



GROWTH MANAGEMENT UPDATE

May 9, 2023

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

- a. **Planning Commission:** April 26, 2023, meeting agenda attached. Next meeting scheduled for Wednesday, May 24, 2023.
- b. **Historic Preservation Commission:** April 5, 2023, meeting agenda attached. Next meeting scheduled for Wednesday, May 3, 2023.
- c. **Board of Zoning Appeals:** April 4, 2023, cancellation notice attached. Next meeting scheduled for Tuesday, May 2, 2023.
- d. **Development Review Committee:** April 5, 12 & 26, 2023 meeting agendas attached. April 19, 2023, cancellation notice attached. Next meeting scheduled for Wednesday, May 3, 2023.
- e. **Historic Preservation Review Committee:** April 3 & 24, 2023 meeting agendas attached. April 10 & 17, 2023, cancellation notices attached. Next meeting scheduled for Monday, May 1, 2023.
- f. **Construction Board of Adjustment and Appeals:** April 25, 2023, cancellation notice attached. Next meeting scheduled for Tuesday, May 23, 2023.
- g. **Affordable Housing Committee:** April 13, 2023, meeting agenda attached. Next meeting scheduled for Thursday, May 4, 2023.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance Program.

The adopted budget for the FY23 Neighborhood Assistance Program was \$190,000. An additional \$20,000 was placed into the account on January 10, 2023, to make an amended budget of \$210,000. During the March 14, 2023, Town Council meeting, Council approved an additional \$100,000 be added to the Neighborhood Assistance Program Budget which brought the overall fund balance to a total of \$310,000.

As of April 6, 2023, a total of 48 homes have been serviced for home repairs such as roofing, wet and damaged floors and septic pump out totaling \$257,920.10. The remaining budget for the 2023 fiscal year is \$52,079.90.

To date, six residents are waiting for repair estimates and repairs have begun on six homes.

ATTACHMENTS:

1. Planning Commission meeting agenda for April 26, 2023.
2. Historic Preservation Commission meeting agenda for Wednesday, April 5, 2023.
3. Board of Zoning Appeals cancellation notice for Tuesday, April 4, 2023.
4. Development Review Committee meeting agendas for April 5, 12 & 26, 2023 and cancellation notice for April 19, 2023.
5. Historic Preservation Review Committee meeting agenda for April 3 & 24, 2023 and cancellation notices for April 10 & 17, 2023.
6. Construction Board of Adjustments and Appeals cancellation notice for Tuesday, April 25, 2023.
7. Affordable Housing Committee meeting agenda for Thursday, April 13, 2023.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2016-2023 (to April 21, 2023).
 - b. Building Permits Issued Per Month FY 2016-2023 (to April 21, 2023).
 - c. Value of Construction FY 2016-2023 (to April 21, 2023).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2016-2023 (to April 21, 2023).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2016-2023 (to April 21, 2023).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2016-2023 (to April 21, 2023).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2016-2023 (to April 21, 2023).
 - h. Planning and Community Development Applications Approved FY 2016-2023 (to April 21, 2023).
 - i. Multi Family Apartments Value FY 2016-2023 (to April 21, 2023).
 - j. Multi Family Apartments Square Footage FY 2016-2023 (to April 21, 2023).
 - k. Multi Family Apartments Total Units FY 2016-2023 (to April 21, 2023).
9. Planning Active Application Report



Planning Commission

Wednesday, April 26, 2023 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. NOTICE REGARDING PUBLIC COMMENTS*

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

V. ADOPTION OF THE AGENDA

VI. CIVILITY PLEDGE

We pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the Town of Bluffton.

VII. ADOPTION OF MINUTES

1. March 22, 2023 Minutes

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

IX. OLD BUSINESS

X. NEW BUSINESS

1. **1268 May River Road (Development Plan):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner, May River Project, LLC for approval of a preliminary development plan application. The project proposes the construction of a concrete apron, gravel access drive, gravel parking spaces and a concrete van accessible ADA space to accommodate conversion of the site use from residential to commercial. The property is zoned Neighborhood General – Historic District (NG-HD), consists of approximately 0.7 acres identified by tax map number R610 039 00A 0147 0000, and is located on the south side of May River Road. (DP-11-22-017440) (Staff - Dan Frazier)
2. **120 Persimmon Street (Development Plan):** A request by Sam Connor on behalf of the property owner, James Jeffcoat for approval of a preliminary development plan application. The project proposes a 6,600 SF commercial building including 1,880 SF of office space and 4,800 SF of storage space. The property is zoned Schultz Planned Unit Development and consists of 0.68 acres identified by tax map number R610 031 000 1437 0000 located within the Bluffton Park Master Plan. (DP-02-23-017665) (Staff - Dan Frazier)
3. **Washington Square Lot 4 - Starbucks (Development Plan):** A request by G3 Engineering & Surveying, LLC on behalf of the property owner, Vaquero Bluffton Partners, LP for approval of a preliminary development plan application. The project proposes a 2,500 SF commercial building to serve as a Starbucks coffeehouse. The property is zoned Buckwalter Planned Unit Development and consists of 1.03 acres identified by tax map number R614 022 000 1131 0000 located within the Berkeley Place Parcel C4 Master Plan and the Washington Square Development Plan. (DP-02-23-017687) (Staff - Dan Frazier)
4. **Unified Development Ordinance Amendments (Public Hearing):** Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 3 – Application Process, Sec. 3.14, Certificate of Construction Compliance; Article 4 – Zoning Districts, Sec. 4.4.2.A., Conditional Use Standards, Outdoor Sales; Article 5 – Design Standards, Parking; Article 7 - Nonconformities; Article 9 – Definitions and Interpretation, Sec. 9.2 Defined Terms, Family & Single Household Unit; and, Sec. 9.4.1, Description of Residential Uses (Accessory Dwelling Units and Single-Family Attached Dwelling) and Sec. 9.4.3, Description of Commercial Services (Outdoor Sales). (Staff – Charlotte Moore)

XI. DISCUSSION

XII. ADJOURNMENT

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. 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.

**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.



Historic Preservation Commission

Wednesday, April 05, 2023 at 6:00 PM

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

AGENDA

We pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the Town of Bluffton.

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. March 1, 2023 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness.** A request by Nicholas, Rob, and Michelle Nurnberg for approval of a Certificate of Appropriateness – HD application to allow the addition of a shed roof over the side entry and add an enclosed area of approximately 58 SF to the Carriage

House structure along with additional minor architectural modifications to the residential structure currently under construction located at 32 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-02-23-017656)(Staff - Katie Peterson)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 3, 2023

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

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



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, April 4, 2023, at 6:00 p.m.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for Tuesday,
May 2, 2023.

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



Development Review Committee Meeting

Wednesday, April 05, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Palmetto Bluff - Block M5 (Subdivision):** A request by Mike Hughes of Thomas & Hutton for approval of a subdivision application. The project consists of creating 38 single family lots and associated infrastructure. The property is identified by tax map number R614 057 000 0001 0000 and consists of 51.3 acres located along Lupine Road within the Palmetto Bluff PUD. (SUB-03-23-017725) (Staff - Jordan Holloway)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 12, 2023

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

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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.*



Development Review Committee Meeting

Wednesday, April 12, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Lakes at New Riverside Phases 5 and 6 (Development Plan):** A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a preliminary development plan. The project consists of 144 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 48.9 acres identified by tax map numbers R610 044 000 0143 0000 and R610 044 000 0002 0000 located within Parcel 9 of the New Riverside Concept Master Plan. (DP-03-23-017728) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 19, 2023

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Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC)

Meeting scheduled for

Wednesday, April 19, 2023 at 1:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, April 26, 2023

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



Development Review Committee Meeting

Wednesday, April 26, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Four Seasons at Carolina Oaks Phase 8 (Development Plan):** 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. (DP-03-23-017822) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 3, 2023

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Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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Historic Preservation Review Committee

Monday, April 03, 2023 at 4:00 PM

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

AGENDA

We pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the Town of Bluffton.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **58 Pritchard Street:** 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. (COFA-03-23-017752)(Staff - Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, April 10, 2023

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

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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.*



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, April 10, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, April 17, 2023

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, April 17, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, April 24, 2023

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



Historic Preservation Review Committee

Monday, April 24, 2023 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **130 Pritchard Street:** A request by Ansley Hester Manuel, Architect, on behalf of the owners, George and Lillian Heyward, for review of a Certificate of Appropriateness - HD for the renovation of, and addition of 170 SF to the Contributing Resource, known as The Bluff, a 1-story single family residential structure of approximately 2,187 SF located at 130 Pritchard Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge- HD. (COFA-03-23-017840)(Staff - Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, May 1, 2023

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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.*



PUBLIC NOTICE

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

Tuesday, April 25, 2023, at 6:00 P.M.

has been CANCELED.
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, May 23, 2023.

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



Affordable Housing Committee Meeting

Thursday, April 13, 2023, 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. March 2, 2023

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY23 Neighborhood Assistance Program Budget Update
2. 2023 Fair Housing Month Proclamation

