



# GROWTH MANAGEMENT UPDATE

July 11, 2023

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

- a. **Planning Commission:** June 28, 2023, meeting agenda attached. Next meeting scheduled for Wednesday, July 26, 2023.
- b. **Historic Preservation Commission:** June 7, 2023, meeting agenda attached. Next meeting scheduled for Wednesday, July 5, 2023.
- c. **Board of Zoning Appeals:** June 6, 2023, cancellation notice attached. Next meeting scheduled for Tuesday, June 27, 2023.
- d. **Development Review Committee:** June 7, 14, 21 & 28, 2023 meeting agendas attached. Next meeting scheduled for Wednesday, July 5, 2023.
- e. **Historic Preservation Review Committee:** June 5, 12 & 20, 2023, cancellation notices attached. June 26, 2023 meeting agenda attached. Next meeting scheduled for Monday, July 3, 2023.
- f. **Construction Board of Adjustment and Appeals:** June 20, 2023, cancellation notice attached. Next meeting scheduled for Tuesday, July 25, 2023.
- g. **Affordable Housing Committee:** June 1, 2023, meeting agenda attached. Next meeting scheduled for Thursday, July 6, 2023.

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

### Neighborhood Assistance Program.

As of June 29, 2023, a total of 45 homes have been serviced during the 2023 Fiscal Year for home repairs such as roofing, wet and damaged floors, septic pump outs and private road repair totaling \$306,820.25. The remaining budget for the 2023 Fiscal Year is \$2,379.75.

To date 13 applications have been approved by Lowcountry Council of Governments for the upcoming 2024 Fiscal Year. Of the 13 applications, all have been visited by building safety for repairs. Staff is waiting on estimates from contractors.

Fiscal Year 2024 will begin on July 5 and repairs will begin.

**ATTACHMENTS:**

1. Planning Commission meeting agenda for June 28, 2023.
2. Historic Preservation Commission meeting agenda for Wednesday, June 7, 2023.
3. Board of Zoning Appeals cancellation notice for Tuesday, June 6, 2023.
4. Development Review Committee meeting agendas for June 7, 14, 21 & 28, 2023.
5. Historic Preservation Review Committee cancellation notices for June 5, 12 & 20, 2023 and meeting agenda for June 26, 2023.
6. Construction Board of Adjustments and Appeals cancellation notice for Tuesday, June 20, 2023.
7. Affordable Housing Committee meeting agenda for Thursday, June 1, 2023.
8. Building Permits and Planning Applications:
  - a. Building Permits Issued FY 2016-2023 (to June 23, 2023).
  - b. Building Permits Issued Per Month FY 2016-2023 (to June 23, 2023).
  - c. Value of Construction FY 2016-2023 (to June 23, 2023).
  - d. New Single Family Residential Building Permits Issued Per Month FY 2016-2023 (to June 23, 2023).
  - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2016-2023 (to June 23, 2023).
  - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2016-2023 (to June 23, 2023).
  - g. New Commercial Construction/Additions Heated Square Footage FY 2016-2023 (to June 23, 2023).
  - h. Planning and Community Development Applications Approved FY 2016-2023 (to June 23, 2023).
  - i. Multi Family Apartments Value FY 2016-2023 (to June 23, 2023).
  - j. Multi Family Apartments Square Footage FY 2016-2023 (to June 23, 2023).
  - k. Multi Family Apartments Total Units FY 2016-2023 (to June 23, 2023).
9. Planning Active Application Report



## Planning Commission

Wednesday, June 28, 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. May 24, 2023 Minutes

#### VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

#### IX. OLD BUSINESS

#### X. NEW BUSINESS

1. **Lakes at New Riverside Phases 5 and 6 (Street Naming):** A request by John Paul Moore of Thomas & Hutton, on behalf of Pritchard Farms, LLC for approval of a street naming application. The project consists of 144 single family lots and associated infrastructure. The property is identified by tax map number R610 044 000 0443 0000 and consists of 48.9 acres within the New Riverside Planned Unit Development Zoning District. (STR-05-23-018020) (Staff - Dan Frazier)
2. **Midpoint (Street Naming):** A request by Pulte Homes Company on behalf of Walcam Land Group, LLC for approval of a street naming application. The project consists of seven additional streets for the Midpoint neighborhood with associated single-family home lots. The property is identified by tax map number R610 044 000 0126 0000 and R614 045 000 0019 0000 and is located within the New Riverside PUD. (STR-05-23-018057) (Staff - Dan Frazier)
3. **Wetland Impact for Parcels 12A, 12B and 12C (Development Plan):** A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 located south and adjacent to Bluffton Parkway. (DP-03-23-017841) (Staff – Dan Frazier)
4. **Public Hearing:** Certain Amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Sec. 3.2.3, Public Hearing Notice; Sec. 5.13, Signs, Exempt and Prohibited; and, Sec. 5.15, Old Town Bluffton Historic District, Cupolas, Setbacks in the NCE-HD and NG-HD Districts, and Establishing a Medium House Building Type with Related Building Requirements (Staff - Charlotte Moore)
5. **Big Blue Marble Academy (Certificate of Appropriateness- Highway Corridor Overlay):** A request by Samantha Kozlowski, Development Manager, on behalf of the parcel owners EIG14T BBMA SC BLUFFFTON, LLC, for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the landscape, lighting and architecture for Big Blue Marble Academy, a 11,293 SF one-story square foot childcare facility including an outdoor child play area and associated parking, located at the intersection of Mill Creek Boulevard and Okatie Highway (SC HWY 170) off Slater Street in the Jones Estate PUD, within the Cypress Ridge Master Plan. (COFA-03-23-017836) (Staff - Katie Peterson)
6. **Refuel (Certificate of Appropriateness - Highway Corridor Overlay):** A Certificate of Appropriateness to permit the landscape, lighting and architecture for Refuel convenience store and gas station, located along SC Highway 46 across from the May River Xing intersection. It is zoned PUD within the New Riverside PUD and New Riverside Village Master Plan. (COFA-04-23-017905)(Staff - Katie Peterson)

## 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. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto: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 is limited to 3 minutes per speaker.*

*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, June 07, 2023 at 6:00 PM

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

### AGENDA

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

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. NOTICE REGARDING ADJOURNMENT

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

#### IV. NOTICE REGARDING PUBLIC COMMENTS\*

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

#### V. ADOPTION OF THE AGENDA

#### VI. 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. April 5, 2023 Minutes

#### VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

#### IX. OLD BUSINESS

#### X. NEW BUSINESS

1. **Administrative Appeal:** A request by Eugene & Melanie Marks, owner of 9 Bruin Road to appeal the UDO Administrator's decision to fail the Rough-HD inspection associated with Permit RNEW-08-22-2266, as related to non-approved windows associated with COFA-03-22-016484, on the property located at 9 Bruin Road, commonly referred to as the Joiner House, a Contributing Resource within the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (ZONE-05-23-017996)
2. **Certificate of Appropriateness:** A request by Andrew Pietz to allow the construction of a new single-family residence of approximately 3,291 SF and a 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)
3. **Certificate of Appropriateness:** A request by Joseph DePauw, AIA, on behalf of the owner Marti Golson of Caramar Rentals & Investments LLC, to allow the renovation and repair of the approximately 690 SF Contributing Resource, known as the Walker House, including the removal of the 250 SF attached carport and the addition of 53 square feet to the south elevation located at 99 Pritchard Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-04-23-017906) (Staff - Katie Peterson)
4. **Certificate of Appropriateness:** A request by James O. McGhee, Architects, P.C., on behalf of owner, the Board of Trustees of the Campbell Chapel A.M.E. Church, to demolish the non-historic, non-contributing portion of approximately 2,307 SF, to allow the construction of a 1-story free-standing addition of approximately 608 SF, and to renovate the historic 1,780 SF Contributing Resource known as Campbell Chapel A.M.E. (Tax Parcel R610-039-00A-0080-0000) located at 23 Boundary Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COFA-04-23-0107894) (Staff - Glen Umberger)

## XI. DISCUSSION

## XII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, July 5, 2023**

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# **PUBLIC NOTICE**

The Board of Zoning Appeals (BZA)  
Meeting scheduled for

Tuesday, June 6, 2023, at 6:00 p.m.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for Tuesday,  
June 27, 2023.

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



## Development Review Committee Meeting

Wednesday, June 07, 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

1. **42 Wharf Street (Subdivision):** A request by Kevin Quat on behalf of 44 Wharf LLC, for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 039 00A 185A 0000 and consists of .32 acres located at 42 Wharf Street. The property is zoned Neighborhood General - HD. (SUB-04-23-017952) (Staff - Jordan Holloway)

#### V. NEW BUSINESS

1. **Midpoint (Street Naming):** A request by Pulte Homes Company on behalf of Walcam Land Group, LLC for approval of a Street Naming Application. The project consists of seven additional streets for the Midpoint neighborhood with associated single-family home lots. The property is identified by tax map number R610 044 000 0126 0000 and R614 045 000 0019 0000 and is located within the New Riverside PUD. (STR-05-23-018057) (Staff - Dan Frazier)

#### VI. DISCUSSION

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, June 14, 2023**

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## Development Review Committee Meeting

Wednesday, June 14, 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. **Magnolia Square (Development Plan):** A request by Anna Petitgout of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, one commercial lot and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203 – 1217 May River Road and 15-19 Jason Street. (DP-02-23-017662) (Staff – Dan Frazier)
2. **4355 Bluffton Parkway (Subdivision):** A request by Stefan Cap on behalf of One Bluff Park, LLC for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 031 000 0959 0000 and consists of 3 acres located at 4355 Bluffton Parkway. The property is zoned Schultz PUD within the Bluffton Park Master Planned area. (SUB-04-23-018045) (Staff - Jordan Holloway)

#### VI. DISCUSSION

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, June 21, 2023**

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## Development Review Committee Meeting

