



GROWTH MANAGEMENT UPDATE

February 13, 2024

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

- a. **Planning Commission:** January 24, 2024, meeting agenda attached. Next meeting scheduled for Wednesday, February 28, 2024.
- b. **Historic Preservation Commission:** January 3, 2024, meeting agenda attached. Next meeting scheduled for Wednesday, February 7, 2024.
- c. **Board of Zoning Appeals:** January 2, 2024, meeting agenda attached. Next meeting scheduled for Tuesday, March 5, 2024.
- d. **Development Review Committee:** January 3, 10, 24 & 31, 2024 meeting agendas attached. January 17, 2024 cancellation notice attached. Next meeting scheduled for Wednesday, February 7, 2024.
- e. **Historic Preservation Review Committee:** January 2 & 29, 2024, meeting agendas attached. January 2, 16 & 22, 2024 cancellation notices attached. Next meeting scheduled for Tuesday, February 5, 2024.
- f. **Construction Board of Adjustment and Appeals:** January 23, 2024, cancellation notice attached. Next meeting scheduled for Tuesday, February 27, 2024.
- g. **Affordable Housing Committee:** January 4, 2024, meeting agenda attached. Next meeting scheduled for Thursday, February 1, 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 \$246,220. Eight homes have been serviced for septic pump out, totaling \$4,866, and two homes for tree service totaling \$6,180.

As of January 25, 2024, 28 homes have been serviced through the Neighborhood Assistance Program. Our program has a balance of \$32,733.

ATTACHMENTS:

1. Planning Commission meeting agenda for January 24, 2024.
2. Historic Preservation Commission meeting agenda for January 3, 2024.
3. Board of Zoning Appeals cancellation notice for January 2, 2024.
4. Development Review Committee meeting agendas for January 3, 10, 24 & 31, 2024 and cancellation notice for January 17, 2024.
5. Historic Preservation Review Committee meeting agendas for January 8 & 29, 2024 and cancellation notices for January 2, 16 & 22, 2024.
6. Construction Board of Adjustments and Appeals cancellation notice for January 23, 2024.
7. Affordable Housing Committee meeting agenda for January 4, 2024.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2017-2024 (to January 26, 2024).
 - b. Building Permits Issued Per Month FY 2017-2024 (to January 26, 2024).
 - c. Value of Construction FY 2017-2024 (to January 26, 2024).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2017-2024 (to January 26, 2024).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2017-2024 (to January 26, 2024).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2017-2024 (to January 26, 2024).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2017-2024 (to January 26, 2024).
 - h. Planning and Community Development Applications Approved FY 2017-2024 (to January 26, 2024).
 - i. Multi Family Apartments Value FY 2017-2024 (to January 26, 2024).
 - j. Multi Family Apartments Square Footage FY 2017-2024 (to January 26, 2024).
 - k. Multi Family Apartments Total Units FY 2017-2024 (to January 26, 2024).
9. Planning Active Application Report



Planning Commission Meeting

Wednesday, January 24, 2024 at 6:00 PM

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

AGENDA

This meeting can be viewed live on [BCTV](#), 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. ADOPTION OF THE AGENDA

V. ADOPTION OF MINUTES

1. December 20, 2023 Minutes

VI. ADOPTION OF MINUTES

1. Election of Planning Commission Chair
2. Election of Planning Commission Commission Vice-Chair
3. Election of Development Review Committee Member

VII. PUBLIC COMMENT

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Car Village (Certificate of Appropriateness- Highway Corridor Overlay):** 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 20,000 SF of clubhouse space and 5 buildings divided into garage condominium units totally approximately 80,000SF 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, located on

Highway 170 approximately 1,200 feet south of Seagrass Station Road and falls within the Town of Bluffton Highway Corridor Overlay District. (COFA-08-23-018440) (Staff - Katie Peterson)

- 2. Unified Development Ordinance Amendments (Public Hearing):** Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Relating to Contributing Resources and Development Standards in Old Town Bluffton Historic District, including Article 3 – Application Process, Sec. 3.18, Certificate of Appropriateness-Historic District; Sec. 3.19, Site Feature-Historic District Permit; and, Sec. 3.25, Designation of Contributing Resources; Article 4 – Zoning Districts, Table 4.3, Uses by District; Article 5 – Design Standards, Sec. 5.10, Stormwater; 5.11, Parking; and, Sec. 5.15, Old Town Bluffton Historic District; and, Article 9 – Definitions and Interpretations, Sec. 9.2, Defined Terms and Sec. 9.3, Interpretation of Dimensional Standards. (Staff - Charlotte Moore)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 28, 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.*



Historic Preservation Commission

Wednesday, January 03, 2024 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. December 6, 2023 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by DePauw Architects, on behalf of the owners, Jill and Steve Duncan, for approval of a Certificate of Appropriateness - HD to construct a new 1-story Carriage House of approximately 754 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)

2. **Certificate of Appropriateness:** A request by Nicki Jacoby on behalf of the owner, King Tide Custom Homes, for approval of a Certificate of Appropriateness - HD to construct a new 2-story mixed-use building of approximately 2,894 SF for office use on the first floor and one dwelling unit above, to be located at 10 Carroll Court, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District. (COFA-09-23-018484)(Staff - Katie Peterson)
3. **Certificate of Appropriateness:** A request by Court Atkins Architects, Inc. on behalf of the owner, Tidal Creek Investments, LLC for approval of a Certificate of Appropriateness - HD to construct a new 2.5-story mixed-use building of approximately 3,717 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. (COFA-09-23-018463)(Staff - Katie Peterson)
4. **Certificate of Appropriateness:** A request by William Court, on behalf of the owners, David and Susan Sewell, for approval of a Certificate of Appropriateness - HD for the construction of a new 2-story single-family residential structure of approximately 2,477 SF and a new 2-story Carriage House of approximately 905 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. (COFA-10-23-018547)(Staff - Katie Peterson)

X. DISCUSSION

1. Discussion Regarding Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance (UDO) Relating to Contributing Resources and Architectural Standards in Old Town Bluffton Historic District (Staff - Charlotte Moore)

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 7, 2024

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, January 2, 2024, at 6:00 p.m.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for Tuesday,
February 6, 2024.

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



Development Review Committee Meeting

Wednesday, January 03, 2024 at 1:00 PM

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

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 COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **New River Linear Trail Phases 1, 2 and 3 (Public Project):** 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 and construction of 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. (DP-12-23-018739) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 10, 2024

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Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, January 10, 2024 at 1:00 PM

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

AGENDA

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<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Midpoint 1C-2 (Subdivision):** A request by JP Moore of Thomas & Hutton on behalf of Pulte Homes Company, for approval of a subdivision application. The project consists of creating four (4) lots from the existing single lot. The property is identified by tax map number R610 044 000 0012 0000 and consists of .76 acres located along Midpoint Blvd. The property is zoned New Riverside PUD. (SUB-11-23-018714) (Staff - Jordan Holloway)
2. **Hamilton Grove (SUB-12-23-018734):** A request by Stanley Martin Homes for approval of a subdivision application. The project consists of creating 85 single-family lots within the Hamilton Grove development. The property is identified by tax map number R610 031 000 0088 0000 and consists of 20.2 acres located along Ballfield Road and Buck Island Road. The property is zoned Residential General. (SUB-12-23-018734) (Staff - Jordan Holloway)
3. **Cornerstone Church Campus (Planned Unit Development Amendment):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner, Cornerstone Church of Bluffton, for approval of a planned unit development amendment. The amendment requests modifications to the planned unit development and the initial master plan to reflect a proposed change in use to accommodate the conversion of the site from a Substance Abuse Facility to a religious assembly use including permitted uses and development standards that follow guidelines previously established in the Pritchardville "Community Preservation" Beaufort County Zoning Development and Standards. The properties are zoned Mindstream Academy Planned Unit Development and consists of 41.3 acres identified by tax map numbers

R610 036 000 0014 0000 and R610 036 000 014B 0000, and located at 11 Grassey Lane within the Mindstream Academy Master Plan. (CPA-11-23-018673) (Staff – Dan Frazier)

4. **Oyster Factory Park (Public Project Amendment):** A request by Charles Savino on behalf of the Town of Bluffton for approval of a public project amendment. The project proposes improvements to the event area south of the pavilion including construction of sidewalks, hardscapes, light grading, electrical, decking, light drainage and landscaping. The properties are zoned Riverfront Edge Historic District (RV-HD) and consists of approximately 2.56 acres identified by tax map numbers R610 039 00A 0165 0000 and R610 039 00A 0261 0000 and located at 55 Wharf Street. (DP-01-22-016299) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 17, 2024

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC)

Meeting scheduled for

Wednesday, January 17, 2024 at 1:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, January 24, 2024

