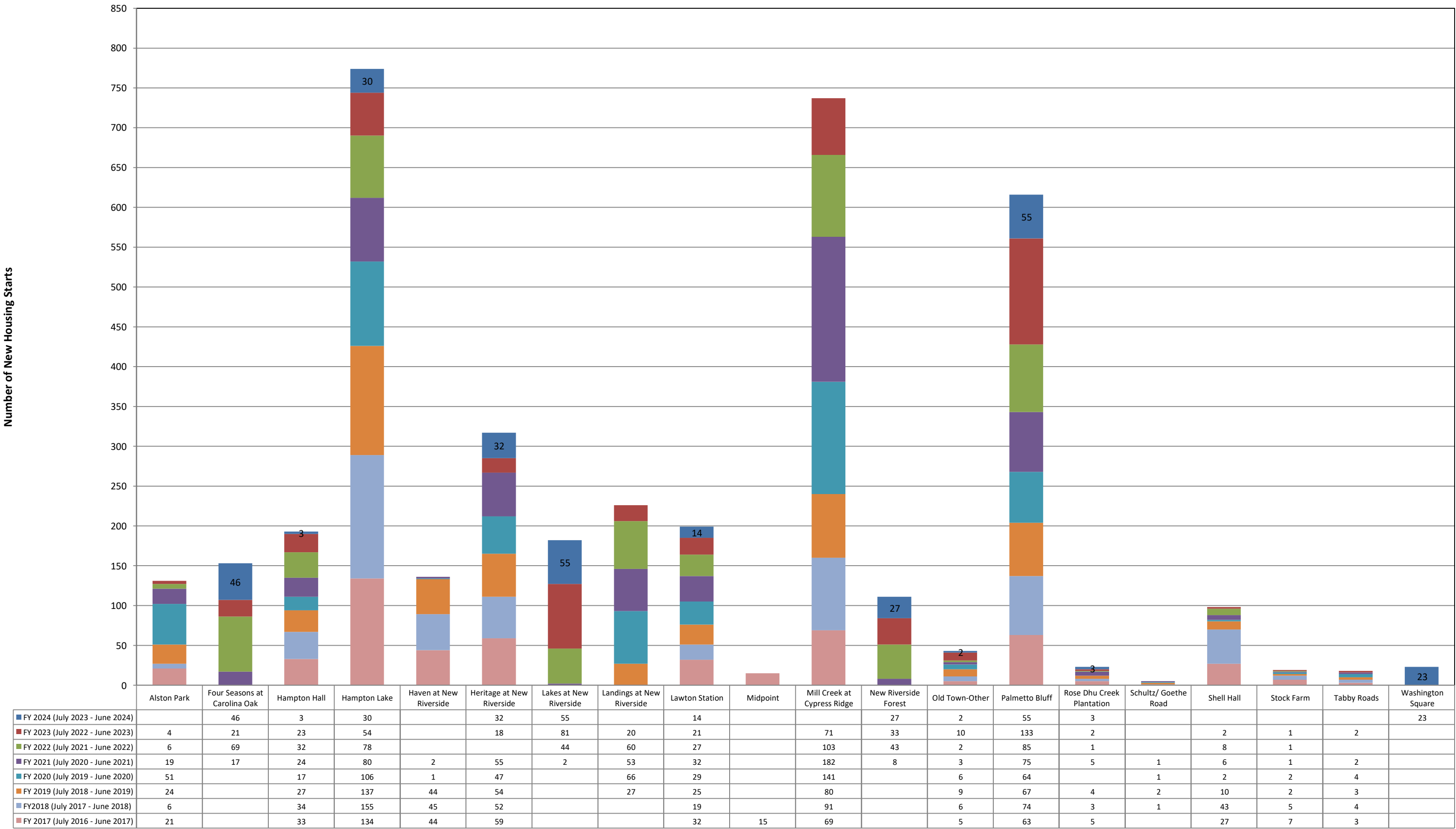


Neighborhood	Alston Park	Four Seasons at Carolina Oaks	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Lakes at New Riverside	Landings at New Riverside	Lawton Station	Midpoint	Mill Creek at Cypress Ridge	New Riverside Forest	New Riverside Village	Palmetto Bluff	Rose Dhu Creek Plantation	Shell Hall	Stock Farm	Tabby Roads	Washington Square
FY 2024 (July 2023 - June 2024)		33	7	5		29	73							28	2			1	16
FY 2023 (July 2022 - June 2023)		80	8	16		43	94						9	87	3	1	1	1	30
FY 2022 (July 2021 - June 2022)		26	21	81	1		104	54	15		108	32		149	5	2	1	2	
FY 2021 (July 2020 - June 2021)	13	73	37	103	1	54	27	60	45		162	81		145	1	13	1		
FY 2020 (July 2019 - June 2020)	27		24	92		49		55	37		150			76	3	1	2	2	
FY 2019 (July 2018 - June 2019)	47		21	115	23	58		54	47		103			61	2	3	1	5	
FY 2018 (July 2017 - June 2018)	18		29	133	56	57		3	18		78			70	5	27	2	3	
FY 2017 (July 2016 - June 2017)	19		29	154	38	55			16	6	73			69	2	45	4	4	

Town of Bluffton

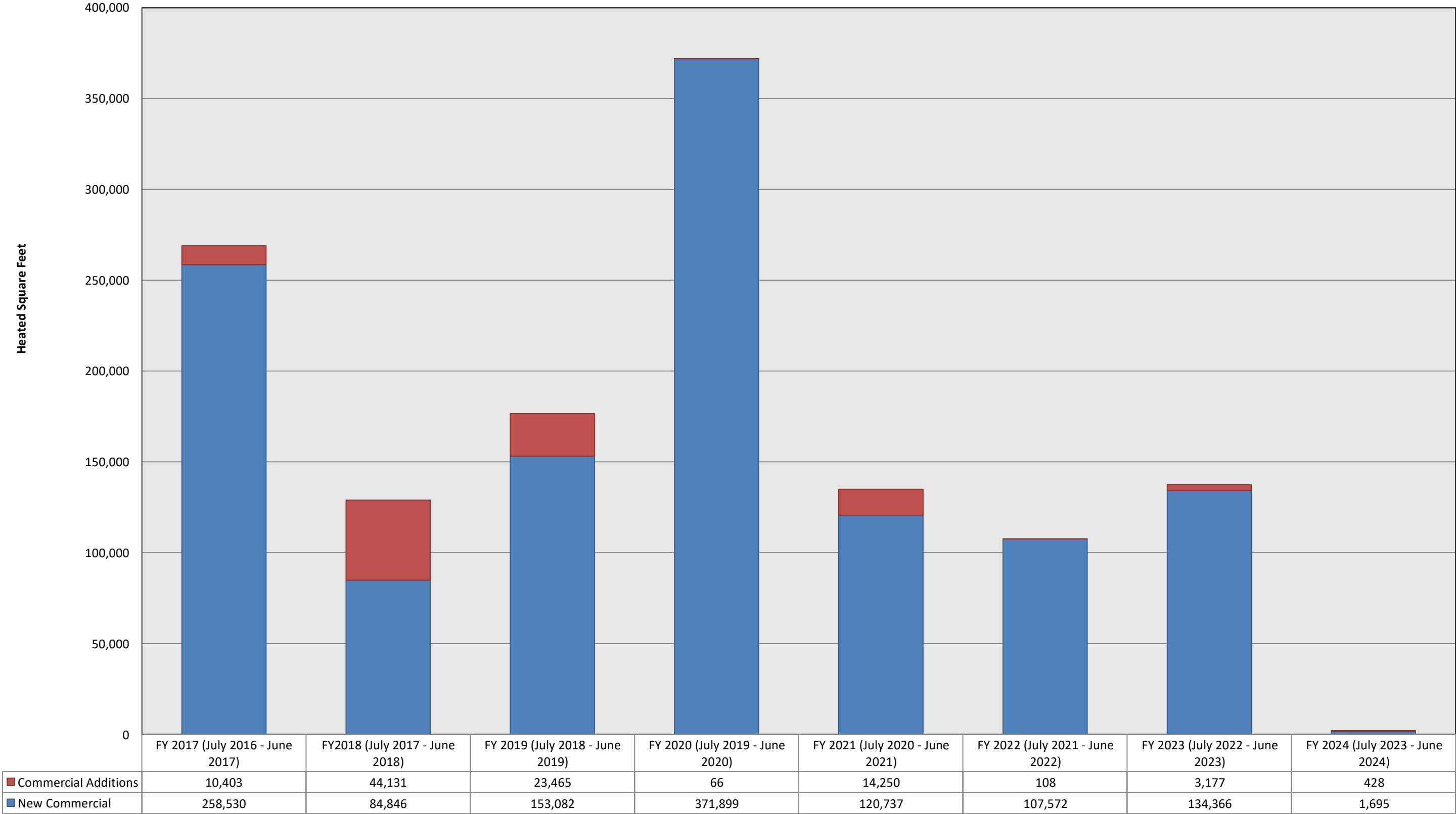
Attachment 8f

New Single Family Certificates of Occupancy Issued by Neighborhood FY 2017 - 2024