VII. PUBLIC COMMENTS

VIII. DISCUSSION

IX. ADJOURNMENT

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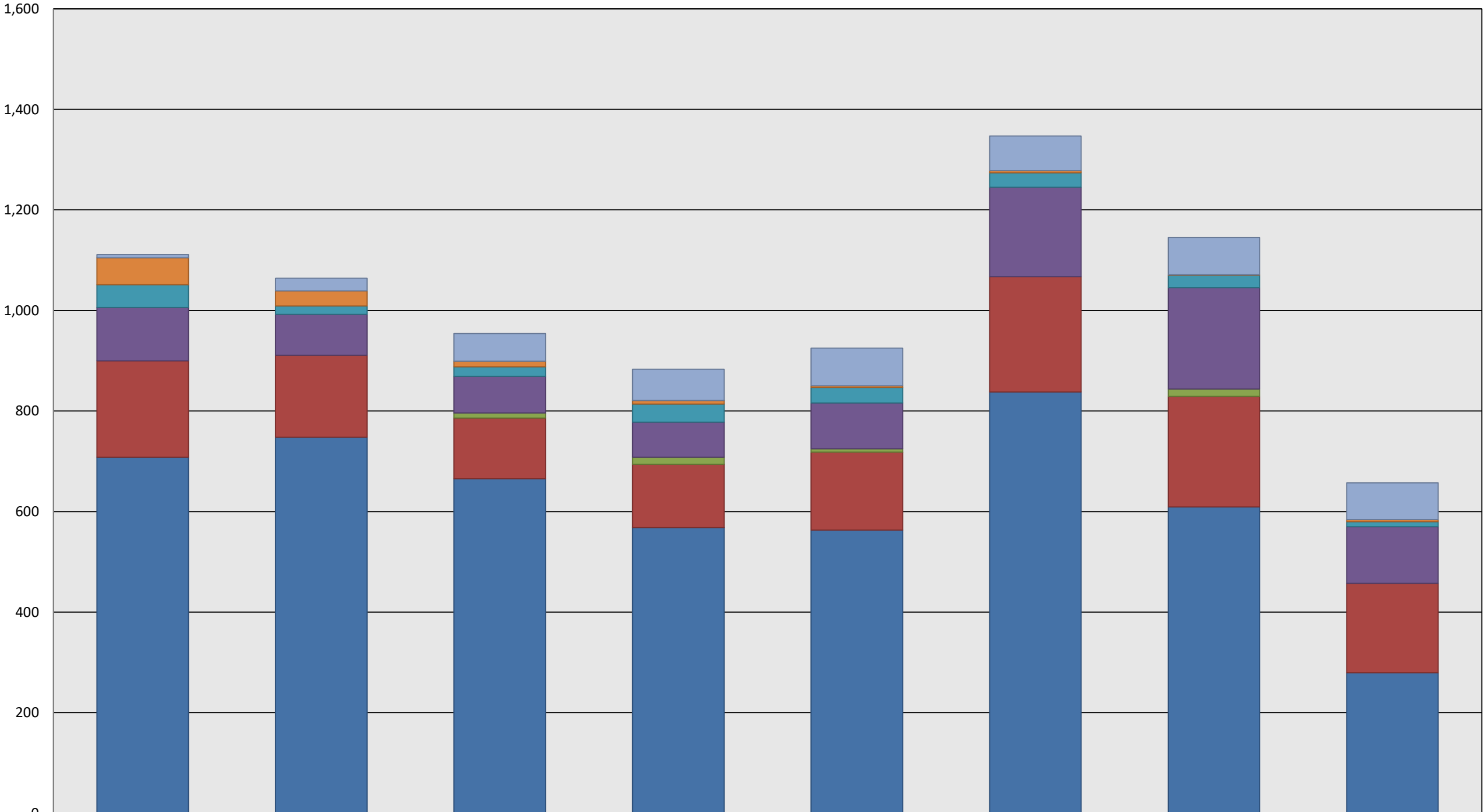
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Executive Session - The public body may vote to go into executive session for any item identified for action on the agenda.