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



Development Review Committee Meeting

Wednesday, January 24, 2024 at 1:00 PM

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

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 COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Palmetto Bluff – Anson Golf Course (Development Plan):** 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, parking, storm drainage treatment infrastructure, access roadways, maintenance, and temporary hospitality facilities, and grading to serve the proposed 18-hole golf course. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 104 acres identified by tax map numbers R614 057 000 0001 0000, R614 045 000 0019 0000, and R614 045 000 0026 0000, located within the Palmetto Bluff PUD, west of Bighouse Plantation Road. (DP-01-24-018822) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 31, 2024

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Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, January 31, 2024 at 1:00 PM

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

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 COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Four Seasons at Carolina Oaks Phase 8 (Development Plan):** A request by T J Behm of Thomas & Hutton on behalf of Steven Baker of K. Hovnanian Homes for approval of a final 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. (DP-03-23-017822) (Staff - Dan Frazier)
2. **Maiden Lane Development (Development Plan):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties, LLC, for approval of a preliminary development plan application. The project proposes the development of a fourteen (14) lot mixed-use subdivision containing twelve (12) single-family residential lots, two (2) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street. (DP-12-23-018802) (Staff – Dan Frazier)
3. **50 Guerrard Avenue (Subdivision):** A request by Patrick Mason on behalf of RDB Land Development, LLC for approval of a subdivision application. The project consists of creating three lots from the existing single lot. The property is identified by tax map number R610 039 00A 0199 0000 and consists of .74 acres located at 50 Guerrard Avenue. The property is zoned Neighborhood General - HD. (SUB-12-23-018796) (Staff - Jordan Holloway)

VI. DISCUSSION**VII. ADJOURNMENT**

NEXT MEETING DATE: Wednesday, February 7, 2024

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Tuesday, January 2, 2024 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, January 8, 2024.

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



Historic Preservation Review Committee Meeting

Monday, January 08, 2024 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **24 Ma Daisy's Way:** 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 1,999 SF 1-story retail building in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 24 Ma Daisy's Way, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-12-23-018754)(Staff - Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, January 16, 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.”

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Tuesday, January 16, 2024 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, January 22, 2024.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, January 22, 2024 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, January 29, 2024.

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



Historic Preservation Review Committee Meeting

Monday, January 29, 2024 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **22 Bruin Road:** A request by Sean A. Lewis, on behalf of the Owner, Bertha Wooten, for a review of a Certificate of Appropriateness - HD to construct a new 1-story residential structure of approximately 1,695 with attached Carriage House of approximately 697 SF, to be located at 22 Bruin Road, in the Old Town Bluffton Historic district and zoned Neighborhood General-HD zoning District. (COFA-01-24-018816)(Staff - Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, February 5, 2024

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

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

Tuesday, January 23, 2024, at 6:00 P.M.

has been CANCELED.
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, February 27, 2024.

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



Affordable Housing Committee Meeting

Thursday, January 4, 2024, at 10:00 AM

**Theodore D. Washington Municipal Building, 20 Bridge Street, Henry “Emmett”
McCracken Jr. Town 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. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. November 9, 2023

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY24 Neighborhood Assistance Program Budget Update

VII. DISCUSSION

1. 1095 May River Road Update

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

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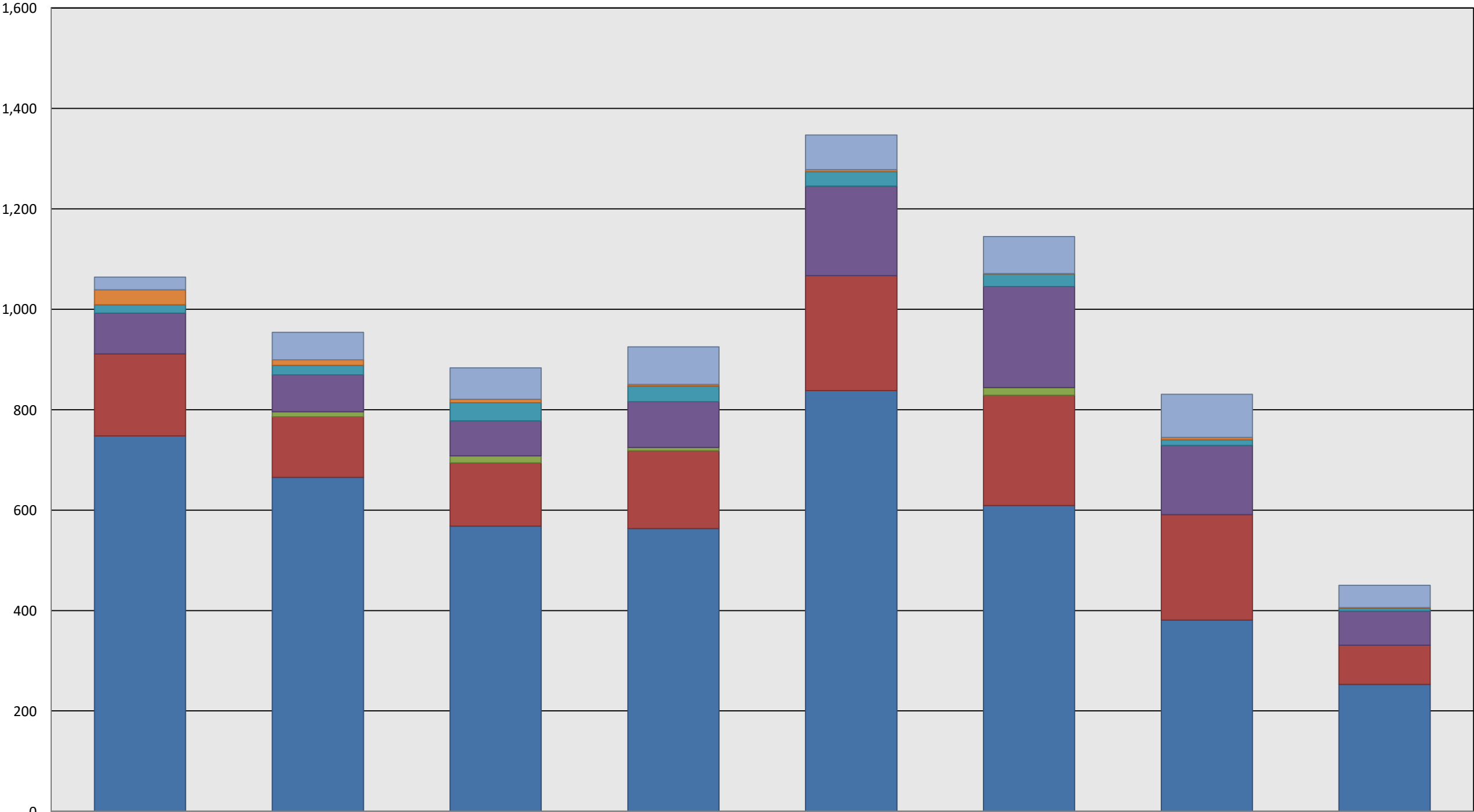
**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

