



GROWTH MANAGEMENT UPDATE

June 8, 2021

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

- a. **Planning Commission:** May 26, 2021 meeting agenda attached. Next meeting scheduled for Wednesday, June 23, 2021.
- b. **Historic Preservation Commission:** May 5, 2021 cancellation notice attached. Next meeting scheduled for Wednesday, June 2, 2021.
- c. **Board of Zoning Appeals:** May 4, 2021 meeting agenda attached. Next meeting scheduled for Tuesday, June 1, 2021.
- d. **Development Review Committee:** May 5th, 12th, & 26th meeting agendas attached. The cancellation notice for May 19, 2021 is also attached. Next meeting scheduled for Wednesday, June 2, 2021.
- e. **Historic Preservation Review Committee:** May 10, 2021 meeting agenda attached. May 3rd, 17th, & 24th cancellation notices attached. Next meeting scheduled for Tuesday, June 1, 2021.
- f. **Construction Board of Adjustment and Appeals:** Tuesday, May 25, 2021 cancellation notice attached. Next meeting scheduled for Tuesday, June 22, 2021.
- g. **Affordable Housing Committee: Community Development / Affordable Housing Committee Work Program:** May 6, 2021 meeting agenda attached. Next meeting scheduled for Thursday, June 3, 2021.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance Program. The total available budget for this FY21 Town Council funded program is \$81,606.03. Town Staff is continuing to process applications for assistance. As of May 24, 2021, \$93,233.97 (includes households in progress) has been spent to assist Town of Bluffton residents through the Neighborhood Assistance Program. As of May 24, 2021, we have 3 residents currently having work done and work will start on 1 home in the upcoming days.

ATTACHMENTS:

1. Planning Commission meeting agenda for Wednesday, May 26, 2021.
2. Historic Preservation Commission meeting agenda for Wednesday, May 5, 2021.
3. Board of Zoning Appeals meeting agenda for Tuesday, May 4, 2021.

June 8, 2021

4. Development Review Committee agendas for May 5th, 12th, & 26th are attached. The cancellation notice for May 19, 2021 is also attached.
5. Historic Preservation Review Committee meeting agenda for May 10, 2021 is attached. The cancellation notices for May 3rd, 17th, & 24th are also attached.
6. Construction Board of Adjustments and Appeals cancellation notice for Tuesday, May 25, 2021.
7. Affordable Housing Committee meeting agenda notice for Thursday, May 6, 2021.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued 2010-2021 (to May 24, 2021).
 - b. Building Permits Issued Per Month 2010-2020 (to May 24, 2021).
 - c. Value of Construction 2010-2020 (to May 24, 2021).
 - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2020 (to May 24, 2021).
 - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2020 (to May 24, 2021).
 - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2020 (to May 24, 2021).
 - g. New Commercial Construction/Additions Heated Square Footage 2010-2020 (to May 24, 2021).
 - h. Planning and Community Development Applications Approved 2010-2020 (to May 24, 2021).
9. Planning Active Application Report



Planning Commission

Wednesday, May 26, 2021 at 6:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. April 28, 2021

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. OLD BUSINESS

1. **Belfair Towne Village (Certificate of Appropriateness – Highway Corridor Overlay District):** A request by Wallace Milling of Witmer Jones Keefer, Ltd, on behalf of David Carpio of Brixmor for approval of a Certificate of Appropriateness – HCOD. The project consists of the removal of trees located along the frontage buffer with US HWY 278. The Property is zoned Belfair Planned Unit Development a located northeast of the intersection of US HWY 278 and Simmonsville Road. (COFA-01-21-14930) (Staff- Will Howard)

VII. NEW BUSINESS

1. **New Riverside Park (Street Naming Application):** A request by Constance S. Clarkson on behalf of the Town of Bluffton for approval of a street naming application to name the newly constructed private drive that will serve Fire Station #31 and the Town of Bluffton New Riverside Park. The property is zoned New Riverside Planned Unit Development and identified by tax map number R610 036 000 1319 0000 located southwest of the intersection of Okatie Highway and New Riverside Road. STR 05-21-00000) (Staff – Will Howard)
2. **Parkers Kitchen – 5 Oliver Court (Preliminary Development Plan):** A request by Drayton-Park Companies, LLC on behalf of the owner, Wyatt Pringle, for the approval of a Preliminary Development Plan. The project consists of the construction of a +/- 5,200 square foot

convenience store and fuel station. The property is zoned Schultz Planned Unit Development and consists of approximately 1.88 acres identified by tax map number R610 031 000 0961 0000 located at 5 Oliver Court. (DP-02-21-015049) (Staff – Will Howard)

VIII. DISCUSSION

1. Comprehensive Plan Update

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 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.*



PUBLIC NOTICE

THE HISTORIC PRESERVATION COMMISSION (HPC)

Meeting scheduled for

Wednesday, May 5, 2021 at 6:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, June 2, 2021

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



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, May 4, 2021 at 6:00 p.m.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for Tuesday,
June 1, 2021

If you have questions, please contact
Growth Management at: 843-706-4522



Development Review Committee Meeting

Wednesday, May 05, 2021 at 1:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's [Facebook page](#)

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

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. **41 Calhoun Street (Resubmittal- Preliminary Development Plan):** A request by Randolph Stewart of behalf of owner, Windsong Investments, LLC for approval of a Preliminary Development Plan. The project consists of the restoration, remodel and addition to a contributing structure. The property is zoned Neighborhood General- HD and consists of approximately 0.32 acres identified by tax map number R610 039 00A 094A 0000 located within the Old Town Master Plan. (Staff- Will Howard) (DP-01-21-014926)
2. **Lakes at New Riverside Phase 3 (Preliminary Development Plan):** A request by Jack McSweeney of K. Hovnanian Homes, LLC on behalf of owner, Avery Cleland, of Pritchard Farms, LLC for approval of a Preliminary Development Plan. The project consists of the construction of 81 single family lots and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 26.2 acres identified by tax map number R610 044 000 0140 0000 located at New Riverside Road & Mainland Lakes Drive. (Staff- Will Howard) (DP-03-21-05153)
3. **Lakes at New Riverside Phase 4 (Preliminary Development Plan):** A request by Jack McSweeney of K. Hovnanian Homes, LLC on behalf of owner, Avery Cleland, of Pritchard

Farms, LLC for approval of a Preliminary Development Plan. The project consists of the construction of 76 single family homes with associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 17.8 acres identified by tax map number R610 044 000 0143 0000 located at New Riverside Road and Mainland Lakes Drive. (Staff- Will Howard) (DP-03-21-015154)

4. **Hampton Hall Expansion (Development Plan Amendment):** A request by Sam Connor on behalf of Hampton Hall Club, Inc. for the approval of a Development Plan Amendment. The project consists of the expansion of Hampton Hall's existing entrance. The property is zoned Hampton Hall Planned Unit Development and consists of approximately 0.2 acres identified by tax map number R614 038 000 0761 0000 located at 1 Hampton Hall Boulevard. (Staff- Will Howard) (DP-04-21-015183)
5. **Sora Wellness (Preliminary Development Plan):** A request by Grandview Care, INC. on behalf of owner, May River Forest, LLC for the approval of a Preliminary Development Plan. The project consists of the construction of a new Wellness Center, office buildings, and independent living units. The property is zoned Palmetto Bluff Planned Unit Development and consists of approximately 25 acres and can be identified by tax map number R614 045 000 0026 0000. (Staff- Will Howard) (DP-04-21-015180)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 12, 2021