Town of Bluffton
Building Permits Issued
FY 2016 - 2023

Attachment 8a

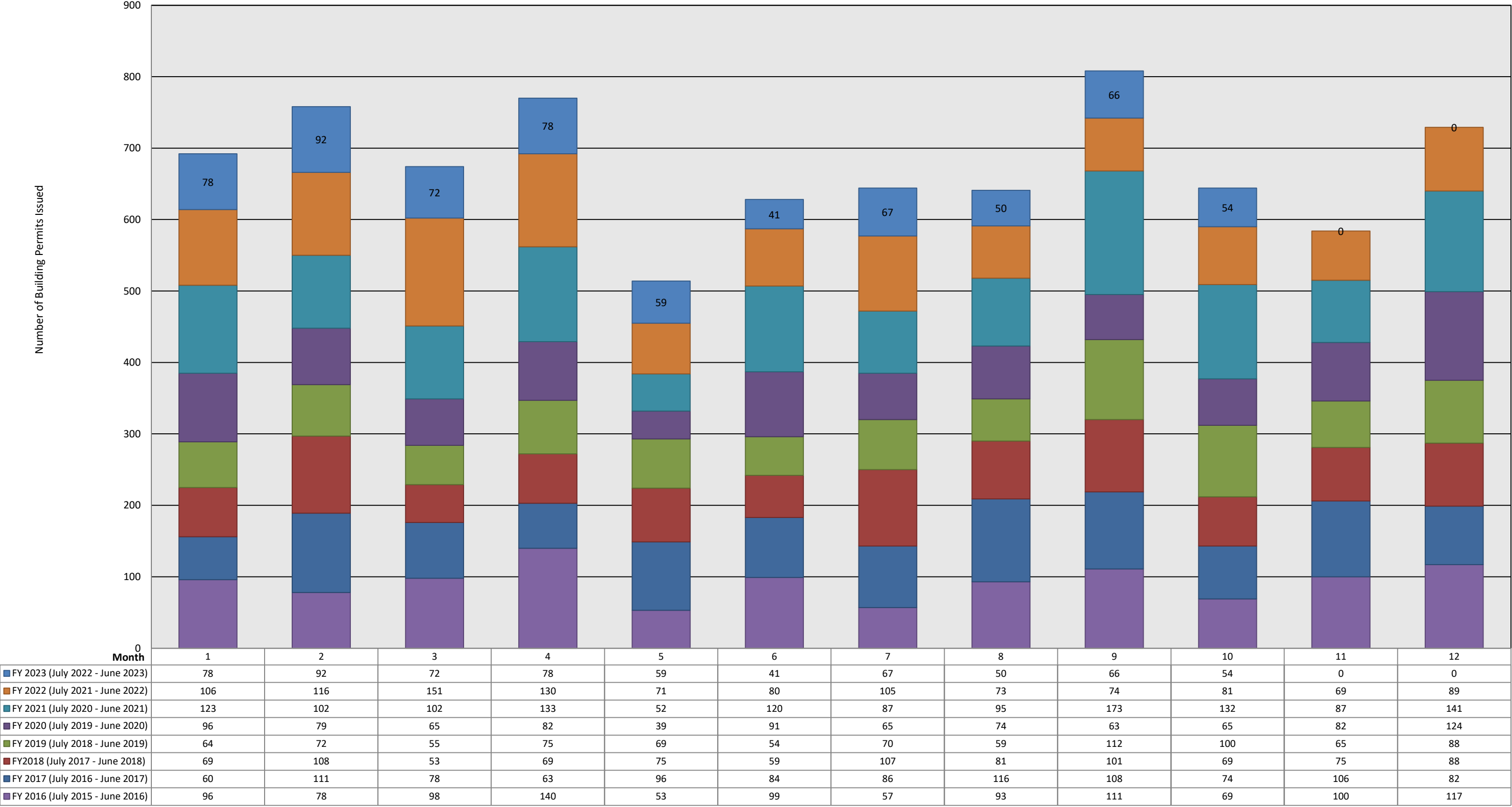
Number of Building Permits Issued



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 2016 - 2023

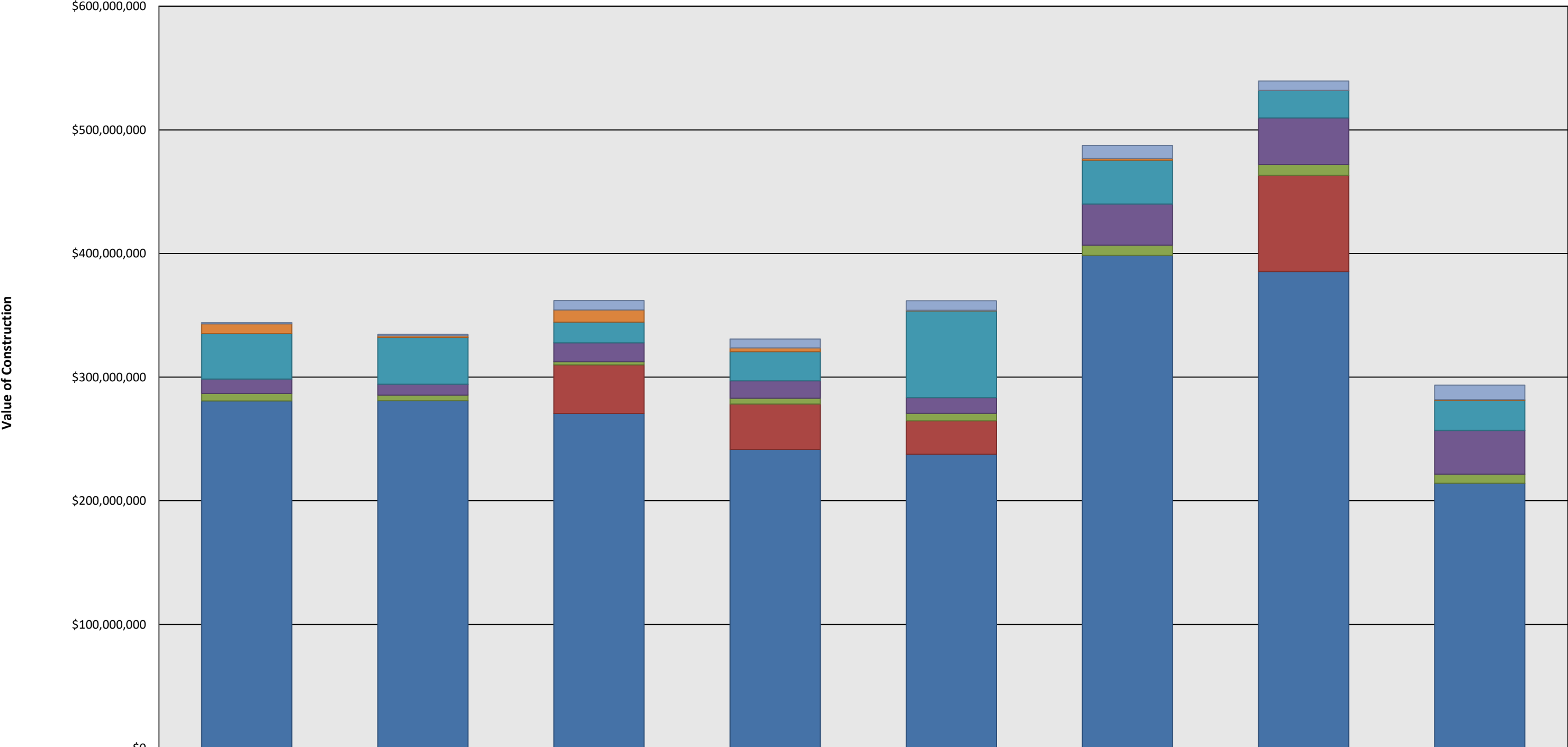
Attachment 8b



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

Town of Bluffton
Value of Construction
FY 2016 - 2023

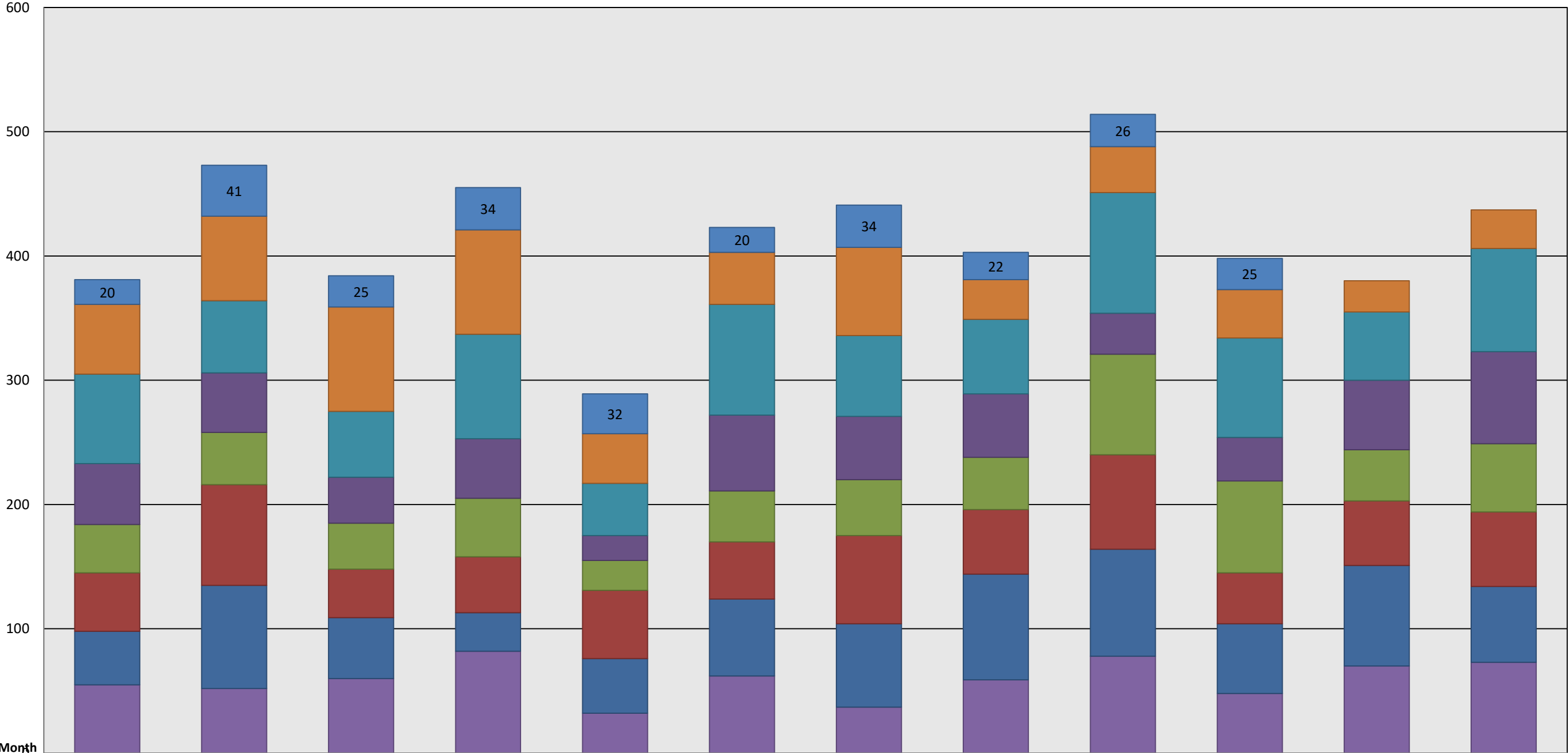
Attachment 8c



Year	FY 2016 (July 2015 - June 2016)	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)
Other Commercial	\$1,012,895	\$1,195,079	\$7,509,862	\$7,263,366	\$7,579,860	\$10,412,995	\$7,596,115	\$11,803,160
Commercial Additions	\$8,004,559	\$1,269,808	\$9,937,826	\$3,041,168	\$656,000	\$1,492,691	\$7,550	\$425,790
New Commercial/ Tenant Upfits	\$36,818,579	\$37,842,579	\$16,738,641	\$23,614,625	\$69,976,821	\$35,480,001	\$22,266,766	\$24,584,703
Other Residential	\$11,661,429	\$8,723,332	\$15,179,326	\$13,979,443	\$12,794,241	\$33,207,203	\$37,696,800	\$35,267,927
Residential Additions/ Renovations	\$5,969,310	\$4,727,040	\$2,537,580	\$4,691,023	\$6,005,043	\$8,363,040	\$8,762,565	\$7,374,211
New Multi Family - Apartments	\$-	\$-	\$39,452,102	\$36,975,720	\$27,045,609	\$-	\$77,664,502	\$-
New Single Family	\$280,762,973	\$280,821,842	\$270,548,460	\$241,300,026	\$237,647,960	\$398,345,907	\$385,446,946	\$214,160,580

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.

Town of Bluffton
New Single Family Residential Building Permits Issued Per Month
FY 2016 - 2023

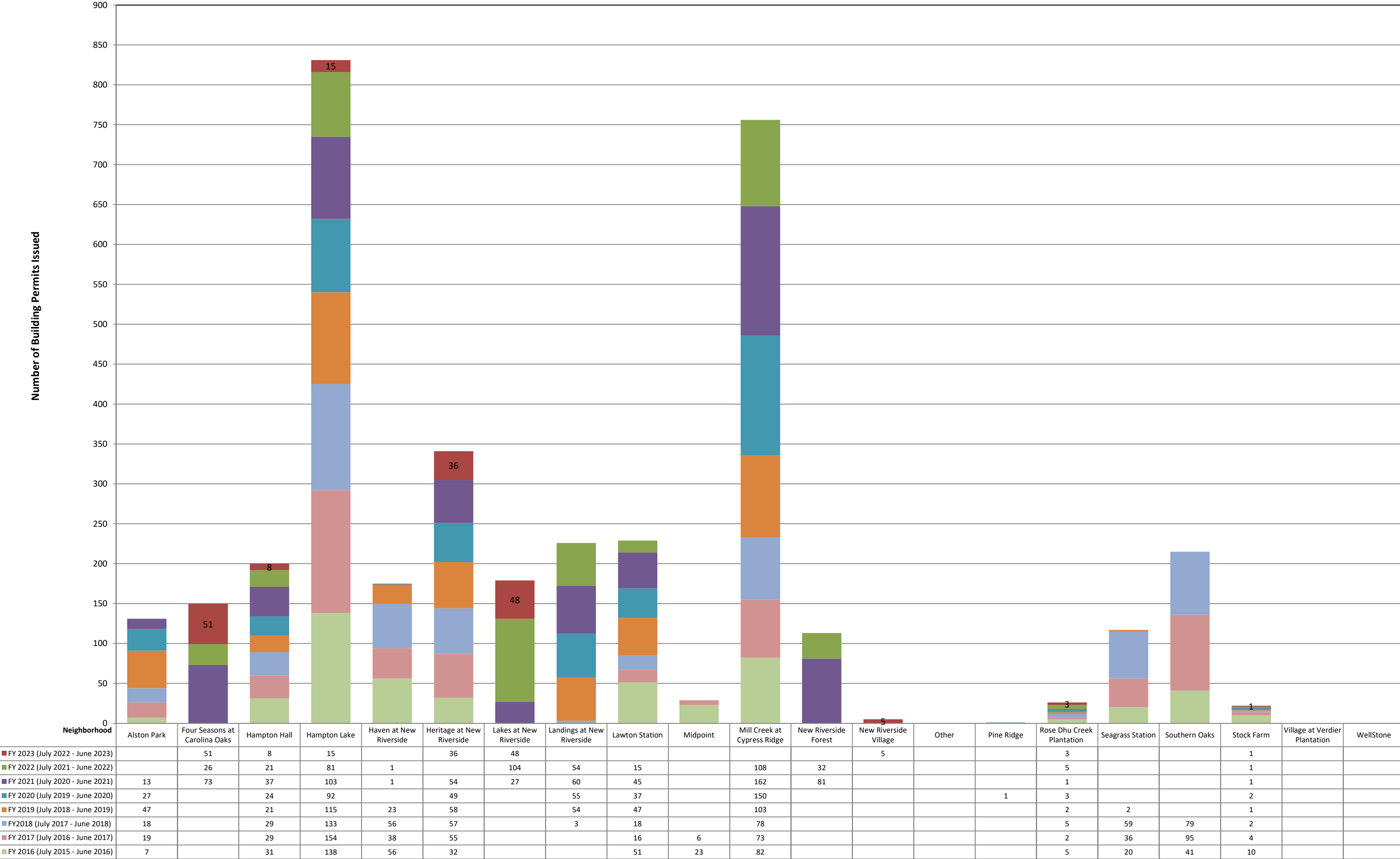


Month	1	2	3	4	5	6	7	8	9	10	11	12
FY 2023 (July 2022 - June 2023)	20	41	25	34	32	20	34	22	26	25		
FY 2022 (July 2021 - June 2022)	56	68	84	84	40	42	71	32	37	39	25	31
FY 2021 (July 2020 - June 2021)	72	58	53	84	42	89	65	60	97	80	55	83
FY 2020 (July 2019 - June 2020)	49	48	37	48	20	61	51	51	33	35	56	74
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
FY 2016 (July 2015 - June 2016)	55	52	60	82	32	62	37	59	78	48	70	73

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

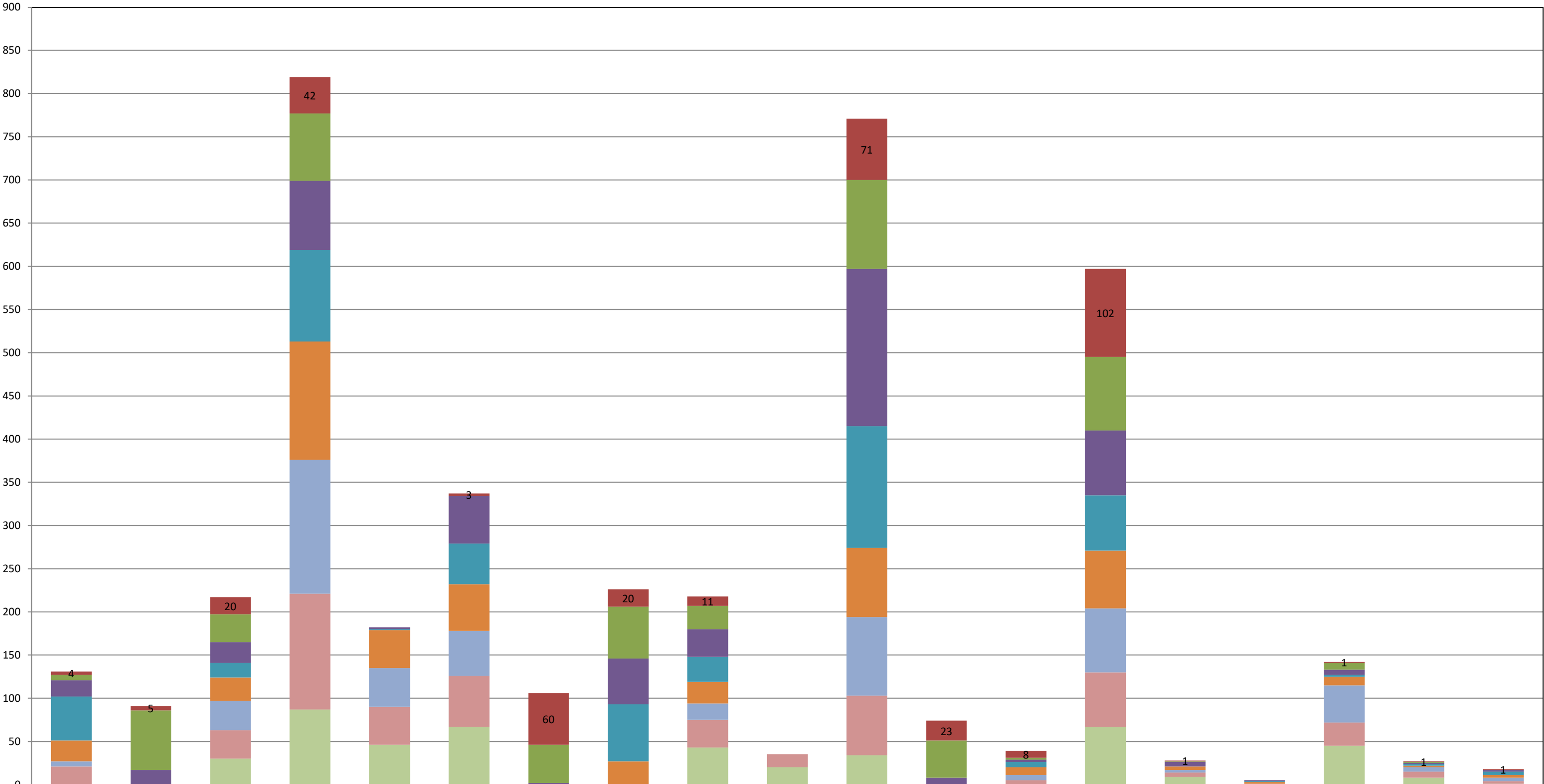
Town of Bluffton
New Single Family Residential Building Permits Issued by Neighborhood FY 2016 -2023