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

Town of Bluffton
Building Permits Issued
FY 2017 - 2024

Attachment 8a

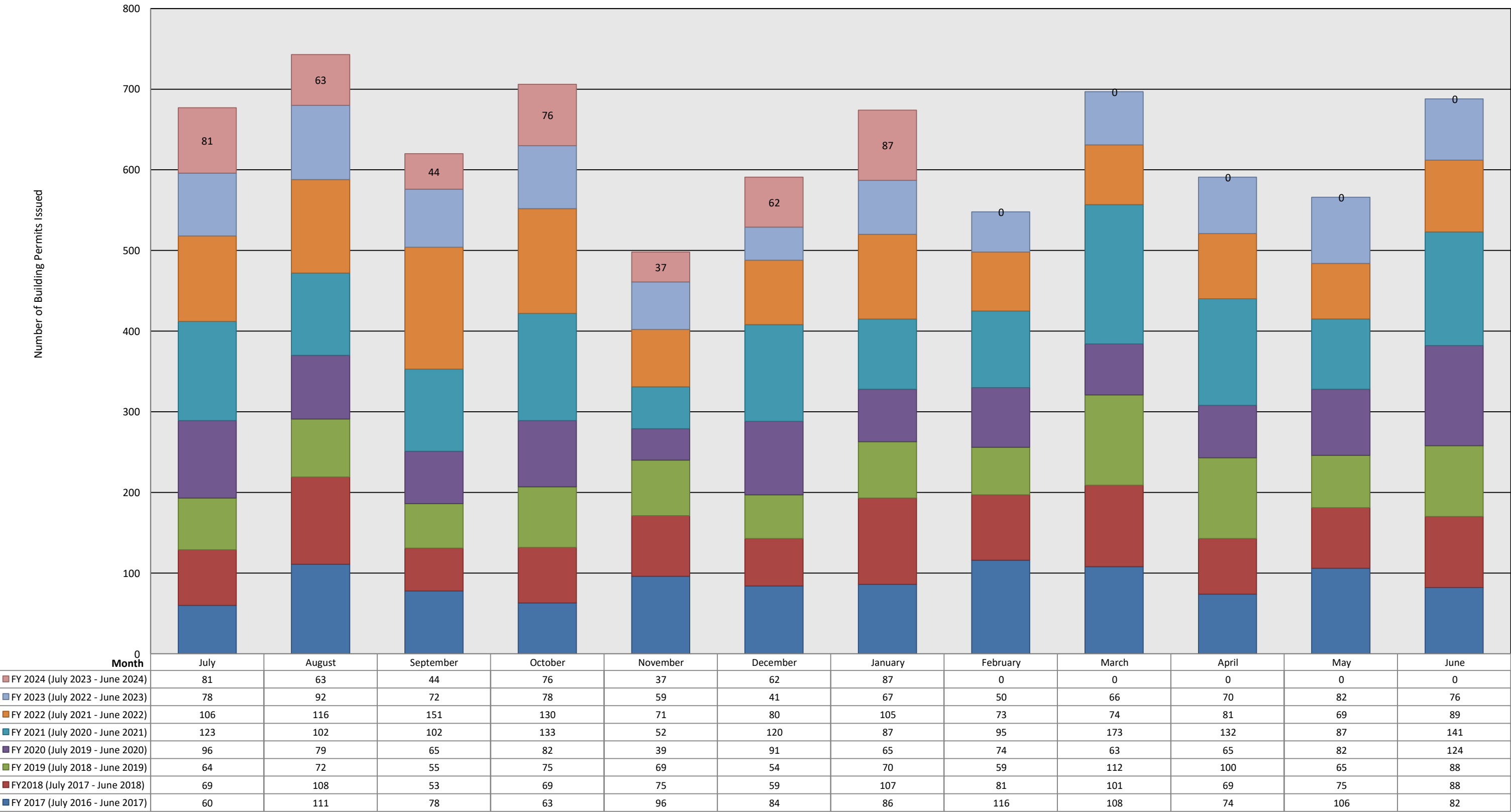
Number of Building Permits Issued



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

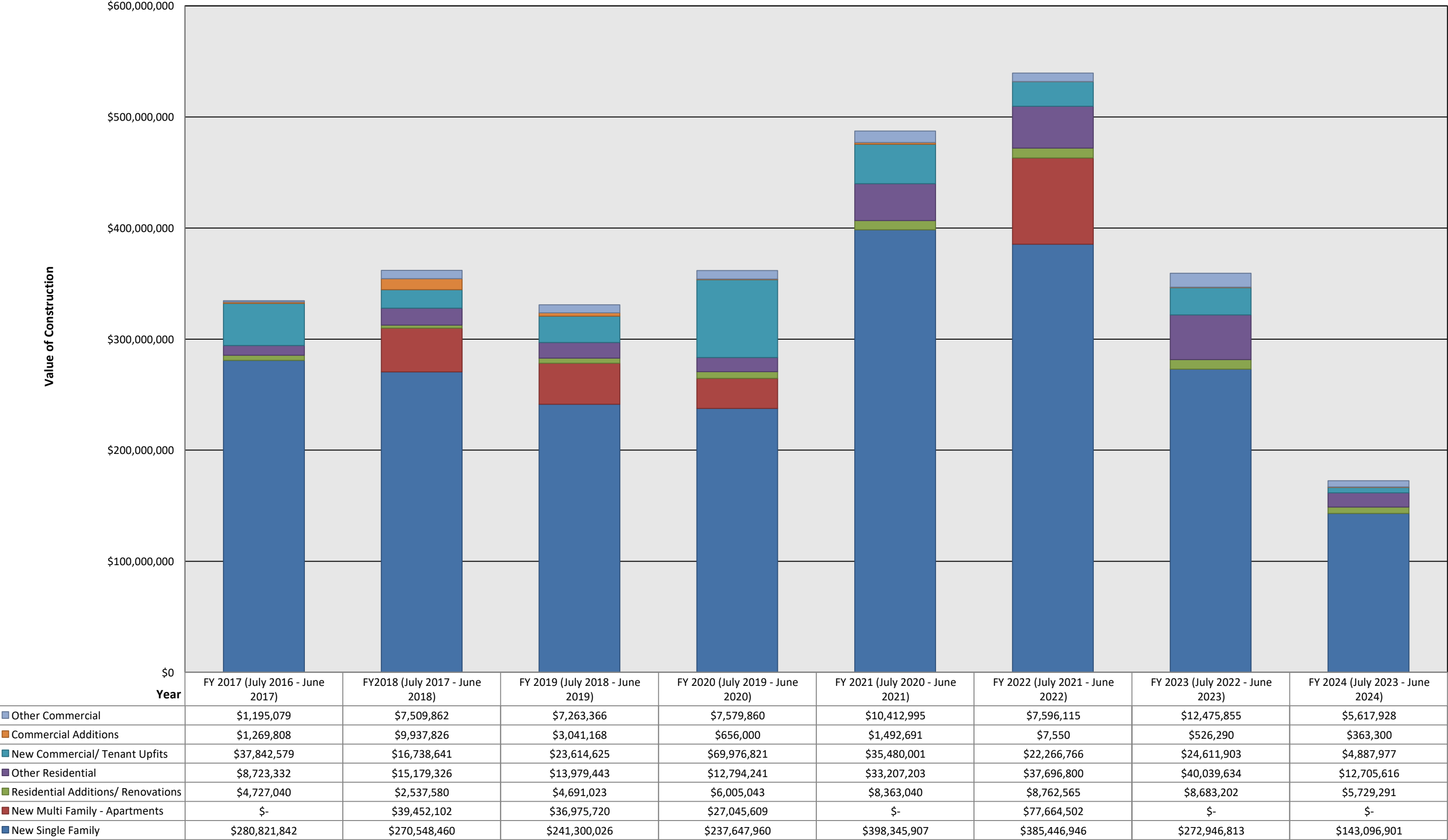
Attachment 8b



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

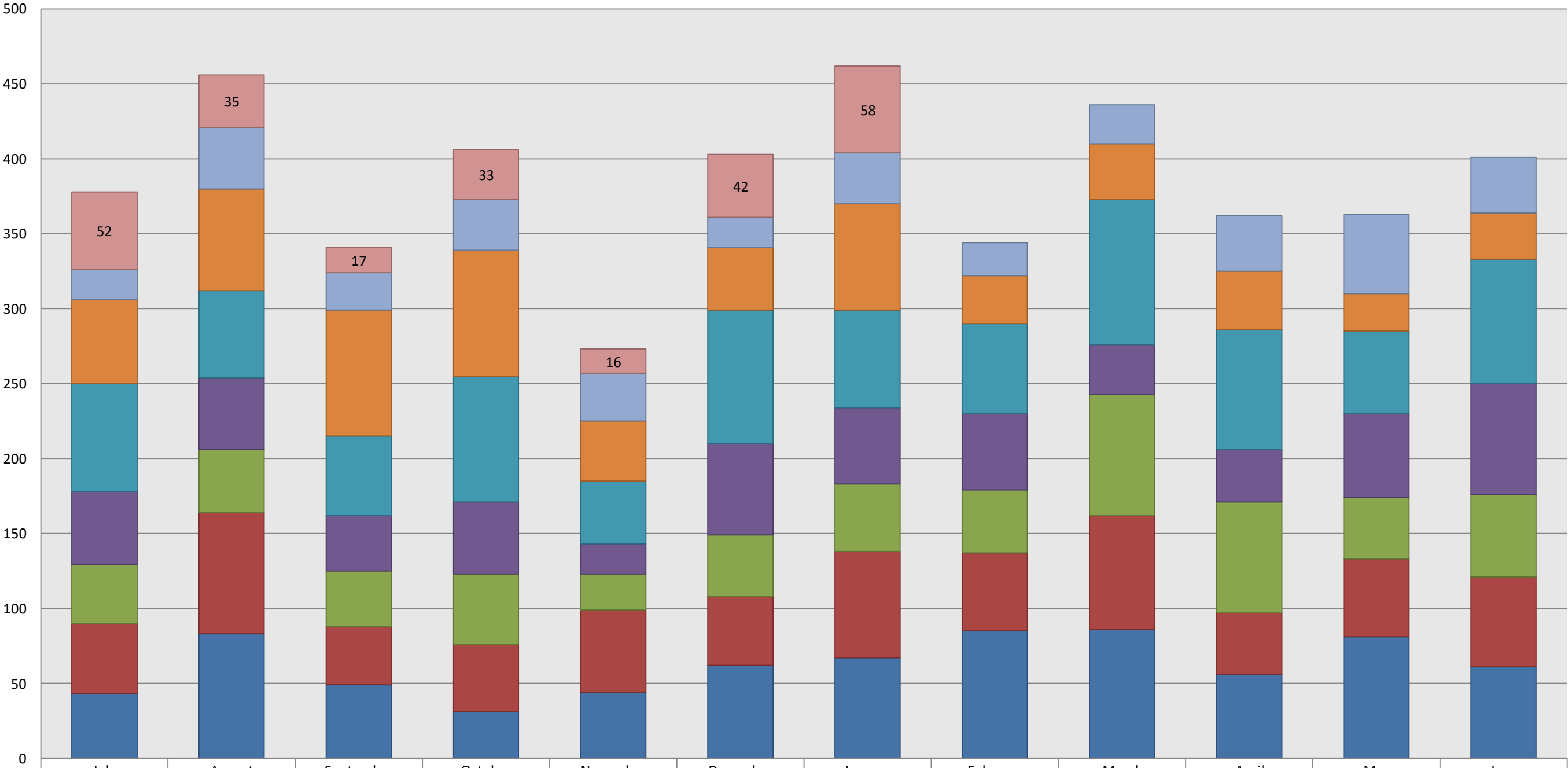
Town of Bluffton
Value of Construction
FY 2017 - 2024