Wednesday, June 21, 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. **New Riverside Village Commercial (Development Plan):** A request by Conor Blaney of Ward Edwards Engineering on behalf of Lee Lucier of The Richardson Group LLC for approval of a preliminary development plan. The applicant proposes to develop 4 commercial buildings, totaling approximately 16,000 SF, and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 2.77 acres identified by tax map numbers R610 036 000 3710 0000 and R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan. (DP-05-23-018058) (Staff - Dan Frazier)
2. **CarVillage Bluffton (Development Plan):** A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC for approval of a 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. (DP-08-22-017076) (Staff – Dan Frazier)
3. **Palmetto Bluff – Old Anson Road (Development Plan):** 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. (DP-08-22-017074) (Staff – Dan Frazier)

4. **H.E. McCracken Middle School – Parking Expansion (Public Project):** 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 an expansion of the existing bus parking area to allow 29 additional staff parking stalls and associating landscaping and stormwater improvements. The property is identified by tax map number R610 038 000 0049 0000 and consists of 14.5 acres located at 160 H.E. McCracken Circle. The property is zoned Residential General. (DP-06-23-018114) (Staff – Dan Frazier)

## VI. DISCUSSION

## VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, June 28, 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 is limited to 3 minutes per speaker.*



## Development Review Committee Meeting

Wednesday, June 28, 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. **Parcel B-1 (Initial Master Plan):** 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 an initial master plan. The project proposes 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 identified by tax map number R610 028 000 0921 0000 and located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road. (MP-06-23-018137) (Staff – Dan Frazier)
2. **Indigo Cove Townhomes (Development Plan):** A request by Brad Buss of Ward Edwards Engineering, on behalf of Indigo Cove, LLC for the approval of a Final Development Plan. The project consists of 82 townhome units with associated infrastructure. The property is zoned residential general and consists of 23.8 acres identified by tax map number R610 031 000 0002 0000 and located at the northeast corner of Buck Island Road and Bluffton Parkway. (DP-05-21-015280) (Staff – Dan Frazier)
3. **Parklands Drive Tract 4 (Development Plan):** A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a Preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-



029-000-1985-0000 located on Parklands Drive within the Hampton Lake Master Plan. (DP-05-23-018081) (Staff – Dan Frazier)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, July 5, 2023**

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# **PUBLIC NOTICE**

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

Meeting scheduled for

Monday, June 5, 2023 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Monday, June 12, 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, June 12, 2023 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Tuesday, June 20, 2023

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



# **PUBLIC NOTICE**

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

Meeting scheduled for

Tuesday, June 20, 2023 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Monday, June 26, 2023

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



## Historic Preservation Review Committee

Monday, June 26, 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. **7 Blue Crab:** A request by Ernie and Andrea Suozzi for the review of a Certificate of Appropriateness - HD for the construction of a new 2-story single-family structure of approximately 2,304 SF, and Carriage House of approximately 720 SF, located at 7 Blue Crab Street, in the Old Town Bluffton Historic District, identified as Lot 24 of the Tabby Roads development and zoned Neighborhood General-HD. (COFA-06-23-018105)(Staff - Katie Peterson)
2. **1282 May River Road:** A request by Pearce Scott Architects, on behalf of the owner, CEH Real Estate Bluffton, LLC, for the review of a Certificate of Appropriateness - HD for the renovation to the single-story Contributing Resource, known as the Red Dot, and addition of 653 SF, located at 1282 May River Road, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD. (Staff - Katie Peterson)

#### VI. DISCUSSION

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Monday, July 3, 2023**

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scheduled event.*

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must be filled out and given to the Town Clerk. Public comment is limited to 3 minutes per speaker.*



# **PUBLIC NOTICE**

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

Tuesday, June 20, 2023, at 6:00 P.M.

has been CANCELED.  
due to lack of agenda items.

The next meeting is scheduled for  
Tuesday, July 25, 2023.

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



**Affordable Housing Committee Meeting**

**Thursday, June 1, 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. April 13, 2023

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

1. FY23 Neighborhood Assistance Program Budget Update

**VII. PUBLIC COMMENTS**

**VIII. DISCUSSION**

**IX. 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](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

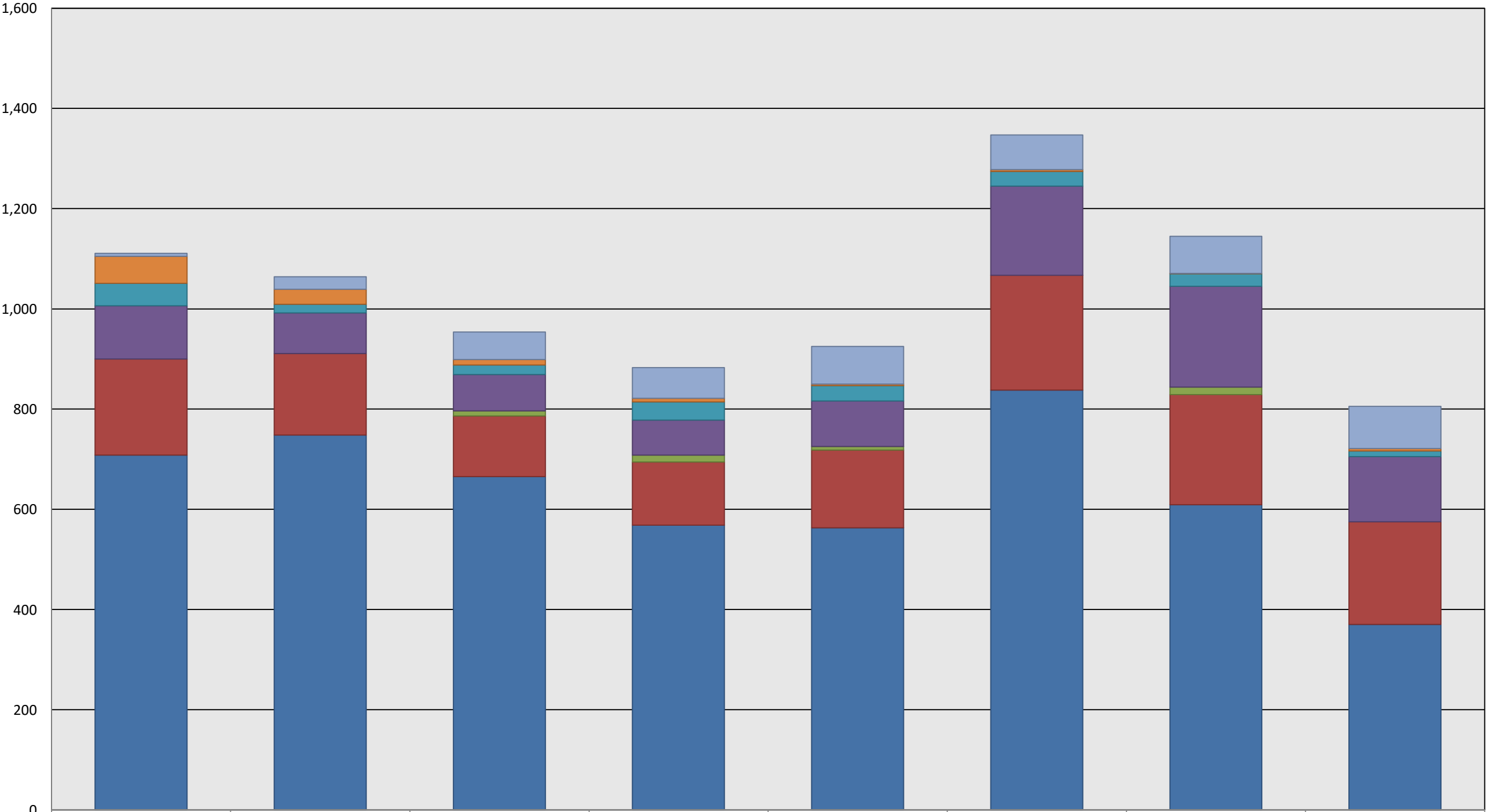
*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

