



# GROWTH MANAGEMENT UPDATE

January 13, 2026

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

- a. **Planning Commission:** December 17, 2025, cancellation notice attached. Next meeting scheduled for Wednesday, January 28, 2026.
- b. **Historic Preservation Commission:** December 3, 2025, meeting agenda attached. Next meeting scheduled for Wednesday, January 7, 2026.
- c. **Board of Zoning Appeals:** December 2, 2025, meeting agenda attached. Next meeting scheduled for Tuesday, January 6, 2026.
- d. **Development Review Committee:** December 3 & 10, 2025, meeting agendas attached. December 17 & 31, 2025, cancellation notice attached. Next meeting scheduled for Wednesday, January 7, 2026.
- e. **Historic Preservation Review Committee:** December 8 & 22, 2025 meeting agendas attached. December 1, 15 & 29, 2025, cancellation notices attached. Next meeting scheduled for Monday, January 5, 2026.
- f. **Construction Board of Adjustment and Appeals:** December 16, 2025, cancellation notice attached. Next meeting scheduled for Tuesday, January 27, 2026.
- g. **Affordable Housing Committee:** December 4, 2025, meeting agenda attached. Next meeting scheduled for Thursday, January 8, 2026.

## 2. Community Development / Affordable Housing Committee Work Program:

The budget for the Neighborhood Assistance Program for FY 2026 has been approved at \$450,000 by Town Council.

A total of twenty-five homes has received repairs at a total of \$198,311 and one pending approval for \$12,825. These repairs consist of roofing, flooring, decks, plumbing and tree service & property cleanup.

Applications are being processed weekly, and staff continues to work diligently to ensure residents are living in their homes safe & dry.

Our partnership with Save the Shutters completed project #6 the week of December 15<sup>th</sup>.

Staff is proud to announce that the Neighborhood Assistance Program has been awarded our second grant in the amount of \$50,000.

To date two homes are waiting for estimates to be submitted and one application is waiting for income verification.

**ATTACHMENTS:**

1. Planning Commission cancellation notice for December 17, 2025.
2. Historic Preservation Commission meeting agenda notice for December 3, 2025.
3. Board of Zoning Appeals meeting agenda for December 2, 2025.
4. Development Review Committee meeting agendas for December 3 & 10, 2025. Cancellation notices for December 17 & 31, 2025.
5. Historic Preservation Review Committee meeting agendas for December 8 & 22, 2025. Cancellation notices for December 1, 15 & 29, 2025.
6. Construction Board of Adjustments and Appeals cancellation notice for December 16, 2025.
7. Affordable Housing Committee meeting agenda for December 4, 2025.
8. Building Permits and Planning Applications:
  - a. Building Permits Issued FY 2019-2026 (to December 22, 2025).
  - b. Building Permits Issued Per Month FY 2019-2026 (to December 22, 2025).
  - c. Value of Construction FY 2019-2026 (to December 22, 2025).
  - d. New Single Family Residential Building Permits Issued Per Month FY 2019-2026 (to December 22, 2025)
  - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2019-2026 (to December 22, 2025).
  - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2019-2026 (to December 22, 2025).
  - g. New Commercial Construction/Additions Heated Square Footage FY 2019-2026 (to December 22, 2025).
  - h. Planning and Community Development Applications Approved FY 2019-2026 (to December 22, 2025).
    - i. Multi Family Apartments Value FY 2019-2026 (to December 22, 2025).
    - j. Multi Family Apartments Square Footage FY 2019-2026 (to December 22, 2025).
    - k. Multi Family Apartments Total Units FY 2019-2026 (to December 22, 2025).



## **PUBLIC NOTICE**

**THE PLANNING COMMISSION  
(PC)**  
Meeting scheduled for

**Wednesday, December 17, 2025 at 6:00  
P.M.**

**has been CANCELED  
due to a lack of agenda items.**

**The next meeting is scheduled for  
Wednesday, January 28, 2025.**

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



## Historic Preservation Commission Meeting

Wednesday, December 03, 2025 at 6:00 PM

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

### AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight 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. ADOPTION OF MINUTES**

1. November 5, 2025 Minutes

**V. PUBLIC COMMENT**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

1. **5 Garfields Way:** A request by Scott Middleton of Southern Coastal Homes (Applicant) on behalf of 5 Garfields LLC (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story 2,621 SF main house (an Additional Building Type) and a 1-story 264 SF carriage house at 5 Garfields Way. The property is located in the Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-10-25-019966) (Staff - Charlotte Moore)

**VIII. DISCUSSION**

1. Historic District Monthly Update. (Staff)

**IX. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, January 7, 2026**

*"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.*

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

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

*Public comment is limited to 3 minutes per speaker.*



## Board of Zoning Appeals Meeting

Tuesday, December 02, 2025 at 6:00 PM

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

### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. NOTICE REGARDING ADJOURNMENT

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

#### IV. ADOPTION OF MINUTES

- A. January 7, 2025 Minutes
- B. May 6, 2025 Minutes

#### V. PUBLIC COMMENT

#### VI. OLD BUSINESS

#### VII. NEW BUSINESS

- A. **113 Bridge Street Wall (Variance):** The Applicant, Brian Rose of Rose Landscape, LLC, on behalf of property owner, Louise B Johnson Revocable Trust, requests a variance from Unified Development Ordinance (UDO) Section 5.15.6.K.2.a to allow the construction of a 6 foot tall pierced brick wall from the front facade of the main structure to the top of the bank along the property line adjacent to the Oyster Factory Park. The property consists of 1.492 acres identified by tax map number R610 039 00A 0192 0000 in the River Front Edge Historic District (RV-HD) Zoning District within Old Town Bluffton. (ZONE-11-25-020003) (Staff - Angie Castrillon)
- B. **3 and 7 Hampton Parkway Building Height (Variance):** The Applicant, Thomas Michaels, Jr., of SM7 Design, LLC, on behalf of property owner, FR Office, LLC, requests a variance from Buckwalter PUD Development Agreement, Development Standards Ordinance 90/3, Section 4.10.3 (B) of one foot seven inches (1' 7") for the building heights of 3 and 7 Hampton Lake Drive. The property consists of 5.226 acres identified by tax map number R610 029 000 0784 0000 in the Buckwalter Planned Unit Development (PUD) within Hampton Lake Master Plan

south of Bluffton Parkway east of Hampton Lake Drive. (ZONE-11-25-020004) (Staff - Dan Frazier)