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



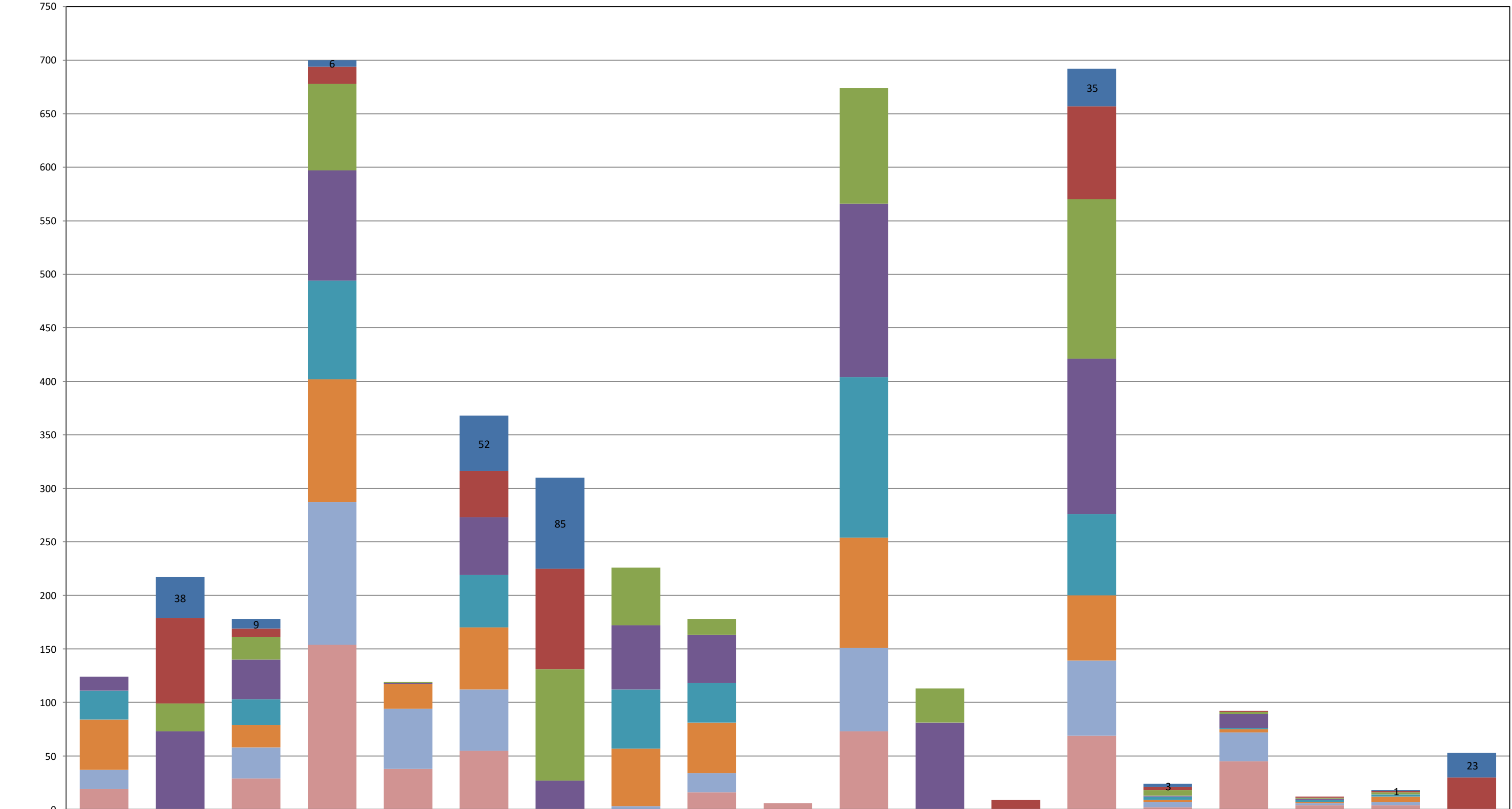
FY 2024 (July 2023 - June 2024)	52	35	17	33	16	42	58					
FY 2023 (July 2022 - June 2023)	20	41	25	34	32	20	34	22	26	37	53	37
FY 2022 (July 2021 - June 2022)	56	68	84	84	40	42	71	32	37	39	25	31
FY 2021 (July 2020 - June 2021)	72	58	53	84	42	89	65	60	97	80	55	83
FY 2020 (July 2019 - June 2020)	49	48	37	48	20	61	51	51	33	35	56	74
FY 2019 (July 2018 - June 2019)	39	42	37	47	24	41	45	42	81	74	41	55
FY2018 (July 2017 - June 2018)	47	81	39	45	55	46	71	52	76	41	52	60
FY 2017 (July 2016 - June 2017)	43	83	49	31	44	62	67	85	86	56	81	61