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

Town of Bluffton  
Building Permits Issued  
FY 2016 - 2023

Attachment 8a

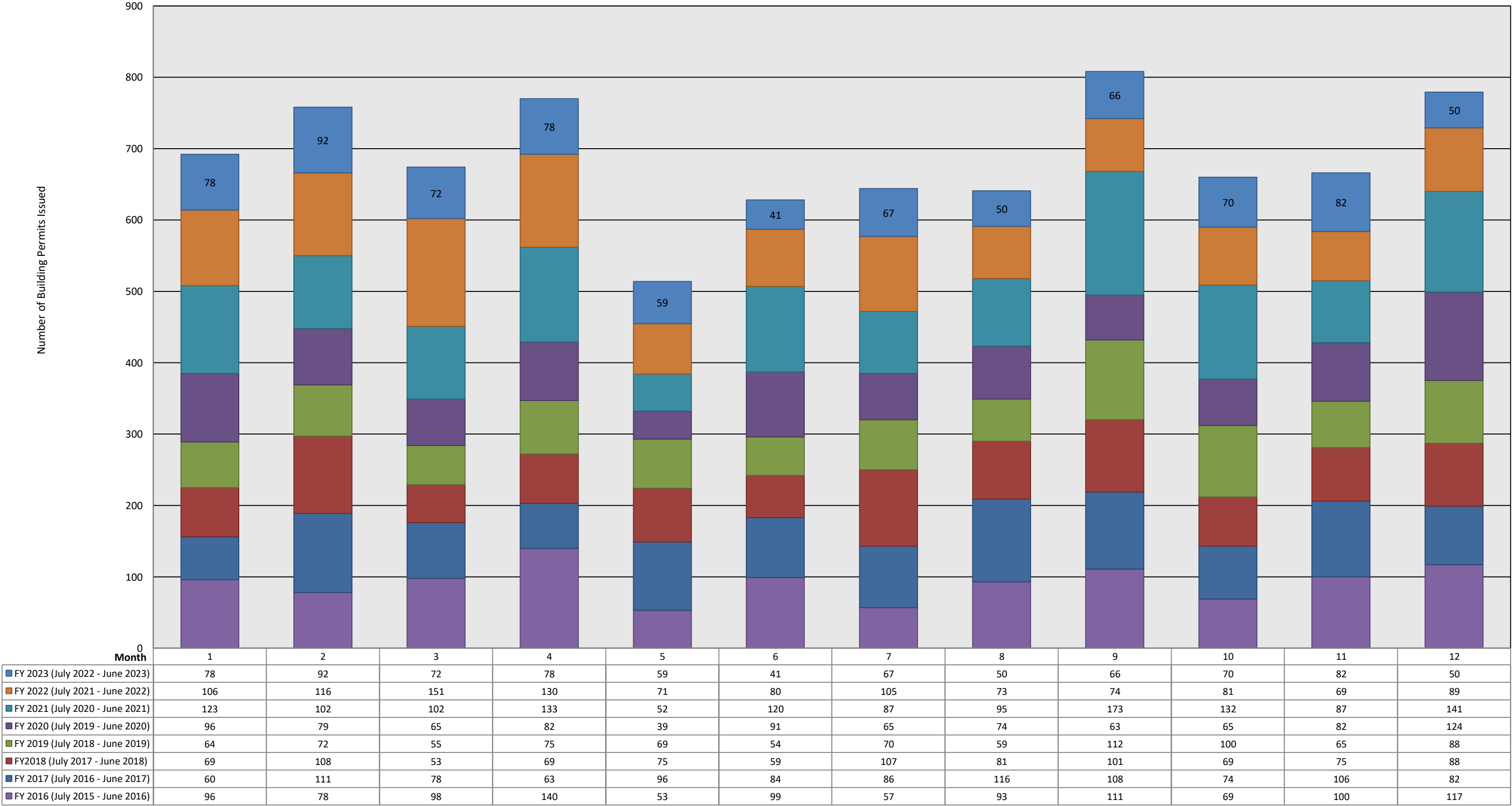
Number of Building Permits Issued



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

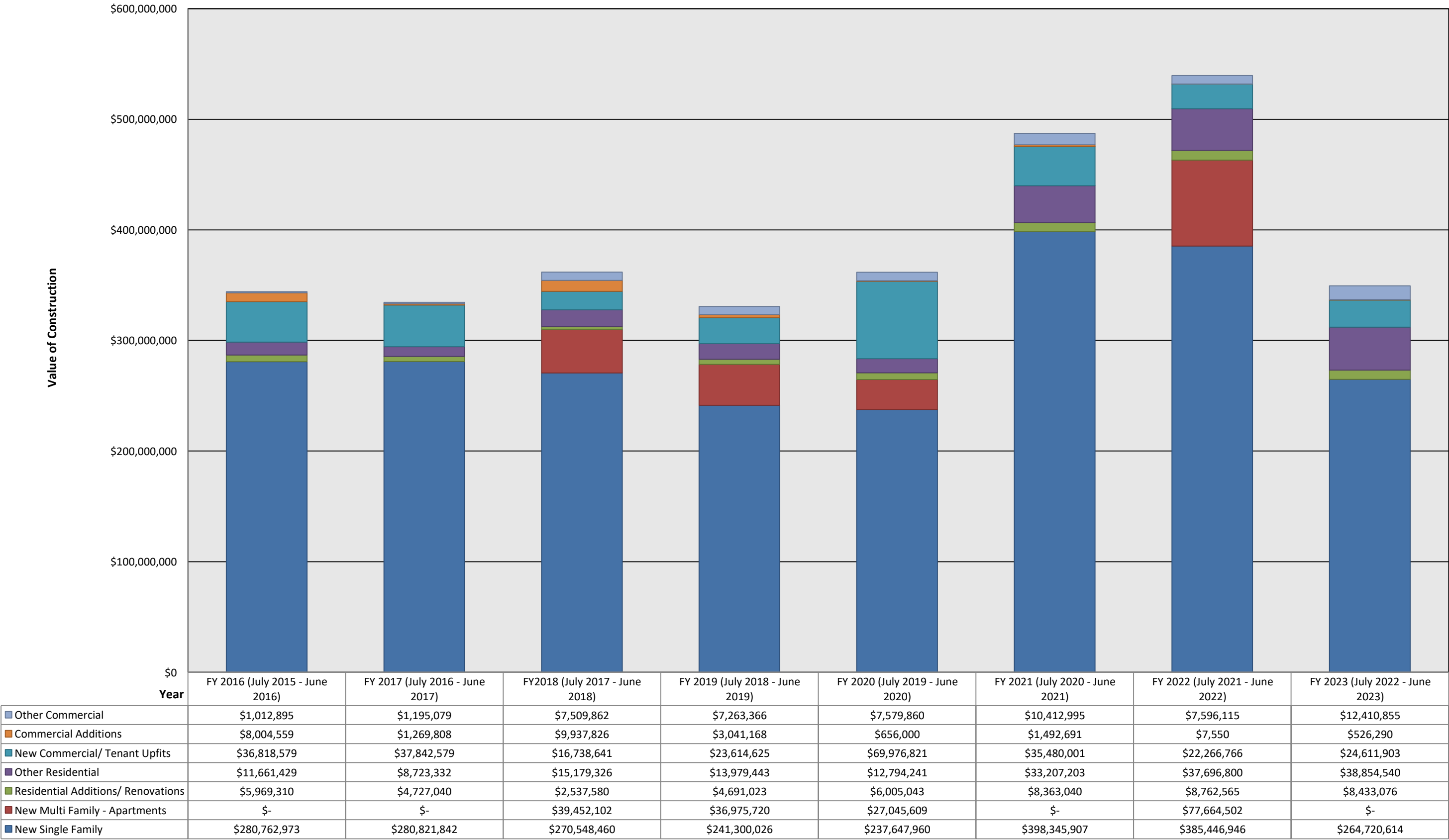
Attachment 8b



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

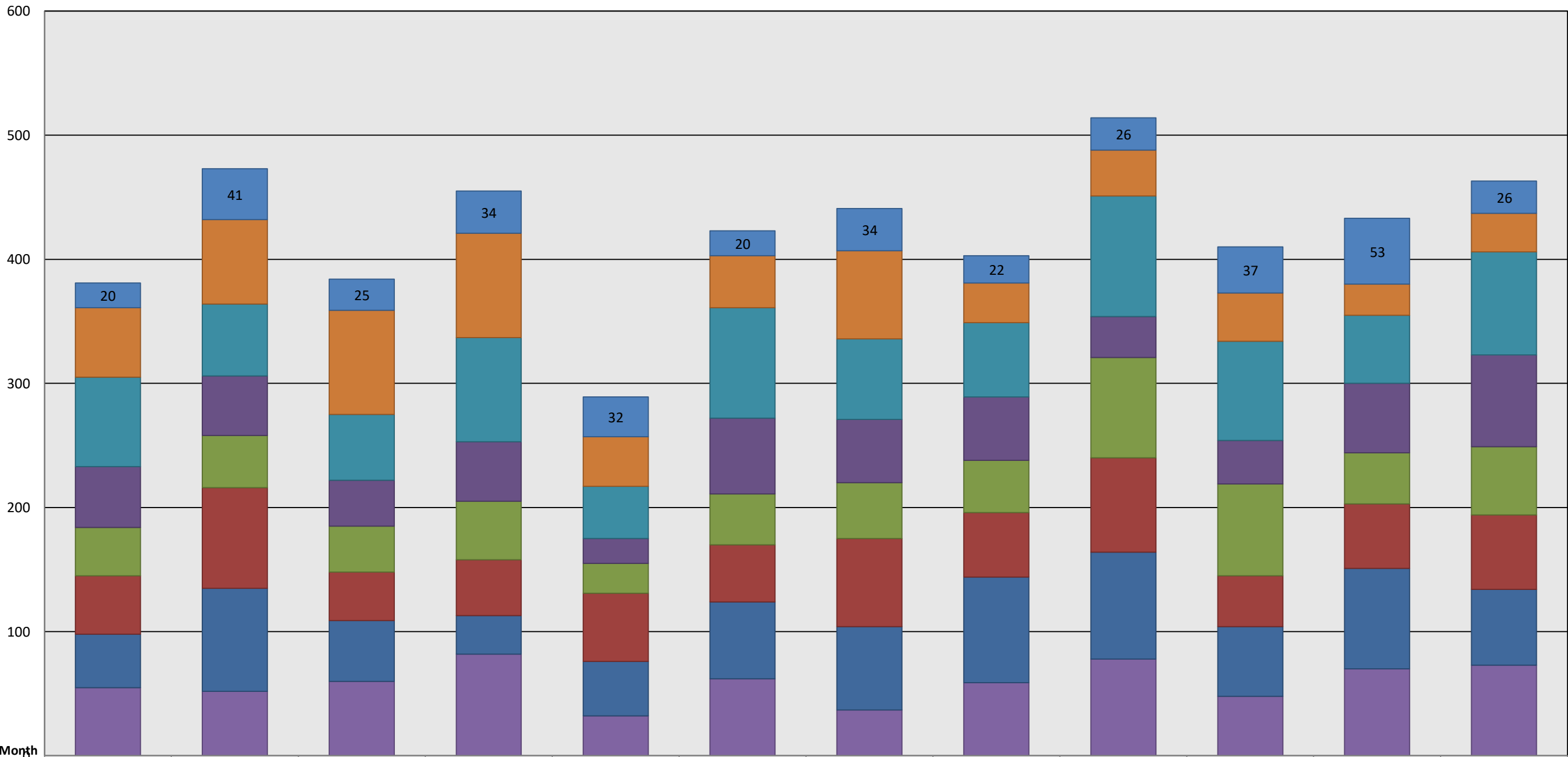
Town of Bluffton  
Value of Construction  
FY 2016 - 2023

Attachment 8c



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.