**C. Adoption of 2026 Meeting Dates:** (Staff - Dan Frazier)

**VIII. DISCUSSION**

**IX. ADJOURNMENT**

**NEXT MEETING DATE: Tuesday, January 6, 2026**

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Public comment is limited to 3 minutes per speaker.*



## Development Review Committee Meeting

Wednesday, December 03, 2025 at 1:00 PM

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

### AGENDA

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

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENT**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

1. **395 Hampton Parkway Garden (Development Plan):** A request by Menachem Hertz, on behalf of Chabad Greater Hilton Head, for approval of a Preliminary Development Plan. The project consists of converting approximately 0.75 acres of undeveloped land into a landscaped garden with no changes to existing infrastructure or parking. The property is part of the Buckwalter PUD and consists of approximately 6.59 acres identified by tax map number R610 029 000 2481 0000 located at the intersection of Bluffton Parkway & Hampton Parkway. (DP-10-25-019986) (Staff - Dan Frazier)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, December 10, 2025**

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## Development Review Committee Meeting

Wednesday, December 10, 2025 at 1:00 PM

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

### AGENDA

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

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENT**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

1. **Palmetto Bluff Plat 25 (Development Plan):** A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a final development plan application. The project consists of general clearing, installation of water and sewer utilities, 2 sanitary sewer pump stations, dry utilities, storm drainage infrastructure and a pervious paver roadway to serve the proposed 31 single-family residential lots. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 52.8 acres identified by tax map numbers R614 057 000 0001 0000 and R614 058 000 0001 0000, located east of the intersection of Old Anson Road and Bighouse Plantation Road, and includes Long Island and the adjacent causeway. (DP-10-23-018541) (Staff – Dan Frazier)
2. **Midpoint at New Riverside Phase 3B (Development Plan):** A request by John Paul Moore of Thomas & Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a final development plan application. The project consists of 66 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 33.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Concept Master Plan. (DP-04-25-019716) (Staff – Dan Frazier)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, December 17, 2025**

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## **PUBLIC NOTICE**

**THE DEVELOPMENT REVIEW  
COMMITTEE (DRC)**  
Meeting scheduled for

**Wednesday, December 17, 2025 at 1:00  
P.M.**

**has been CANCELED  
due to a lack of agenda items.**

**The next meeting is scheduled for  
Wednesday, December 31, 2025.**

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



## **PUBLIC NOTICE**

**THE DEVELOPMENT REVIEW  
COMMITTEE (DRC)**  
Meeting scheduled for

**Wednesday, December 31, 2025 at 1:00  
P.M.**

**has been CANCELED  
due to a lack of agenda items.**

**The next meeting is scheduled for  
Wednesday, January 7, 2026.**

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



## **PUBLIC NOTICE**

### **THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)**

Meeting scheduled for

Monday, December 1, 2025 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Monday, December 8, 2025.

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



## **Historic Preservation Review Committee Meeting**

**Monday, December 08, 2025 at 4:00 PM**

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

### **AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENT**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- 1. 28 Wharf Street:** A request by Malcolm Claxton (Applicant), on behalf of David Meeder (Owner), for review of a Certificate of Appropriateness-Historic District to allow the renovation and expansion of an existing 1-story house of 1,157 SF and construction of a new 2-story detached Carriage House of approximately 538 SF located at 28 Wharf Street (Parcel R610 039 00A 0093 0000). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD). (COFA-08-25-019913) (Staff-Charlotte Moore)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Monday, December 15, 2025**

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*Public comment is limited to 3 minutes per speaker.*



## **PUBLIC NOTICE**

### **THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)**

Meeting scheduled for

Monday, December 15, 2025 at 4:00  
P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Monday, December 22, 2025.

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



## Historic Preservation Review Committee Meeting

Monday, December 22, 2025 at 4:00 PM

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

### AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **28 Wharf Street:** A request by Malcolm Claxton (Applicant), on behalf of David Meeder (Owner), for review of a Certificate of Appropriateness-Historic District to allow the renovation and expansion of an existing 1-story house of 1,157 SF and construction of a new 2-story detached Carriage House of approximately 538 SF located at 28 Wharf Street (Parcel R610 039 00A 0093 0000). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD). (COFA-08-25-019913) (Staff-Charlotte Moore)

VI. DISCUSSION

VII. ADJOURNMENT

**NEXT MEETING DATE: Monday, December 29, 2025**

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## **PUBLIC NOTICE**

### **THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)**

Meeting scheduled for

Monday, December 29, 2025 at 4:00  
P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Monday, January 5, 2026.

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



## **PUBLIC NOTICE**

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

Tuesday, December 16, 2025, at 6:00 P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Tuesday, January 27, 2026.