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

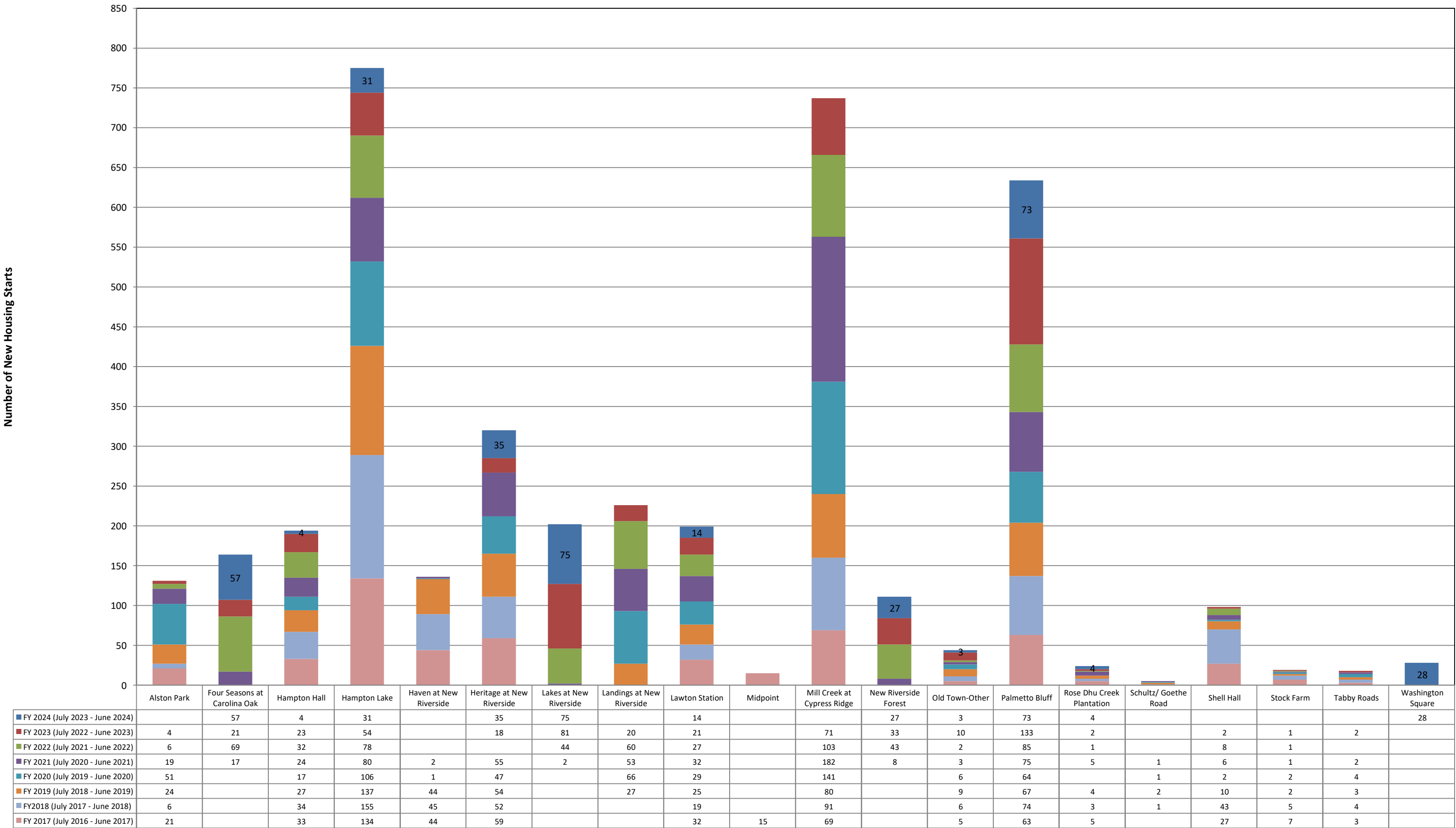


Neighborhood	Alston Park	Four Seasons at Carolina Oaks	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Lakes at New Riverside	Landings at New Riverside	Lawton Station	Midpoint	Mill Creek at Cypress Ridge	New Riverside Forest	New Riverside Village	Palmetto Bluff	Rose Dhu Creek Plantation	Shell Hall	Stock Farm	Tabby Roads	Washington Square
FY 2024 (July 2023 - June 2024)		38	9	6		52	85							35	3			1	23
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