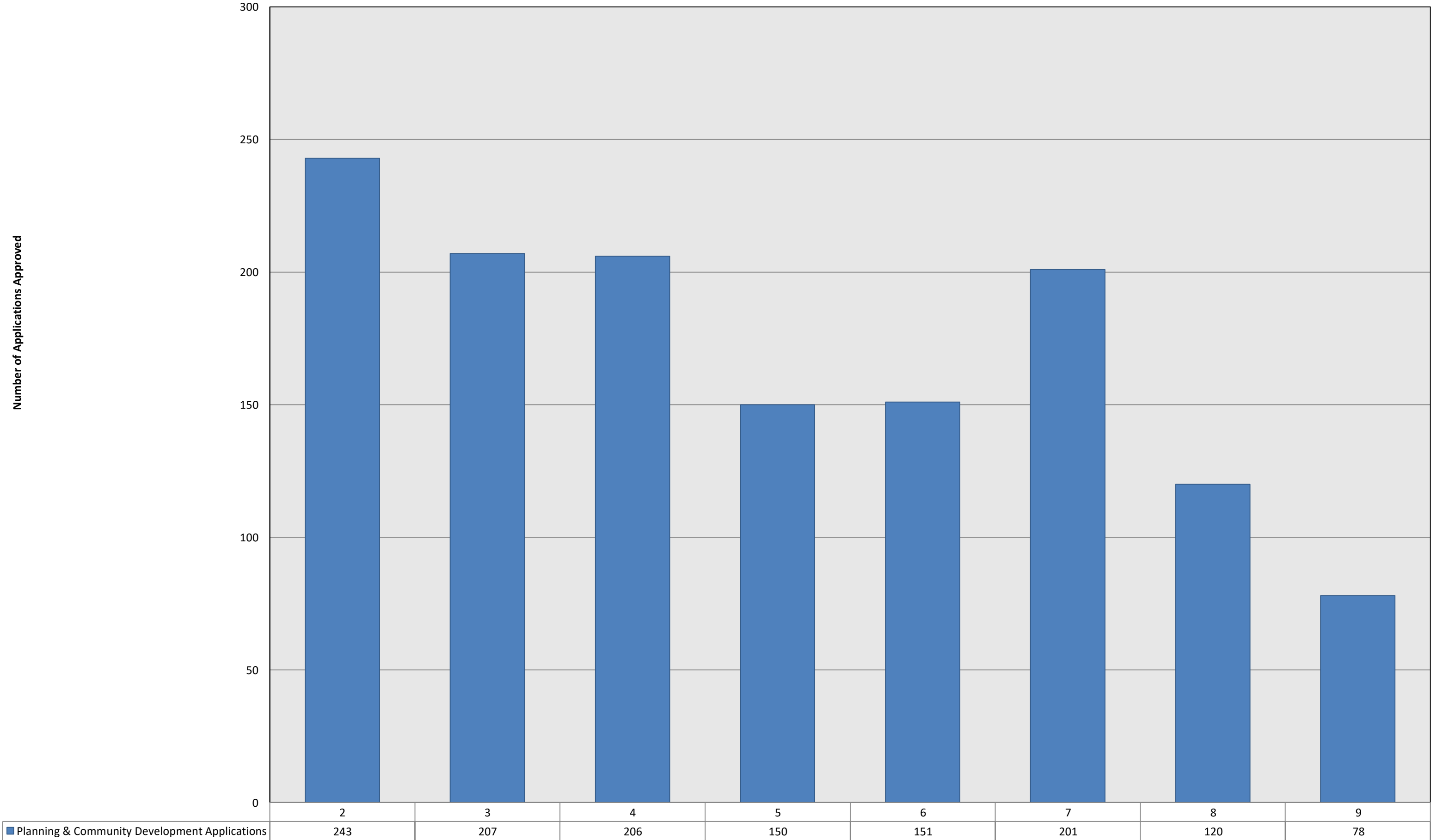
Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2017 - 2024

Attachment 8g



Town of Bluffton
Planning & Community Development Applications Approved
FY 2017 - 2024