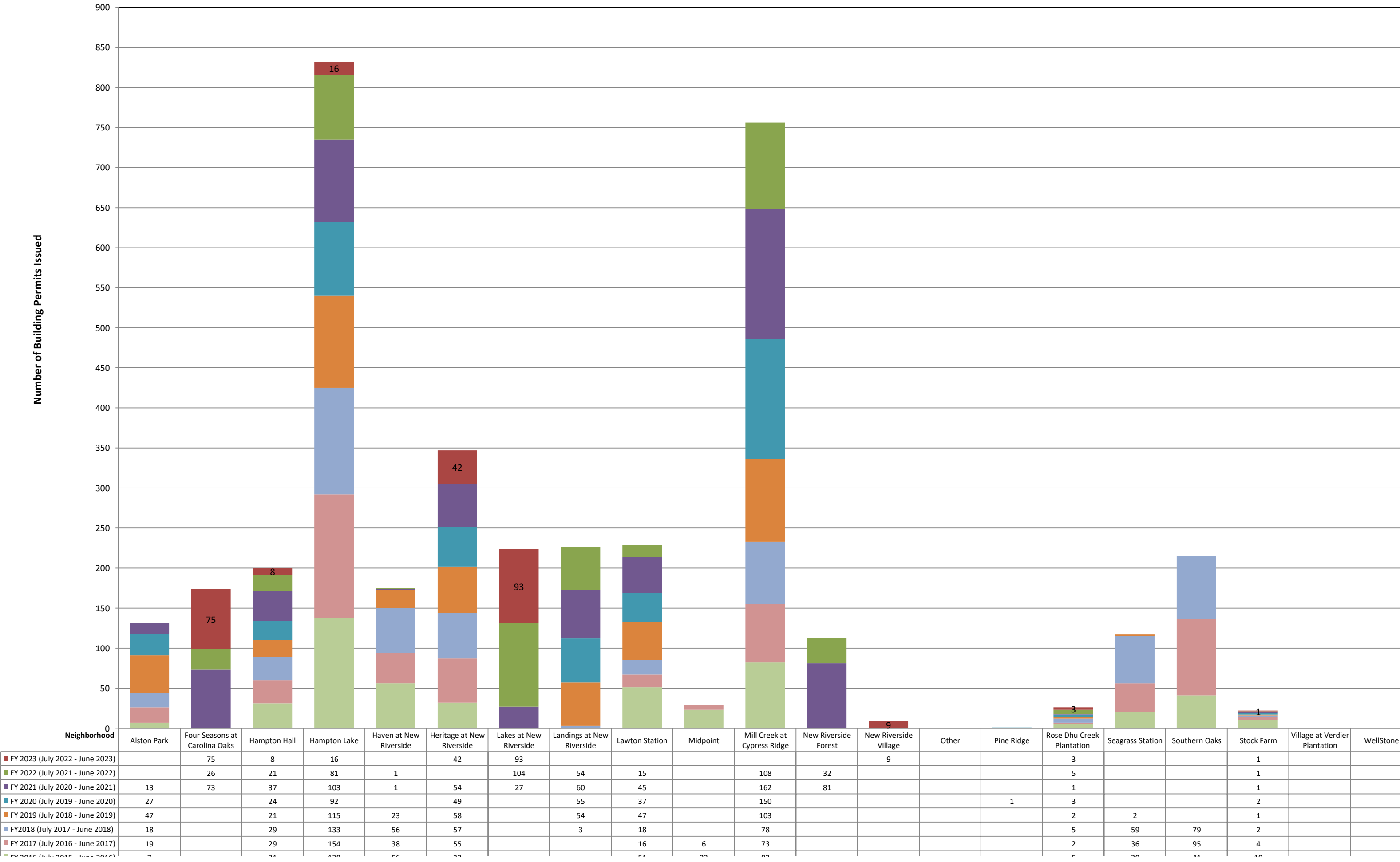
Town of Bluffton  
New Single Family Residential Building Permits Issued Per Month  
FY 2016 - 2023



	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	37	53	26
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

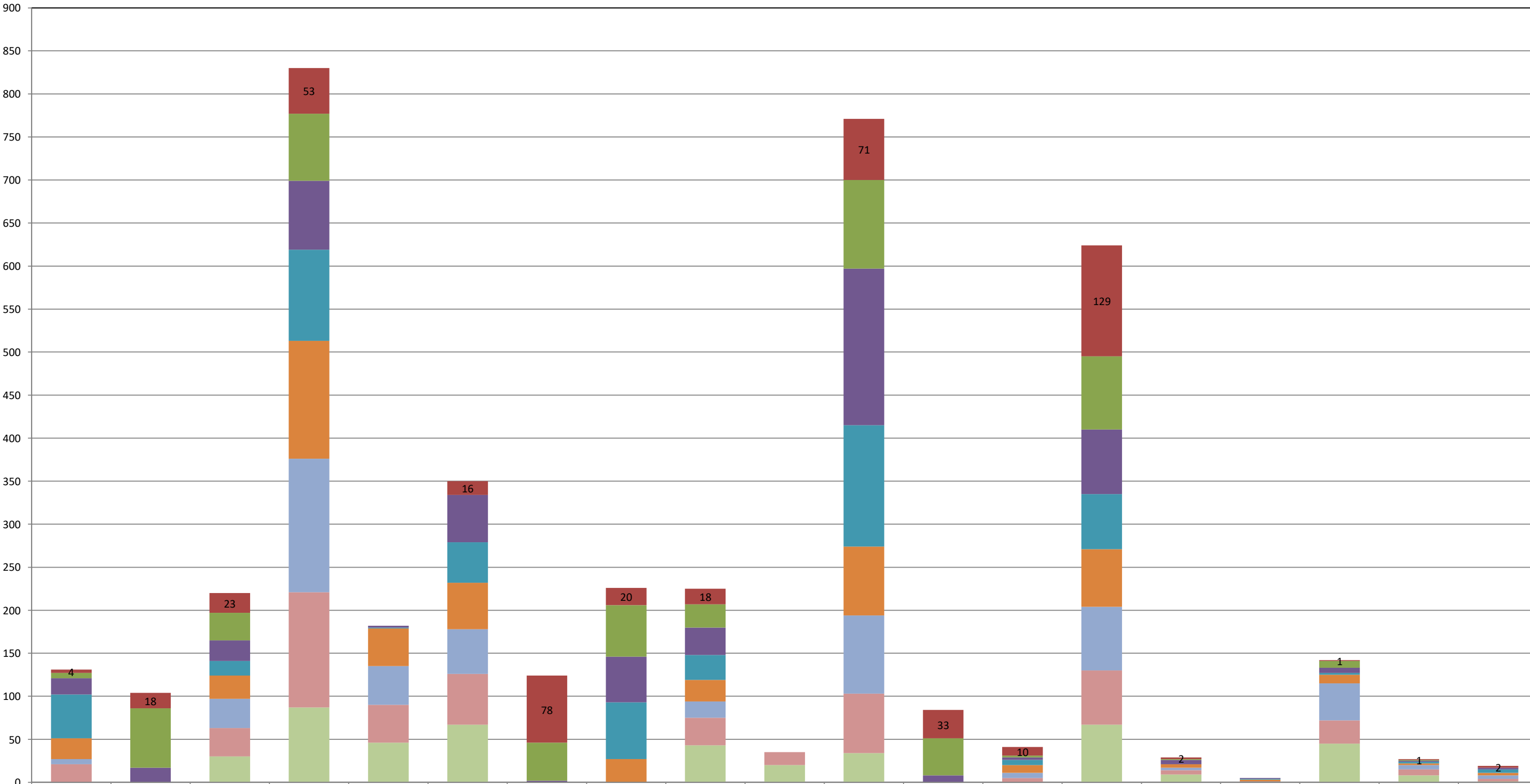
Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

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



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

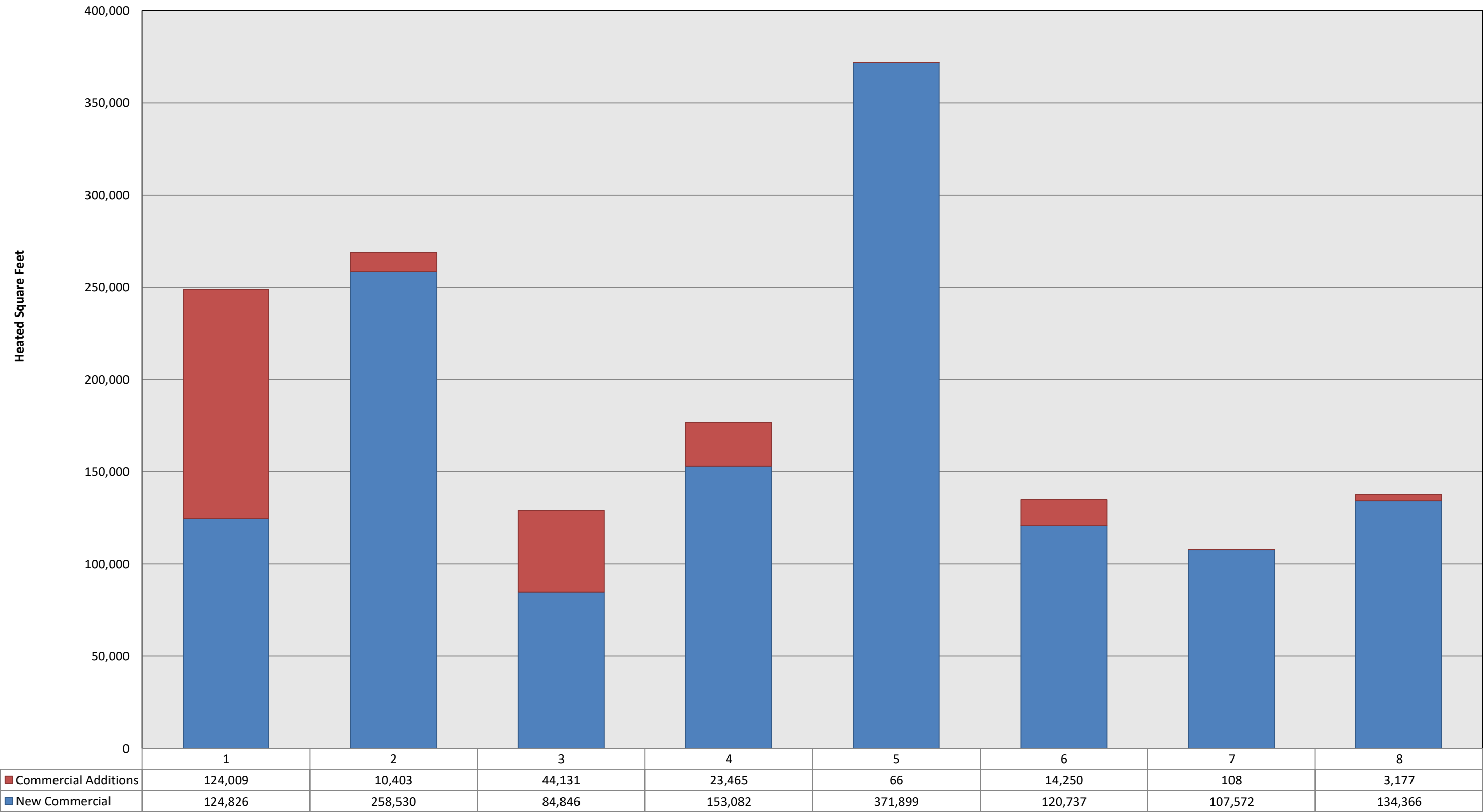
Number of New Housing Starts



FY 2023 (July 2022 - June 2023)	4	18	23	53		16	78	20	18		71	33	10	129	2		1	1	2
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
FY2018 (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