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

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



Development Review Committee Meeting

Wednesday, May 12, 2021 at 1:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's [Facebook page](#)

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

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. **Shoreline Construction Office (Development Plan Amendment):** A request by Shoreline Commercial, LLC on behalf of owner, Austin N' Mark, LLC for approval of a Development Plan Amendment. The project consists of a building expansion, site improvements and landscaping. The property is zoned Bluffton Park Planned Unit Development and consists of approximately 1.2 acres identified by tax map number R610 031 000 1230 0000 located at 4336 Bluffton Parkway. (DPA-04-21-015207) (Staff- Will Howard)
2. **Linear Utility Project (Development Plan- Public Project):** A request by Dominion Energy South Carolina (DESC) for the approval of a Development Plan. The project consists of the installation of 2-inch zinc ribbons parallel to an existing natural gas pipe line for the purpose of providing cathodic protection for the underground gas line that is located within utility easements from the intersection of SC HWY 170 and Bluffton Parkway east to Red Cedar Street (DP-04-21-015232) (Staff-Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: May 19, 2021

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

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PUBLIC NOTICE

The Development Review Committee (DRC)
Meeting scheduled for

Wednesday, May 19, 2021,
at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, May 26, 2021

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



Development Review Committee Meeting

Wednesday, May 26, 2021 at 1:00 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 COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **200 New Riverside Road (Street Naming Application):** A request by Constance Clarkson on behalf of the Town of Bluffton for approval of a street naming application. The project consists of the three options for street naming; Red Barn Drive, Red Barn Run and Red Barn Way. The property is located west of New Riverside Road identified by tax map number R6100 036 000 1319 0000. (Staff- Will Howard) (STR-05-21-015356)
2. **Myrtle Ford Road (Subdivision Application):** A request by Palmetto Bluff, LLC on behalf of Walcam Land Group, LLC for approval of a Subdivision Plan. The project consists of the creation of a 200' wide right of way for Myrtle Ford Road. The property is zoned Palmetto Bluff Planned Unit Development identified by tax map number R614 045 000 0019 0000. (Staff- Jordan Holloway) (SUB-05-21-015296)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: June 2, 2021

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

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PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, May 3, 2021 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, May 10, 2021

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



Historic Preservation Review Committee

Monday, May 10, 2021 at 4:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's [Facebook page](#)

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. ROLL CALL

II. CALL TO ORDER

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **47 Stock Farm Road:** A request by Jessie Westmark, of Webb Construction, on behalf of the owners, Gilbert and Mary Reid Carter, for review of a Certificate of Appropriateness to allow the addition of approximately 484 heated square feet to the existing single-family residential structure located at 47 Stock Farm Road, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation- HD. (COFA-04-21-015202)(Staff – Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

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PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, May 17, 2021 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, May 24, 2021

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, May 24, 2021 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, June 1, 2021

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



PUBLIC NOTICE

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

Tuesday, May 25, 2021 at 6:00 P.M.

has been CANCELED.
due to lack of agenda items.

The next meeting is scheduled for.
Tuesday, June 22 , 2021

If you have questions, please contact.
Growth Management at: 843-706-4522



Affordable Housing Committee Meeting

Thursday, May 06, 2021 at 10:00 AM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's [Facebook page](#)

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. April 1, 2021

V. PUBLIC COMMENTS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Neighborhood Assistance Program Budget Update

VIII. DISCUSSION

1. Municipality Affordable/Workforce Housing Updates
 - A. City of Hardeeville – Matthew Davis, AICP, Deputy City Manager
 - B. Town of Hilton Head Island – Jayme Lopko, AICP, Senior Planner
 - C. Beaufort County – Eric Greenway, AICP, Interim County Administrator

IX. ADJOURNMENT

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In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of

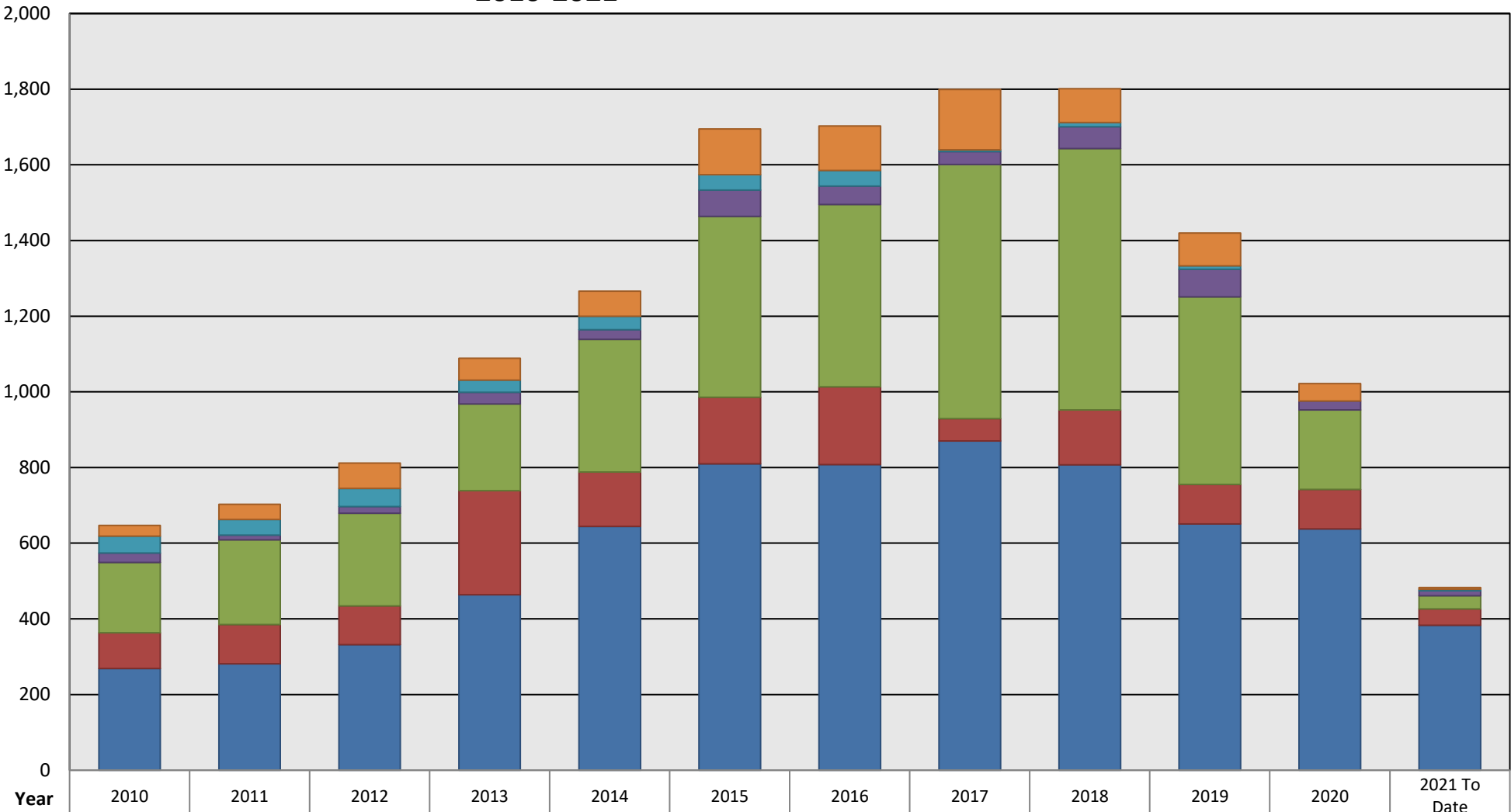
disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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Town of Bluffton
Building Permits Issued
2010-2021