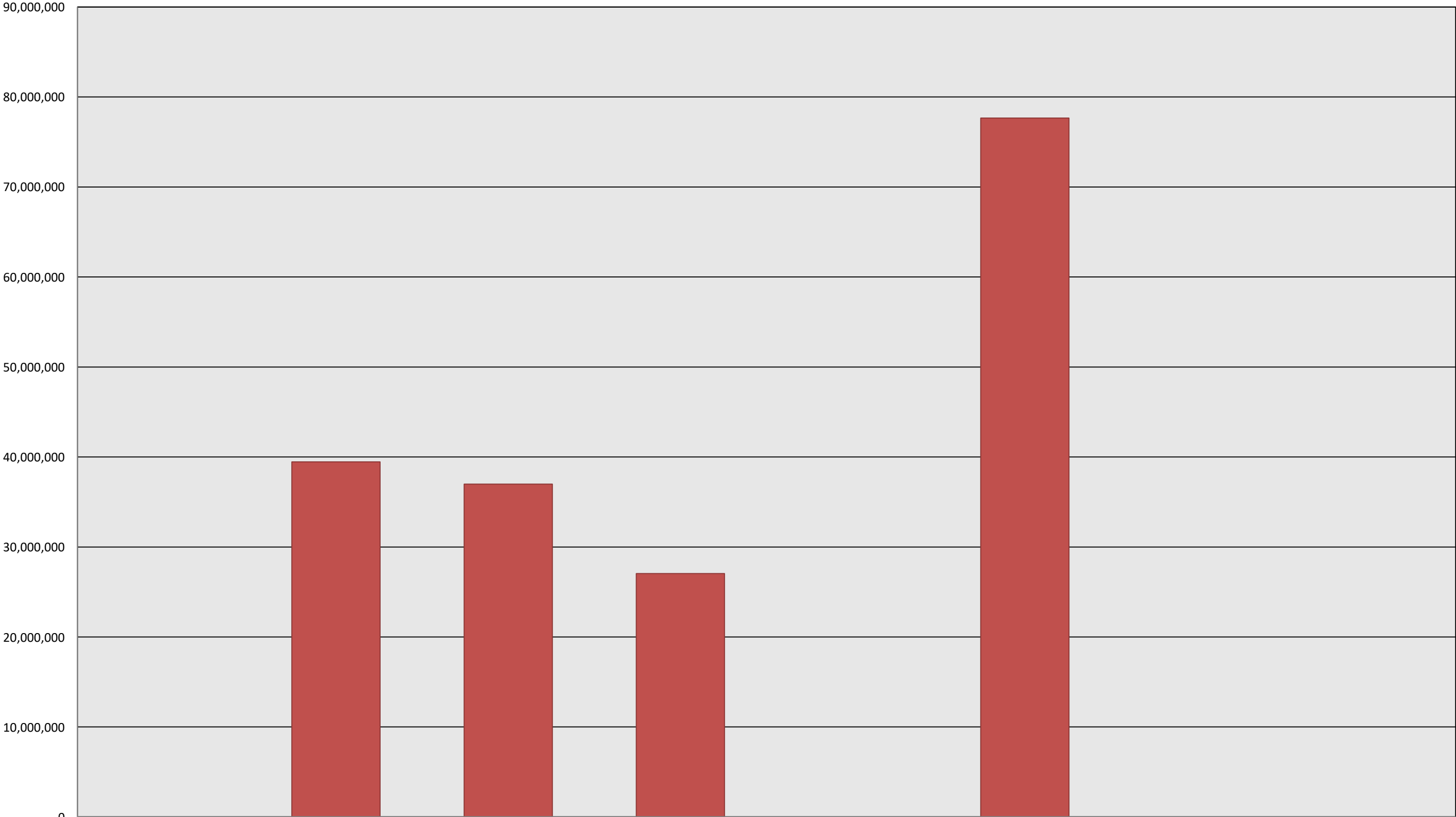
Attachment 8h



Town of Bluffton
Multi Family Apartments Value
FY 2017 - 2024

Attachment 8i

Value of Multi Family Apartments

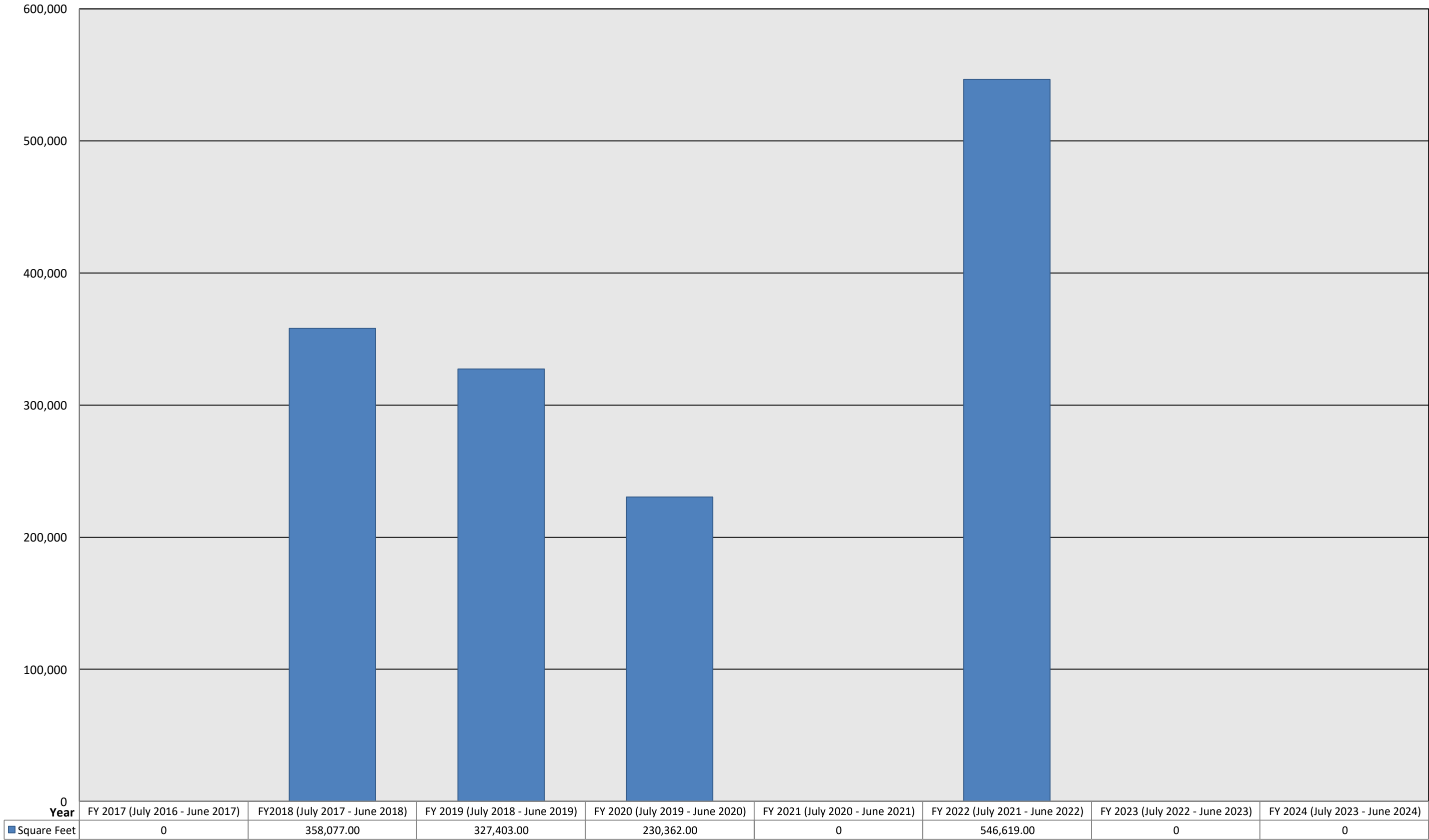


Year	FY 2017 (July 2016 - June 2017)	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)
Value	\$-	\$39,452,102	\$36,975,720	\$27,045,609	\$-	\$77,664,502	\$-	\$-

Town of Bluffton
Multi Family Apartments Square Footage
FY 2017 - 2024

Attachment 8j

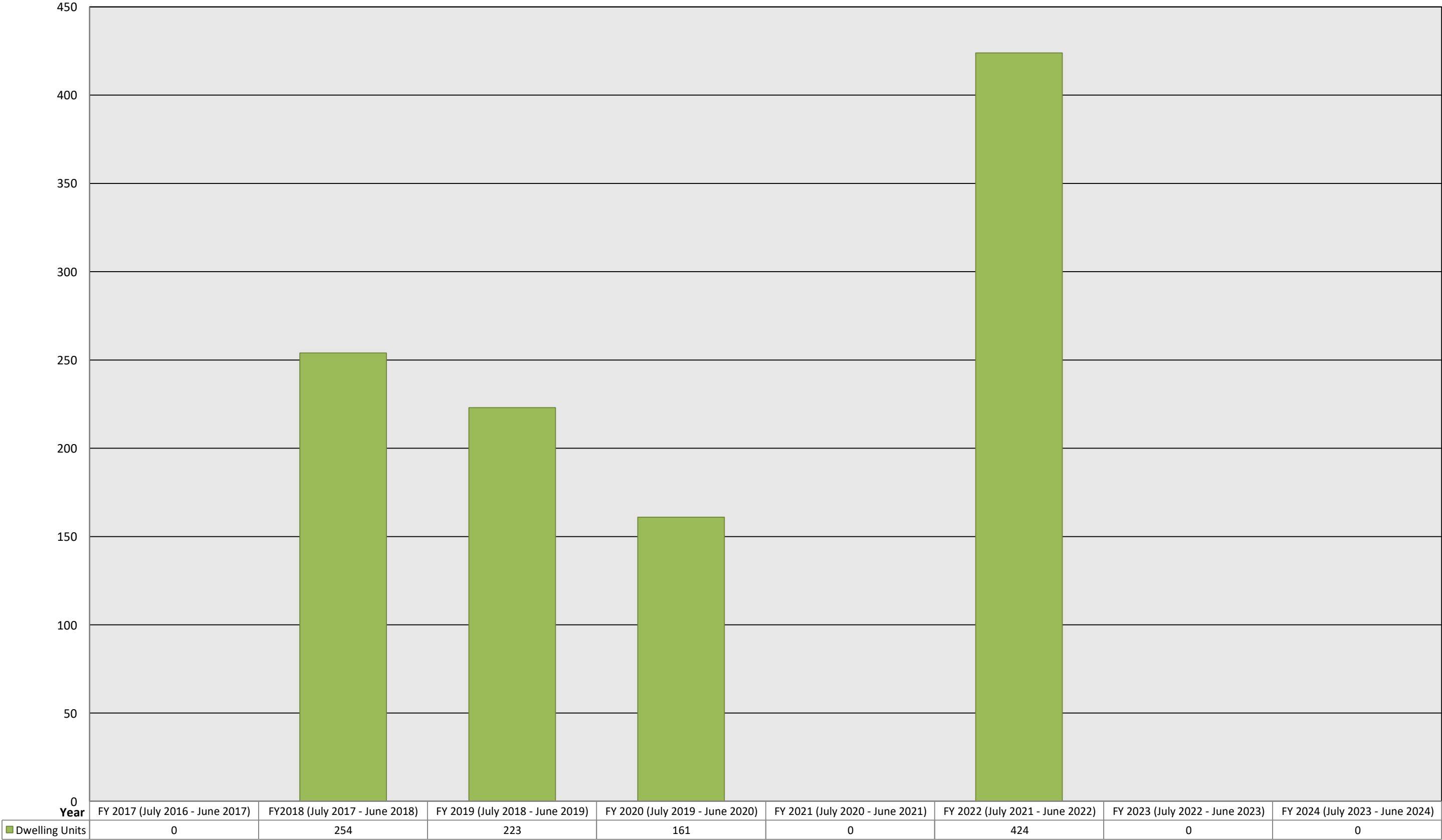
Square Footage of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Total Units
FY 2017 - 2024

Attachment 8k

Multi Family Apartments Total Units





Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Annexation Petition

100%

ANNX-09-23-018471	09/12/2023		Annexation Petition	Active	Aubrie Giroux
-------------------	------------	--	---------------------	--------	---------------

Applicant: Mosiac Development LLC

Owner: James Bush

PLAN DESCRIPTION: The Mews at Nature's Walk

PROJECT NAME:

ANNX-11-23-018624	11/01/2023		Annexation Petition	Active	Aubrie Giroux
-------------------	------------	--	---------------------	--------	---------------

Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: annexation and rezoning of parcel 12D , part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and lake point Dr into buckwalter PUD

PROJECT NAME:

Total Annexation Petition Cases: 2

Certificate of Appropriateness

Highway Corridor Overlay District



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Certificate of Appropriateness

COFA-08-23-018438	08/30/2023		Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	--	--------------------------------	--------	----------------

Applicant: Architecture 101

Owner: Lee Lucier

PLAN DESCRIPTION: A request by Steven G. Stowers, AIA on behalf of James R. Richardson (Circle 46, LLC) for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The consists of 2 restaurant buildings, totaling approximately 5,125 SF, with approximately 875 SF of outdoor dining space and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 1.32 acres identified by tax map number R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan.