Attachment 8e



New Single Family Certificates of Occupancy Issued by Neighborhood FY 2016 - 2023

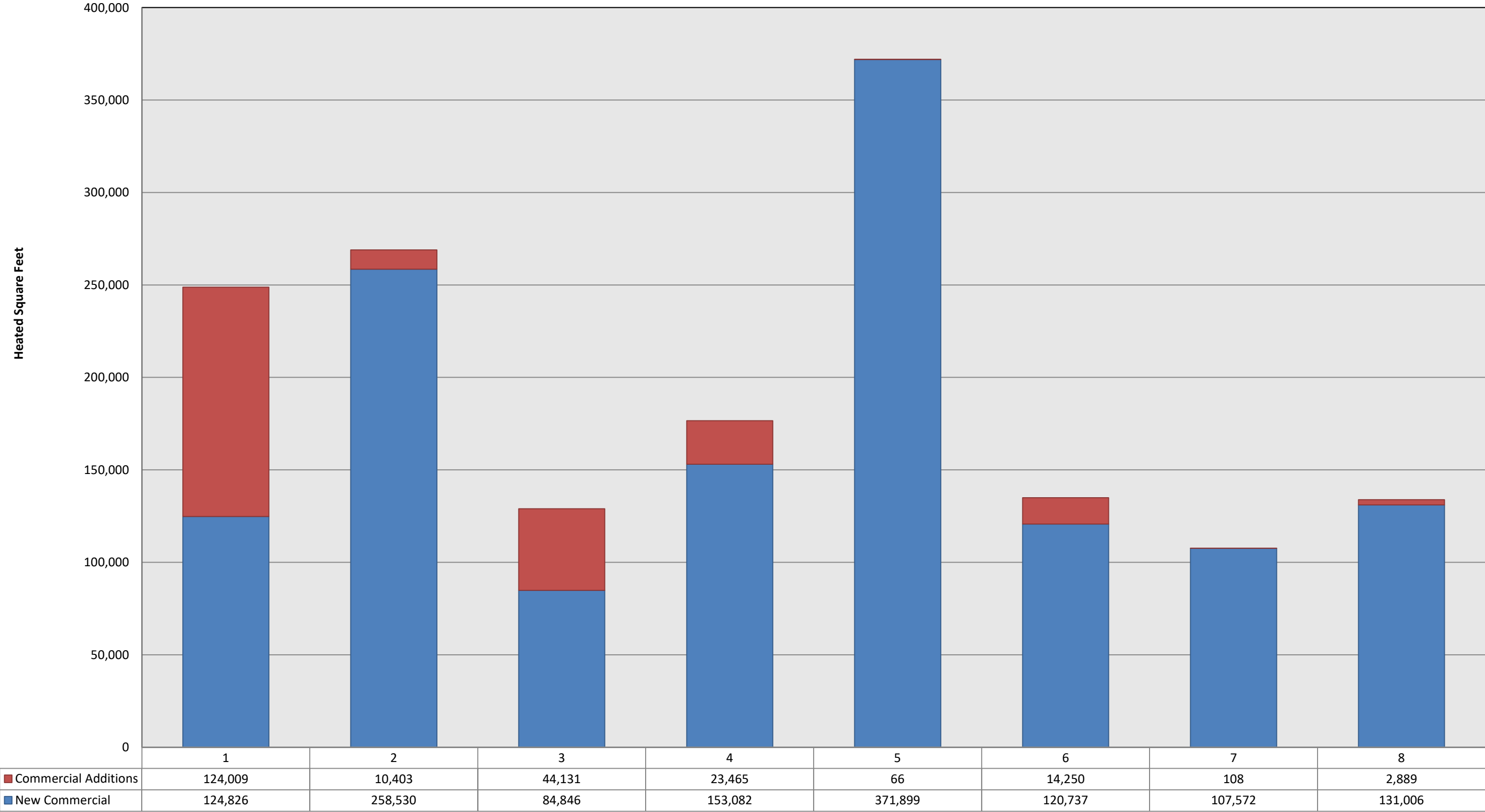
Number of New Housing Starts



	Alston Park	Four Seasons at Carolina Oak	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	Old Town-Other	Palmetto Bluff	Rose Dhu Creek Plantation	Schultz/ Goethe Road	Shell Hall	Stock Farm	Tabby Roads
FY 2023 (July 2022 - June 2023)	4	5	20	42		3	60	20	11		71	23	8	102	1		1	1	1
FY 2022 (July 2021 - June 2022)	6	69	32	78			44	60	27		103	43	2	85	1		8	1	
FY 2021 (July 2020 - June 2021)	19	17	24	80	2	55	2	53	32		182	8	3	75	5	1	6	1	2
FY 2020 (July 2019 - June 2020)	51		17	106	1	47		66	29		141		6	64		1	2	2	4
FY 2019 (July 2018 - June 2019)	24		27	137	44	54		27	25		80		9	67	4	2	10	2	3
FY 2018 (July 2017 - June 2018)	6		34	155	45	52			19		91		6	74	3	1	43	5	4
FY 2017 (July 2016 - June 2017)	21		33	134	44	59			32	15	69		5	63	5		27	7	3
FY 2016 (July 2015 - June 2016)			30	87	46	67			43	20	34			67	9		45	8	1

Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2016 - 2023

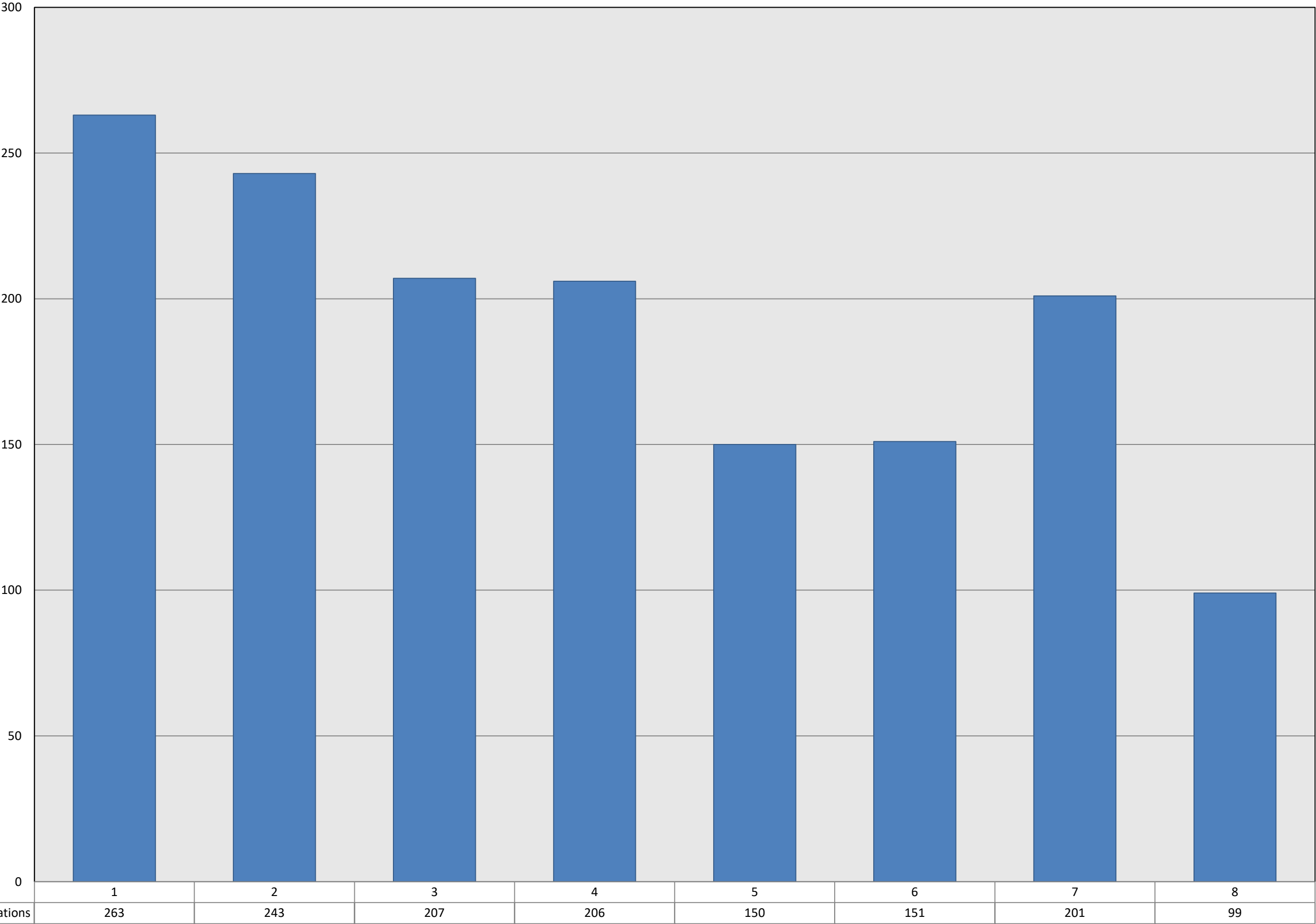
Attachment 8g



Town of Bluffton
Planning & Community Development Applications Approved
FY 2016 - 2023