Attachment 8a

Number of Building Permits Issued

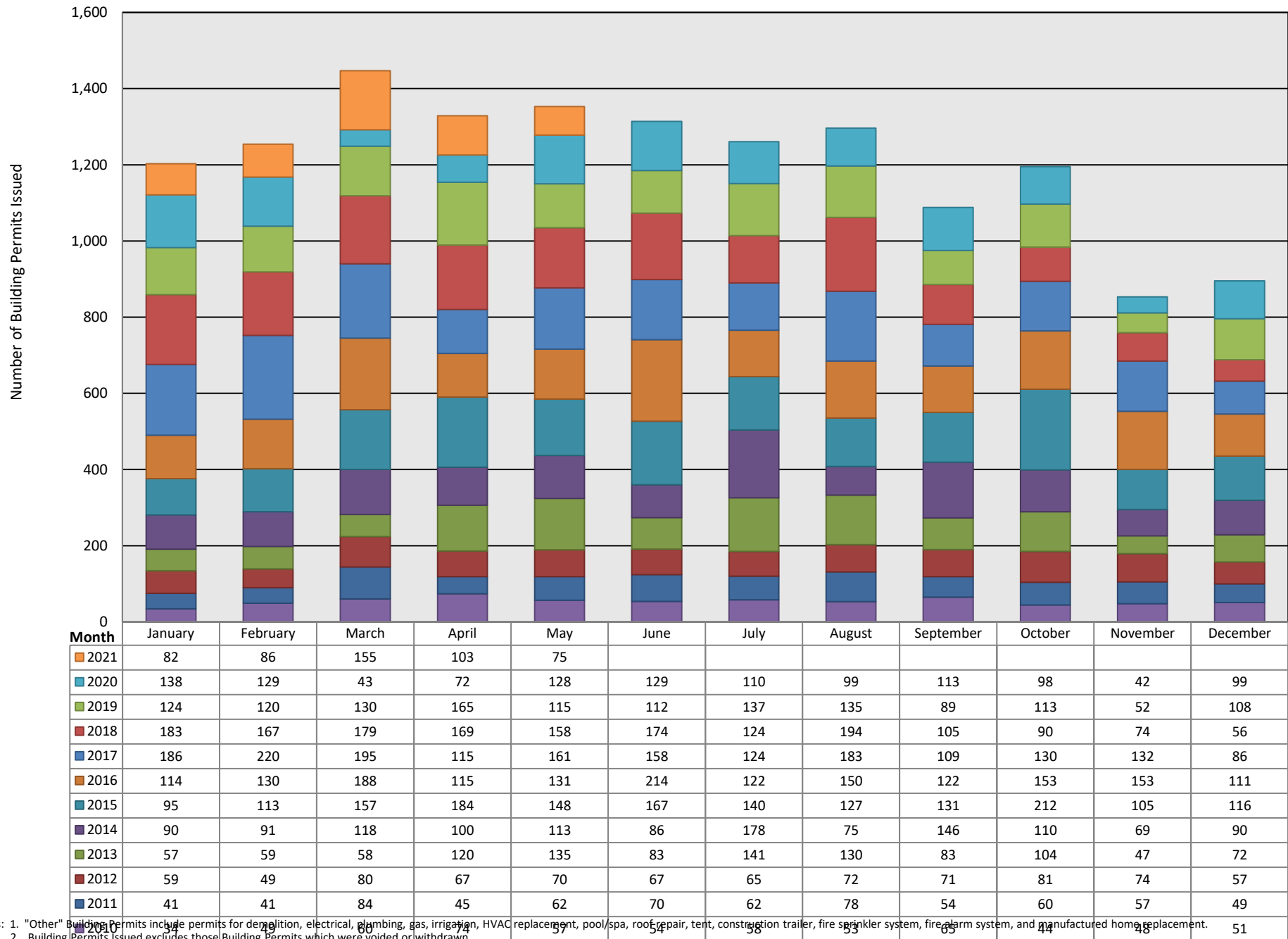


Other Commercial	28	40	67	58	66	121	118	159	89	87	46	5
Commercial Addition	45	42	48	32	36	41	41	5	11	9	0	4
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	49	34	58	73	24	13
Other Residential	186	224	245	229	351	478	482	672	691	496	210	35
Residential Addition	94	104	102	275	144	176	205	59	145	104	104	43
New Single Family/ Multi-Family Residential	269	281	332	464	644	810	808	870	807	651	638	383

Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.
2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
3. The monthly average of building permits issued in 2018 (year to 12/01/2018) is 150 per month which is a 1.5% increase of building permits issued on a monthly basis from 2017.

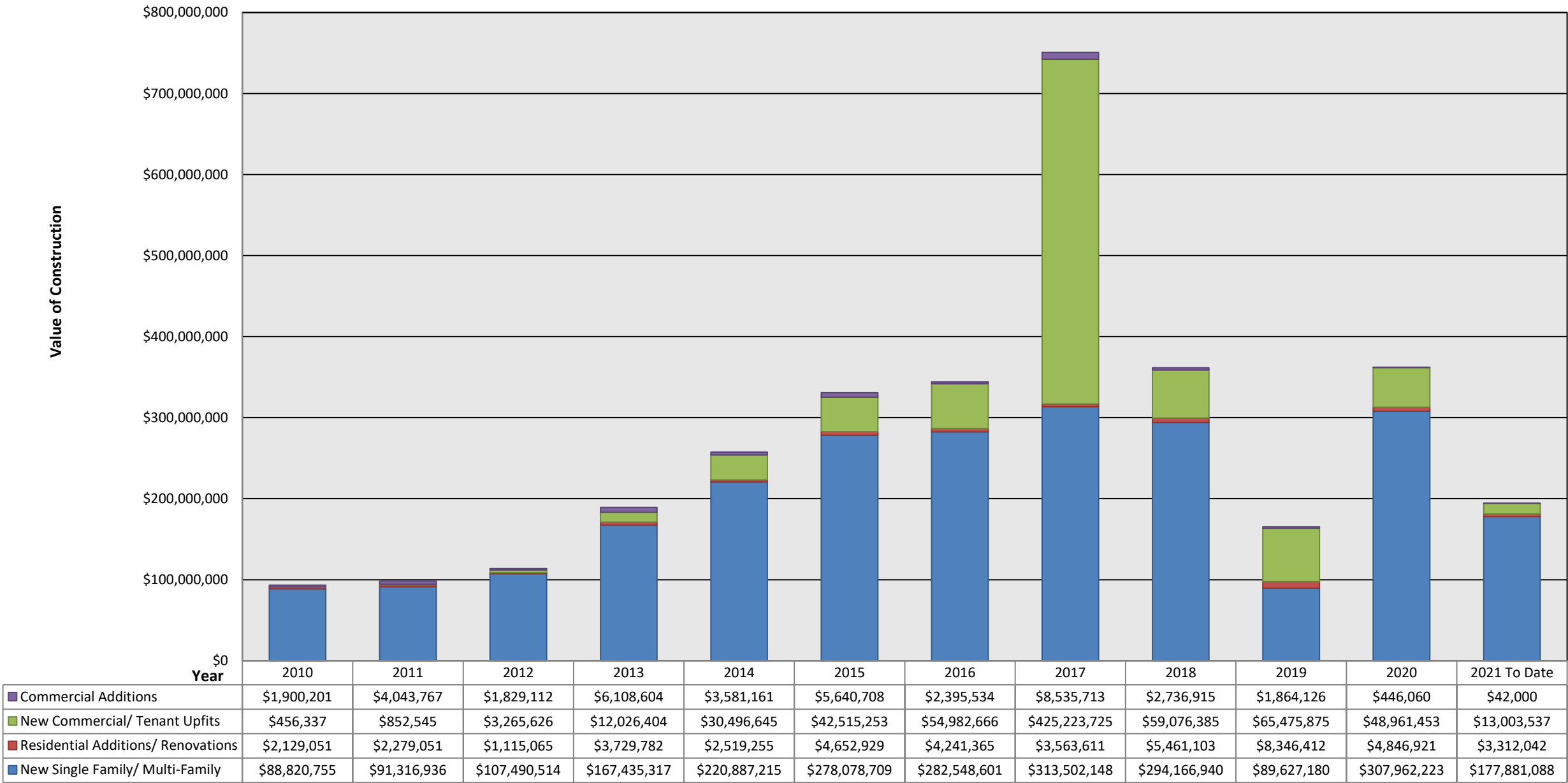
Town of Bluffton Building Permits Issued Per Month 2010-2021