Status: The application will be placed on the October 4, 2023 Development Review Committee Agenda for review.

Status 10.4.23: The Application was heard at the 10.4. DRC. Awaiting Stormwater and Final DP review prior to submittal of a Final COFA application. PC members at the DRC meeting provided comment on Building B front elevation roofline, and expressed concern about pedestrian connection for the angled parking.

Status: The Application will be heard by the Planning Commission at the December 20, 2023 meeting.

PROJECT NAME: NEW RIVERSIDE VILLAGE

COFA-08-22-017145	08/31/2022	6201 JENNIFER COURT	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	---------------------	--------------------------------	--------	----------------

Applicant: Witmer Jones Keefer Ltd.

Owner: Micheal Bradley Holdings LLC

PLAN DESCRIPTION: The River Dog Brewing project involves the construction of a ±50,000 SF two-story building, housing a brewing production facility, retail sales area, and restaurant/bar upon three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road. As a brief history – back in 2000 AEC permitted the Bright Commercial Subdivision master-planned for five individual commercial development parcels involving a new connector roadway between Buck Island Road and May River Road, incorporating both wet and dry utilities as well as storm drainage stub outs to each parcel. The development was designed, permitted and constructed under the Beaufort County development ordinance prior to annexation by the Town of Bluffton. Subsequently, Parker's convenience store was constructed upon two of the five parcels and, due to greater stormwater regulation, was required to provide additional water quality treatment consisting of shallow bioretention ponds/swales. The River Dog Brewing project parcels are identified as R600 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000. The property is zoned Neighborhood Core with the adjacent properties being the same.

STATUS[11.17.2022]: The application was approved with conditions at the November 16, 2022 Planning Commission meeting. Awaiting resubmitted documents addressing Planning Commission conditions.

7.18.23: Have not yet received resubmittal.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Certificate of Appropriateness

COFA-03-23-017836 03/28/2023 Certificate of Appropriateness Active Katie Peterson

Applicant: EIG14T RCCC 229 SC-Bluffton LLC **Owner:** EIG14T BBMA SC BLUFFTON LLC

PLAN DESCRIPTION: A request by Samantha Kozlowski, Development Manager, on behalf of the owners, EIG14T BBMA SC BLUFFTON, LLC for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the construction of a +/- 11,953 SF Big Blue Marble Academy (child care facility), along with the related infrastructure, landscaping and lighting. The site is identified by tax map number R614 028 000 5285 0000, located at the intersection of Mill Creek Blvd. and Okatie Highway and is zoned Cypress Ridge PUD.

STATUS [3/29/2023]: Applicant notified of incomplete submittal via email 3/29/23. Awaiting Resubmittal._ No Final DP has been submitted, missing landscape plan, lighting plan, dumpster elevations, color board_

7.18.23: The Application was heard at the 6.28.23 Planning Commission meeting. It was tabled for the applicant to address PC comments. Awaiting resubmitted materials addressing PC comments prior to placing it back on the PC agenda.

10.23.23: The revised submittal has been placed on the 10.25.23 PC Agenda.

PROJECT NAME:

COFA-12-22-017507 12/28/2022 50 ESTATE DRIVE Certificate of Appropriateness Active Katie Peterson

Applicant: Court Atkins **Owner:** Palmetto Land Associates

PLAN DESCRIPTION: A request by Court Atkins Group, on behalf of the Owner, Rick Maggin, with Palmetto Land Associates, for approval of a Certificate of Appropriateness within the Highway Corridor Overlay. The project consists of a commercial pickleball facility including restaurant, clubhouse, and covered courts on three existing lots within the Palmetto Pointe Business Park, identified by tax map numbers R610 36 000 0462 0000, R610 036 000 0461 0000, and R610 036 000 0460 0000, and is located at 60 Estate Drive within the Palmetto Pointe Commercial Master Plan.

STATUS: The Application was placed on the Planning Commission Agenda for January 25, 2023. Upon receipt of the draft staff report on 1/18, the Applicant requested the Application be pulled from the agenda until a resubmittal addressing the comments could be made. The Application is on hold.

STATUS [4.4.23]: While the Applicant has submitted revised information, it differs substantially from the approved Preliminary Development Plan. It has not yet received Stormwater approval, nor has a Final Development Plan been submitted for review. The Application remains on hold.

7.18.23: Development Plan is slated for the 8.2.23 DRC Agenda. Once heard, applicant may submit COFA for review by PC. It must address DP comments in submittal.

9.28.2023: The Application was approved with conditions at the 9.27.2023 PC meeting. Staff is awaiting revised materials addressing the conditions. Once received and satisfactorily reviewed, Staff will stamp the plans and issue COFA Approval.

PROJECT NAME: PALMETTO POINTE COMMERCIAL



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Certificate of Appropriateness

COFA-08-23-018440	08/31/2023		Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	--	--------------------------------	--------	----------------

Applicant: Witmer Jones Keefer Ltd.

Owner: Charlie and Brown

PLAN DESCRIPTION: A request by Dan Keefer on behalf of Charlie and Brown LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The project consists of 10,000 SF of commercial/luxury car dealership space, 10,000 SF of clubhouse space, 5 buildings divided into 31 office/condos with a car garage underneath and associated infrastructure. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road.
Status: The application will be placed on the October 4, 2023 Development Review Committee Agenda for review.
Status 10.4.2023: The Application was heard at the 10.4. DRC. Awaiting Stormwater and Final DP review prior to submittal of a Final COFA application. PC members at the DRC meeting provided comment on the mass and scale facing 170, and indicated that if they send an informal resubmittal prior to Final submittal, staff and DRC members of the PC could provide feedback.

PROJECT NAME:

Historic District

COFA-04-23-017906	04/13/2023	99 PRITCHARD STREET	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	---------------------	--------------------------------	--------	----------------

Applicant: DePauw Architects, LLC

Owner: Martha Crapse Realty, LLC

PLAN DESCRIPTION: A request by Joseph DePauw, AIA of DePauw Architects, on behalf of the owner, Marti Golson of Caramar Rentals & Investments LLC, for the review of a Certificate of Appropriateness - HD to renovate and repair the existing 1-story, single-family structure of approximately 690 SF, including the demolition of the 250 SF attached car port and the addition of 53 SF to the right elevation, located at 99 Pritchard Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD.

STATUS: The Application is being reviewed and has been placed on the May 8, 2023 HPRC Agenda.

STATUS 5/12/2023: A final application has been submitted and it is slated to be heard by the HPC at the June 7, 2023 meeting.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Certificate of Appropriateness

COFA-11-21-016057	11/04/2021	58 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	---------------	--------------------------------	--------	----------------

Applicant: Court Atkins Architects Inc

Owner: May River Montessori

PLAN DESCRIPTION: Awaiting resubmittal:

A request by Court Atkins Architects, Inc., on behalf of the owner, May River Montessori, for review of a Certificate of Appropriateness- HD to allow the construction of a new 2-story building of approximately 5,800 SF located at 58 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD.

STATUS [11/5/2021]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the December 6, 2021 meeting.

STATUS [12/8/2021]: The application was reviewed at the December 6, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the approval of the Development Plan and submission of a final application for full HPC review.

STATUS [1.20.2023]: A Final Application has been received and the item is slated to be heard at the February 1, 2023 HPC meeting.

STATUS 2.1.2023: The Application was approved with conditions at the 2.1.23 HPC meeting. Staff is awaiting submittal of revised documents addressing all HPC Conditions.
3.27.2023: Revision received - Landscape Plan not in compliance and does not match DP. DP still not approved.