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



## Affordable Housing Committee Meeting

Thursday, December 04, 2025 at 10:00 AM

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

### AGENDA

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

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. ADOPTION OF MINUTES**

1. October 2, 2025

**IV. PUBLIC COMMENT**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

1. FY26 Neighborhood Assistance Budget Update
2. Adoption of Affordable Housing Committee 2026 Meeting Dates

**VII. DISCUSSION**

1. Update on The May Housing Development
2. Workforce Housing Rental Units Update

**VIII. ADJOURNMENT**

**NEXT MEETING DATE: Thursday, January 8, 2026**

*"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."*

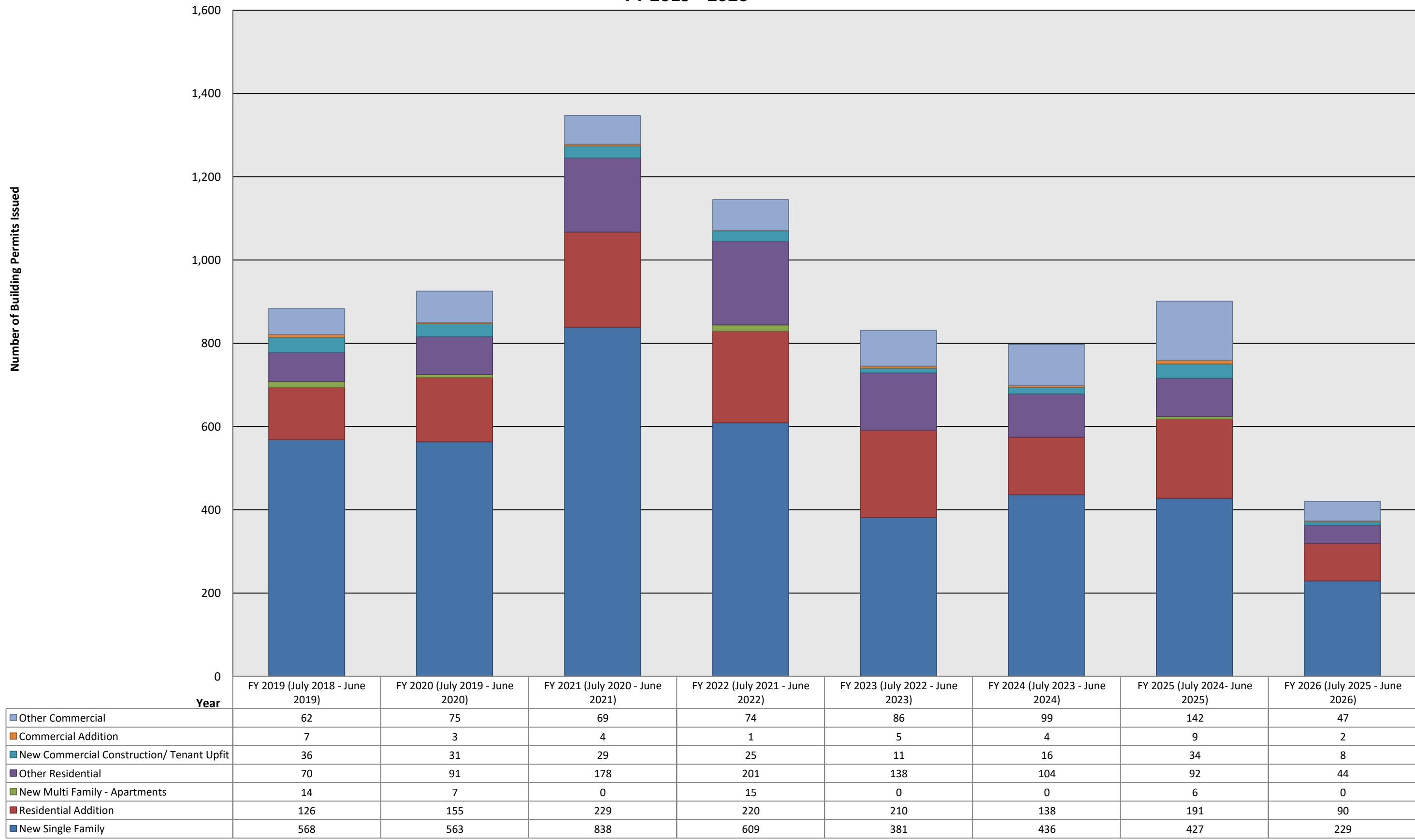
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**Town of Bluffton  
Building Permits Issued  
FY 2019 - 2026**

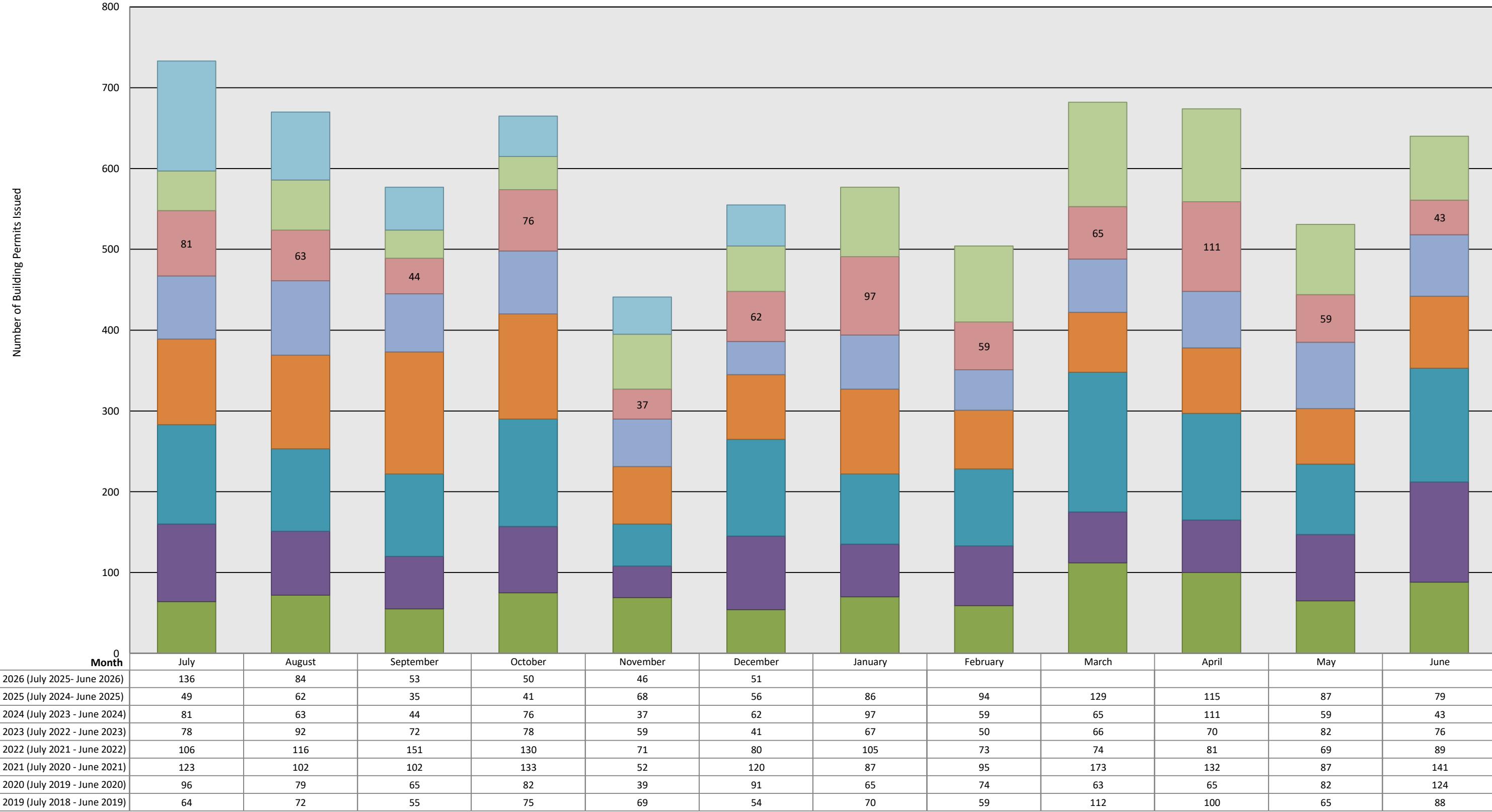
**Attachment 8a**



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. Commercial addition includes: additions, screen enclosure, shell.  
 5. Other commercial includes: remodel and accessory structure.