Attachment 8h

Number of Applications Approved

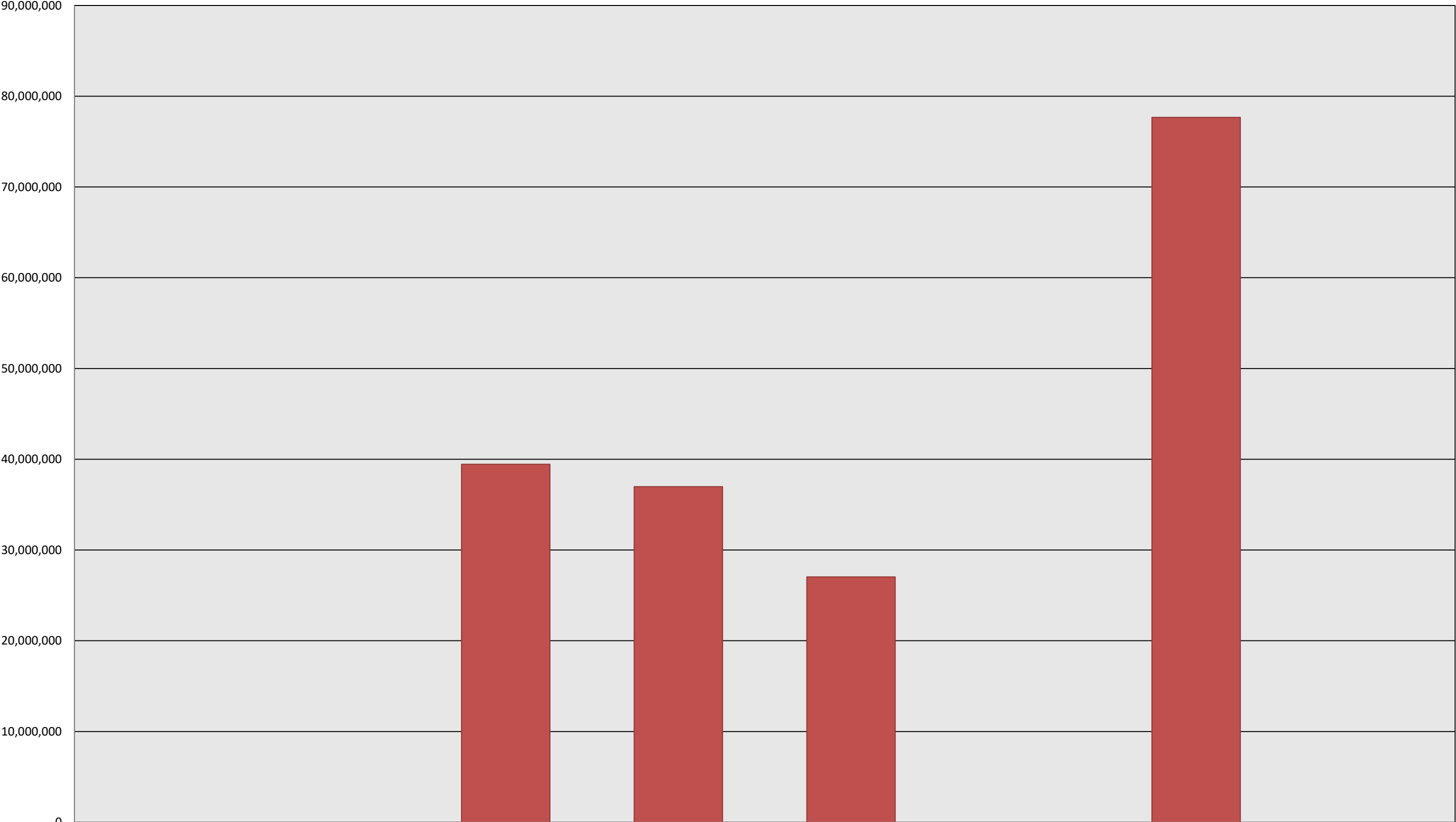


■ Planning & Community Development Applications

Town of Bluffton
Multi Family Apartments Value
FY 2016 - 2023

Attachment 8i

Value of Multi Family Apartments

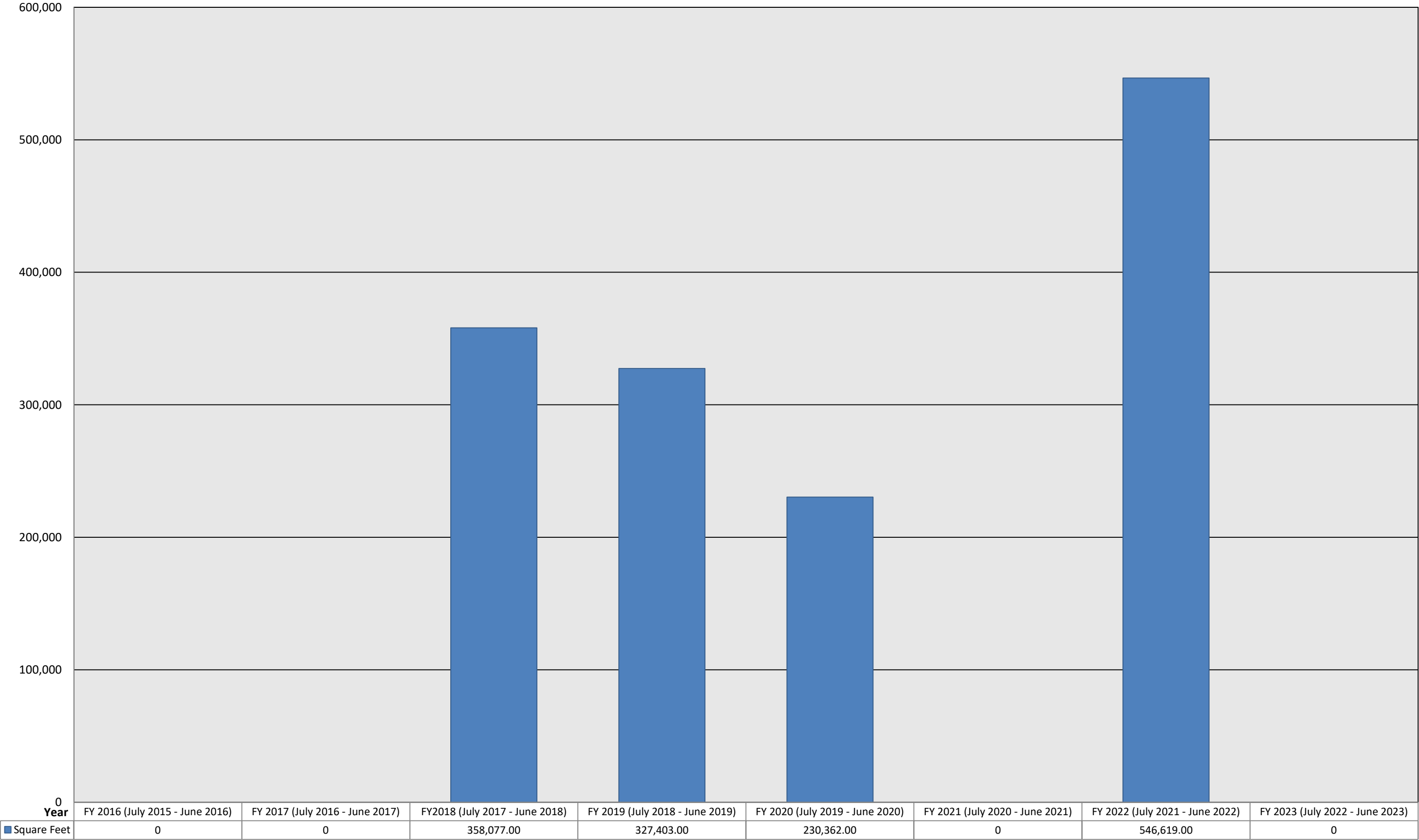


Year	FY 2016 (July 2015 - June 2016)	FY 2017 (July 2016 - June 2017)	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)
Value	\$-	\$-	\$39,452,102	\$36,975,720	\$27,045,609	\$-	\$77,664,502	\$-

Town of Bluffton
Multi Family Apartments Square Footage
FY 2016 - 2023

Attachment 8j

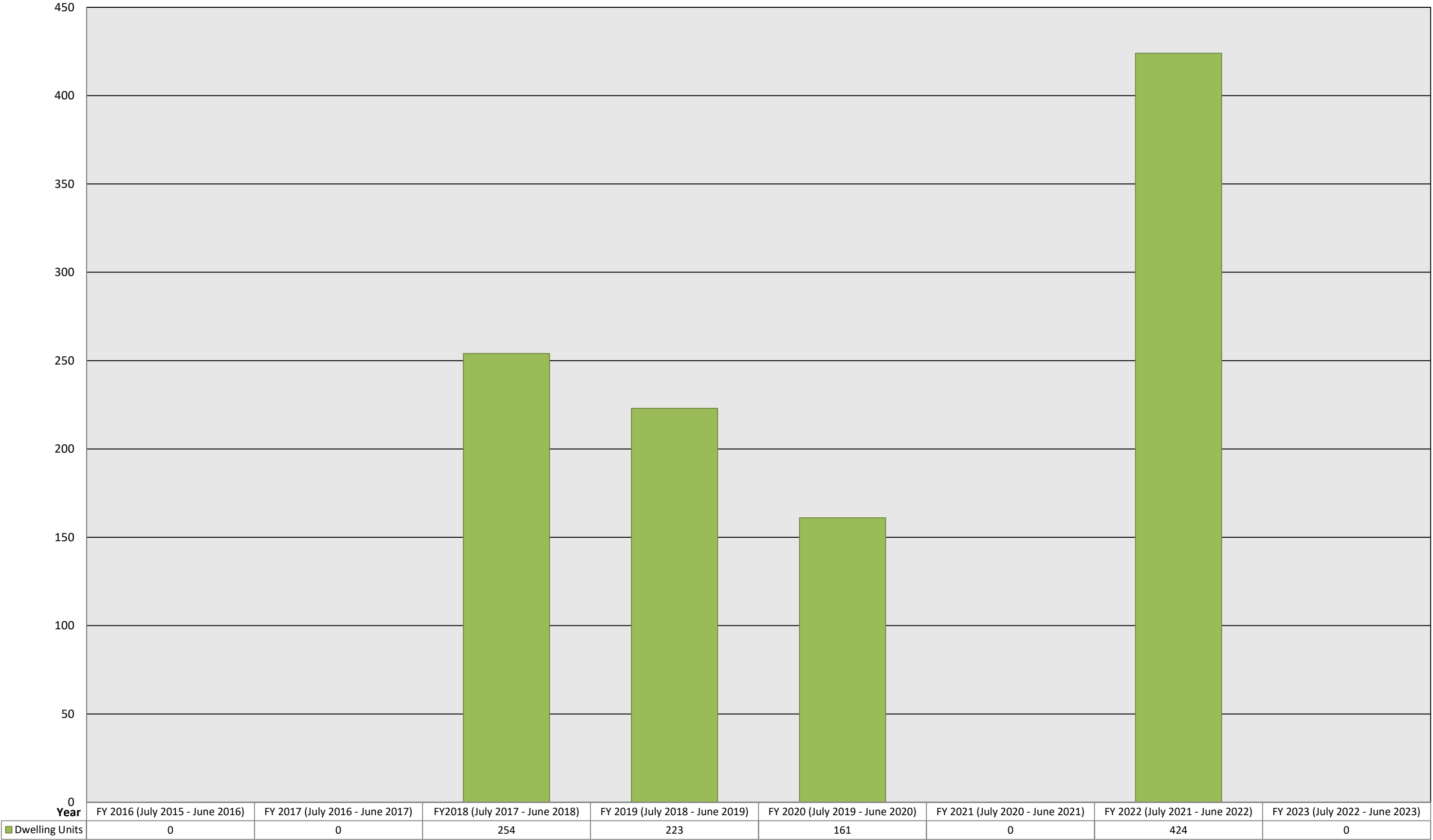
Square Footage of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Total Units
FY 2016 - 2023

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-11-21-016106	11/18/2021		Annexation Petition	Active	Aubrie Giroux
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Applicant: Patterson Farmer **Owner:** The Tarver Company

PLAN DESCRIPTION: The Applicant, Pulte Home Company, LLC as authorized by the property owner, The Tarver Company, is seeking annexation of the +/- 100.78-acre property located at 1007 May River Road, which is approximately 0.84 miles northeast of the May River Road and Buckwalter Parkway intersection and identified as Beaufort County Property Identification no. R600 038 000 0023 0000 (Property), via the 100% Petition and Ordinance Method. Town Council will consider the "intent to annex" acceptance of the petition and referral to the Negotiating Committee, if necessary, at their January 11, 2022 meeting. The tentative schedule for the application will be created after the January 11, 2022 meeting based upon Town Council's decisions.