PROJECT NAME: OLD TOWN

COFA-06-23-018189	06/23/2023	77 BRIDGE ST STREET	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	---------------------	--------------------------------	--------	----------------

Applicant: Manuel Studio, LLC

Owner: Sara Kelly

PLAN DESCRIPTION: A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,676 SF and a new one-story Carriage House of approximately 676 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD

STATUS: The Application was heard at the July 17, 2023 meeting of the HPRC. Once the Demolition request is heard by the DRC, a Final Application may be submitted to be heard by the HPC. Note: Demolition must be heard prior to new construction.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-09-23-018463	09/07/2023	213 GOETHE ROAD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Court Atkins		Owner: Tidal Creek Investments			
PLAN DESCRIPTION: A request by Court Atkins Architects, Inc. on behalf of the owner, Tidal Creek Investments, LLC for a review of a Certificate of Appropriateness - HD to construct a new 2.5-story mixed-use building of approximately 3,588 SF for office use on the first floor and one dwelling unit above, to be located at 213 Goethe Road, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District. Status 10.3.23: The Application was heard at the 10.2.2023 HPRC meeting. Awaiting submittal of Final Application.					
PROJECT NAME:					
COFA-04-23-017854	04/03/2023	5824 GUILFORD PLACE	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Pearce Scott Architects		Owner: 5824 Guilford Place LLC			
PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the owner, 5824 Guilford Place LLC (Larry Page), for review of a Certificate of Appropriateness - HD for a proposed 2-story commercial office building of approximately 2,888 SF and Carriage House of approximately 1,200 SF to be located at 5824 Guilford Place, Lot 14 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD. STATUS [4.4.23]: Conceptual Application has been received and is projected to be reviewed at the May 1, 2023 Historic Preservation Review Committee Meeting. STATUS 6.9.23: The Final Application is slated to be heard at the 7.5.2023 meeting of the HPC. STATUS 7.6.2023: The Application was approved with conditions at the 7.5.2023 HPC Meeting. Staff is awaiting resubmitted, revised materials addressing HPC Conditions.					
PROJECT NAME: OLD TOWN					
COFA-10-23-018547	10/09/2023	26 TABBY SHELL RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Court Atkins Interiors, LLC		Owner: David Sewell			
PLAN DESCRIPTION: A request by William Court, on behalf of the owners, David and Susan Sewell, for the review of a Certificate of Appropriateness - HD for the construction of a new two-story single-family residential structure of approximately 2,477 SF and a new two-story Carriage House of approximately 900 SF to be located at 26 Tabby Shell Road, Lot 14 in the Tabby Roads development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Status 10.23.2023: The Conceptual application is being reviewed and has been placed on the November 6, 2023 HPRC Agenda for review.					
PROJECT NAME: OLD TOWN					



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Certificate of Appropriateness

COFA-11-23-018622	11/01/2023	4 TABBY SHELL ROAD	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	--------------------	--------------------------------	--------	----------------

Applicant: DePauw Architects, LLC

Owner: Jill & Steve Duncan

PLAN DESCRIPTION: A request by DePauw Architects, on behalf of the owners, Jill and Steve Duncan for a review of a Certificate of Appropriateness - HD to construct a new 1-story Carriage House of approximately 726 SF, to be located at 4 Tabby Shell Road, Lot ,4 in the Tabby Roads Development, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

Status: The Application is being reviewed and is slated to be on the December 4, 2023 HPRC Agenda.

PROJECT NAME: OLD TOWN

COFA-09-23-018501	09/22/2023	1255 MAY RIVER RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	------------------------	--------------------------------	--------	----------------

Applicant: Pearce Scott Architects

Owner: BC Distillery Holdings LLC

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for review of a Certificate of Appropriateness - HD to allow the construction of a new 3,517 SF 2-story restaurant building and a 1,200 SF restaurant Carriage House structure identified as Buildings 1 and 2 in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD.

Status: The Application will be heard at the 10.9.2023 HPRC meeting.

10.10.2023: The application was heard at the 10.9 HPRC meeting where comments were provided to the Applicant. Awaiting final submittal.

PROJECT NAME: OLD TOWN

COFA-11-23-018662	11/13/2023	48 LAWRENCE ST STREET	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	-----------------------	--------------------------------	--------	----------------

Applicant: Charlie Wetmore

Owner: Charlie Wetmore

PLAN DESCRIPTION: A request by Charlie Wetmore for a review of a Certificate of Appropriateness - HD to construct a new 2-story attached Carriage House of approximately 1,200 SF, and renovation of the existing single family residential structure to include window and door modifications, porch addition, and modification to the rear exterior stairs, to be located at 48 Lawrence Street, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

Status: The Application is being reviewed and is slated to be heard at the December 18, 2023 HPRC Agenda. (Moved from Dec. 11 Agenda at Applicant's request)

PROJECT NAME: OLD TOWN

Historic District - Demolition



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Certificate of Appropriateness

COFA-07-23-018245	07/10/2023	77 BRIDGE ST STREET	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	---------------------	--------------------------------	--------	----------------

Applicant: Manuel Studio, LLC

Owner: 77 Bridge Street

PLAN DESCRIPTION: A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD Demolition for the removal, in whole, of the existing 800 SF single-family residence and 120 SF shed located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD.

STATUS 8.28.23: The Application was heard at the July 17, 2023 meeting of the HPRC and 7/26 DRC meeting. Awaiting Final Submittal.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 15

Development Plan

Development Plan

DP-10-23-018541	10/05/2023	3000 BIG HOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
-----------------	------------	--------------------------------	------------------	--------	-------------

Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner:

PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a preliminary development plan. The project consists of general clearing, installation of water and sewer utilities, 2 sanitary sewer pump stations, dry utilities, storm drainage infrastructure and a pervious paver roadway to serve the proposed 31 single-family residential lots. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 52.8 acres identified by tax map numbers R614 057 000 0001 0000 and R614 058 000 0001 0000, located east of the intersection of Old Anson Road and Bighouse Plantation Road, and includes Long Island and the adjacent causeway.

STATUS 11/9/23: Staff comments on the preliminary development plan application were heard at the November 8, 2023, meeting of the DRC.

PROJECT NAME: Palmetto Bluff



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-02-23-017662	02/09/2023	1215 MAY RIVER ROAD	Development Plan	Active	Dan Frazier
-----------------	------------	---------------------	------------------	--------	-------------

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner: ERB Enterprises, LLC

PLAN DESCRIPTION: A request by Anna Petitgout of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, one commercial lot and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203 – 1217 May River Road and 15 - 19 Jason Street,
STATUS: Comments on the preliminary development plan were reviewed at the June 14, 2023, meeting of the DRC.
STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: VAUX PROPERTY

DP-10-22-017324	10/17/2022		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Reed Commercial Ventures

Owner: Reed Commercial Ventures

PLAN DESCRIPTION: A request by the applicant and property owner, Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-9,500 sq. ft. office building and associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 1.6 acres, identified by tax map number R610-029-000-0613-0000 and located within the Parcel 10-D / Raider Drive Master Plan.
STATUS: Staff comments were reviewed at the November 23, 2022, meeting of the DRC.
STATUS: The preliminary development plan was approved with conditions at the January 25, 2023, Planning Commission meeting. Awaiting final development plan submittal.
STATUS: The Applicant is actively pursuing SWP as of August 8, 2023.
STATUS 8.23.2023: The Final DP has been submitted and was heard at the November 1, 2023 DRC meeting. Awaiting re-submittal.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-07-22-016969 07/14/2022 Development Plan Active Dan Frazier

Applicant: 814 Acquisitions LLC/814 CRE, LLC **Owner:** DR Horton Inc

PLAN DESCRIPTION: A request by 814 Services, LLC for approval of a preliminary development plan application. The project proposes the construction of a +/-12,130 sq. ft. childcare facility. The property is zoned Jones Estate Planned Unit Development and consists of approximately a 1.50-acre portion of tax map number R614 028 000 5215 0000 located at the intersection of Mill Creek Boulevard and Okatie Highway within the Cypress Ridge Master Plan.

STATUS 8-17-22: Comments on the Preliminary Development Plan were provided at the August 17, 2022, meeting of the DRC.

STATUS: The preliminary development plan was approved with conditions at the November 16, 2022, Planning Commission meeting.

STATUS: Comments on the Final Development Plan were heard at the May 10, 2023, meeting of the DRC.

STATUS: The applicant re-submitted for final development plan approval on May 24, 2023.

PROJECT NAME:

DP-09-23-018499 09/21/2023 26 BRUIN RD ROAD Development Plan Active Dan Frazier

Applicant: Maria Drawdy **Owner:** Alljoy DC, LLC

PLAN DESCRIPTION: A request by Maria Drawdy on behalf of Troy Derda for approval of a preliminary land development application. The project consists of a two story building with a donut shop on the first floor and a residential unit on the second floor, associated parking and infrastructure. The property is identified by tax map number R610 039 00A 0416 0000 and consists of .21 acres located at 26 Bruin Road in the Neighborhood General Historic District.

STATUS: Comments on the preliminary development plan were heard at the October 25, 2023 DRC Meeting.

STATUS: The preliminary development plan was resubmitted on 11/20/23.