Attachment 8b



Town of Bluffton
Value of Construction
2010-2021

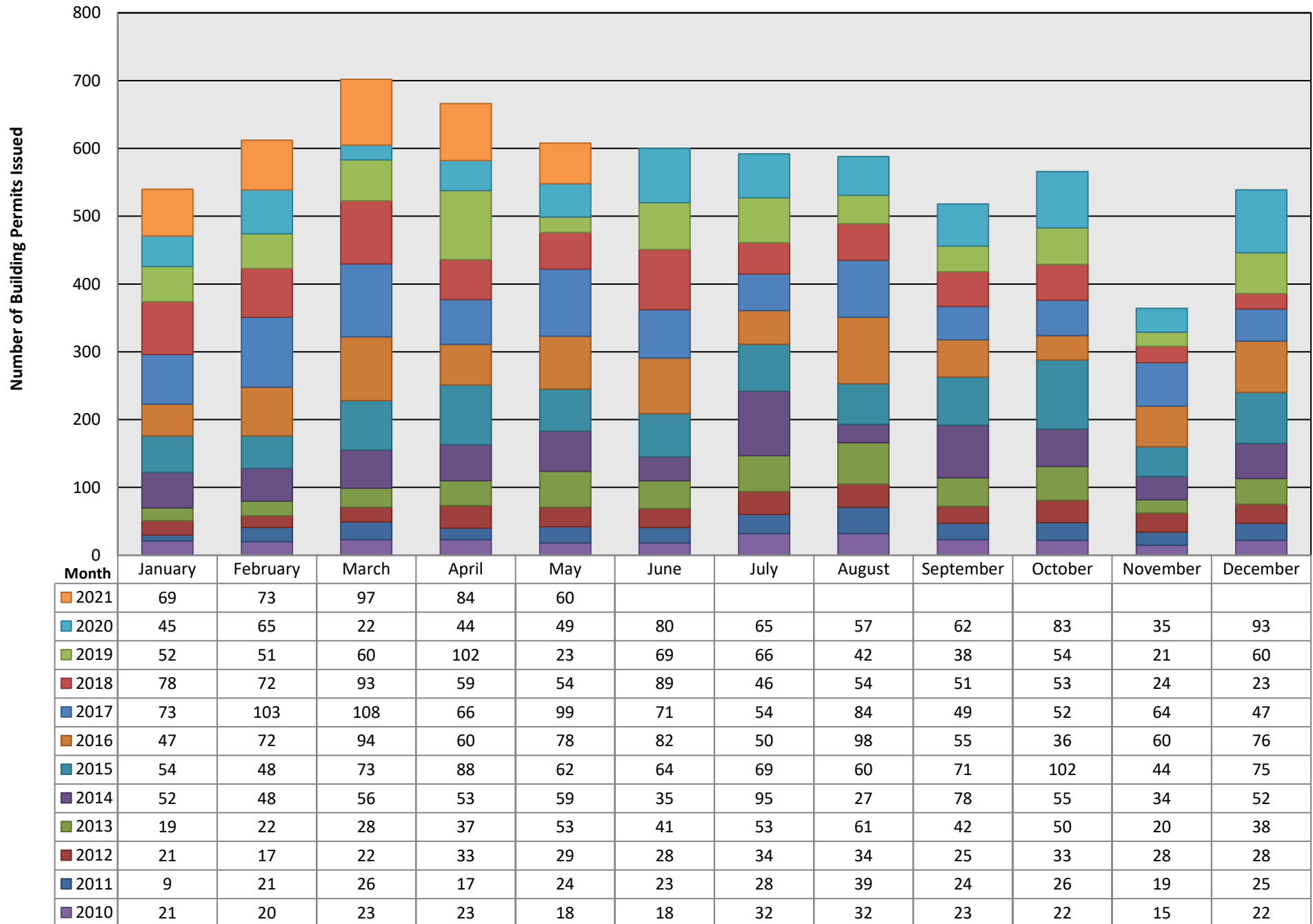
Attachment 8c



Note: The Value of Construction is added to each respective property where the improvement was constructed. This increases the overall value, also referred to as market value, of the property used to which is used determine its assessed value which is subject to Town Millage. This increased value is realized in the following year's tax roll.

Town of Bluffton
New Single Family/ Multi-Family Residential Building Permits Issued Per Month
2010-2021