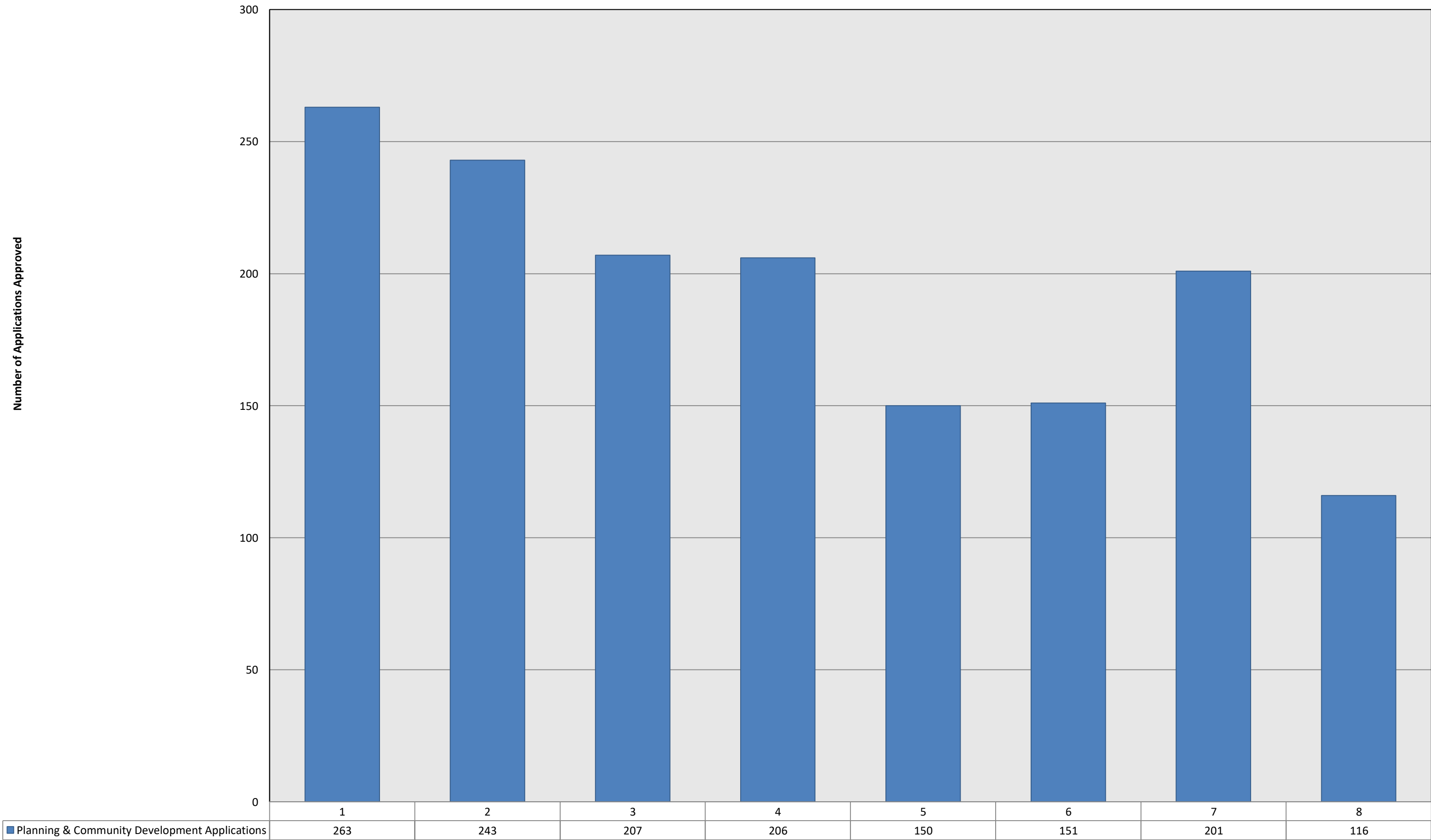
Attachment 8g





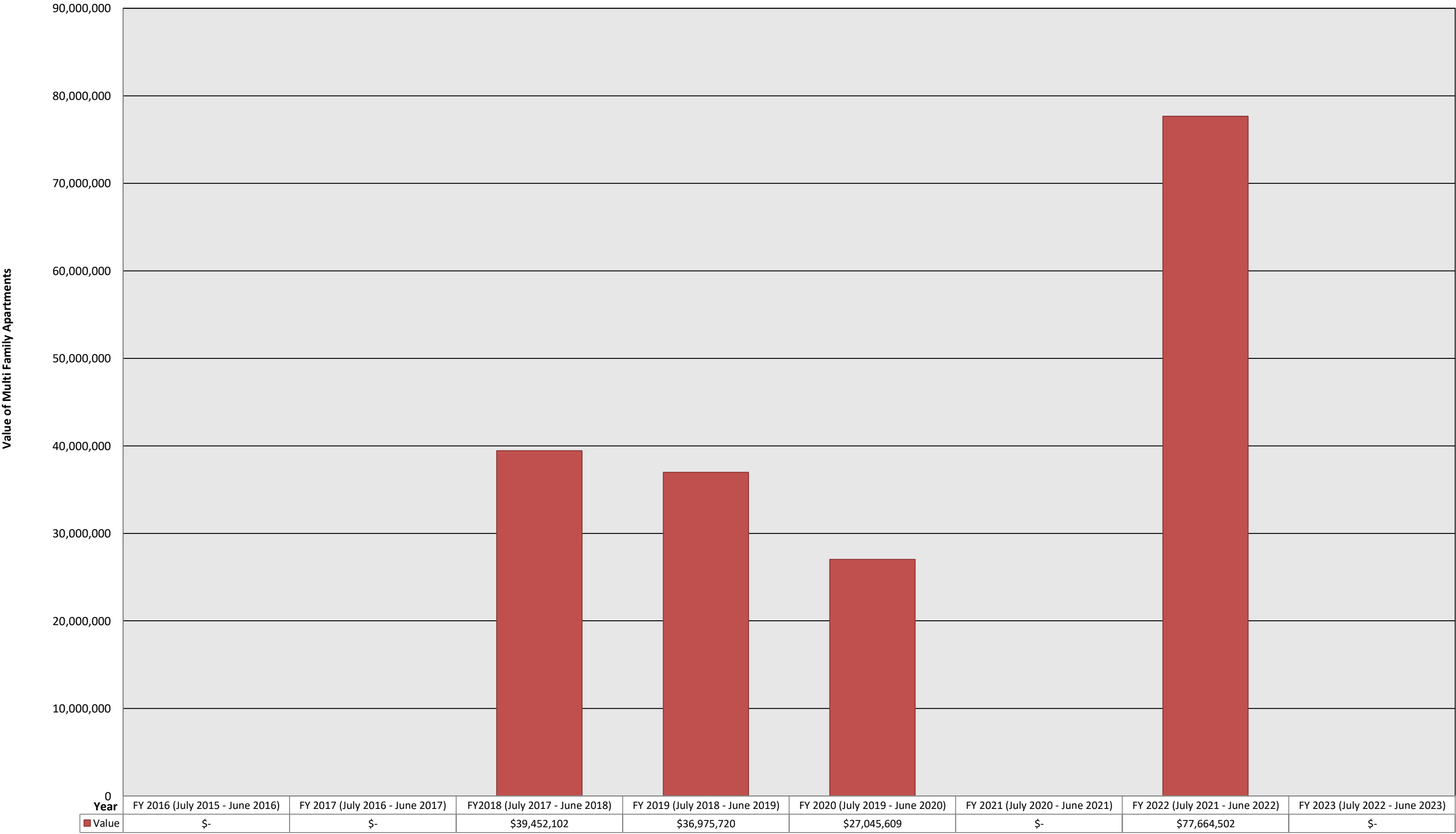
Town of Bluffton  
Planning & Community Development Applications Approved  
FY 2016 - 2023