**Town of Bluffton**  
**Building Permits Issued Per Month**  
**FY 2019 - 2026**

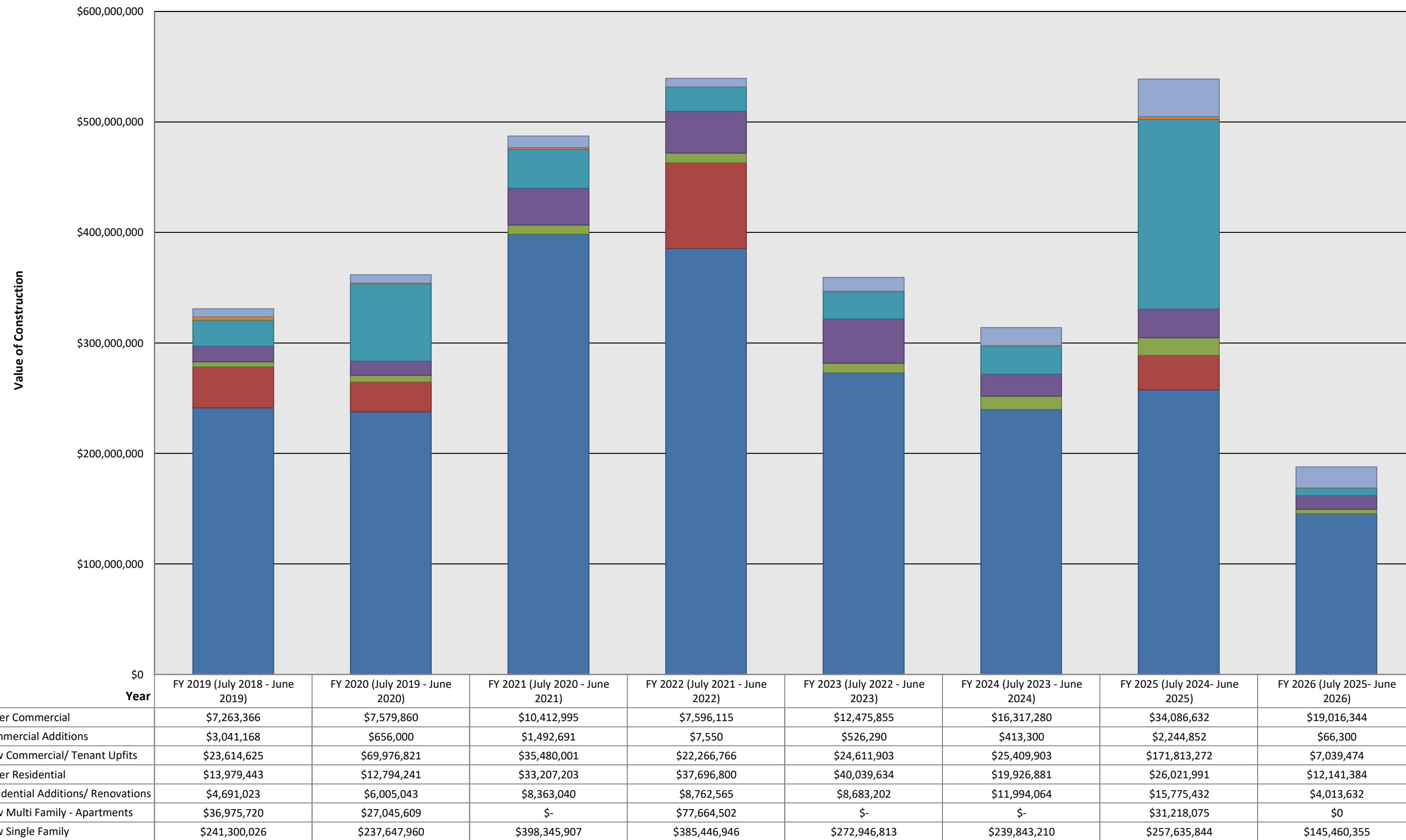
**Attachment 8b**



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

**Town of Bluffton**  
**Value of Construction**  
**FY 2019 - 2026**