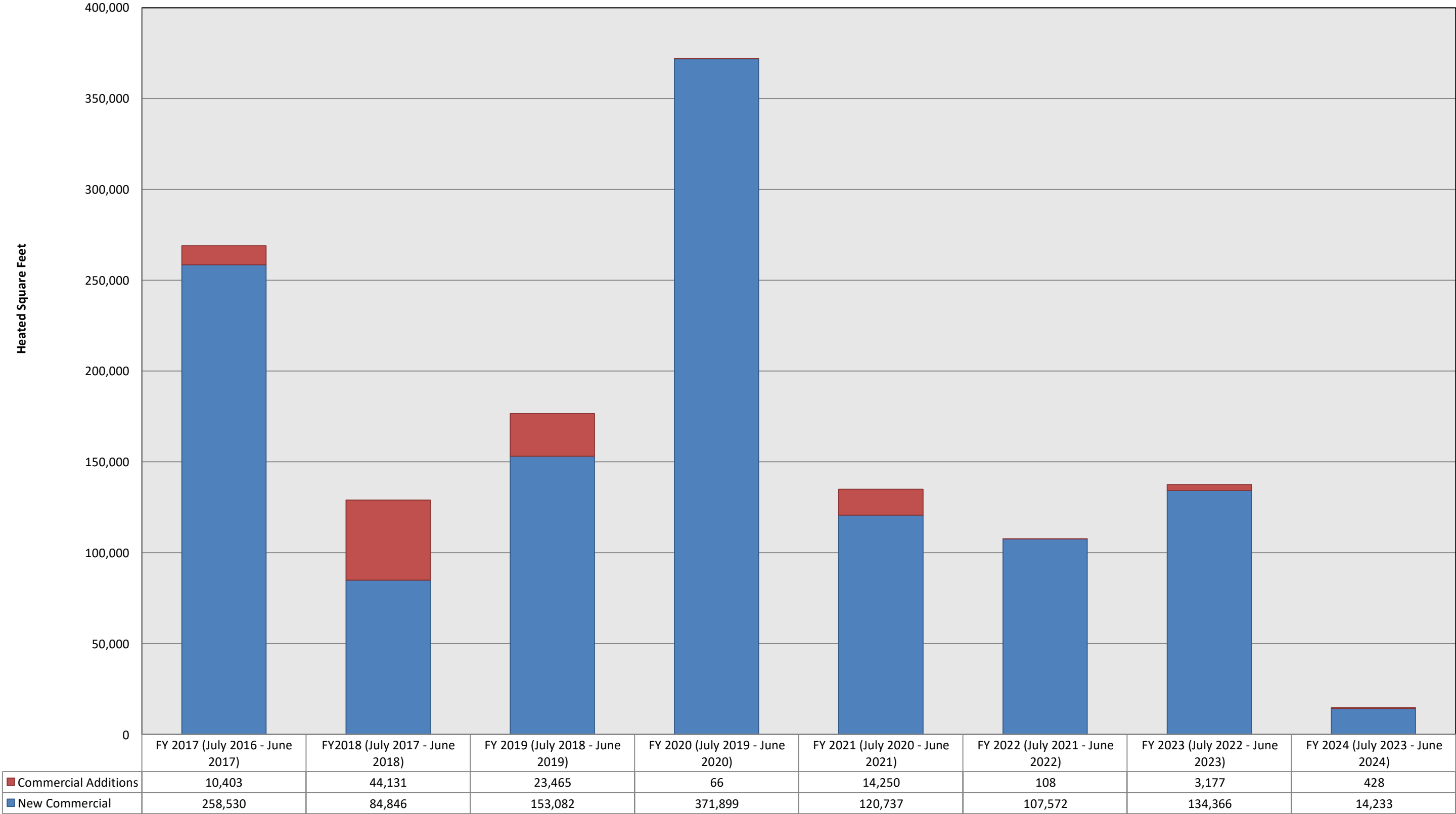
Attachment 8f

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

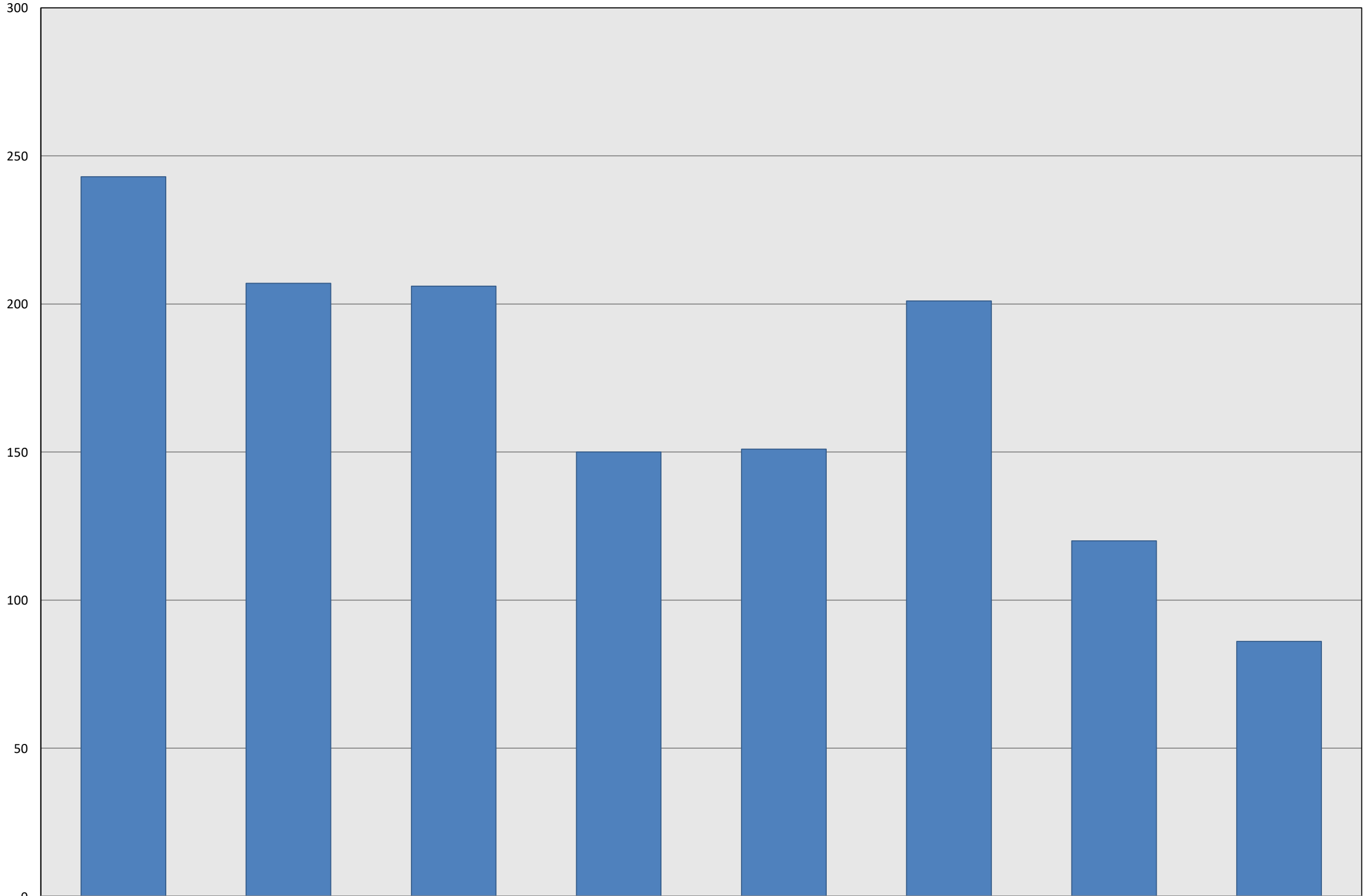
Attachment 8g



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

Attachment 8h

Number of Applications Approved



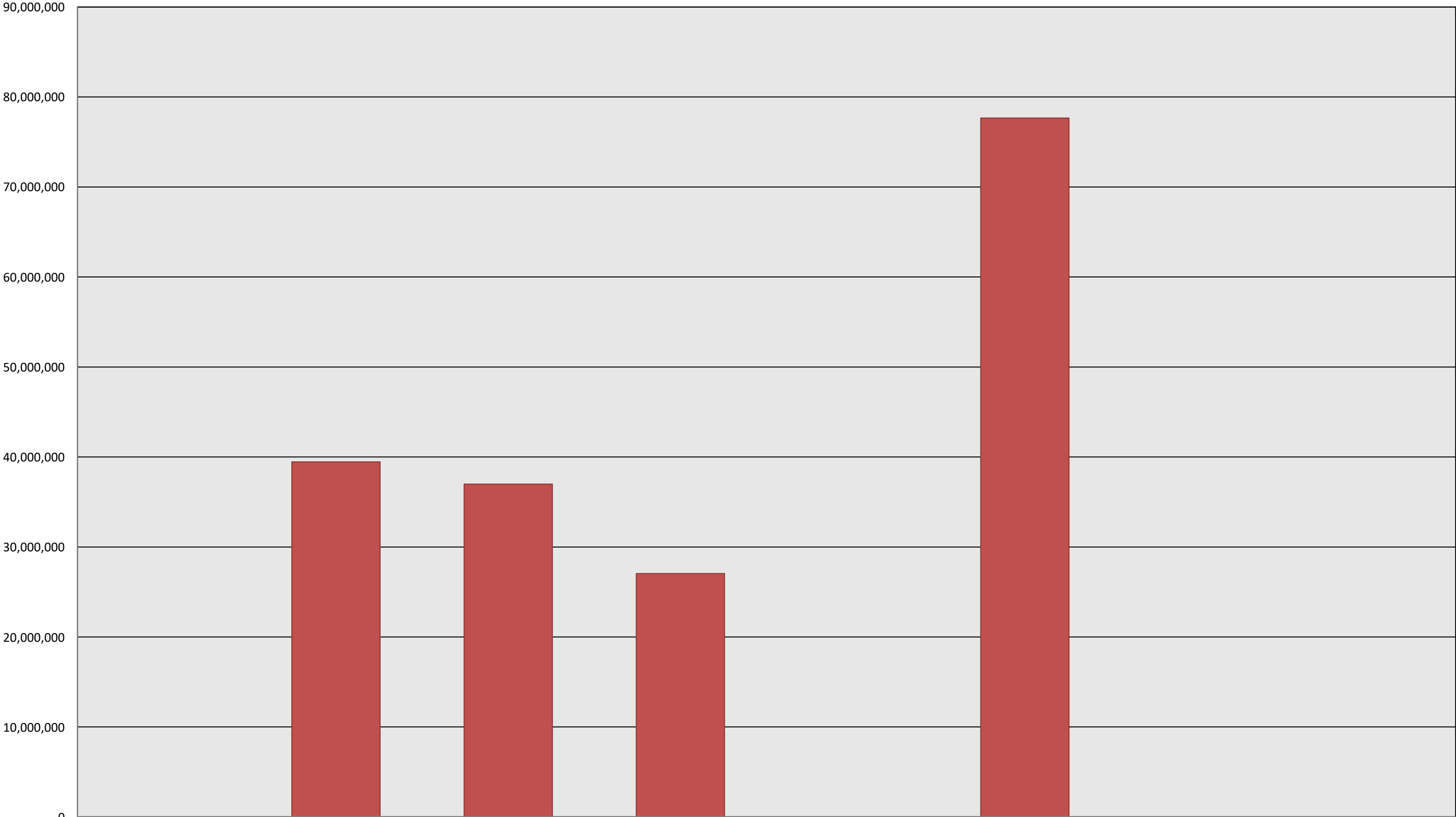
■ Planning & Community Development Applications

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)
243	207	206	150	151	201	120	86

Town of Bluffton
Multi Family Apartments Value
FY 2017 - 2024

Attachment 8i

Value of Multi Family Apartments

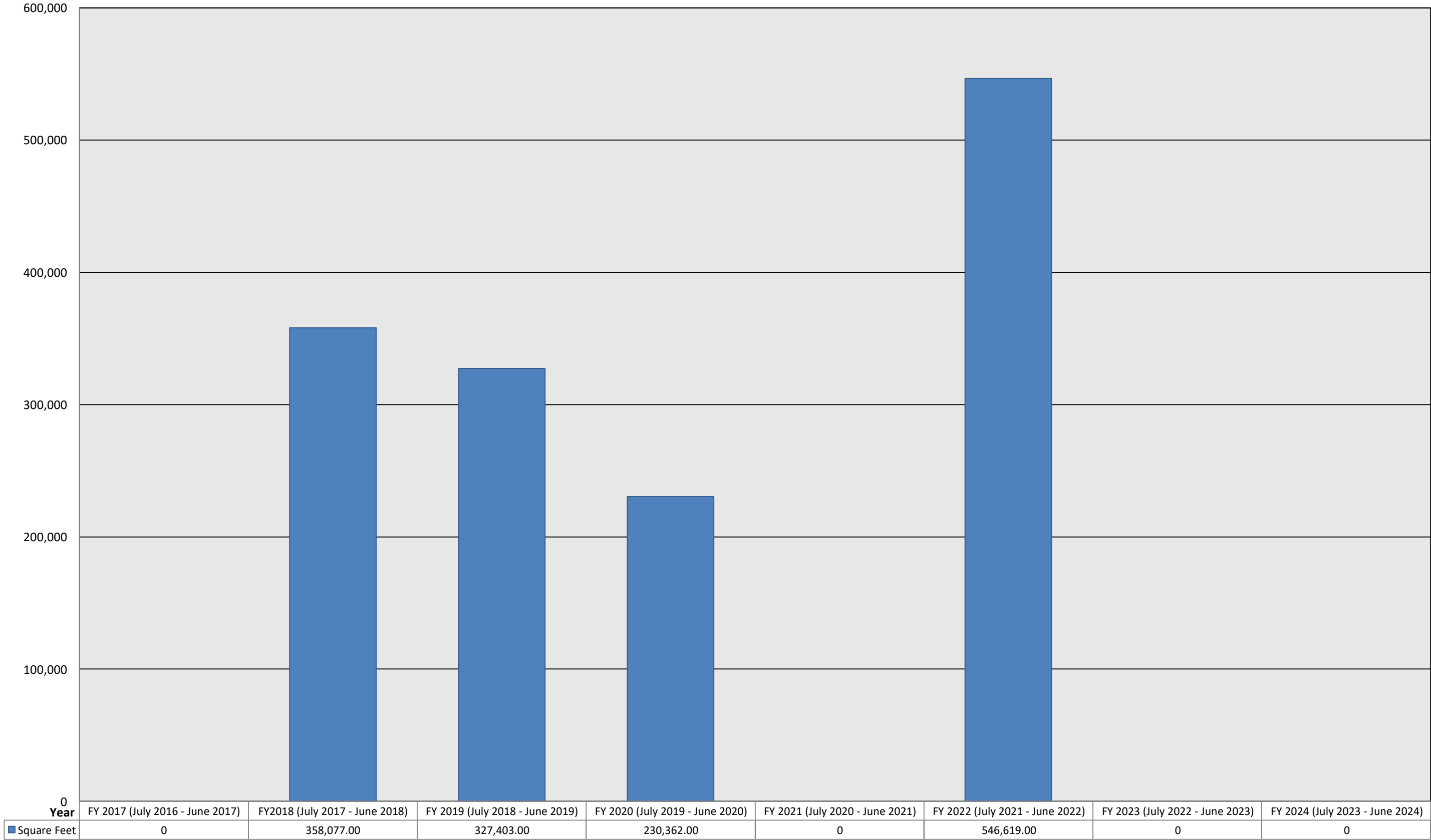


Year	FY 2017 (July 2016 - June 2017)	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)
Value	\$-	\$39,452,102	\$36,975,720	\$27,045,609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