Attachment 8h



Town of Bluffton  
Multi Family Apartments Value  
FY 2016 - 2023

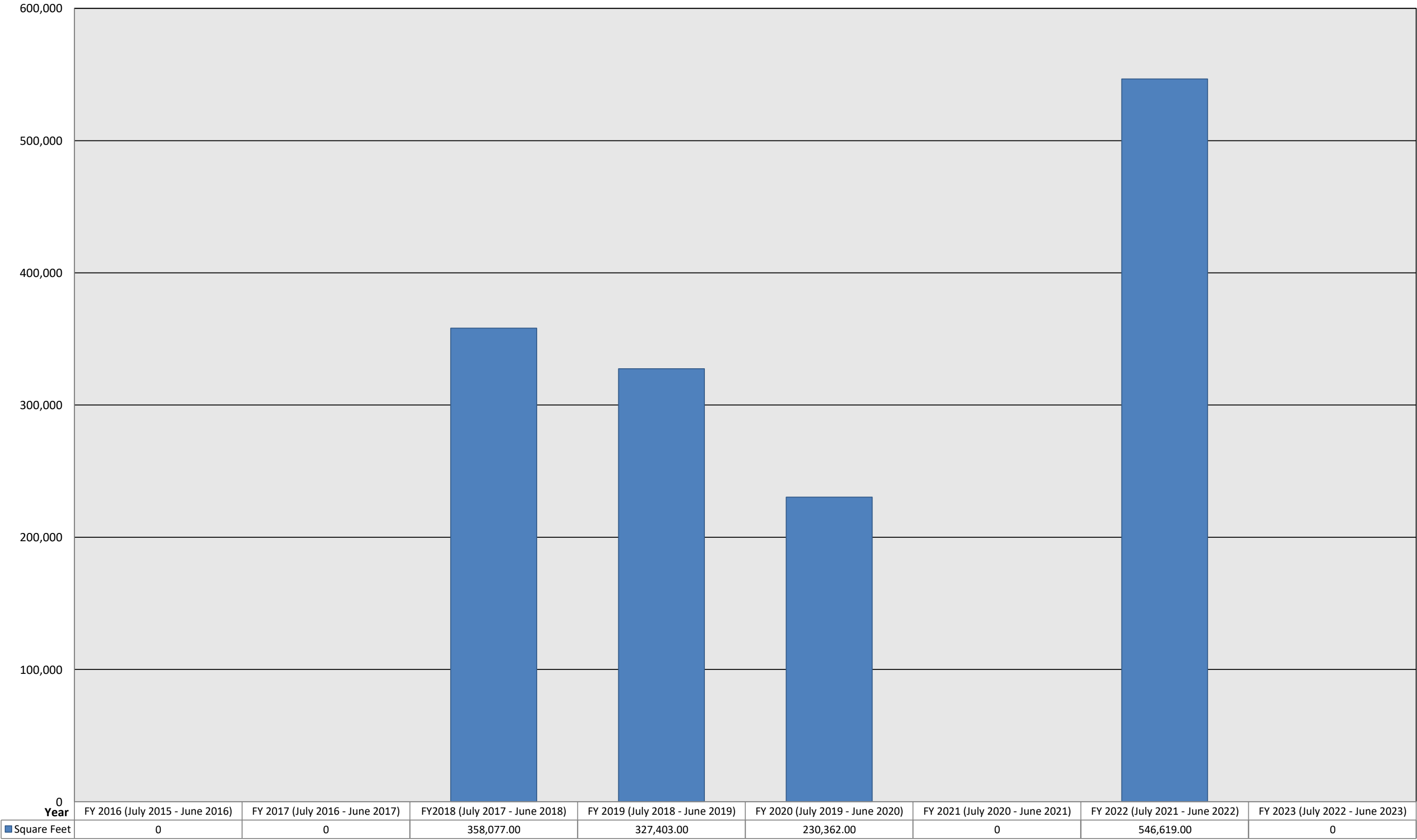
Attachment 8i



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

Attachment 8j

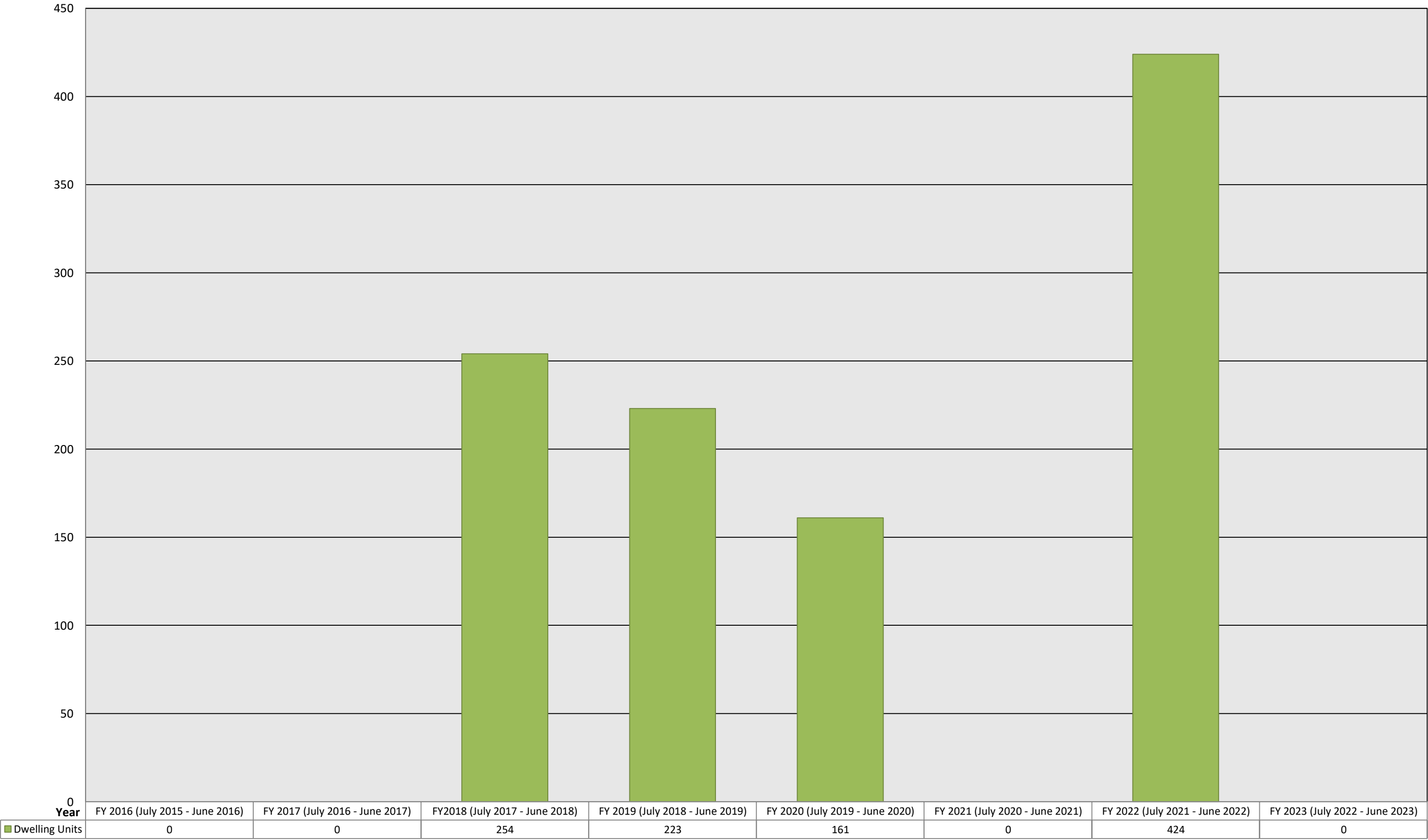
Square Footage of Multi Family Apartments



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
Active Cases					
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
Applicant: Court Atkins		Owner: Solomon Dental			
<p>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.</p> <p>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.</p>					
PROJECT NAME:		NEW RIVERSIDE VILLAGE			
COFA-08-22-017145	08/31/2022	6201 JENNIFER COURT	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Witmer Jones Keefer Ltd.		Owner: Micheal Bradley Holdings LLC			
<p>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.</p> <p>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.</p>					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



# Growth Management Application Update Report

Attachment 9

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

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

### Certificate of Appropriateness

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

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



# Growth Management Application Update Report

Attachment 9

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

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

### Certificate of Appropriateness

COFA-11-21-016057	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

COFA-06-23-018189	06/23/2023	77 BRIDGE ST STREET	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Manuel Studio, LLC

**Owner:** Sara Kelly

**PLAN DESCRIPTION:** Demolish existing - build new residence and guest house

**PROJECT NAME:** OLD TOWN

COFA-01-21-014892	01/11/2021	6 MARIANNA WAY WAY	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Court Atkins Architects, Inc.

**Owner:** Herkus, LLC

**PLAN DESCRIPTION:** A request by Court Atkins Architects, on behalf of the owner, Herkus, LLC, for review of a Certificate of Appropriateness to allow the construction of a new 2 1/2 -story multifamily residential building of approximately 5,328 SF located at 6 Marianna Way, Building 4 in the Old Village Square development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD. [[Building 4-OVS]]  
STATUS [1-12-2021]: The application received 1-11-2021 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 1-20-2021 meeting. Please note all comments provided at this meeting reflect the 1-11 submittal and do not take into consideration the revised drawings submitted 1-19-2021.

**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-05-23-018094	05/30/2023	1282 MAY RIVER ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Pearce Scott Architects

**Owner:** CEH Real Estate Bluffton, LLC

**PLAN DESCRIPTION:** A request by Pearce Scott Architects, on behalf of the Owner CEH Real Estate Bluffton, LLC, for the review of a Certificate of Appropriateness - HD for the renovation to the single-story Contributing Resource, known as the Red Dot, and addition of 653 SF, located at 1282 May River Road, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD.

STATUS: The Application has been placed on the 6/26/2023 HPRC Agenda.

**PROJECT NAME:** OLD TOWN

COFA-04-23-017854	04/03/2023	5824 GUILFORD PLACE	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Pearce Scott Architects

**Owner:** 5824 Guilford Place LLC

**PLAN DESCRIPTION:** A request by Pearce Scott Architects, on behalf of the owner, 5824 Guilford Place LLC (Larry Page), for review of a Certificate of Appropriateness - HD for a proposed 2-story commercial office building of approximately 2,888 SF and Carriage House of approximately 1,200 SF to be located at 5824 Guilford Place, Lot 14 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD.

STATUS [4.4.23]: Conceptual Application has been received and is projected to be reviewed at the May 1, 2023 Historic Preservation Review Committee Meeting.

STATUS 6.9.23: The Final Application is slated to be heard at the 7.5.2023 meeting of the HPC.

**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-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

COFA-05-18-011989	05/07/2018	27 BRIDGE ST	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Court Atkins Architects, Inc. **Owner:** Mike Nerhus

**PLAN DESCRIPTION:** A Certificate of Appropriateness to allow the construction a new 1.5 story single-family residence of approximately 4,120 SF and a Carriage House structure of approximately 1,188 SF located at 27 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD

**STATUS:** The application was reviewed at the May 21, 2018 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

**STATUS:** A revised conceptual application was received and will be heard at the February 28, 2022 meeting of the HPRC.