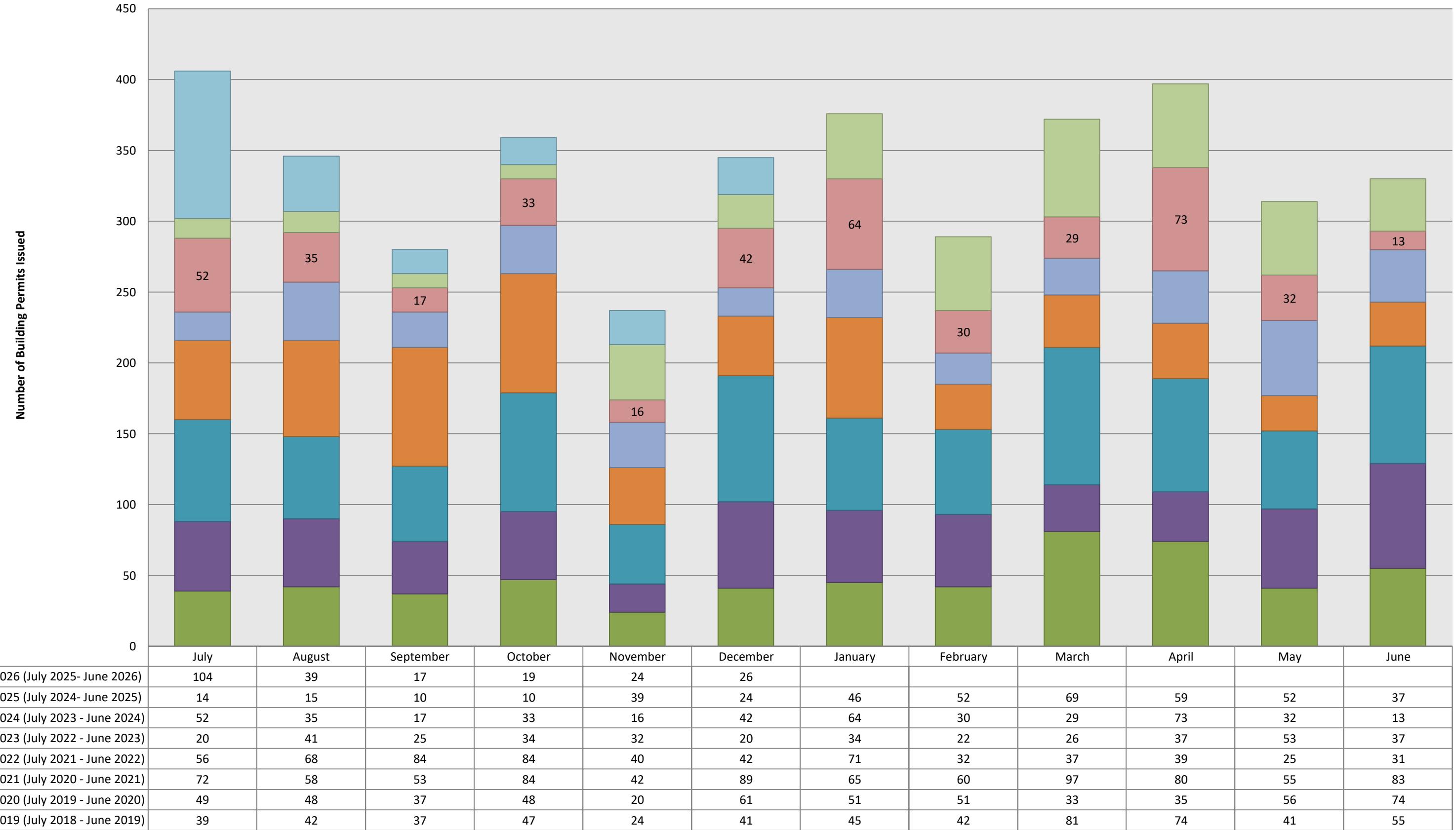
**Attachment 8c**



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

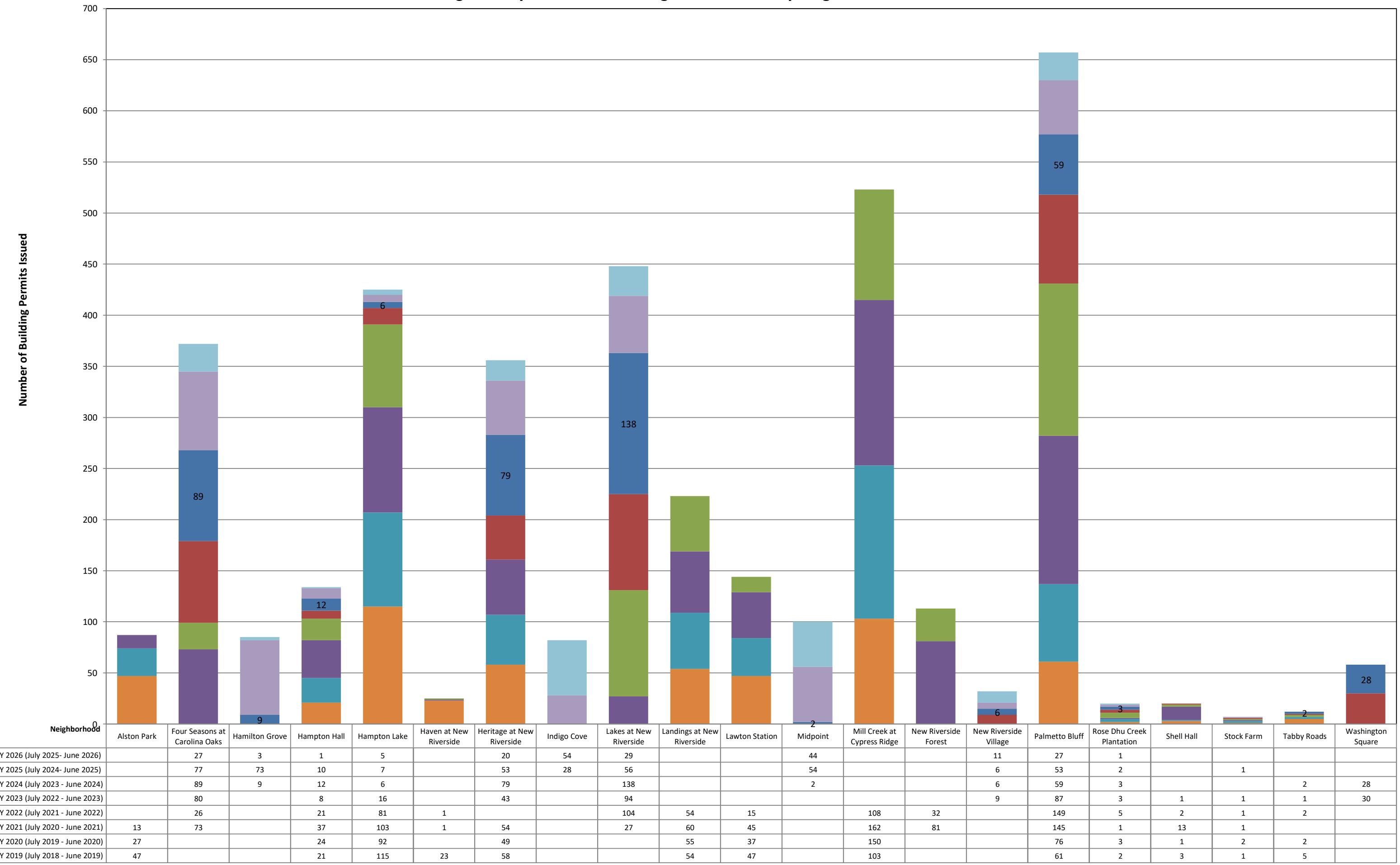
**Town of Bluffton**  
**New Single Family Residential Building Permits Issued Per Month**  
**FY 2019 - 2026**