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

Attachment 8j

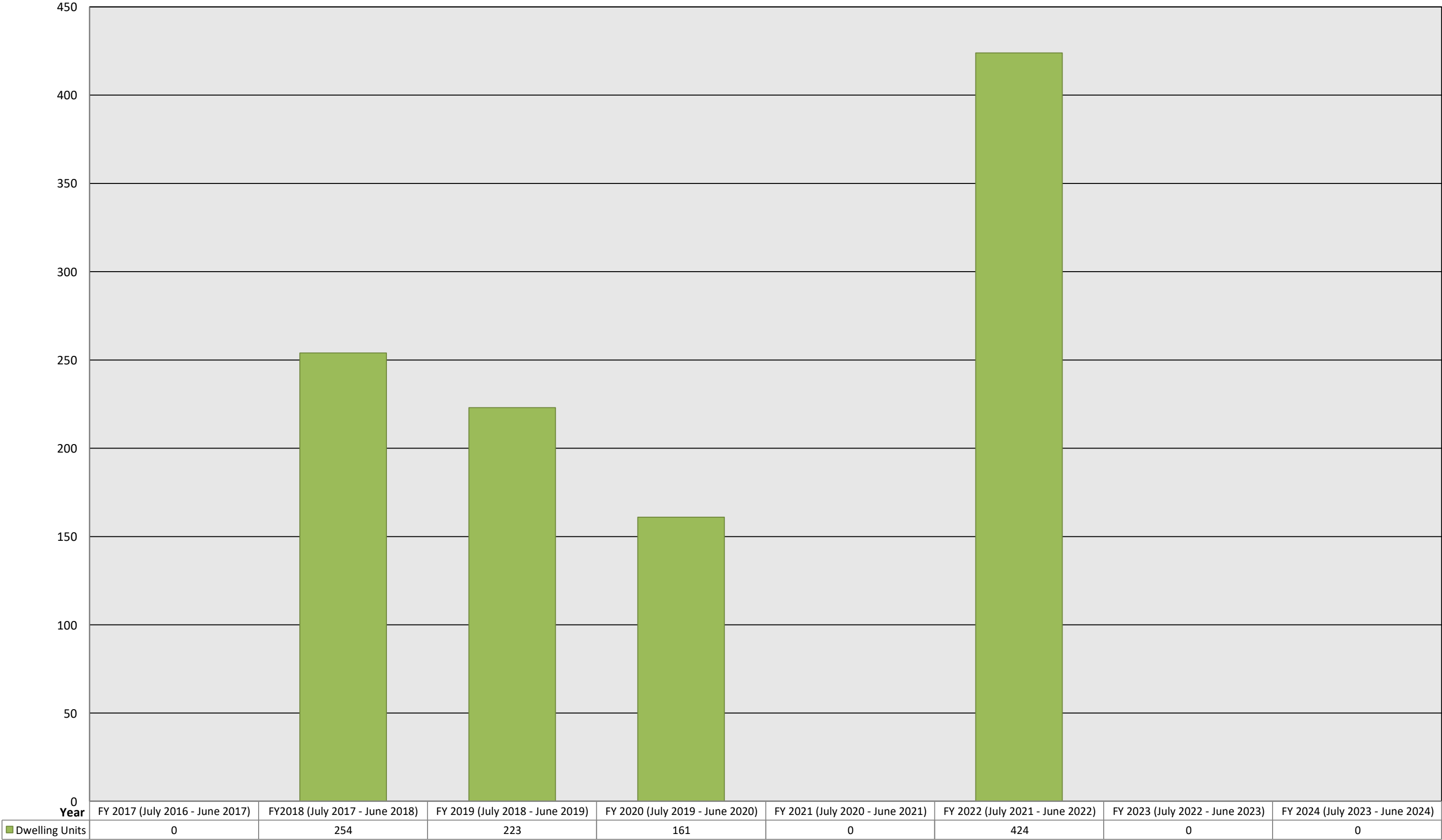
Square Footage of Multi Family Apartments



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
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Active Cases

Annexation Petition

100%

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

Certificate of Appropriateness

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

Status 1.4.2024: The Application was approved with conditions at the 12.20.2023 PC meeting. Awaiting resubmittal addressing PC Conditions.

PROJECT NAME: NEW RIVERSIDE VILLAGE



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
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Active Cases

Certificate of Appropriateness

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

1.5.2024: Architectural items have been addressed by 1/5 resubmittal. Exempt plat, Development Plan and Lighting resubmittal still required.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

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

Status: Application is slated for the January 24 PC Agenda.

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
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Active Cases

Certificate of Appropriateness

COFA-01-24-018868	01/17/2024	1 JCS CV COVE	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Pearce Scott Architects

Owner: GOF, LLC

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the Owner, Jim Saba, for a review of a Certificate of Appropriateness - HD to construct a new 2-story recreation building of approximately 2,915SF to be located at 1 JCs Cove, identified by tax map number R610 039 000 1129 0000, zoned Agricultural, and located within the Highway Corridor Overlay district.

Status: The Conceptual Application is being reviewed and is slated to be heard by the DRC at their February 21, 2024 meeting.

PROJECT NAME: JC'S COVE

Historic District

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



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
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Active Cases

Certificate of Appropriateness

COFA-09-23-018463	09/07/2023	213 GOETHE ROAD	Certificate of Appropriateness	Active	Katie Peterson
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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.

Status: The application will be heard at the 1/3/24 HPC meeting.

Status 1/4/2024: The Application was approved with conditions at the 1/3/24 HPC meeting. Awaiting resubmittal addressing HPC Conditions.

PROJECT NAME:

COFA-04-23-017854	04/03/2023	5824 GUILFORD PLACE	Certificate of Appropriateness	Active	Katie Peterson
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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.

Status 1/3/2024 -Architecture and building placement have been addressed - awaiting resubmittal showing grading will not effect street scape and plantings and tree removal permit to be submitted. Note - Large Canopy trees on LS plan need to be min 12' in height at time of planting - shown as 8-10.

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
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Active Cases

Certificate of Appropriateness

COFA-01-24-018816	01/05/2024	22 BRUIN RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Sean Lewis

Owner: Bertha Wooten

PLAN DESCRIPTION: A request by Sean A. Lewis, on behalf of the Owner, Bertha Wooten, for a review of a Certificate of Appropriateness - HD to construct a new 1-story of approximately 1,695 with attached Carriage House of approximately 697 SF, to be located at 22 Bruin Road, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

Status 1.5.2024: The Application is being reviewed and will be placed on the 1/29/2024 HPRC Agenda.

PROJECT NAME: OLD TOWN

COFA-10-23-018547	10/09/2023	26 TABBY SHELL RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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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.

Status: Application will be heard at the 1/3/24 HPC meeting.

Status 1/4/2024: The Application was approved with conditions at the 1/3/24 HPC meeting. Awaiting resubmittal addressing HPC Conditions.

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
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Active Cases

Certificate of Appropriateness

COFA-03-23-017752	03/09/2023	58 PRITCHARD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Shifting Tides, LLC

Owner: Shifting Tides, LLC

PLAN DESCRIPTION: A request by Andrew Pietz, on behalf of the owner, Shifting Tides LLC, for review of a Certificate of Appropriateness - HD for a proposed 1.5-story single family residential structure of approximately 3,291 SF and Carriage House of approximately 484 SF to be located at 58 Pritchard Street, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD.

Status: The application is being reviewed by HPRC members and will be palced on the April 4, 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.

STATUS 7.25.2023: The Application was approved with conditions at the June 7th meeting. Awaiting revised materials addressing HPC Conditions.

Statue: 8.17.2023: Approved.

PROJECT NAME: OLD TOWN

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

Status: The Application was heard at the 12/6/23 HPC meeting and was approved with conditions. Awaiting resubmittal addressing HPC conditions.

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
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Active Cases

Certificate of Appropriateness

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

Status: Application was heard at 12/11 HPRC where comments were provided to the Applicant - Awaiting final submittal.

Status 1.2.24 - The Final Application will be heard at the 2.7.2024 HPC meeting.