**STATUS:** The Application was heard at the April 7, 2022 meeting of the HPC and approved with conditions. Staff is awaiting submittal of revised materials addressing the HPC Conditions. Once received Town Staff will stamp the plans and issue the Final Certificate of Appropriateness.

**PLANS APPROVED BY GLEN UMBERGER 8/24.**

**STATUS 6.13.23:** Plans did not include any Landscape Conditions being met. Upon receipt of revised plans (5/24/23) addressing the Landscaping Conditions, additional changes to the structure and site plan were made. Awaiting resubmitted documents addressing comments resulting from modified plans and HPC Conditions of approval.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

Attachment 9

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

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

### Certificate of Appropriateness

COFA-03-21-015160	03/31/2021	5 MARIANNA WAY WAY	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Court Atkins Architects Inc

**Owner:** Herkus, LLC

**PLAN DESCRIPTION:** A request by Court Atkins Architects, Inc., on behalf of the owners, Herkus, LLC, for review of a Certificate of Appropriateness to allow the construction of a town and a half-story mixed use building of approximately 5,423 SF located at 5 Marianna Way, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.  
STATUS 4-1-2021: 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 April 19, 2021 meeting.  
STATUS 7-28-2021: The Application was approved with conditions at the June 6, 2021 HPC meeting. Staff is awaiting resubmitted materials addressing HPC conditions.

**PROJECT NAME:** OLD TOWN

COFA-02-21-015048	02/25/2021	45 VERDIER COVE RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**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
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**Applicant:** Webb Construction Inc - USE THIS ACCOUNT

**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



# 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-06-23-018105	06/01/2023	7 BLUE CRAB STREET	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Ernest & Andrea Suozzi		Owner: Ernest & Andrea Suozzi			
PLAN DESCRIPTION: A request by Ernie and Andrea Suozzi for the review of a Certificate of Appropriateness - HD for the construction of a new 2-story single-family structure of approximately 2,304 SF, and Carriage House of approximately 720 SF, located at 7 Blue Crab Street, in the Old Town Bluffton Historic District, identified as Lot 24 of the Tabby Roads development and zoned Neighborhood General-HD.					
STATUS: The Application has been placed on the 6/26/2023 HPRC Agenda.					
PROJECT NAME:		TABBY ROADS PHASE 1			
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.					
STATUS 5/12/2023: A final application has been submitted and it is slated to be heard by the HPC at the June 7, 2023 meeting.					
PROJECT NAME:		OLD TOWN			
COFA-06-23-018141	06/07/2023	1268 MAY RIVER ROAD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Shifting Tides, LLC		Owner: May River Project LLC			
PLAN DESCRIPTION: contributing structure 1323 sf ancillary CMY building 475 Sf					
PROJECT NAME:		OLD TOWN			



# Growth Management Application Update Report

Attachment 9

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

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

### Certificate of Appropriateness

COFA-01-21-014894	01/11/2021	10 MARIANNA WAY WAY	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Court Atkins Architects, Inc.

**Owner:** Herkus, LLC

**PLAN DESCRIPTION:** A request by Court Atkins Architects, on behalf of the owner, Herkus, LLC, for review of a Certificate of Appropriateness to allow the construction of a new 2 1/2 -story multifamily residential building of approximately 5,328 SF located at 10 Marianna Way, Building 5 in the Old Village Square development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.  
STATUS [1-12-2021]: The application received 1-11-2021 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 1-20-2021 meeting. Please note all comments provided at this meeting reflect the 1-11 submittal and do not take into consideration the revised drawings submitted 1-19-2021.  
STATUS [5-5-2021]: Revised drawings were submitted, stamped and approved. See Attached approval Letter.

**PROJECT NAME:** OLD TOWN

COFA-03-23-017840	03/29/2023	130 PRITCHARD STREET	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Manuel Studio, LLC

**Owner:** George and Lillian Heyward

**PLAN DESCRIPTION:** A request by Ansley Hester Manuel, Architect, on behalf of the owners, George and Lillian Heyward, for review of a Certificate of Appropriateness - HD to allow the renovation of the Contributing Resource known as the Heyward Cottage, including the addition of approximately 230 SF to the 2187 SF, 1-story single family residential structure of located at 130 Pritchard Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge- HD.  
The Application was heard at the April 24, 2023 meeting of the HPRC where comments were provided to the Applicant.  
STATUS 6.9.23: The Final Application is slated to be heard at the 7.5.2023 meeting of the HPC.

**PROJECT NAME:** OLD TOWN

**Total Certificate of Appropriateness Cases: 19**

### Designation of a Contributing Resource

### Designation of a Contributing Resource



# 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

### Designation of a Contributing Resource

DCR-06-23-018161	06/13/2023	9 BRUIN ROAD	Designation of a Contributing Resource	Active	Glen Umberger
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**Applicant:** Eugene Marks **Owner:** Eugene Marks

**PLAN DESCRIPTION:** Request to Remove a Contributing Resource and Amend the Town of Bluffton Contributing Resources Map; Will schedule for HPC August 2, 2023 meeting for recommendation to Town Council to have the Resource removed from the Map; will schedule for Town Council September meeting

**PROJECT NAME:** OLD TOWN

**Total Designation of a Contributing Resource Cases: 1**

### Development Plan

#### 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:**



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## Active Cases

### Development Plan

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

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

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

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

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

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

**PROJECT NAME:**



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## Active Cases

### Development Plan

DP-01-21-014870	01/04/2021	2 PARKSIDE DR DRIVE	Development Plan	Active	William Howard
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**Applicant:** Loftin-Moore, LLC

**Owner:** Parcel C5 LLC

**PLAN DESCRIPTION:** A request by Kelly Little of Loftin-Moore, LLC on behalf of Parcel C5, LLC for approval of a preliminary development plan. The project consists of the construction of a restaurant and retail space with an outdoor pavilion. The property is zoned Buckwalter PUD and consists of approximately 12.9 acres identified by tax map number R610 022 000 1073 0000 located at 2 Parkside Drive.

STATUS Feb. 4, 2021: Staff comments were provided at the Feb. 3 meeting of the DRC.

STATUS March 25, 2021: The application was reviewed at the March 24 meeting of the Planning Commission. The Application is Approved with the following conditions per the Planning Commission:

1. At the time of Final Development Plan, the Applicant shall provide the final sound analysis report. Any additional recommendations provided in the final sound analysis shall be incorporated into the Final Development Plan.
2. The Applicant shall coordinate construction efforts with Beaufort County Traffic Engineering for all improvements required by the Traffic Signal Warrant Study and Encroachment Permit for the access intersections with Buckwalter Parkway.
3. At the time of Final Development Plan, provide a letter of support for the project from the Woodbridge Property Owners Association.
4. Presentation of the Final Development Plan to the Planning Commission is required to ensure the Conditions of Approval for the Preliminary Plan have been satisfied.

STATUS April 29, 2021: The Planning Commission voted to amend the conditions of approval to eliminate the following conditions:

\* At the time of Final Development Plan, provide a letter of support for the project from the Woodbridge Property Owners Association.

\* Presentation of the Final Development Plan to the Planning Commission is required to ensure the Conditions of Approval for the Preliminary Plan have been satisfied.

Awaiting submittal of the Final Development Plan.

STATUS UPDATE Nov. 29, 2021: The Final Plan was reviewed at the Nov. 22 meeting of the DRC. The Final Plan is APPROVED with the following condition:

1. No Final Certificate of Construction Compliance shall be issued until sufficient lighting has been provided for the entertainment pavilion and associated pedestrian walkways.
2. The traffic signal, in a location approved by Beaufort County per the traffic signal warrant study, shall be installed and functioning prior to the issuance of the Certificate of Construction Compliance.

**PROJECT NAME:** Buckwalter



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Active Cases					
Development Plan					
DP-02-22-016354	02/07/2022	150 PARKSIDE COMMONS	Development Plan	Active	Dan Frazier
Applicant: AVTEX Commercial Properties, INC		Owner: MFH LAND, LLC			
<p><b>PLAN DESCRIPTION:</b> 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.</p> <p>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.</p> <p>STATUS: The applicant resubmitted on May 26, 2022.</p> <p>STATUS: Staff comments on the Preliminary Development Plan were reviewed at the June 29, 2022 meeting of the DRC.</p> <p>STATUS: The Applicant resubmitted on July 7, 2022.</p> <p>STATUS: The application was approved with conditions at the July 27, 2022, Planning Commission meeting.</p> <p>STATUS: Comments on the Final Development Plan will be heard at the May 10, 2023, meeting of the DRC.</p>					
PROJECT NAME:		NEW RIVERSIDE VILLAGE			
DP-05-23-018081	05/23/2023		Development Plan	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC		Owner:			
<p><b>PLAN DESCRIPTION:</b> A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-029-000-1985-0000 located on Parklands Drive within the Hampton Lake Master Plan.</p> <p>STATUS: Staff comments will be heard at the June 28, 2023, meeting of the DRC.</p>					
PROJECT NAME:					





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Active Cases					
Development Plan					
DP-08-22-017074	08/12/2022		Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton		Owner:			
<p><b>PLAN DESCRIPTION:</b> A request by Michael Hughes of Thomas &amp; 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.</p> <p>STATUS: Staff comments were reviewed at the September 14, 2022 meeting of the DRC.</p> <p>STATUS: The final development plan application was submitted on May 19, 2023. Comments on the FDP submittal will be reviewed at the June 28, 2023, meeting of the DRC.</p>					
PROJECT NAME:					
DP-10-22-017341	10/21/2022	110 PALMETTO BLUFF ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton		Owner: Cleland Site Prep			
<p><b>PLAN DESCRIPTION:</b> A request by John Paul Moore of Thomas &amp; Hutton on behalf of Pritchard Farm, LLC for approval of a development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 38 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan.</p> <p>STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC. Awaiting final development plan submittal.</p>					
PROJECT NAME:					
DP-03-23-017841	03/29/2023		Development Plan	Active	Dan Frazier
Applicant: Thomas and Hutton		Owner: University Investments, LLC *			
<p><b>PLAN DESCRIPTION:</b> A request by Nathan Long of Thomas &amp; Hutton on behalf of Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 not currently included in a master plan.</p> <p>Status: Staff comments will be reviewed at the May 17, 2023, meeting of the DRC.</p>					
PROJECT NAME:					



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## Active Cases

### Development Plan

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

DP-07-22-017024	07/28/2022	255 NEW RIVERSIDE VILLAGE WAY	Development Plan	Active	Dan Frazier
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**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:**



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## Active Cases

### Development Plan

DP-07-21-015654	07/27/2021		Development Plan	Active	Jordan Holloway
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**Applicant:** EMC Engineering Services, Inc.