**Attachment 8d**



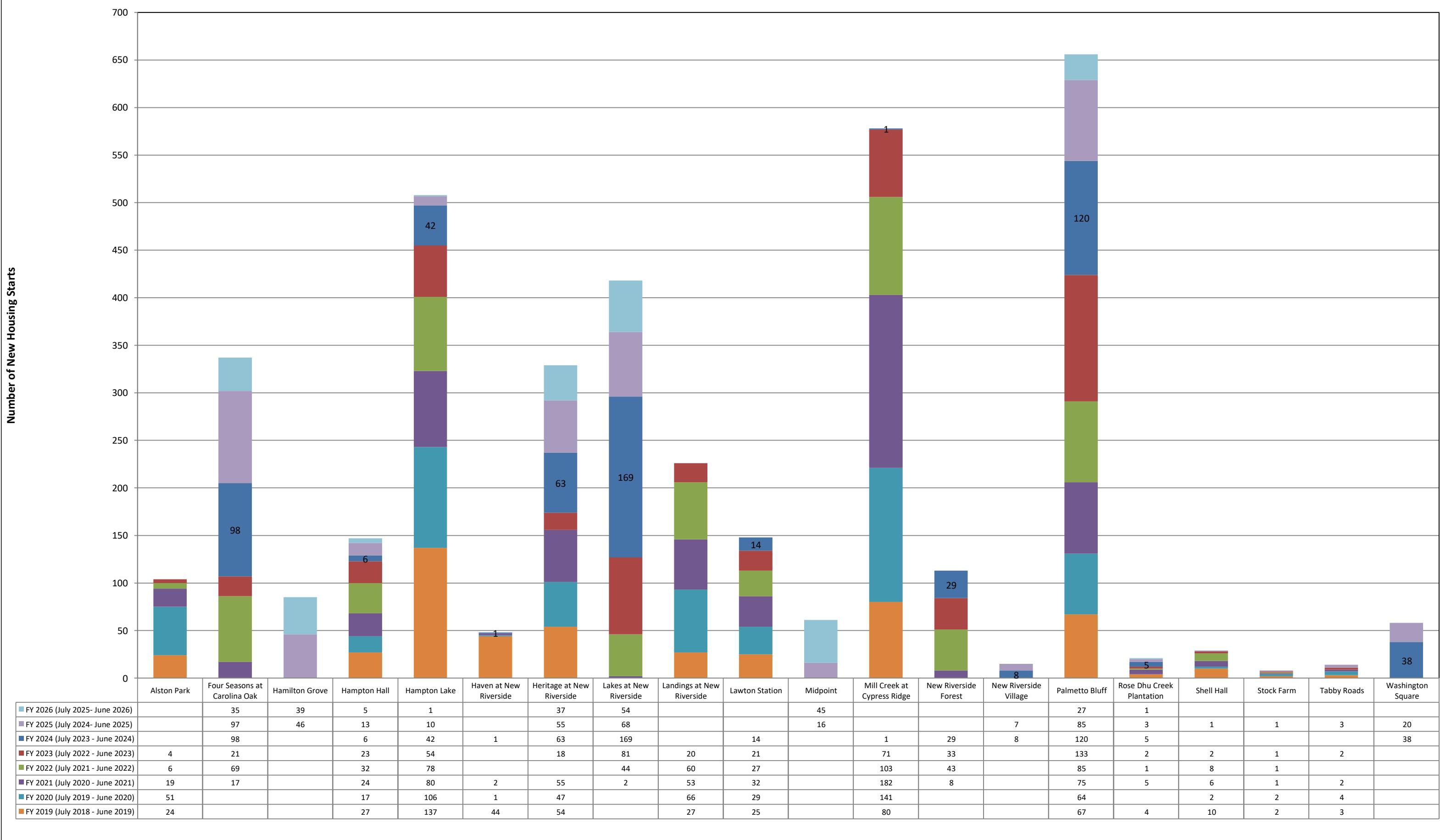
**Town of Bluffton**  
**New Single Family Residential Building Permits Issued by Neighborhood FY 2019 -2026**

**Attachment 8e**



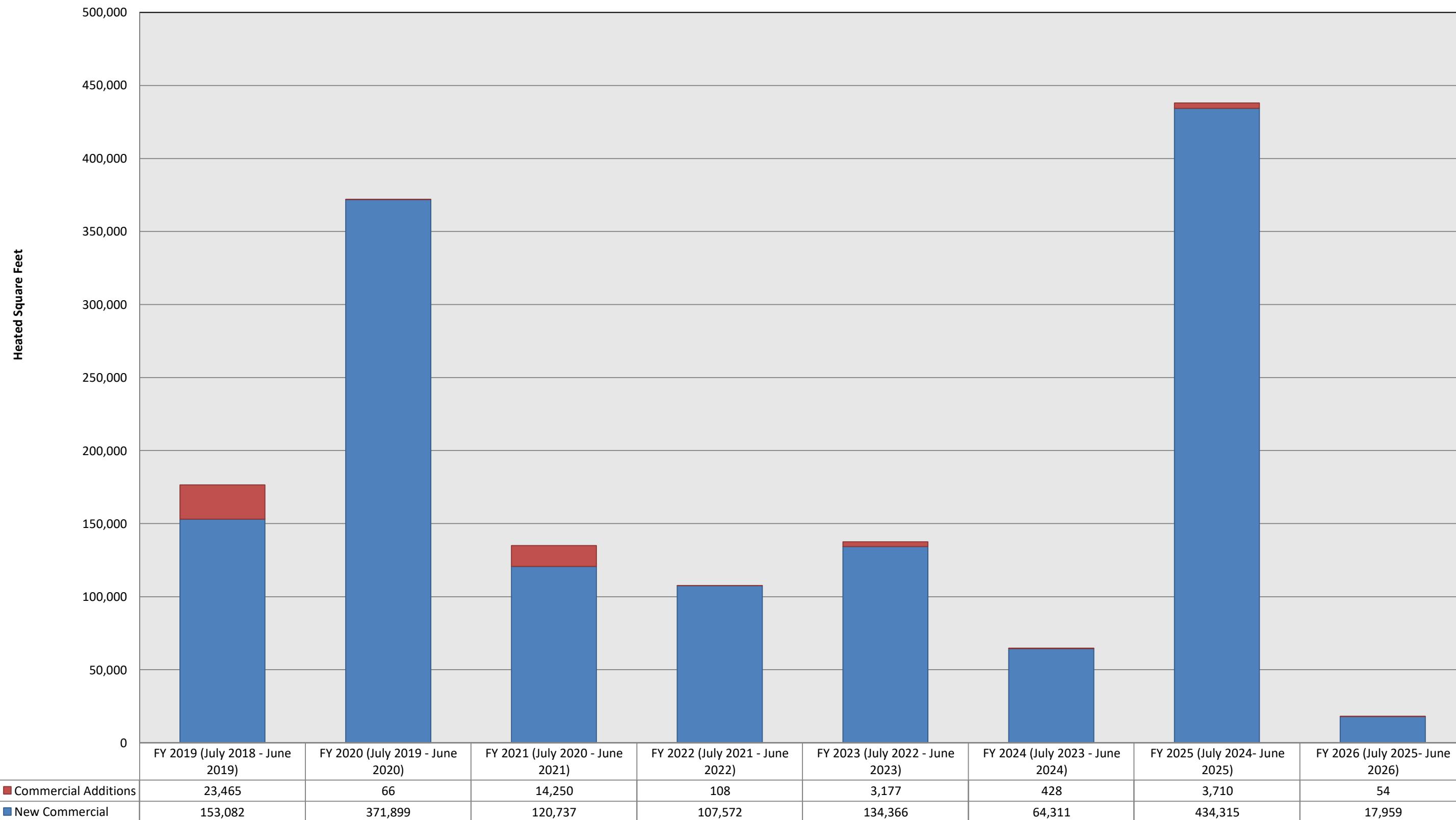
**Town of Bluffton**  
**New Single Family Certificates of Occupancy Issued by Neighborhood FY 2019 - 2026**