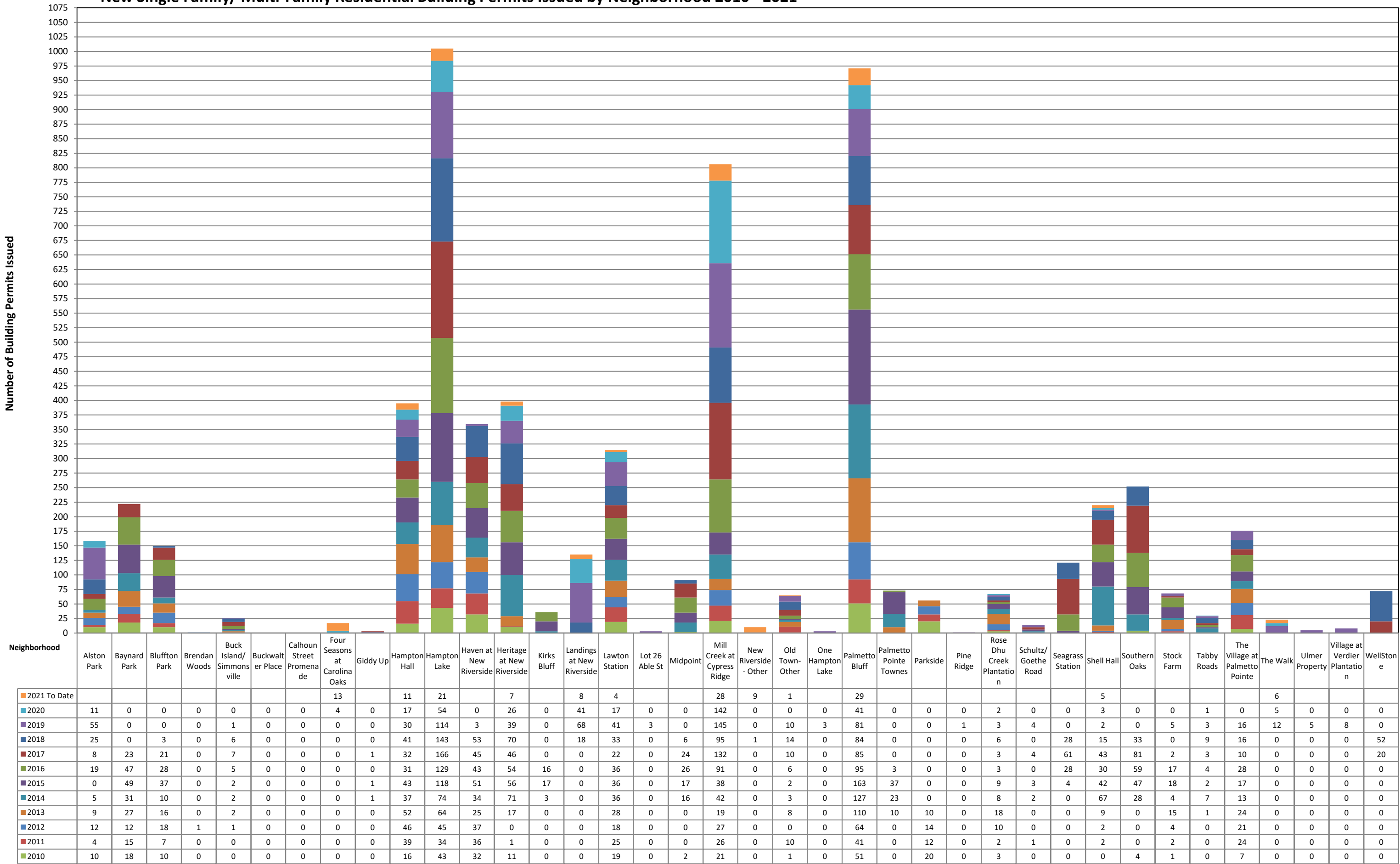
Attachment 8d



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

New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2021

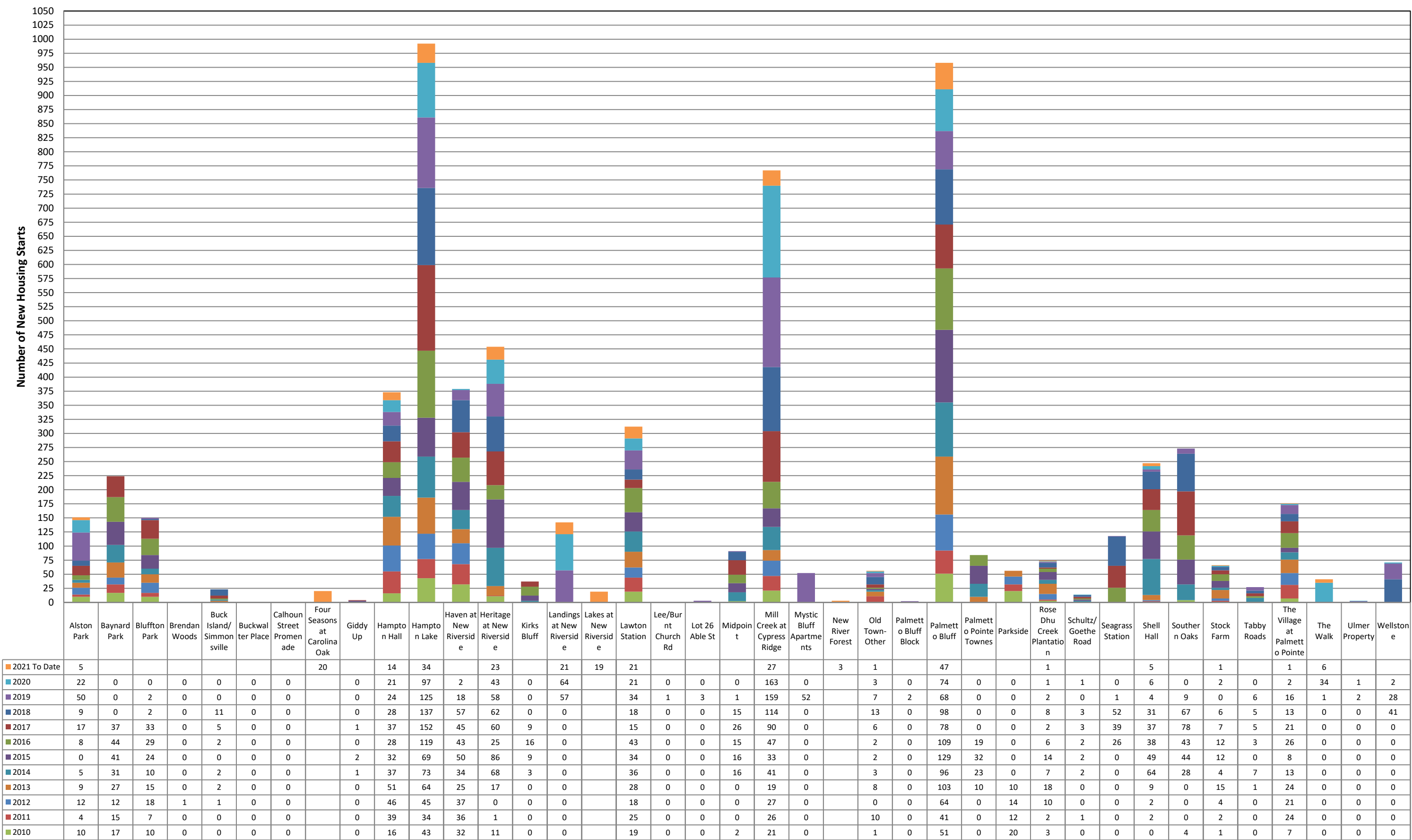
Attachment 8e



Town of Bluffton

Attachment 8f

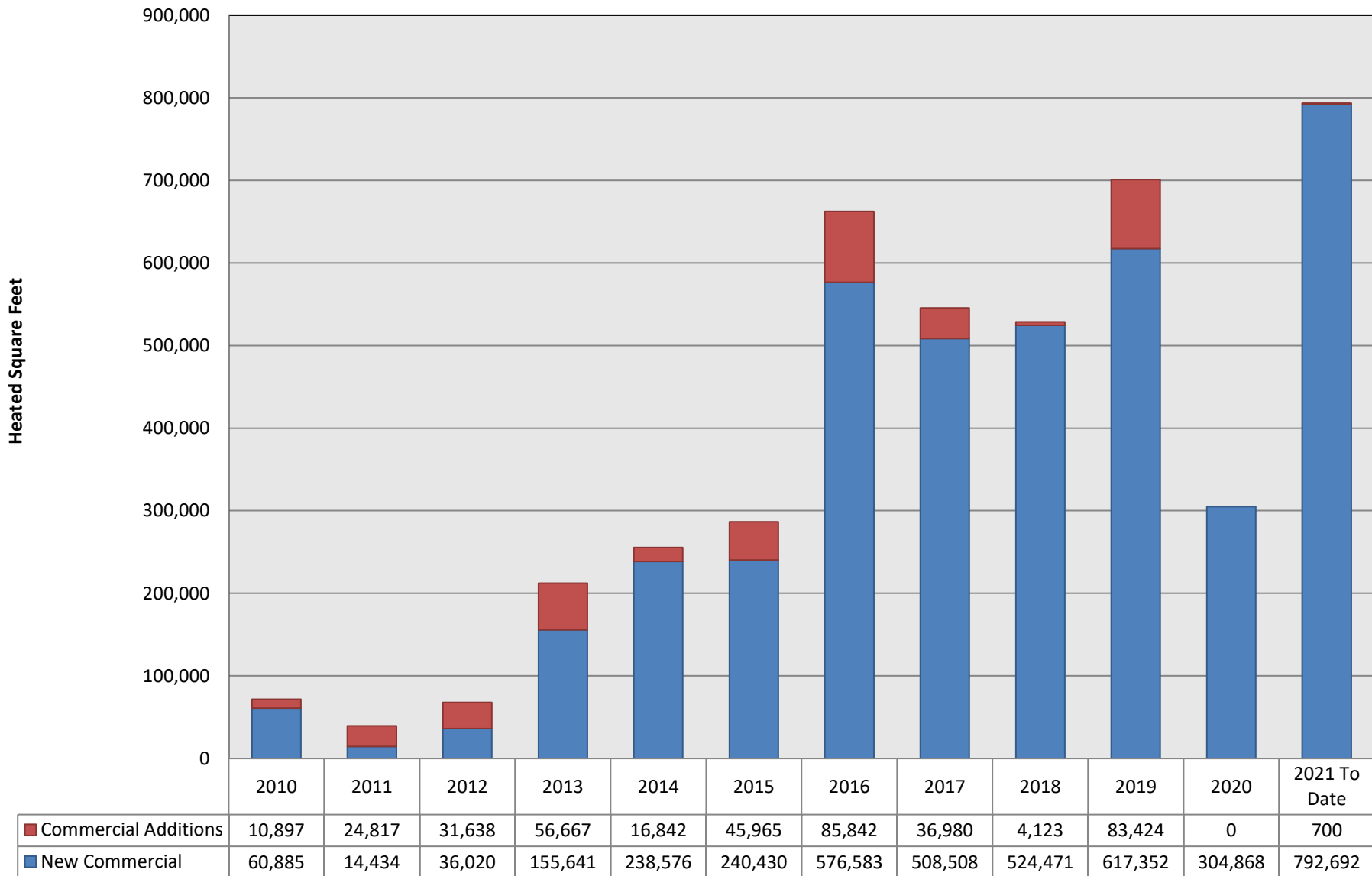
New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2021



Town of Bluffton

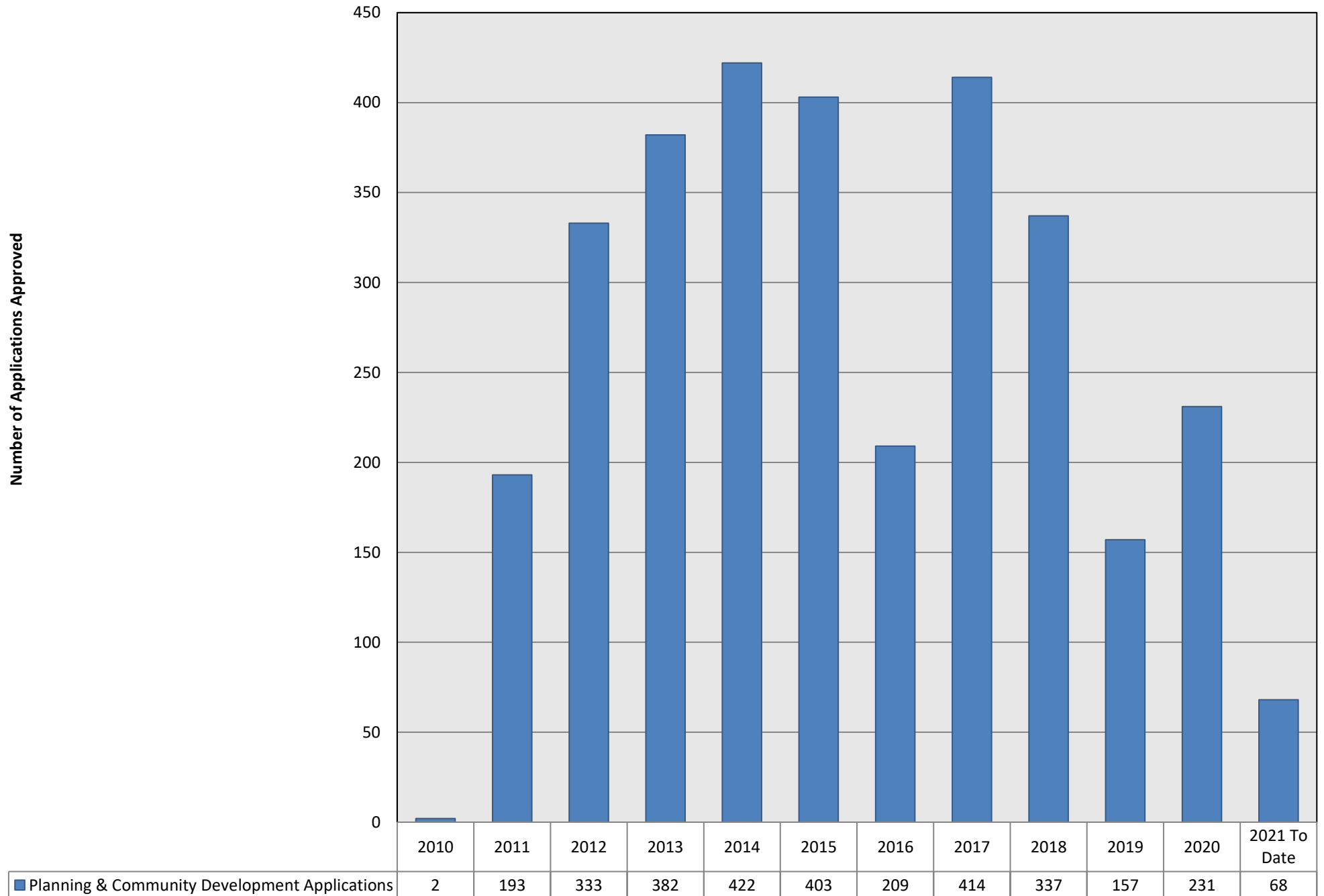
New Commercial Construction and Additions Heated Square Footage 2010 - 2021

Attachment 8g



Town of Bluffton
Planning & Community Development Applications Approved
2010 - 2021

Attachment 8h





Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Annexation Petition

100%

ANNX-07-19-013330	07/10/2019		Annexation Petition	Active	Aubrie Giroux
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Applicant: Walter J Nester III

Owner: Bishop of Charleston

PLAN DESCRIPTION: Request for an Ordinance for the Annexation of the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 & R660 022 000 1120 0000, into the Town of Bluffton Corporate Limits.
STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Staff is currently reviewing the materials and applications for clarity, content, and completeness. The application went before Planning Commission for workshop on July 22, 2020. Planning Commission will hold a Public Hearing and Recommendation to Town Council on October 28, 2020. Town Council will then hold a Public Hearing and Second and Ordinance Final Reading at their February 9, 2021 meeting.