STATUS: The Preliminary Development Plan is scheduled to be heard at the 12/20/23 Planning Commission Meeting.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-06-19-013211	06/03/2019	56 CALHOUN ST	Development Plan	Active	William Howard
-----------------	------------	---------------	------------------	--------	----------------

Applicant: Town of Bluffton

Owner: Elizabeth Fund, LLC

PLAN DESCRIPTION: Office Bldg - The Applicant is proposing to construct a mixed use building with associated infrastructure and parking.
STATUS 06/20/2019: Comments on the Preliminary Plan were provided at the June 19 meeting of the DRC. Awaiting re-submittal for presentation to the Planning Commission.
STATUS 08/28/2019: The Preliminary Plan is approved by the Planning Commission.
STATUS 10/22/2019: Comments on the Final Development Plan were reviewed at the Oct. 16 meeting of the DRC. Awaiting re-submittal to address comments.
STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire.
STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.
STATUS 08/25/2020: The applicant has provided re-submittal documents to satisfy Conditions of Approval. The Final Development Plan is APPROVED.
STATUS 08/25/2022: The Applicant has requested an extension of the approved Final Development Plan. In accordance with Section 3.10.5. of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 08/25/2023.
STATUS 08/08/2023: The Applicant has requested an extension of the approved Final Development Plan. In accordance with Section 3.10.5. of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 08/26/2024.

PROJECT NAME: OLD TOWN

DP-01-23-017616	01/27/2023	17 BUCKHEAD BAY ROAD	Development Plan	Active	Dan Frazier
-----------------	------------	----------------------	------------------	--------	-------------

Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner:

PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton, on behalf of the property owner Citadel Bluffton, LLC for approval of a preliminary development plan. The project consists of the construction of one (1) 40,750 S.F. first floor and 30,000 S.F. second floor building consisting of storage units and 30 covered parking spaces. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 3.2 acres identified by tax map number R614 046 000 0643 0000 located within the Palmetto Bluff Tract Master Plan.

Status: The preliminary development plan application was heard at the March 1, 2023 DRC meeting.

Status: Comments on the final development plan application will be heard at the November 15, 2023, DRC meeting.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-05-23-018081	05/23/2023		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Sturre Design & Development, LLC

Owner:

PLAN DESCRIPTION: A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-029-000-1985-0000 located on Parklands Drive within the Brightwater Master Plan.

STATUS: Staff comments were heard at the June 28, 2023, meeting of the DRC. Awaiting re-submittal.

STATUS: The preliminary development plan was resubmitted on 11/22/23.

STATUS: The Preliminary Development Plan is scheduled to be heard at the 12/20/23 Planning Commission Meeting.

PROJECT NAME:

DP-08-22-017074	08/12/2022		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Thomas & Hutton

Owner:

PLAN DESCRIPTION: A request by Michael Hughes of Thomas & Hutton on behalf of May River Forest, LLC for approval of a development plan. The project consists of the general clearing, installation of utilities, drainage, grading and paving for +/- 5 miles of Old Anson Road beginning near the intersection of Old Moreland Road and Big House Landing Road and terminating on Big House Island near the Anson Marina. The property is zoned Palmetto Bluff PUD and consists of approximately 110.0 acres identified by tax map numbers R614 046 000 0062 0000, R614 052 000 0059 0000, R614 045 000 0024 0000, R614 045 000 0026 0000, and R614 057 000 0001 0000 located within the Palmetto Bluff Master Plan.

STATUS: Staff comments were reviewed at the September 14, 2022 meeting of the DRC.

STATUS: The final development plan application was submitted on May 19, 2023. Comments on the FDP submittal were reviewed at the June 21, 2023, meeting of the DRC. Awaiting re-submittal addressing FDP Staff Comments.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-10-22-017341	10/21/2022	110 PALMETTO BLUFF ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton		Owner: Cleland Site Prep			
<p>PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 38 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan.</p> <p>STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC. Awaiting final development plan submittal.</p> <p>STATUS: The Applicant is actively pursuing SWP as of August 8, 2023.</p>					
PROJECT NAME:					
DP-03-23-017841	03/29/2023		Development Plan	Active	Dan Frazier
Applicant: Thomas and Hutton		Owner: University Investments, LLC *			
<p>PLAN DESCRIPTION: A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 not currently included in a master plan.</p> <p>Status: Staff comments were reviewed at the May 17, 2023, meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved with one condition at the June 28, 2023, Planning Commission meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:					
DP-10-23-018610	10/27/2023		Development Plan	Active	Dan Frazier
Applicant: Carolina Engineering Consultants, Inc.		Owner: HL Development			
<p>PLAN DESCRIPTION: A request by Jake Reed on behalf of the property owner, HL Development, LLC for approval of a preliminary development plan. The project consists of the construction of four multifamily buildings, garages, amenities, parking, and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 20.06 acres, identified by tax map number R614-029-000-0595-0000 located within the Hampton Lake Master Plan.</p> <p>STATUS: Comments on the preliminary development plan were reviewed at the November 29, 2023, meeting of the DRC. Awaiting resubmittal.</p>					
PROJECT NAME:		HAMPTON LAKE RESORT TRACT B			



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-07-21-015654	07/27/2021		Development Plan	Active	Jordan Holloway
-----------------	------------	--	------------------	--------	-----------------

Applicant: EMC Engineering Services, Inc.

Owner: Hlyer Ground Veterinary Service, Inc.

PLAN DESCRIPTION: The proposed development, Lot 6, will have a two-story veterinary office building for a total of 9000 sf (4500 sf each floor). Parking will be provided on-site. Dumpster to be provided on-site. Water and sewer will be provided by BJWSA. Utilities appear to be stubbed out to the site and site looks to be pad ready. Access will be provided off Buckwalter Place Blvd. The parcel has 2 existing curb cuts. One will be utilized and the other will have to be relocated to work better with the site plan. See attached site plan. Detention will be provided off-site on adjacent parcel 7 in an existing detention pond that was planned previously for this parcel. The Preliminary Plan will be presented to the Planning Commission on Oct 27, 2021.
STATUS 05-09-2022: This item was approved at the 10-27-21 Planning Commission meeting. Awaiting Final Plan submittal documents.
STATUS 10/05/23: The applicant has requested an extension of the approved Preliminary Development Plan. In accordance with Section 3.10.5 of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 10/28/2024.

PROJECT NAME:

DP-02-22-016417	02/18/2022	1255 MAY RIVER ROAD	Development Plan	Active	Dan Frazier
-----------------	------------	---------------------	------------------	--------	-------------

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner: Billy Watterson

PLAN DESCRIPTION: A request by Daisy's Legacy Holdings, LLC for approval of a preliminary development plan application. The project proposes the redevelopment of a 1.85 acres site to include restaurant, commercial and residential uses in four buildings. The property is zoned Neighborhood General Historic District (NG-HD), identified by tax map number R610 039 00A 0235 0000 and located at 1255 May River Road. Staff comments will be reviewed at the March 23 meeting of the DRC.

STATUS: The Preliminary Development Plan was approved at the 4/27/22 Planning Commission Meeting.

STATUS: Staff comments on the Final Development Plan were reviewed at the September 21 meeting of the DRC.

Status 8-12-2022: SWP approved with conditions; waiting on DHEC approval.

Status 1-9-2023: The Final Development Plan has been approved by the Town.

Status: 11.09.2023: The Applicant has submitted a development plan amendment requesting minor site plan changes. Comments on this request will be heard at the December 6, 2023 meeting of the DRC.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-12-23-018802 12/27/2023 21 MAIDEN LANE Development Plan Active Dan Frazier

Applicant: Sturre Design & Development, LLC

Owner:

PLAN DESCRIPTION: The project proposes the subdivision of 21 Maiden Lane & 24 Bruin Road into 12 single family residences with 2 mixed use lots fronting Bruin Road & Pritchard Street.

PROJECT NAME: OLD TOWN

DP-04-22-016574 04/07/2022 58 CALHOUN ST Development Plan Active Dan Frazier

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner: May River Montessori

PLAN DESCRIPTION: A request by Conor Blaney of Ward Edwards Engineering, on behalf of May River Montessori, Inc., for approval of a preliminary development plan. The project consists of the construction of a new classroom building adjacent to the existing May River Montessori facility. The property is zoned Neighborhood Center Historic District (NCE-HD) and consists of approximately 0.65 acres identified by tax map number R610 039 00A 0123 0000 located at 58 Calhoun Street.

STATUS: Development plan comments were reviewed at the 5/11/22 meeting of the DRC.

STATUS: At the June 22, 2022, Planning Commission meeting, the applicant requested "withdrawal of the application to provide additional information".

STATUS: The Applicant resubmitted on July 28, 2022.

STATUS: The preliminary development plan was approved with conditions at the September 28, 2022, Planning Commission meeting.

STATUS: Staff comments on the final development plan were heard at the February 1, 2023 meeting of the DRC. Awaiting resubmittal.

STATUS: Project is still active as of July 5, 2023. The applicant would like to obtain the Town's site development permit once the state land disturbance permit is obtained.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-08-22-017076	08/15/2022		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Dan Keefer

Owner: Charlie and Brown

PLAN DESCRIPTION: A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-20,000 sq. ft. two-story Clubhouse and 5 buildings divided into +/- 31 high-end garage condominium units. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road.