**Attachment 8f**



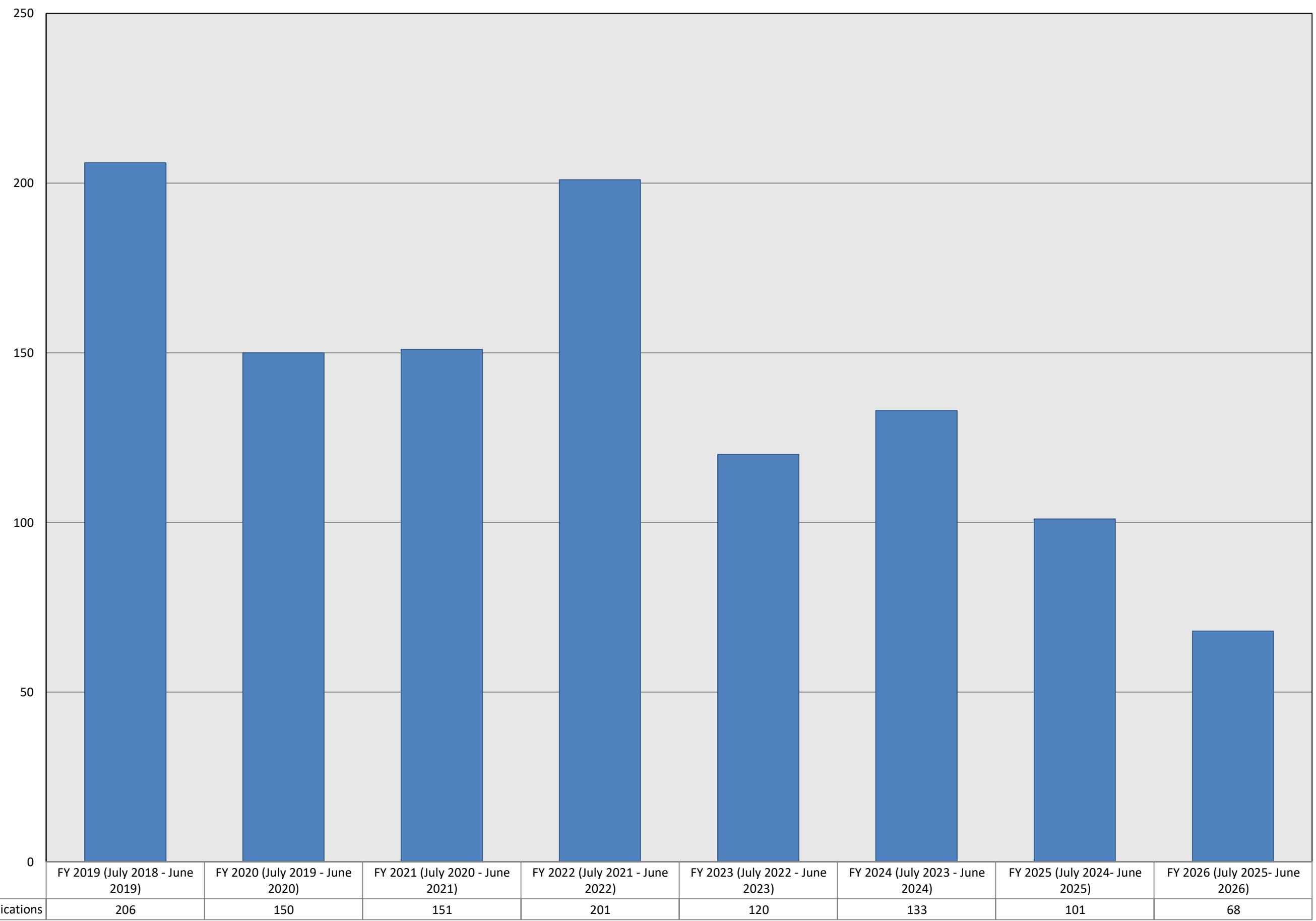
**Town of Bluffton**  
**New Commercial Construction and Additions Heated Square Footage**  
**FY 2019 - 2026**