PROJECT NAME: SAINT GREGORY THE GREAT CATHOLIC CHURCH

Total Annexation Petition Cases: 1

Certificate of Appropriateness

Highway Corridor Overlay District



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

COFA-08-20-014496	08/25/2020		Certificate of Appropriateness	Active	Katie Peterson
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Applicant: AVTEX Commercial Properties, INC

Owner: MFH LAND, LLC

PLAN DESCRIPTION: A request by Thomas and Hutton on behalf the owners, Town of Bluffton and MFH Land, LLC for approval of a Certificate of Appropriateness -HCOD. The project consists of the infrastructure, landscaping, and lighting for future development. The property is zoned New Riverside Planned Unit Development and consists of approximately 35.4 acres identified by tax map numbers R610 036 000 1258 0000 and R610 036 000 3214 0000, commonly known as Parcel 4B-2 and 4B-3 located at the southeast corner of the SC Highway 46 and SC Highway 170 intersection.

STATUS 9-24-2020: The application was reviewed at the September 23, 2020 Planning Commission meeting and approved with conditions. Staff is awaiting resubmitted documents addressing Planning Commission Conditions. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: NEW RIVERSIDE VILLAGE

COFA-10-20-014686	10/20/2020	35 PONDBERRY ST STREET	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Tarr Group, LLC

Owner: HEPBLUFF LLC

PLAN DESCRIPTION: A request by WMG Development, LLC on behalf the owner, Hepbluff, LLC for approval of a Certificate of Appropriateness -HCOD. The project consists of a 4,200 SF professional dental office with the associated infrastructure, landscaping, and lighting. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.43 acres identified by tax map numbers R610 036 000 3210 0000, located at the northeast corner of the SC Highway 170 and Pondberry Street in the May River Crossing development.

STATUS 10-27-2020: The application is currently being reviewed by Staff for conformance with the [Unified Development Ordinance (UDO), or Development Agreement and Planned Unit Development documents], and any development plans associated with the parcel and was reviewed by the Planning Commission at the November 18, 2020 meeting and approved with conditions. Staff is awaiting resubmitted materials addressing the Planning Commission's conditions. Once submitted and satisfactorily reviewed a final Certificate of Appropriateness will be issued.

PROJECT NAME: TOWNE CENTRE AT NEW RIVERSIDE



Growth Management Application Update Report

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-03-18-011754	03/02/2018		Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Dan Keefer

Owner: Michael Bradley Holdings, LLC

PLAN DESCRIPTION: A request by Dan Keefer, on behalf of the property owner, Michael Bradley Holdings, LLC., for a Certificate of Appropriateness – HCO for a 5.18 acre development consisting of a brewery/restaurant building of approximately 37,000 SF, an outdoor beer garden area and the associated parking, driveways, lighting and landscaping. The property is identified by tax map numbers R610-039-000-0021-0000, R610-039-000-0756-0000, R610-039-000-0757-0000 and is located adjacent to May River Road (SC Highway 46), Buck Island Road and Jennifer Court. It falls within the Town of Bluffton Highway Corridor Overlay District, and is zoned Neighborhood Core.

STATUS: The application was reviewed at the March 28th PC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

STATUS 3-19-2020: An email was sent to the Owner and Applicant as listed on the application notifying them of the impending expiration of the application.

STATUS 3-26-2020: Applicant response with plans to provide plans for resubmittal. Active.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

COFA-01-21-014930	01/21/2021		Certificate of Appropriateness	Active	Alan Seifert
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Applicant: Witmer Jones Keefer Ltd.

Owner: David Carpio

PLAN DESCRIPTION: A request by Wallace Milling of Witmer Jones Keefer, Ltd. on behalf the owner, David Carpio of Brixmor, for approval of a Certificate of Appropriateness -HCOD. The project consists of the modification of the existing landscape plan to remove trees. The property is zoned Belfair Planned Unit Development and consists of approximately 10 acres identified by tax map numbers R610 031 000 0194 0000, located within the Belfair Towne Village development.

STATUS 01-25-2021: The application is currently being reviewed by Staff for conformance with the [Unified Development Ordinance (UDO), or Development Agreement and Planned Unit Development documents], and any development plans associated with the parcel and is scheduled for review by the Planning Commission at the January 27th meeting.

STATUS 01/28/2021: The application was tabled by the Planning Commission with a request to provide additional information, specifically an Arborists Report and a mitigation plan.

STATUS 05/19/2021: The applicant has provided the additional information requested by the Planning Commission and it will be presented to the Planning Commission at the May 26, 2021 meeting.

PROJECT NAME: BELFAIR TOWNE VILLAGE

Historic District



Growth Management Application Update Report

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-04-21-015202	04/13/2021	47 STOCK FARM ROAD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Webb Construction Inc		Owner: Gilbert Carter			
PLAN DESCRIPTION: A request by Jessie Westmark, of Webb Construction, on behalf of the owners, Gilbert and Mary Reid Carter, for review of a Certificate of Appropriateness to allow the addition of approximately 484 heated square feet to the existing single-family residential structure located at 47 Stock Farm Road, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation- HD. STATUS [5/11/2021]: The application was reviewed at the May 10, 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:		STOCK FARM			
COFA-01-21-014892	01/11/2021	6 MARIANNA WAY WAY	Certificate of Appropriateness	Active	Katie Peterson
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			
COFA-07-20-014386	07/13/2020	75 BRIDGE ST	Certificate of Appropriateness	Active	Katie Peterson
Applicant: James Guscio		Owner: James Guscio			
PLAN DESCRIPTION: A request by James Guscio, for review of a Certificate of Appropriateness to allow the construction of a new 2.5-story single-family building of approximately 2,310 SF located at 75 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. STATUS 9-24-2020: The application was reviewed at the August 3, 2020 HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the October 7, 2020 meeting. STATUS 10-8-2020: The Application was approved with conditions at the Oct. 7, 2020 HPC meeting Staff is awaiting resubmitted documents addressing conditions. Once recieved, they will be reviewed and if satisfactory, staff will stamp the plans and issue the final Certificate of Appropriateness.					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

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-07-19-013313	07/02/2019	215 GOETHE RD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: The Bluffton Breeze, LLC

Owner: Leonex Construction Group Inc.

PLAN DESCRIPTION: A request by Randolph Stewart, on behalf of Leonex Construction Group, for review of a Certificate of Appropriateness to allow the construction of a 3-story mixed use building of approximately 2,900 SF and a Carriage House of approximately 1,060 SF located at 215 Goethe Road within the May River Road development plan in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD.

STATUS: The Application was heard at the July 15th meeting of the HPRC. A Final Application has been submitted and was approved with conditions at the November 6th meeting of the HPC. Staff is awaiting resubmittal materials addressing HPC Conditions.

STATUS 11-27-19: Preliminary Approval Letter discussed with Applicant. Awaiting resubmitted materials.

PROJECT NAME: Schultz/Goethe

COFA-12-20-014811	12/04/2020	114 PRITCHARD ST STREET	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Manuel Studio, LLC

Owner: P. Ellen Malphrus

PLAN DESCRIPTION: A request by Ansley Manuel, on behalf of the owner, Patricia Ellen Malphrus, for review of a Certificate of Appropriateness to allow an addition of approximately 2,971 SF to the existing single-family structure of approximately 1,095 SF located at 114 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.

STATUS: The Application was heard at the January 4, 2021 HPRC meeting where comments were provided to the Applicant. A Final Application was submitted and has been placed on the February 3rd Historic Preservation Commission meeting agenda.