STATUS 9-14-22: Staff courtesy review comments were reviewed at the September 21 meeting of the DRC.

STATUS: Staff comments were reviewed at the June 21, 2023 meeting of the DRC.

STATUS: The application was approved at the July 26, 2023, Planning Commission Meeting. Awaiting final development plan submittal.

STATUS: The Final Development Plan will be on the December 20, 2023 DRC Meeting agenda.

PROJECT NAME:

DP-09-22-017188	09/13/2022		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Witmer Jones Keefer Ltd.

Owner:

PLAN DESCRIPTION: A request by Carey Levow of Crowne at Buck Island, Limited Partnership on behalf of the property owner, Buck Island Partners, LLC for approval of a preliminary development plan application. The project consists of an apartment complex containing 4 proposed 4 story multi-family buildings and associated open space, amenities, parking, and stormwater management. The property is zoned Light Industrial and consists of approximately 10.11 acres identified by tax map number R610 039 000 0180 0000 located at 412 Buck Island Road.

STATUS: Staff comments on the preliminary development plan were reviewed at the October 19, 2022 meeting of the DRC.

STATUS: The Applicant resubmitted on November 14, 2022.

STATUS: The Preliminary Development Plan was approved at the December 14, 2022, Planning Commission. Awaiting Final Development Plan submittal,

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Attachment 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-06-23-018155	06/09/2023	1282 MAY RIVER ROAD	Development Plan	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC		Owner: CEH Real Estate Bluffton, LLC			
<p>PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering, on behalf of Dixie Cope, representing the property owners CEH Real Estate Bluffton, LLC, for the approval of a Preliminary Development Plan. The project proposes to construct parking, walkways, and infrastructure associated with the redevelopment of the Historic Coburn Liquor Store. The property is zoned Neighborhood Core – HD (NC-HD and consists of approximately 0.24 acres, identified by tax map number R610-039-00A-0337-0000 located on the southeast corner of May River Road and Dubois Lane.</p> <p>STATUS: Staff comments were reviewed at the July 19, 2023, meeting of the DRC. Awaiting re-submittal.</p> <p>STATUS: The Applicant provided a re-submittal addressing DRC comments on October 23, 2023, and is tentatively scheduled for the December 20, 2023 Planning Commission meeting.</p>					
PROJECT NAME:		OLD TOWN			
DP-09-22-017236	09/28/2022	315 GIBBET ROAD	Development Plan	Active	Dan Frazier
Applicant: Amsdell Companies		Owner: MFF Enterprises			
<p>PLAN DESCRIPTION: A request by Jonathan Steele of Compass TPC, LLC, on behalf of the property owner, Marilyn Faulkner of MFF Enterprises, LLC, for approval of a preliminary development plan application. The project consists of two 2-story climate-controlled storage buildings totaling 113,544 square feet including a retail sales/rental office and incidental truck rentals. The property is zoned Jones Estate PUD and consists of approximately 3.21 acres identified by tax map numbers R610-036-000-0458-0000 and R610-036-000-0459-0000 and located at the intersection of Gibbet Road and Highway 170 within the Palmetto Point Commercial Master Plan.</p> <p>STATUS: Staff comments were reviewed at the November 2, 2022, meeting of the DRC.</p> <p>STATUS: Preliminary development plans were resubmitted and staff comments were heard at the January 11, 2023 meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:		PALMETTO POINTE COMMERCIAL			



Growth Management Application Update Report

Attachment 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-11-22-017433	11/28/2022	8241 PINELLAS DRIVE	Development Plan	Active	Dan Frazier
-----------------	------------	---------------------	------------------	--------	-------------

Applicant: Moore Civil Consultants, Inc.

Owner:

PLAN DESCRIPTION: A request by Jared Thompson of Moore Civil Consulting, Inc., on behalf of the property owner Ken Toskey for approval of a preliminary development plan. The project consists of the construction of three office buildings totaling 12,600 S.F., associated driveways, parking areas, and bioretention areas. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.5 acres identified by tax map numbers R610 022 000 1143 0000 located within the Buckwalter Commons Phase 1 Master Plan.

STATUS: Staff comments on the preliminary development plan were reviewed at the January 4, 2023 meeting of the DRC.

STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: PARCEL C2-E BUCKWALTER PLAZA

DP-10-23-018564	10/12/2023		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner:

PLAN DESCRIPTION: A request by Willy Powell of Ward Edwards, Inc., on behalf of the property owner Okatie Bluffs Owner LLC/Adrien Dannemiller for approval of a preliminary development plan. The project consists of the construction of six multifamily buildings, four garage buildings, a clubhouse, amenities, and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan.

STATUS: Comments on the preliminary development plan application were reviewed at the November 15, 2023, meeting of the DRC.

STATUS: The preliminary development plan was resubmitted on 11/22/23.

STATUS: The Preliminary Development Plan is scheduled to be heard at the 12/20/23 Planning Commission Meeting.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-03-23-017822	03/23/2023		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner: Khovnanian Homes

PLAN DESCRIPTION: A request by Mike Hughes of Thomas & Hutton on behalf of Jack McSweeney of K. Hovnanian Homes for approval of a preliminary development plan. The project consists of 51 single family residential lots, open space, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 22.0 acres identified by tax map numbers R614 028 000 0002 0000 located within the Cypress Ridge Master Plan.
STATUS: Comments on the preliminary development plan were reviewed at the April 26, 2023, meeting of the DRC.
STATUS 5/22/23: The Preliminary Development Plan resubmitted on May 8, 2023, is APPROVED.

PROJECT NAME: Four Seasons at Carolina Oaks

DP-06-22-016804	06/01/2022	6201 JENNIFER CT	Development Plan	Active	Dan Frazier
-----------------	------------	------------------	------------------	--------	-------------

Applicant: Witmer-Jones-Keefer, Ltd.

Owner: Michael Bradley Holdings, LLC

PLAN DESCRIPTION: A request by Witmer Jones Keefer, Ltd for approval of a preliminary development plan application. The project proposes the construction of a ±50,000 SF two-story building that includes a +/-20,000 square foot production brewery, and a +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room. The property is zoned Neighborhood Core (NC), identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located on three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road.
STATUS UPDATE: Staff comments were heard at the July 6 meeting of the DRC.
STATUS UPDATE: The application was approved with conditions at the August 24, 2022, Planning Commission meeting.
STATUS UPDATE: Staff comments on the final development plan were heard at the November 30, 2022 meeting of the DRC. Awaiting resubmittal.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Attachment 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-02-23-017665	02/10/2023	120 PERSIMMON STREET	Development Plan	Active	Dan Frazier
Applicant: Sam Connor		Owner:			
<p>PLAN DESCRIPTION: A request by Sam Connor on behalf of the property owner, James Jeffcoat for approval of a preliminary development plan application. The project proposes a 6,600 SF commercial building including 1,880 SF of office space and 4,800 SF of storage space. The property is zoned Schultz Planned Unit Development and consists of 0.68 acres identified by tax map number R610 031 000 1437 0000 located within the Bluffton Park Master Plan.</p> <p>STATUS: Comments for the preliminary development plan were reviewed at the March 15, 2023 meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved at the April 26, 2023, Planning Commission meeting.</p> <p>STATUS: Comments on the final development plan were reviewed at the July 26, 2023 meeting of the DRC.</p>					
PROJECT NAME:		BLUFFTON PARK PHASE D-1/D-3			
DP-08-23-018338	08/01/2023	1 JCS COVE	Development Plan	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC		Owner: James Saba			
<p>PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, for approval of a preliminary development plan application. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC's Cove. The property is zoned Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129 0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road.</p> <p>STATUS: Staff comments on the preliminary development plan was reviewed at the September 6, 2023 meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:		JC'S COVE			
DP-10-22-017335	10/19/2022	3E HAMPTON LAKE DRIVE	Development Plan	Active	Dan Frazier
Applicant: Witmer Jones Keefer		Owner: Pacific Pointe Partners			
<p>PLAN DESCRIPTION: A request by Caleb King of Witmer Jones Keefer, Ltd. on behalf of the property owner, University Investments, LLC for approval of a preliminary development plan. The project proposes the construction of two 3-story buildings totaling 10,000 sq. ft. each, one single-story building of 6,730 sq. ft., and the associated access, parking, and utilities to serve the buildings. The property is zoned Buckwalter PUD and consists of approximately 5.31 acres, identified by tax map numbers R614-029-000-0784-0000 and R614-029-000-0485-0000 located within the Brightwater at Hampton Lake Master Plan and the Hampton Lake Master Plan.</p> <p>STATUS: Staff comments were reviewed at the November 23, 2022, meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:		HAMPTON LAKE			