**Attachment 8g**



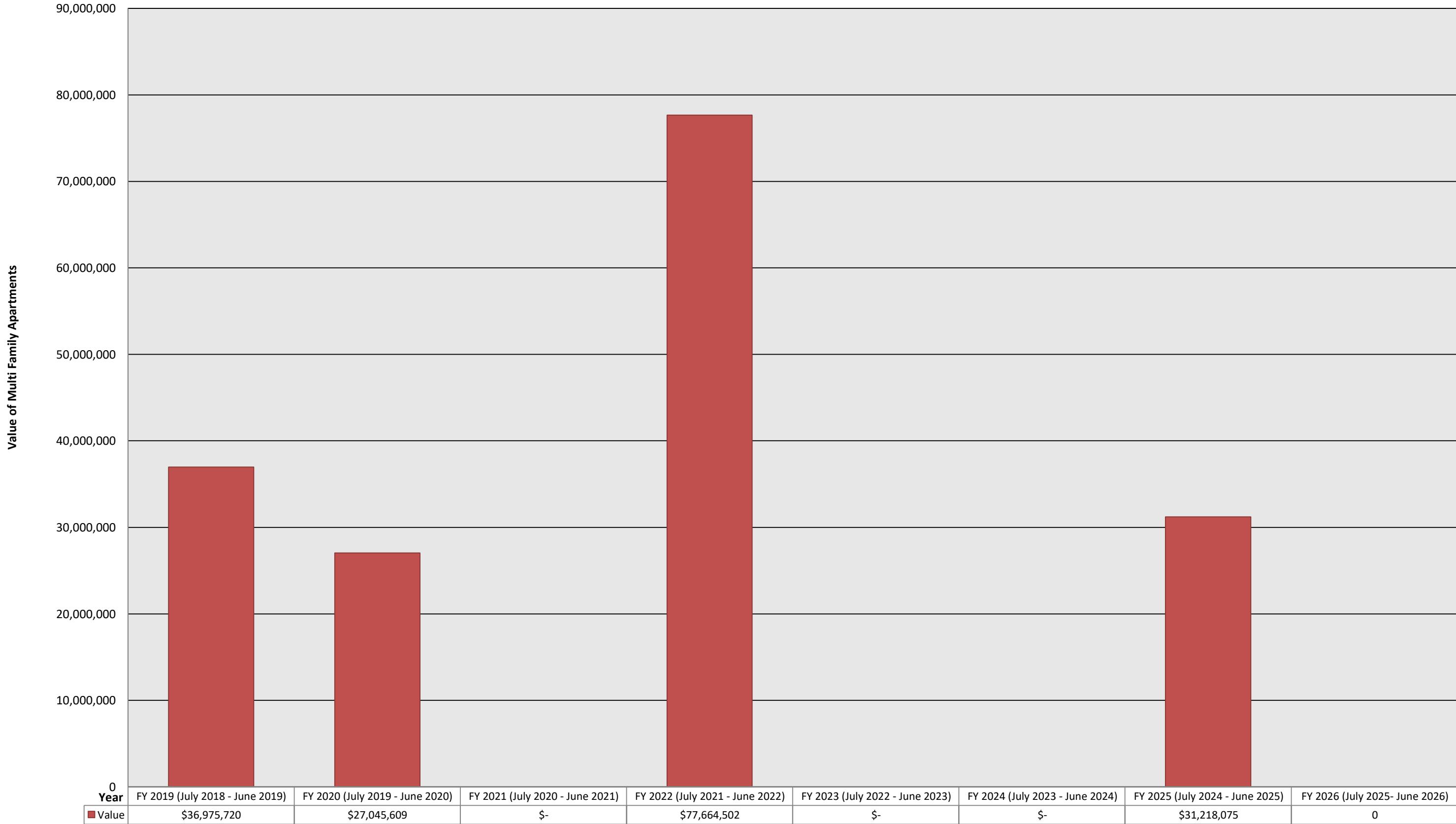
**Town of Bluffton**  
**Planning & Community Development Applications Completed**  
**FY 2018 - 2025**

**Attachment 8h**



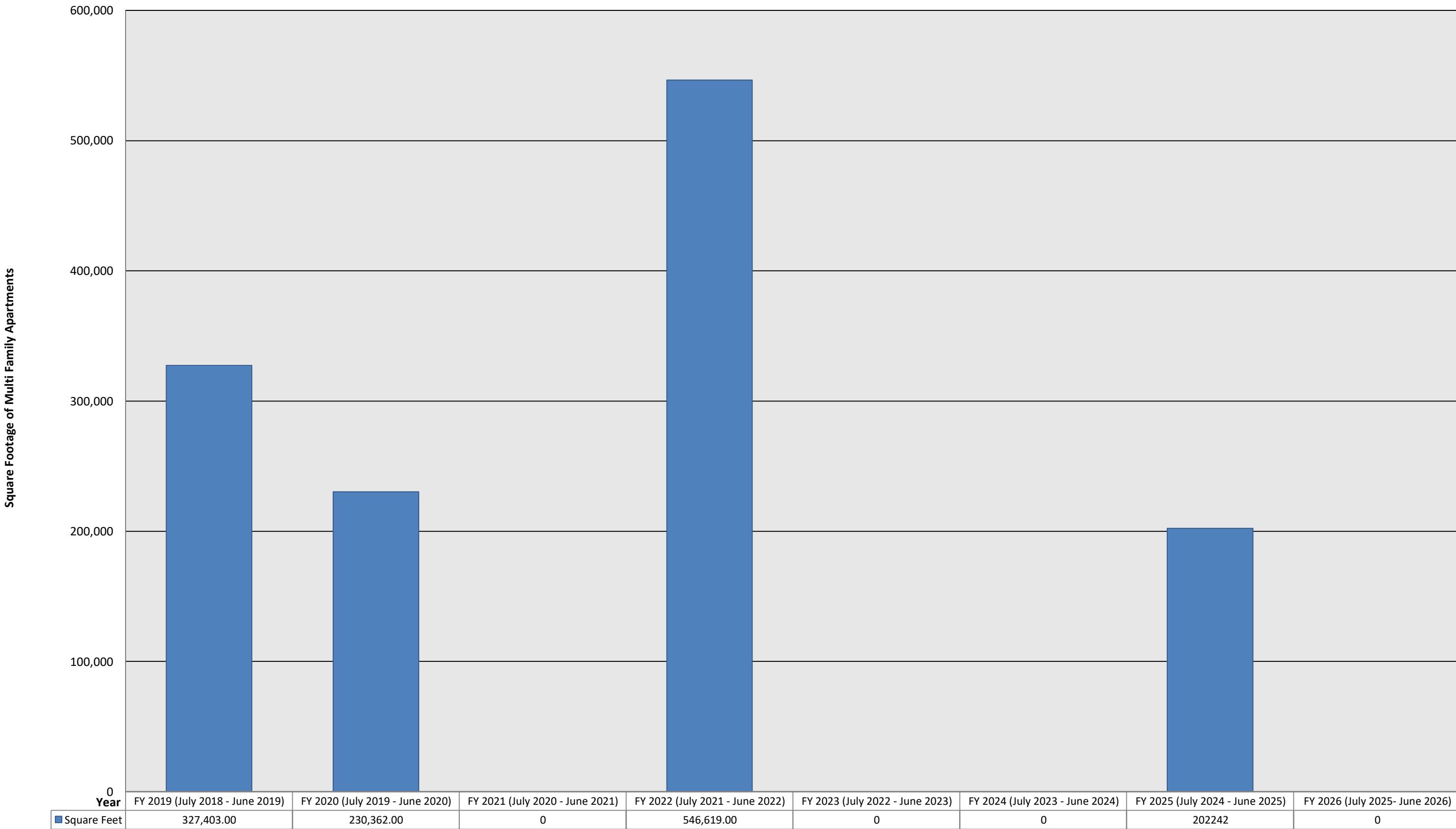
**Town of Bluffton**  
**Multi Family Apartments Value**  
**FY 2018 - 2025**

**Attachment 8i**



**Town of Bluffton**  
**Multi Family Apartments Square Footage**  
**FY 2018 - 2025**

**Attachment 8j**



**Town of Bluffton**  
**Multi Family Apartments Total Units**  
**FY 2018 - 2025**

**Attachment 8k**