**Owner:** Hlyer Ground Veterinary Service, Inc.

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

**PROJECT NAME:**

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



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## Active Cases

### Development Plan

DP-08-22-017076	08/15/2022		Development Plan	Active	Dan Frazier
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**Applicant:** Dan Keefer

**Owner:** Charlie and Brown

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

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

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

**PROJECT NAME:**

DP-09-22-017188	09/13/2022		Development Plan	Active	Dan Frazier
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**Applicant:** Witmer Jones Keefer Ltd.

**Owner:**

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

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

STATUS: The Applicant resubmitted on November 14, 2022.

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

**PROJECT NAME:** BUCK ISLAND/SIMMONSVILLE



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Active Cases					
Development Plan					
DP-11-22-017440	11/29/2022	1268 MAY RIVER RD	Development Plan	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC		Owner: May River Project LLC			
<p><b>PLAN DESCRIPTION:</b> 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.</p> <p>STATUS: Staff comments on the preliminary development plan were reviewed at the December 28, 2022 meeting of the DRC.</p> <p>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.</p> <p>STATUS: The preliminary development plan is scheduled to be heard at the April 26, 2023, Planning Commission meeting.</p>					
PROJECT NAME: OLD TOWN					
DP-05-19-013149	05/09/2019	335 BUCKWALTER PKWY	Development Plan	Active	Jordan Holloway
Applicant: Ryan Lyle PE		Owner: St. Andrew by the Sea			
<p><b>PLAN DESCRIPTION:</b> 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 &amp; R610 030 000 0513 0000.</p> <p>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.</p> <p>STATUS 10/23/2019: The Preliminary Development Plan was resubmitted and will be placed on the November 6, 2019 DRC agenda.</p> <p>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.</p> <p>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.</p> <p>STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.</p> <p>STATUS 07/28/2021: The Preliminary Plan is approved by the DRC and will be presented to the Planning COMmission August 24 for approval.</p> <p>STATUS 10/04/2021: The Plan Preliminary Plan was APPROVED by the Planning Commission. Awaiting Final Development Plan.</p>					
PROJECT NAME: Buckwalter					



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## Active Cases

### Development Plan

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

**Owner:** Vaquero Bluffton Parters

**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

DP-09-22-017236	09/28/2022	315 GIBBET ROAD	Development Plan	Active	Dan Frazier
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**Applicant:** Amsdell Companies

**Owner:** MFF Enterprises

**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.

STATUS: Staff comments were reviewed at the November 2, 2022, meeting of the DRC.

STATUS: Preliminary development plans were resubmitted and staff comments were heard at the January 11, 2023 meeting of the DRC.

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

**PROJECT NAME:** PALMETTO POINTE COMMERCIAL



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-11-22-017433	11/28/2022	8241 PINELLAS DRIVE	Development Plan	Active	Dan Frazier
Applicant: Moore Civil Consultants, Inc.		Owner:			
<p><b>PLAN DESCRIPTION:</b> 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			
DP-03-23-017822	03/23/2023		Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Khovnanian Homes			
<p><b>PLAN DESCRIPTION:</b> A request by Mike Hughes of Thomas &amp; 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.</p> <p>STATUS: Comments on the preliminary development plan were reviewed at the April 26, 2023, meeting of the DRC.</p> <p>STATUS 5/22/23: The Preliminary Development Plan resubmitted on May 8, 2023, is APPROVED.</p>					
PROJECT NAME:		Four Seasons at Carolina Oaks			



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## Active Cases

### Development Plan

DP-06-22-016804	06/01/2022	6201 JENNIFER CT	Development Plan	Active	Dan Frazier
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**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-05-23-018058	05/16/2023	395E PARKSIDE COMMONS	Development Plan	Active	Dan Frazier
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**Applicant:** Ward Edwards, Inc. - USE THIS ACCOUNT

**Owner:**

**PLAN DESCRIPTION:** A request by Conor Blaney of Ward Edwards Engineering on behalf of Lee Lucier of The Richardson Group LLC for approval of a preliminary development plan application. The applicant proposes to develop 4 commercial buildings, totaling approximately 16,000 SF, and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 2.77 acres identified by tax map numbers R610 036 000 3710 0000 and R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan.

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

**PROJECT NAME:**





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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-01-20-013887 01/21/2020 3702 OKATIE HWY Development Plan Active Dan Frazier

**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

Total Development Plan Cases: 25

### Development Plan Amendment

#### NA

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

**Applicant:** Tabby Road HOA

**Owner:** Tabby Road HOA

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

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

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

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

**PROJECT NAME:** TABBY ROADS PHASE 1



# Growth Management Application Update Report

Attachment 9

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

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

Total Development Plan Amendment Cases: 1

### Exempt Plat

#### NA

EP-06-23-018177 06/20/2023 81 SHULTS ROAD Exempt Plat Active Jordan Holloway

**Applicant:** Henry Recarte

**Owner:** Henry Recarte

**PLAN DESCRIPTION:** Easement for BJWSA

**PROJECT NAME:** SHULTZ TRACT

Total Exempt Plat Cases: 1

### Master Plan

#### NA

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

**Applicant:** Village Park Communities, LLC

**Owner:** Village Park Communities, LLC

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

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

STATUS: The Initial Master Plan request received a recommendation of approval at the February 22, 2023, Planning Commission meeting. The request is tentatively scheduled to be heard at the August 8, 2023, Town Council meeting, pending an HOA Community Meeting.

**PROJECT NAME:** ALSTON PARK



# Growth Management Application Update Report

Attachment 9

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

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

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.

STATUS: The application was re-submitted on April 25, 2023.

STATUS: The application was recommended for approval at the May 24, 2023 Planning Commission meeting.

**PROJECT NAME:** BUCKWALTER CROSSROADS

Total Master Plan Amendment Cases: 1

### Subdivision Plan

#### General



# Growth Management Application Update Report

Attachment 9

Town of Bluffton  
Department of Growth Management  
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20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-05-23-018045	05/10/2023	4355 BLUFFTON PARKWAY	Subdivision Plan	Active	Jordan Holloway
Applicant: Stefan Cap		Owner: One Bluff Park			
<p><b>PLAN DESCRIPTION:</b> A request by Stefan Cap on behalf of One Bluff Park, LLC for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 031 000 0959 0000 and consists of 3 acres located at 4355 Bluffton Parkway. The property is zoned Schultz PUD within the Bluffton Park Master Planned area.</p> <p>Status: This item is on the June 14, 2023 DRC Meeting agenda.</p>					
PROJECT NAME:		BLUFFTON PARK PHASE C-1			
SUB-03-21-015079	03/04/2021	32 HILDERBRAND	Subdivision Plan	Active	Jordan Holloway
Applicant: Alexander Graham		Owner: Alexander Graham			
<p><b>PLAN DESCRIPTION:</b> The applicant is requesting approval of a subdivision plan to divide a .50 acre lot into 2 - .25 acre parcels.</p> <p>Status: Comments were provided to the applicant and reviewed at the April 7, 2021 meeting of the DRC. Awaiting re-submittal to address comments.</p>					
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			
<p><b>PLAN DESCRIPTION:</b> Property owner us requesting a subdivision of the parcel into 3 parcels.</p> <p>This item is on the agenda for the October 27, 2021 DRC meeting.</p> <p>Per comments at the 10-27-21 DRC meeting, revisions will be required. Awaiting resubmittal.</p>					
PROJECT NAME:		Schultz/Goethe			



# 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

### Subdivision Plan

SUB-04-23-017875	04/06/2023		Subdivision Plan	Active	Jordan Holloway
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**Applicant:** Brian Witmer

**Owner:** Todd Brown

**PLAN DESCRIPTION:** A request by Brian Witmer of Witmer Jones Keefer, Ltd., on behalf of Todd Brown for approval of a subdivision application. The project consists of creating three lots from the existing single lot. The property is identified by tax map number R610 039 000 0039 0000 and consists of .80 acres located at 124 Goethe Road. The property is zoned Residential General.

Status: This item is on the May 10, 2023 DRC Meeting agenda.

**PROJECT NAME:** SCHULTZ/GOETHE RD

SUB-04-23-017952	04/25/2023	42 WHARF STREET	Subdivision Plan	Active	Jordan Holloway
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**Applicant:** AIM Real Estate Management, Inc.

**Owner:** AIM Real Estate Management, Inc.

**PLAN DESCRIPTION:** A request by Kevin Quat on behalf of 44 Wharf LLC, for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 039 00A 185A 0000 and consists of .32 acres located at 42 Wharf Street. The property is zoned Neighborhood General - HD.

Status: This item is on the May 31, 2023 DRC Meeting agenda.

**PROJECT NAME:** OLD TOWN

**Total Subdivision Plan Cases: 5**

### Zoning Action

### UDO Text Amendment



# Growth Management Application Update Report

Attachment 9

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

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

### 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 Appeal

ZONE-05-23-017996 05/03/2023 9 BRUIN ROAD Zoning Action Active Dan Frazier

**Applicant:** Eugene Marks **Owner:** Eugene Marks

**PLAN DESCRIPTION:** administrative appeal - joiner house

**PROJECT NAME:** OLD TOWN

**Total Zoning Action 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
Total Active Cases: 56					
Total Plan Cases: 56					