PROJECT NAME:

Total Annexation Petition Cases: 1

Certificate of Appropriateness

Highway Corridor Overlay District

COFA-11-22-017422	11/21/2022	255 NEW RIVERSIDE VILLAGE WAY	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins **Owner:** Solomon Dental

PLAN DESCRIPTION: The Applicant requests approval of a Certificate of Appropriateness-HCO for a 1.56-acre development consisting of a 15,000 square foot office building for a dental practice and six tenants. The property is identified by tax map number R610 036 000 3714 0000 and is located at 255 New Riverside Village Way. The zoning designation for the property is New Riverside PUD with the Highway Corridor Overlay District.

12.16.2022: Application was approved with conditions at the December 14, 2023 meeting of the Planning Commission. Staff is awaiting revised document submittal to address the Planning Commission 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.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

COFA-06-21-015520	06/23/2021	101 WINDRUSH LN LANE	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Miller Electric Company

Owner: Bank of America

PLAN DESCRIPTION: A request by Miller Electric Company on behalf of Bank of America, for the approval of a Certificate of Appropriateness – Highway Corridor Overlay District. The project consists of revisions to the exterior lighting for the site. The property is identified by tax map number R610 031 000 0722 0000 located at the southeast intersection of US HWY 278 and Baylor Drive. The property is zoned General Mixed Use and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance.

STATUS [6/23/2021]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO) and any development plans associated with the parcel and is scheduled for review by the Planning Commission at the July 28, 2021 meeting.

STATUS [7/29/21]: The Applicant did not attend the meeting. The item was tabled until the next meeting (8/25/21)

STATUS [9/1/2021]: The planning commission was approved with conditions at the August 25, 2021 meeting. Awaiting resubmitted documents.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Historic 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-10-22-017318	10/17/2022	25 WHARF ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Brent Robinson

Owner: Sherman, John

PLAN DESCRIPTION: A request by Brent Robinson, Architect, on behalf of the owners, John and Patty Sherman, for review of a Certificate of Appropriateness - HD to allow the renovation and addition of approximately 680 SF to the 1-story Single-Family Residential structure of approximately 1,315 SF located at 25 Wharf Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

Status: The Application is being reviewed and will be placed on the November 14, 2022 Historic Preservation Review Committee agenda.

Status: Comments were provided to the applicant at the 11.14.2022 HPRC meeting. Awaiting submittal of Final Application Package for HPC.

PROJECT NAME: OLD TOWN

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: 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-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.

PROJECT NAME: OLD TOWN

COFA-02-23-017656	02/09/2023	32 PRITCHARD ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Robert and Michelle Nurnberg **Owner:** Robert and Michelle Nurnberg

PLAN DESCRIPTION: A request by Michelle Nurnberg for review of a Certificate of Appropriateness - HD to add a shed roof over the side entry and add an enclosed area of approximately 58 SF to the Carriage House structure along with additional minor architectural modifications to the residential structure currently under construction located at 32 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

STATUS: The application is being reviewed and has been placed on the February 27, 2023 Historic Preservation Review Committee agenda.

Status: Was heard at the 2/27/23 HPRC meeting and comments provided to the applicant. Final Application has been received and it is slated to be heard at the 4/5/23 HPC meeting.

STATUS 3.27.2023: Final application has been received and it will be heard at the April 5, 2023 HPC Meeting.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-02-21-015048	02/25/2021	45 VERDIER COVE RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Pearce Scott Architects		Owner: Erik & Paige Blechinger			
PLAN DESCRIPTION: A request Pearce Scott Architects, on behalf of the owners, Erik and Paige Blechinger, for review of a Certificate of Appropriateness to allow the construction of a new one and a half-story single-family residence of approximately 3,008 SF and a Carriage House of approximately 1,195 SF located at 43 and 45 Verdier Cove Road, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. STATUS 3-23-2021: The application was reviewed at the March 22, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.					
PROJECT NAME:		OLD TOWN			
COFA-10-22-017359	10/31/2022	47 STOCK FARM RD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Webb Construction Inc		Owner: Gilbert Carter			
PLAN DESCRIPTION: A request by Webb Construction, on behalf of the owners, Gilbert and Mary Reid Carter, for review of a Certificate of Appropriateness - HD to enclose the existing front porch for the addition of 297 SF on the existing residential structure located at 47 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. STATUS: The Application is under review and is slated for the February 27, 2022 agenda of the HPRC. 3.1.2023 STATUS: The Application was heard at the 2/27/23 meeting of the HPRC where comments were provided to the Applicant. Awaiting Final Submittal addressing comments.					
PROJECT NAME:		OLD TOWN			
COFA-04-23-017894	04/12/2023	23 BOUNDARY STREET	Certificate of Appropriateness	Active	Glen Umberger
Applicant: Board of Trustees of Campbell AME Church		Owner: Board of Trustees of Campbell AME Church			
PLAN DESCRIPTION: Restoration of historic church building and addition of restroom/ada accommodations					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-03-23-017752	03/09/2023	58 PRITCHARD	Certificate of Appropriateness	Active	Katie Peterson
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.					
PROJECT NAME: OLD TOWN					
COFA-10-22-017241	10/03/2022	6 WILD SPARTINA ST	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Court Atkins Interiors, LLC		Owner: Bo & Susan Soper Holland			
PLAN DESCRIPTION: A request by William Court, on behalf of the owners, Bo Holland and Susan Soper, for review of a Certificate of Appropriateness - HD to allow the construction of a new 2 story Single-Family Residential structure of approximately 2,392 SF located at 6 Wild Spartina Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.					
Status: Comments were provided to the applicant at the October 24th HPRC meeting and is on the December 2022 HPC Agenda for action.					
Was approved with conditions. Awaiting revised materials addressing HPC Conditions.					
STATUS: 1/31/2023 - Landscape Plan canopy calculations must be updated as it is unclear where they are coming from. Shutters are still listed as composite and must be updated.					
2/2 - received revised architecture. still missing landscape.					
3/6/23 - Received landscape plan.					
PROJECT NAME: OLD TOWN					
COFA-03-23-017840	03/29/2023	130 PRITCHARD STREET	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Manuel Studio, LLC		Owner: George and Lillian Heyward			
PLAN DESCRIPTION: bedroom addition, kitchen porch enclosure , interior renovations					
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

Total Certificate of Appropriateness Cases: 13

Concept Plan Amendment

Concept Plan Amendment

CPA-03-21-015140	03/24/2021	62 OLD PALMETTO BLUFF RD ROAD	Concept Plan Amendment	Active	Aubrie Giroux
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Applicant: PBLH, INC.

Owner: PBLH, INC.

PLAN DESCRIPTION: A Request by Palmetto Bluff Development, LLC for Approval of a Second Amendment to the Palmetto Bluff Concept Plan to Allow Dockside Fueling and a Second Dry Stack Boat Storage at the Big House Tract's Anson Marina per the revised request submitted August 10, 2021. The DRC reviewed the Concept Plan Amendment request at their August 18, 2021 meeting. The Planning Commission held a Public Hearing and voted to forward a recommendation of denial to Town Council at their October 27, 2021 Planning Commission meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021. Town Council then was scheduled to considered First Reading of an Ordinance to approve the request at their November 9, 2021 meeting and instead voted to forward the request and its concurrent Development Agreement Amendment application to the Town of Bluffton Negotiating Committee. The Negotiating Committee is schedule to consider the request at their January 6, 2022 meeting and will vote to forward their recommendations to Planning Commission and Town Council on this date or a subsequently scheduled Negotiating Committee Meeting. The dates of the application's next steps cannot be determined at this time as they are dependent on the number of necessary Negotiating Committee meetings and their final recommendation. In the event the Negotiating Committee meeting results in significant changes to the request, Planning Commission will reconsider the revised request and vote to forward Town Council a recommendation followed by Town Council First Reading and concluding with Town Council Public Hearing and Second and Final Reading at dates to be determined. In the event there are no significant changes to the request which would require Planning Commission's reconsideration, the revised request will go before Town Council for First Reading followed by Town Council Public Hearing and Second and Final Reading at dates to be determined.

PROJECT NAME: Palmetto Bluff

Total Concept Plan Amendment Cases: 1

Dev Agreement Amendment

PUD



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

Dev Agreement Amendment

DAA-03-21-015139	03/24/2021	62 OLD PALMETTO BLUFF RD ROAD	Dev Agreement Amendment	Active	Aubrie Giroux
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Applicant: PBLH, INC.

Owner: PBLH, INC.

PLAN DESCRIPTION: A Request by Palmetto Bluff Development, LLC for Approval of a Fifth Amendment to the Palmetto Bluff Development Agreement to Allow Dockside Fueling and a Second Dry Stack Boat Storage at the Big House Tract's Anson Marina per the revised request submitted August 10, 2021. The Planning Commission held a Public Hearing and voted to forward a recommendation of denial to Town Council at their October 27, 2021 Planning Commission meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021. Town Council then was scheduled to considered First Reading of an Ordinance to approve the request at their November 9, 2021 meeting and instead voted to forward the request and its concurrent Development Agreement Amendment application to the Town of Bluffton Negotiating Committee. The Negotiating Committee is schedule to consider the request at their January 6, 2022 meeting and will vote to forward their recommendations to Planning Commission and Town Council on this date or a subsequently scheduled Negotiating Committee Meeting. The dates of the application's next steps cannot be determined at this time as they are dependent on the number of necessary Negotiating Committee meetings and their final recommendation. In the event the Negotiating Committee meeting results in significant changes to the request, Planning Commission will reconsider the revised request and vote to forward Town Council a recommendation followed by Town Council First Reading and concluding with Town Council Public Hearing and Second and Final Reading at dates to be determined. In the event there are no significant changes to the request which would require Planning Commission's reconsideration, the revised request will go before Town Council for First Reading followed by Town Council Public Hearing and Second and Final Reading at dates to be determined.