PROJECT NAME: OLD TOWN

COFA-09-23-018484	09/15/2023	10 CARROLL COURT	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: King Tide Custom Homes

Owner: Nicki Jacoby

PLAN DESCRIPTION: A request by Nicki Jacoby on behalf of the owner, King Tide Custom Homes, for a review of a Certificate of Appropriateness - HD to construct a new 2-story mixed-use building of approximately 2,846 SF for office use on the first floor and one dwelling unit above, to be located at 10 Carroll Court, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District.

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

Status 1/4/2024: The Application was approved with conditions at the 1/3/24 HPC meeting. Awaiting resubmittal addressing HPC Conditions.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 13

Comprehensive Plan Amendment

Comprehensive Plan Amendment



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
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Active Cases

Comprehensive Plan Amendment

COMP-01-24-018844	01/11/2024		Comprehensive Plan Amendment	Active	Aubrie Giroux
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Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons

PROJECT NAME:

Total Comprehensive Plan Amendment Cases: 1

Concept Plan Amendment

Concept Plan Amendment

CPA-01-24-018845	01/11/2024		Concept Plan Amendment	Active	Dan Frazier
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Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons

PROJECT NAME:

Total Concept Plan Amendment Cases: 1

Development Agreement

Development Agreement



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
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Active Cases

Development Agreement

DA-01-24-018842	01/11/2024		Development Agreement	Active	Aubrie Giroux
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Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons

PROJECT NAME:

Total Development Agreement Cases: 1

Development Plan

Development Plan

DP-10-23-018541	10/05/2023	3000 BIG HOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
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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. Awaiting final development plan submittal.

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-01-24-018847	01/12/2024		Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Pulte			
PLAN DESCRIPTION: This application is for Preliminary Development Plan review of Pulte – Midpoint Phase 2B located within the New Riverside Tract PUD. The project consists of the construction of 46 single family residential lots and associated infrastructure located within 19.0 acres of the existing Midpoint at New Riverside development. Pulte Homes is the developer of “Pulte - Midpoint” which is located off of the continuations of Midpoint Boulevard and Scarlet Sage Drive.					
PROJECT NAME:		MIDPOINT AT NEW RIVERSIDE			
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			



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
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Active Cases

Development Plan

DP-10-22-017324	10/17/2022		Development Plan	Active	Dan Frazier
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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 8/23/23: The Final DP has been submitted and was heard at the November 1, 2023 DRC meeting.

STATUS 1/8/24: The Applicant provided a Final DP re-submittal.

PROJECT NAME:

DP-09-23-018499	09/21/2023	26 BRUIN RD ROAD	Development Plan	Active	Dan Frazier
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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 was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.

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
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Active Cases

Development Plan

DP-01-23-017616	01/27/2023	17 BUCKHEAD BAY ROAD	Development Plan	Active	Dan Frazier
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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 were heard at the November 15, 2023, DRC meeting.

PROJECT NAME:

DP-05-23-018081	05/23/2023		Development Plan	Active	Dan Frazier
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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 was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan 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
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Active Cases

Development Plan

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

DP-10-22-017341	10/21/2022	110 PALMETTO BLUFF ROAD	Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton

Owner: Cleland Site Prep

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.

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.

STATUS: The Applicant is actively pursuing SWP as of August 8, 2023.

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-03-23-017841	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.</p> <p>STATUS: The preliminary development plan was approved at the December 20, 2023, Planning Commission meeting. Awaiting final development plan submittal.</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
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Active Cases

Development Plan

DP-07-21-015654	07/27/2021		Development Plan	Active	Jordan Holloway
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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
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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:			
<p>PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties, LLC, for approval of a preliminary development plan application. The project proposes the development of a fourteen (14) lot mixed-use subdivision containing twelve (12) single-family residential lots, two (2) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street.</p> <p>STATUS: Comments on the preliminary development plan will be reviewed at the January 31, 2024, meeting of the DRC.</p>					
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			
<p>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.</p> <p>STATUS: Development plan comments were reviewed at the 5/11/22 meeting of the DRC.</p> <p>STATUS: At the June 22, 2022, Planning Commission meeting, the applicant requested "withdrawal of the application to provide additional information".</p> <p>STATUS: The Applicant resubmitted on July 28, 2022.</p> <p>STATUS: The preliminary development plan was approved with conditions at the September 28, 2022, Planning Commission meeting.</p> <p>STATUS: Staff comments on the final development plan were heard at the February 1, 2023 meeting of the DRC. Awaiting resubmittal.</p> <p>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.</p>					
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
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Active Cases

Development Plan

DP-08-22-017076	08/15/2022		Development Plan	Active	Dan Frazier
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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 was heard at the December 20, 2023 DRC Meeting. Awaiting resubmittal.

PROJECT NAME:

DP-09-22-017188	09/13/2022		Development Plan	Active	Dan Frazier
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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-01-24-018822	01/05/2024	3000 BIG HOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner:			
<p>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, parking, storm drainage treatment infrastructure, access roadways, maintenance, and temporary hospitality facilities, and grading to serve the proposed 18-hole golf course. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 104 acres identified by tax map numbers R614 057 000 0001 0000, R614 045 000 0019 0000, and R614 045 000 0026 0000, located within the Palmetto Bluff PUD, west of Bighouse Plantation Road.</p>					
PROJECT NAME:					



Growth Management Application Update Report

Attachment 9

Town of Bluffton
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
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			
DP-11-22-017433	11/28/2022	8241 PINELLAS DRIVE	Development Plan	Active	Dan Frazier
Applicant: Moore Civil Consultants, Inc.		Owner:			
<p>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.</p> <p>STATUS: Staff comments on the preliminary development plan were reviewed at the January 4, 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:		PARCEL C2-E BUCKWALTER PLAZA			



Growth Management Application Update Report

Attachment 9

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Development Plan

DP-10-23-018564	10/12/2023		Development Plan	Active	Dan Frazier
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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 was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.

PROJECT NAME:

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

STATUS: The Final Development Plan application was submitted on December 22, 2023.

STATUS: Comments on the final development plan will be reviewed at the January 31, 2024, meeting of the DRC.

PROJECT NAME: Four Seasons at Carolina Oaks



Growth Management Application Update Report

Attachment 9

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
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					
DP-08-23-018338	08/01/2023	1 JCS COVE	Development Plan	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC Owner: James Saba					
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. STATUS: Staff comments on the preliminary development plan was reviewed at the September 6, 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: JC'S COVE					



Growth Management Application Update Report

Attachment 9

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Development Plan

DP-10-22-017335	10/19/2022	3E HAMPTON LAKE DRIVE	Development Plan	Active	Dan Frazier
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Applicant: Witmer Jones Keefer

Owner: Pacific Pointe Partners

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.
STATUS: Staff comments were reviewed at the November 23, 2022, 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: HAMPTON LAKE

Public Project

DP-12-23-018739	12/05/2023	3829 OKATIE HWY HIGHWAY	Development Plan	Active	Dan Frazier
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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:



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
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Active Cases

Development Plan

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:

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: 29

Development Plan Amendment

NA



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Development Plan Amendment

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

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 applicant is currently addressing property boundary discrepancies. The request will be heard at a future Town Council meeting, pending an HOA Community Meeting.

PROJECT NAME: ALSTON PARK



Growth Management Application Update Report

Attachment 9

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Total Master Plan Cases: 1

Subdivision Plan

General

SUB-01-24-018818	01/05/2024	1099 MAY RIVER RD ROAD	Subdivision Plan	Active	Jordan Holloway
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Applicant: Louis Brown II **Owner:** Louis Brown II

PLAN DESCRIPTION: subdivision of property

PROJECT NAME:

SUB-04-23-017885	04/10/2023		Subdivision Plan	Active	Jordan Holloway
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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:



Growth Management Application Update Report

Attachment 9

Town of Bluffton
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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-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: A request by Patrick Mason on behalf of RDB Land Development, LLC for approval of a subdivision application. The project consists of creating three lots from the existing single lot. The property is identified by tax map number R610 039 00A 0199 0000 and consists of .74 acres located at 50 Guerrard Avenue. The property is zoned Neighborhood General - HD. This item is on the January 31, 2024 DRC Meeting agenda.					
PROJECT NAME: OLD TOWN					
SUB-01-24-018885	01/24/2024		Subdivision Plan	Active	Jordan Holloway
Applicant: Girishkumar Patel		Owner: Bright Holdings LLC			
PLAN DESCRIPTION: wanting to build gas station w/ convenience store and liquor store					
PROJECT NAME:					

Total Subdivision Plan Cases: 5

Zoning Action



Growth Management Application Update Report

Attachment 9

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Zoning Action

UDO Text Amendment

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

Zoning Map Amendment

ZONE-01-24-018840	01/11/2024		Zoning Action	Active	Dan Frazier
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Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons

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
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Active Cases

Total Zoning Action Cases: 2

Total Active Cases: 56

Total Plan Cases: 56