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
Public Project					
DP-08-23-018408	08/22/2023	5 RECREATION CT COURT	Development Plan	Active	Dan Frazier
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: A request by Mark Maxwell on behalf of the Town of Bluffton for approval of a public project. The project consists of the installation of an approximately 1,500 SF splash pad including concrete sidewalk and associated grading and utility infrastructure within Oscar Frazier Park. The property is zoned Schultz Planned Unit Development and consists of approximately 34.7 acres identified by tax map number R610 039 000 0427 0000 located at 5 Recreation Court within the Bluffton Park Master Plan. STATUS UPDATE: Staff comments were reviewed at the September 13, 2023, meeting of the DRC. The public project was conditionally approved.					
PROJECT NAME: OSCAR FRAZIER COMMUNITY PARK					
DP-12-23-018739	12/05/2023	3829 OKATIE HWY HIGHWAY	Development Plan	Active	Dan Frazier
Applicant: Constance Clarkson		Owner: Constance Clarkson			
PLAN DESCRIPTION: A request by Constance Clarkson on behalf of the Town of Bluffton for approval of a public project. The project consists of surface improvements to the New River Linear Trail, construction of a pier at the southern trail terminus and restroom facilities at the trailhead parking lot. The properties are zoned Jones Estate Planned Unit Development and New Riverside Planned Unit Development and consists of approximately 42.7 acres identified by tax map numbers R610 028 000 0018 0000, R610 035 000 0016 0000 and R614 035 000 0011 0000, and located within the Cypress Ridge Master Plan and Heritage at New Riverside Master Plan. STATUS: Comments for the public project will be reviewed at the January 3, 2024, meeting of the DRC.					
PROJECT NAME:					
DP-10-23-018587	10/19/2023	800 BUCKWALTER PARKWAY	Development Plan	Active	Dan Frazier
Applicant: Wood and Partners, Inc.		Owner: Town of Bluffton			
PLAN DESCRIPTION: A request by Eric Walsnovich of Wood + Partners, Inc. on behalf of the property owner, Town of Bluffton, for approval of a public project. The project proposes the construction of four new soccer fields; a new restroom building; renovations to the existing restroom building; new parking areas, driveways and sidewalks; storm water management facilities; associated utilities; lighting; site furnishings and landscaping. The property is zoned Buckwalter Planned Unit Development and consists of approximately 142.9 acres identified by tax map number R610 038 000 0053 0000 located within the Buckwalter Recreation Center Master Plan. Status: Comments on the public project will be reviewed at the November 15, 2023, meeting of the DRC.					
PROJECT NAME:					



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-08-23-018390 08/16/2023 1095 MAY RIVER RD ROAD Development Plan Active Dan Frazier

Applicant: Workforce State of Mind, LLC **Owner:** Town of Bluffton

PLAN DESCRIPTION: A request by Workforce State of Mind, LLC, on behalf of the property owner, Town of Bluffton, for approval of a public project. The project proposes the construction of 12 townhome units and associated parking and infrastructure. The property is zoned Residential General (RG) and consists of approximately 1.78 acres identified by tax map number R610 039 000 0498 0000 located at 1095 May River Road.

STATUS UPDATE: Staff comments were reviewed at the September 13, 2023, meeting of the DRC. Awaiting re-submittal.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Total Development Plan Cases: 31

Development Plan Amendment

NA

DPA-09-22-017226 09/23/2022 Development Plan Amendment Active Jordan Holloway

Applicant: Tabby Road HOA **Owner:** Tabby Road HOA

PLAN DESCRIPTION: A request by Tabby Roads HOA for approval of a development plan amendment application. The project consists of closing the Tabby Shell Road entrance from Burnt Church Road. The property is identified by tax map number R610 039 000 1235 0000 and is zoned Neighborhood General -HD.

Status: This item is on the October 26, 2022 DRC Meeting agenda.

Status 11-29-22: Revisions are required. Waiting on revisions to be submitted.

Status 1-9-23: Plans have been conditionally approved by the Town of Bluffton. The Town requires approval from SCDOT and BJWSA for the road closing prior to issuing Final Approval. SCDOT has issued their encroachment permit. Waiting on BJWSA approval.

PROJECT NAME: TABBY ROADS PHASE 1

Total Development Plan Amendment Cases: 1



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Master Plan

NA

MP-04-22-016566	04/06/2022		Master Plan	Active	Dan Frazier
-----------------	------------	--	-------------	--------	-------------

Applicant: Village Park Communities, LLC

Owner: Village Park Communities, LLC

PLAN DESCRIPTION: A request by Dan Keefer of Witmer Jones Keefer, LTD, on behalf of Village Park Communities, LLC, for approval of Alston Park Phase 3 Master Plan. The project consists of a maximum of 76 dwelling units, park/open spaces and related infrastructure. The subject property, comprised of 2 parcels totaling approximately 63 acres, is identified by Beaufort County Tax Map numbers R610 035 000 0019 0000 and R610 035 000 0846 0000 and commonly referred to as New Riverside Parcel 5A South located within the New Riverside PUD.

STATUS: Initial Master Plan comments were reviewed at the 5/11/22 meeting of the DRC.

STATUS: The Initial Master Plan request received a recommendation of approval at the February 22, 2023, Planning Commission meeting. The request will be heard at a future Town Council meeting, pending an HOA Community Meeting.

PROJECT NAME: ALSTON PARK

Total Master Plan Cases: 1

Subdivision Plan

General



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-04-23-017885	04/10/2023		Subdivision Plan	Active	Jordan Holloway
Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT		Owner: Indigo Cove LLC			
PLAN DESCRIPTION: A request by Ward Edwards Engineering on behalf of Indigo Cove LLC for approval of a subdivision application. The project consists of creating 82 single family residential attached townhomes including an amenity center, access drives, parking, landscaping, open space areas, and associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 12.7 acres located at the northeast corner of Buck Island Road and Bluffton Parkway. The property is zoned Residential General.					
Status: This item is on the July 19, 2023 DRC Meeting agenda.					
Status: This item was conditionally approved at the July 19, 2023 DRC Meeting. However, the status will remain active until a surety is provided for the development.					
PROJECT NAME:					
SUB-03-21-015079	03/04/2021	32 HILDERBRAND	Subdivision Plan	Active	Jordan Holloway
Applicant: Alexander Graham		Owner: Alexander Graham			
PLAN DESCRIPTION: The applicant is requesting approval of a subdivision plan to divide a .50 acre lot into 2 - .25 acre parcels.					
Status: Comments were provided to the applicant and reviewed at the April 7, 2021 meeting of the DRC. Awaiting re-submittal to address comments.					
Status 8-3-2023: Applicant is actively working with a surveyor to update the site plans.					
PROJECT NAME:		OLD TOWN			
SUB-12-23-018796	12/20/2023	50 GUERRARD AVE AVENUE	Subdivision Plan	Active	Jordan Holloway
Applicant: Patrick Mason Custom Homes		Owner: RDB Land Development			
PLAN DESCRIPTION: Subdivide to create 2 more parcels					
PROJECT NAME:		OLD TOWN			

Total Subdivision Plan Cases: 3



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Zoning Action

UDO Text Amendment

ZONE-03-18-011836	03/26/2018		Zoning Action	Active	Kevin Icard
-------------------	------------	--	---------------	--------	-------------

Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: A request by the Unified Development Ordinance Administrator for consideration of revisions to the following sections of the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance:

1.1.8 Activities That Do Not Constitute Development; 2.2 Establishment; 3.2 General Application Approval Process; 3.9 PUD Master Plan; 3.18 Certificate of Appropriateness – Historic District (HD); 3.19 Site Feature – Historic District (HD); 3.20.2 Applicability; 3.25 Designation of Contributing Structure; 3.26 Appeals; 4.4 Conditional Use Standards; 5.3.7 Specific Landscaping Standards; 5.15 Old Town Bluffton Historic District; 7.2.2. Illegal Nonconformities; 7.9 Nonconforming Sites Resulting from Right-Of-Way Dedication or Acquisition; 9.2 Definitions; 9.3 Interpretation of Dimensional Standards; and, 9.4 Description of Uses of Land and Buildings

STATUS: 1/29/2019 The Application was heard at the January 23, 2019 Planning Commission meeting where it was recommended for approval to Town Council with conditions related specifically to Public Projects, Minor and Major PUD Master Plans, Development Plans, requiring public notice for various projects and to include language related to appeals.

STATUS: 2/18/2019 The Application will be heard at the March 12th Town Council meeting.

STATUS: 5/28/2019 A portion of the text amendments were approved by Town Council at their March 12, meeting. Additional items will be presented to Town Council at a future date.

STATUS: 4/21/2020 Various UDO text amendments are being reviewed by Planning Commission, and Town Council over the coming months.

PROJECT NAME:

Total Zoning Action Cases: 1

Total Active Cases: 54

Total Plan Cases: 54