PROJECT NAME: Palmetto Bluff

Total Dev Agreement Amendment Cases: 1

Development Plan

Development Plan



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.

PROJECT NAME:

DP-07-22-016969	07/14/2022		Development Plan	Active	Dan Frazier
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Applicant: 814 Acquisitions LLC/814 CRE, LLC

Owner: DR Horton Inc

PLAN DESCRIPTION: A request by 814 Services, LLC for approval of a preliminary development plan application. The project proposes the construction of a +/-12,130 sq. ft. childcare facility. The property is zoned Jones Estate Planned Unit Development and consists of approximately a 1.50-acre portion of tax map number R614 028 000 5215 0000 located at the intersection of Mill Creek Boulevard and Okatie Highway within the Cypress Ridge Master Plan.
STATUS 8-17-22: Comments on the Preliminary Development Plan were provided at the August 17, 2022, meeting of the DRC.
STATUS: STATUS: The preliminary development plan was approved with conditions at the November 16, 2022, 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-02-22-016354	02/07/2022	150 PARKSIDE COMMONS	Development Plan	Active	Dan Frazier
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Applicant: AVTEX Commercial Properties, INC

Owner: MFH LAND, LLC

PLAN DESCRIPTION: A request by Ryan Robinson of Refuel Operating Company, LLC for approval of a preliminary development plan application. The project consists of a Refuel store and carwash. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.58 acres identified by tax map number R610 036 000 3713 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan.

STATUS: Staff comments on the Preliminary Development Plan were reviewed at the March 16, 2022 meeting of the DRC. Awaiting re-submittal to address comments.

STATUS: The applicant resubmitted on May 26, 2022.

STATUS: Staff comments on the Preliminary Development Plan were reviewed at the June 29, 2022 meeting of the DRC.

STATUS: The Applicant resubmitted on July 7, 2022.

STATUS: The application was approved with conditions at the July 27, 2022, Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: NEW RIVERSIDE VILLAGE

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. 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-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.

PROJECT NAME:

DP-07-22-016977	07/15/2022		Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton

Owner:

PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a development plan application. The project consists of the construction of a 9-hole golf course, including general clearing, gravel parking, storm drainage infrastructure, grading and the expansion of the existing Inland Waterway (Lagoon 21). The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 100 acres identified by tax map numbers R614 057 000 0001 0000, R614 057 000 0002 0000, and R614 045 000 0024 0000, located west of Block M3 along the existing waterway.

STATUS: The preliminary plans were reviewed at the 8/17/22 meeting of the DRC. Awaiting final development plan submittal.

STATUS: Staff comments on the final development plan were reviewed at the December 28, 2022 meeting of the DRC. The FDP submittal was a major modification from the approved SWP, requiring resubmittal of a new SWP. Awaiting final development plan re-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
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Active Cases

Development Plan

DP-07-22-017024 07/28/2022 Development Plan Active Dan Frazier

Applicant: Core States Group **Owner:** Solomon Property Holdings SC

PLAN DESCRIPTION: A request by Brian Searcy of Core States Group on behalf of the property owner, Solomon Property Holdings SC, LLC for approval of a preliminary development plan application. The project consists of a two-story, 15,000 sq. ft. medical office building and supporting parking. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.56 acres identified by tax map number R610 036 000 3214 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan.

STATUS: Staff comments on the Preliminary Development Plan were reviewed at the August 31, 2022 meeting of the DRC.

STATUS: The Applicant resubmitted on October 24, 2022.

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

STATUS: The COFA-HCOD was approved with conditions at the December 14, 2022, Planning Commission meeting. Awaiting Final Development Plan submittal.

PROJECT NAME:

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

Applicant: EMC Engineering Services, Inc. **Owner:** Hlyer Ground Veterinary Service, Inc.

PLAN DESCRIPTION: The proposed development, Lot 6, will have a two-story veterinary office building for a total of 9000 sf (4500 sf each floor). Parking will be provided on-site. Dumpster to be provided on-site. Water and sewer will be provided by BJWSA. Utilities appear to be stubbed out to the site and site looks to be pad ready. Access will be provided off Buckwalter Place Blvd. The parcel has 2 existing curb cuts. One will be utilized and the other will have to be relocated to work better with the site plan. See attached site plan. Detention will be provided off-site on adjacent parcel 7 in an existing detention pond that was planned previously for this parcel. The Preliminary Plan will be presented to the Planning Commission on Oct 27, 2021.

STATUS 05-09-2022: This item was approved at the 10-27-21 Planning Commission meeting. Awaiting Final Plan submittal documents.

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-04-22-016574	04/07/2022	58 CALHOUN ST	Development Plan	Active	Dan Frazier
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Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner: May River Montessori

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

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

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

STATUS: The Applicant resubmitted on July 28, 2022.

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

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

PROJECT NAME: OLD TOWN

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 comments were reviewed at the September 21 meeting of the DRC. Awaiting re-submittal.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

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

DP-11-22-017440	11/29/2022	1268 MAY RIVER RD	Development Plan	Active	Dan Frazier
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Applicant: Sturre Design & Development, LLC

Owner: May River Project LLC

PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner, May River Project, LLC for approval of a preliminary development plan application. The project proposes the construction of a concrete apron, gravel access drive, gravel parking spaces and a concrete van accessible ADA space to accommodate conversion of the site use from residential to commercial. The property is zoned Neighborhood General – Historic District (NG-HD), consists of approximately 0.7 acres identified by tax map number R610 039 00A 0147 0000, and is located on the south side of May River Road.

STATUS: Staff comments on the preliminary development plan were reviewed at the December 28, 2022 meeting of the DRC.

STATUS: The applicant provided a resubmittal on February 20, 2023. The resubmittal represents a substantial modification from the original preliminary development plan request. Staff comments on the revised preliminary development plan were heard at the March 22, 2023 meeting of the DRC.

STATUS: The preliminary development plan is scheduled to be heard at the April 26, 2023, Planning Commission meeting.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-05-19-013149	05/09/2019	335 BUCKWALTER PKWY	Development Plan	Active	Jordan Holloway
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Applicant: Ryan Lyle PE **Owner:** St. Andrew by the Sea

PLAN DESCRIPTION: The Applicant is proposing to construct a 12,250 square foot building, an athletic field and the associated parking, sidewalks, BMPs, utilities and all other infrastructure for Phase 1 of this development located at 335 Buckwalter Parkway, Tax Map Number R610 030 000 0712 0000 & R610 030 000 0513 0000.

STATUS 05/28/2019: Comments on the Preliminary Plan were reviewed at the May 28 meeting of the DRC. A re-submittal of the Preliminary Plan is required for review and approval.

STATUS 10/23/2019: The Preliminary Development Plan was resubmitted and will be placed on the November 6, 2019 DRC agenda.

STATUS 11/19/2019: Comments were reviewed at the Nov. 6 DRC meeting. Awaiting re-submittal to address comments for presentation to the Planning Commission.

STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire.

STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.

STATUS 07/28/2021: The Preliminary Plan is approved by the DRC and will be presented to the Planning Commission August 24 for approval.

STATUS 10/04/2021: The Plan Preliminary Plan was APPROVED by the Planning Commission. Awaiting Final Development Plan.

PROJECT NAME: Buckwalter

DP-02-23-017687	02/15/2023		Development Plan	Active	Dan Frazier
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Applicant: G3 Engineering & Surveying LLC **Owner:** Vaquero Bluffton Partners

PLAN DESCRIPTION: A request by G3 Engineering & Surveying, LLC on behalf of the property owner, Vaquero Bluffton Partners, LP for approval of a preliminary development plan application. The project proposes a 2,500 SF commercial building to serve as a Starbucks coffeehouse. The property is zoned Buckwalter Planned Unit Development and consists of 1.03 acres identified by tax map number R614 022 000 1131 0000 located within the Berkeley Place Parcel C4 Master Plan and the Washington Square Development Plan.

STATUS: Staff comments on the preliminary development plan were reviewed at the March 22, 2023 meeting of the DRC.

STATUS: The preliminary development plan is scheduled to be heard at the April 26, 2023, Planning Commission meeting.

PROJECT NAME: WASHINGTON SQUARE



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-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

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					
Development Plan					
DP-03-23-017822	03/23/2023		Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Khovnanian Homes			
PLAN DESCRIPTION: A request by Mike Hughes of Thomas & Hutton on behalf of Jack McSweeney of K. Hovnanian Homes for approval of a preliminary development plan. The project consists of 51 single family residential lots, open space, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 22.0 acres identified by tax map numbers R614 028 000 0002 0000 located within the Cypress Ridge Master Plan. STATUS: Comments on the preliminary development plan will be reviewed at the April 26, 2023, meeting of the DRC.					
PROJECT NAME:		Four Seasons at Carolina Oaks			
DP-06-22-016804	06/01/2022	6201 JENNIFER CT	Development Plan	Active	Dan Frazier
Applicant: Witmer-Jones-Keefer, Ltd.		Owner: Michael Bradley Holdings, LLC			
PLAN DESCRIPTION: A request by Witmer Jones Keefer, Ltd for approval of a preliminary development plan application. The project proposes the construction of a ±50,000 SF two-story building that includes a +/-20,000 square foot production brewery, and a +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room. The property is zoned Neighborhood Core (NC), identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located on three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road. STATUS UPDATE: Staff comments were heard at the July 6 meeting of the DRC. STATUS UPDATE: The application was approved with conditions at the August 24, 2022, Planning Commission meeting. STATUS UPDATE: Staff comments on the final development plan were heard at the November 30, 2022 meeting of the DRC. Awaiting resubmittal.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
DP-02-23-017665	02/10/2023	120 PERSIMMON STREET	Development Plan	Active	Dan Frazier
Applicant: Sam Connor		Owner:			
PLAN DESCRIPTION: A request by Sam Connor on behalf of the property owner, James Jeffcoat for approval of a preliminary development plan application. The project proposes a 6,600 SF commercial building including 1,880 SF of office space and 4,800 SF of storage space. The property is zoned Schultz Planned Unit Development and consists of 0.68 acres identified by tax map number R610 031 000 1437 0000 located within the Bluffton Park Master Plan. STATUS: Comments for the preliminary development plan were reviewed at the March 15, 2023 meeting of the DRC. STATUS: The preliminary development plan is scheduled to be heard at the April 26, 2023, Planning Commission meeting.					
PROJECT NAME:		BLUFFTON PARK PHASE D-1/D-3			



Growth Management Application Update Report

Attachment 9

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

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

DP-01-23-017570	01/17/2023		Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner: Pioneer Land & Timber LLC

PLAN DESCRIPTION: A request by Patterson Farmer of Pulte Home Company on behalf of the property owner Pioneer Land & Timber, LLC for approval of a preliminary development plan. The project consists of 97 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 59 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint of New Riverside Concept Master Plan.
STATUS UPDATE: Comments for this item were heard at the March 15, 2023 meeting of the DRC. Awaiting final development plan submittal.

PROJECT NAME: MIDPOINT AT NEW RIVERSIDE

Preliminary Development Plan



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-12-17-011533	12/11/2017		Development Plan	Active	Jordan Holloway
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Applicant: Crowne at 170, LP

Owner: Crowne at 170, LP

PLAN DESCRIPTION: The Applicant is requesting approval to construct 250 multifamily units and associated infrastructure.
STATUS 01/17/2018: Comments were provided at the Dec. 27 meeting of the DRC. Awaiting Final Development Plan.
STATUS 12/11/2018: Comments were provided at the Dec. 11 meeting of the DRC. Awaiting re-submittal.
STATUS 12/18/2018: The Final Development Plan is APPROVED.

6-15-22: A request by LEC Properties, Inc., for the approval of a development plan amendment. The project consists of adding a 15'4" x 10' cardboard recycling center for the apartment complex. The property is identified by tax map number R610 021 000 0520 0000 and consists of 21.1 acres located at 115 Seagrass Station Way. The property is zoned Village at Verdier PUD. This item is on the June 22, 2022 DRC meeting agenda.

Status 6-22-22: The development plan amendment was approved at the 6-22-22 DRC meeting.

PROJECT NAME: VILLAGE AT VERDIER PLANTATION

DP-01-20-013887	01/21/2020	3702 OKATIE HWY	Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton

Owner: K. Hovnanian Homes of SC, LLC - USE THIS ACCOUNT

PLAN DESCRIPTION: The Applicant is proposing the Amenity Center with associated parking and infrastructure for Four Seasons at Carolina Oaks.
STATUS 01/23/2020: Comments on the Preliminary Plan will be reviewed at the February 26 meeting of the DRC.
STATUS 10/08/2020: The Final Plan was reviewed at the Oct 7, 2020 meeting of the DRC. A re-submittal of the lighting/landscape plan is required for Final Approval.
STATUS 11/02/2020: The Final Development Plan is APPROVED.
STATUS 4/6/23: Development Plan Amendment submitted to update Lighting and Landscape Plans.
STATUS 4/11/23: The Development Plan Amendment is APPROVED.

PROJECT NAME: Four Seasons at Carolina Oaks

Public Project



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-01-23-017592	01/23/2023	601 NEW RIVERSIDE RD	Development Plan	Active	Dan Frazier
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Applicant: Ward Edwards Engineering **Owner:** Beaufort County School District

PLAN DESCRIPTION: A request by Paul Moore of Ward Edwards Engineering on behalf of Robert Oetting of the Beaufort County School District, for the approval of a Public Project. The project consists of the conversion of the existing football/soccer field to a synthetic turf field system, restroom building addition, tennis court bleachers and various track and field improvements. The property is identified by tax map number R610 044 000 0125 0000 and consists of 224.5 acres located at 601 New Riverside Road. The property is zoned New Riverside Planned Unit Development.

STATUS: Comments were reviewed at the February 15, 2023 meeting of the DRC. This public project is conditionally APPROVED pending receipt of NPDES Approval Letter.

PROJECT NAME:

Total Development Plan Cases: 24

Development Plan Amendment

NA

DPA-08-22-017044	08/01/2022	1301 MAY RIVER RD	Development Plan Amendment	Active	Dan Frazier
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Applicant: Court Atkins Architects Inc **Owner:** Farm - Bluffton, LLC

PLAN DESCRIPTION: A request by James Atkins of Court Atkins Group on behalf of the property owner, Ryan Williamson for approval of a Development Plan Amendment. The project consists of the renovation of a service yard fence and installation of an exterior freezer/cooler. The property is zoned Neighborhood Core - HD and consists of approximately 0.04 acres identified by tax map number R614 039 00A 0345 0000 located at 1301 May River Road.

STATUS: Staff comments on the Development Plan Amendment were reviewed at the August 31, 2022 meeting of the DRC.

STATUS: A COFA received conditional approval at the November 2, 2022, meeting of the Historic Preservation Committee.

STATUS: A COFA was approved on 2/2/23.

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 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 for the road closing prior to issuing Final Approval.

PROJECT NAME: TABBY ROADS PHASE 1

Total Development Plan Amendment Cases: 2

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. Awaiting re-submittal.

STATUS: The Initial Master Plan request received a recommendation of approval at the February 22, 2023, Planning Commission meeting. The request is tentatively scheduled to be heard at the May 9, 2023, Town Council meeting.

PROJECT NAME: ALSTON PARK



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 Master Plan Cases: 1

Master Plan Amendment

Major

MPA-01-23-017595	01/24/2023		Master Plan Amendment	Active	Dan Frazier
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Applicant: Witmer Jones Keefer

Owner: Millstone Ventures

PLAN DESCRIPTION: A request by Brian Witmer of Witmer Jones Keefer, Ltd, on behalf of Millstone Ventures, LLC, and with the approval of the property owner, Parcel 8A, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Buckwalter Crossroads Master Plan by adding an additional 21.92 acres that will include 16.02 acres of residential development and 5.9 acres of commercial development. The property is zoned Buckwalter PUD and consists of 21.92 acres located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road.

STATUS: Comments for this application were heard at the March 1, 2023 meeting of the DRC. Awaiting resubmittal.

PROJECT NAME: BUCKWALTER CROSSROADS

MPA-10-22-017313	10/14/2022		Master Plan Amendment	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 master plan amendment application. The Applicant proposes to amend the Village at Verdier Plantation Master Plan by removing a previously approved road in Parcel X, and a previously approved residential access point connection to Okatie Highway in Parcel Y-Z. The properties are zoned Village at Verdier PUD and consists of 124.2 acres located east of South Carolina Highway 170 at Seagrass Station Road.

STATUS: Staff comments were reviewed at the November 23, 2022, meeting of the DRC.

STATUS: The application was recommended for approval at the January 25, 2023, Planning Commission meeting.

STATUS: The application was TABLED at the March 7, 2023 Town Council meeting.

STATUS: The application is tentatively scheduled to be heard at the May 9, 2023 Town Council meeting.

PROJECT NAME: VILLAGE AT VERDIER PLANTATION

Total Master Plan Amendment Cases: 2



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
General					
SUB-03-23-017835	03/28/2023	130 AUGUST LANE	Subdivision Plan	Active	Jordan Holloway
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Will Howard			
PLAN DESCRIPTION: 8 Lot Single Family Subdivision					
PROJECT NAME:					
SUB-03-21-015079	03/04/2021	32 HILDERBRAND	Subdivision Plan	Active	Jordan Holloway
Applicant: Alexander Graham		Owner: Alexander Graham			
PLAN DESCRIPTION: The applicant is requesting approval of a subdivision plan to divide a .50 acre lot into 2 - .25 acre parcels. Status: Comments were provided to the applicant and reviewed at the April 7, 2021 meeting of the DRC. Awaiting re-submittal to address comments.					
PROJECT NAME: OLD TOWN					
SUB-09-21-015880	09/23/2021	100 GOETHE RD ROAD	Subdivision Plan	Active	Jordan Holloway
Applicant: Kathleen Duncan		Owner: LENNITT BLIGEN			
PLAN DESCRIPTION: Property owner us requesting a subdivision of the parcel into 3 parcels. This item is on the agenda for the October 27, 2021 DRC meeting. Per comments at the 10-27-21 DRC meeting, revisions will be required. Awaiting resubmittal.					
PROJECT NAME: Schultz/Goethe					
SUB-04-23-017875	04/06/2023		Subdivision Plan	Active	Jordan Holloway
Applicant: Brian Witmer		Owner: Todd Brown			
PLAN DESCRIPTION: Project proposes to subdivide a 0.8 acre residential lot into three residential lots. Currently, the lot is vacant and undeveloped.					
PROJECT NAME: SCHULTZ/GOETHE RD					



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

Subdivision Plan

SUB-10-22-017317	10/17/2022		Subdivision Plan	Active	Jordan Holloway
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Applicant: Thomas and Hutton

Owner: Khovnanian Homes

PLAN DESCRIPTION: A request by Thomas & Hutton on behalf of K. Hovnanian Homes for approval of a subdivision application. The project consists of creating 78 single-family residential lots along with associated right-of-way and common areas. The property is identified by tax map number R610 044 000 0143 0000 and consists of 18.23 acres located at Hartwell Road and Varner Road. The property is zoned New Riverside PUD.

This item is on the November 23, 2022 DRC Meeting agenda.

Status 4-5-23: This item needs to be resubmitted to address comments.

PROJECT NAME: NEW RIVERSIDE -PARCEL 9

Total Subdivision Plan Cases: 5

Zoning Action

UDO Text Amendment



Growth Management Application Update Report

Attachment 9

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Department of Growth Management
Office of Planning and Community Development
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Zoning Action

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

Applicant: Town of Bluffton

Owner: Town of Bluffton

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

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

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

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

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

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

PROJECT NAME:

Zoning Map 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

Zoning Action

ZONE-08-21-015740	08/17/2021	115 BLUFFTON RD ROAD	Zoning Action	Active	Aubrie Giroux
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Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: A request by the Town of Bluffton for an Ordinance approving a zoning map amendment for the 9.27 acre Town owned property located at 115 Bluffton Rd, in conjunction with the concurrent annexation request, to rezone the property from the current T4 Hamlet Center (T4HC) and T3 Neighborhood (T3N) Zoning districts pursuant to the Beaufort County Community Development Code to General Mixed Use (GMU) pursuant to the Town of Bluffton Unified Development Ordinance. Town Council considered the "Intent to Annex" and voted to accept the annexation petition at their July 13, 2021 meeting and forgo referring the request to the Negotiating Committee. Planning Commission held a workshop on the zoning map amendment at their August 25, 2021 meeting. Planning Commission then held a Public Hearing and voted to forward a recommendation of approval to Town Council to Town Council at their October 27, 2021 meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021 at which time several new items for consideration remained for consideration after 9:30 pm, including the proposed Zoning Map Amendment and its Public Hearing, which Planning Commission voted to continue to consider at a special meeting which they scheduled for November 11, 2021. Town Council will hold First Reading of the Zoning Map Amendment Ordinance on December 14, 2021 followed by a Public Hearing and Second and Final Reading of the zoning map amendment Ordinance at their February 8, 2022 meeting.

PROJECT NAME:

Zoning Permit

ZONE-04-23-017918	04/17/2023	3088 BLUFFTON PARKWAY	Zoning Action	Active	Dan Frazier
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Applicant: Sam Connor

Owner: Hilton Head Christian Academy

PLAN DESCRIPTION: Installation of a temporary modular building to serve as a classroom and locker room. Proposed improvements to include walkways, ADA access ramp & utility connections

PROJECT NAME:

Total Zoning Action Cases: 3

Total Active Cases: 53



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
Total Plan Cases: 53					