PROJECT NAME: OLD TOWN

COFA-10-20-014694	10/21/2020	20 MERIWETHER CT COURT	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Webb Construction Inc

Owner: Ernie Suozzi

PLAN DESCRIPTION: A request by Brian Webb, on behalf of owner, Ernie Suozzi, for review of a Certificate of Appropriateness Application to allow the construction of a new 1 ½ story single family residence of approximately 1,955 SF and a Carriage House of approximately 352 SF to be located at 20 Meriweather Court, in the Landon Oaks development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.

STATUS [11-4-2020]: 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 was reviewed by the HPRC at the November 16, 2020 meeting where comments were provided to the Applicant. A final application was submitted and heard at the January 6, 2021 HPC meeting and approved with conditions. Staff is awaiting the submittal of revised materials addressing the HPC conditions. Once received, and satisfactorily reviewed, Staff will issue the Final Certificate of Appropriateness.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Att 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-11-19-013711	11/21/2019	7 BLUE CRAB ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Ernest Suozzi **Owner:** Ernest Suozzi

PLAN DESCRIPTION: A request by Ernest Suozzi, for review of a Certificate of Appropriateness to allow the construction of a 2-story single family residential structure of approximately 1920 SF and a Carriage House of approximately 986 SF located on the property at 7 Blue Crab Street in the Tabby Roads development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.
STATUS 3-24-2020: The application was heard at the December 9th meeting of the HPRC and comments provided to the Applicant. A final application was approved with conditions at the February 5, 2020 HPC meeting. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-04-21-015184	04/06/2021	16 ROBERTSON ST STREET	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Ashley Beard **Owner:** Ashley Beard

PLAN DESCRIPTION: A request by Ashley Rachel Beard for review of a Certificate of Appropriateness to allow the construction of a new two-story single family residence of approximately 1,947 SF and a Carriage House of approximately 624 SF located at 16 Robertson Street, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD.
STATUS [4-6-2021]: 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 26th meeting.

PROJECT NAME: OLD TOWN

COFA-02-21-014972	02/09/2021	7 PEARL ST STREET	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Sawyer/ Preston Graham- Glover **Owner:** William Glover

PLAN DESCRIPTION: A request Sawyer Graham and Preston Glover, on behalf of the owner, William Glover, for review of a Certificate of Appropriateness to allow the construction of a new two-story single-family residence of approximately 2,500 SF and a Carriage House of approximately 880 SF located at 7 Pearl Street, identified as Lot 20 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

STATUS 4-8-2021: The Application was heard at the March 8th HPRC Meeting where comments were provided to the Applicant. It was heard at the April 7, 2021 HPC meeting where it was approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

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-06-20-014321	06/18/2020	29 LAWTON ST	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Keith Koobs		Owner: Keith & Mary Koobs			
<p>PLAN DESCRIPTION: A request by Keith and Mary Koobs, for review of a Certificate of Appropriateness to allow the construction of a new 1-story single-family structure of approximately 1,415 SF located at 29 Lawton Street and zoned Neighborhood General – HD.</p> <p>STATUS 9-24-2020: The application was reviewed at the June 29, 2020 HPRC meeting and the August 5, 2020 HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.</p> <p>AMENDMENT{11-17-2020}: New build of house - addition of 2 doors on front elevation of house (front porch).</p>					
PROJECT NAME:		OLD TOWN			
COFA-03-21-015160	03/31/2021	5 MARIANNA WAY WAY	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Court Atkins Architects Inc		Owner: Herkus, LLC			
<p>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.</p> <p>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.</p>					
PROJECT NAME:		OLD TOWN			
COFA-11-18-012562	11/14/2018	1268 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Kevin Farruggo		Owner: McClure Real Estate LLC			
<p>PLAN DESCRIPTION: A request by Grady L Woods Architects on behalf of McClure Real Estate, LLC, for review of a Certificate of Appropriateness to allow the renovation of the existing contributing structure (known as the Nathaniel Brown House) into a commercial office space of approximately 1,325 SF. The renovation includes: the removal of the gabled east wing of approximately 210 SF; installation of new windows, doors, and roof materials; and an interior upfit of the structure located at 1268 May River Road in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.</p> <p>STATUS: The application was reviewed at the November 19th HPRC meeting and the January 9th HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.</p> <p>STATUS 3-30-20: An email was sent to the applicant and owner as listed on the application notifying them of the impending expiration of the application.</p> <p>STATUS 4-27-20: The applicant has responded that they are working on submittal information. Active.</p>					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-01-20-013886	01/21/2020	36 TABBY SHELL RD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: James Guscio		Owner: Riverside Retreats, Inc			
PLAN DESCRIPTION: A request by James Guscio, on behalf of Riverside Retreats, for review of a Certificate of Appropriateness to allow the construction of a new 2-story single-family building of approximately 2,243 SF located at 36 Tabby Shell Road in the Tabby Roads development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. STATUS 3-30-20: The application was reviewed and was heard at the February 3, 2020 HPRC meeting where comments were provided to the Applicant. A Final Application was submitted and was approved with conditions at the March 4, 2020 meeting of the HPC. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.					
PROJECT NAME:		TABBY ROADS PHASE 1			
COFA-12-18-012652	12/12/2018	6 HEAD OF THE TIDE	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Manuel Studio, LLC		Owner: Deidre Jurgensen			
PLAN DESCRIPTION: A request by Ansley Manuel, on behalf of Deidre Jurgensen, for review of a Certificate of Appropriateness to allow the construction of a new Carriage House of approximately 1,424 SF located at 6 Head of the Tide in the Old Town Bluffton Historic District, and zoned Neighborhood Conservation-HD. STATUS: The application was reviewed at the January 2nd HPRC meeting and the May 1st HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted. STATUS 3-30-20: A permit has been pulled for 5 Head of Tide to remove the Carriage House from this site, as one of the conditions on this permit. Once the work associated with that permit has been complete, this COFA will be able to be approved. RNEW-10-19-2005					
PROJECT NAME:		OLD TOWN			
COFA-02-21-015048	02/25/2021	45 VERDIER COVE RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Pearce Scott Architects		Owner: Erik & Paige Blechinger			
PLAN DESCRIPTION: A request Pearce Scott Architects, on behalf of the owners, Erik and Paige Blechinger, for review of a Certificate of Appropriateness to allow the construction of a new one and a half-story single-family residence of approximately 3,008 SF and a Carriage House of approximately 1,195 SF located at 43 and 45 Verdier Cove Road, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. STATUS 3-23-2021: The application was reviewed at the March 22, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

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-07-18-012236	07/25/2018	81 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Pearce Scott Architects, Inc.

Owner: 81 Calhoun Street LLC

PLAN DESCRIPTION: A request by Pearce Scott Architects on behalf of Chris Shoemaker, for review of a Certificate of Appropriateness to allow the construction of a mixed-use accessory Carriage House of approximately 1,200 SF located at 55 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.
STATUS: The application was reviewed at the July 30th HPRC meeting and comments were provided to the Applicant. A final applications as approved with conditions at the November 9th meeting. Staff is awaiting resubmittal documents addressing HPC Conditions.

PROJECT NAME: OLD TOWN

COFA-06-19-013223	06/05/2019	127 BRIDGE ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: R. Stewart Design, LLC

Owner: Spartina449

PLAN DESCRIPTION: A request by Randolph Stewart of R. Stewart Design, LLC., on behalf of Kay Stanley, for review of a Certificate of Appropriateness to allow for the renovation and construction of a new addition to the existing structure in the Old Town Bluffton Historic District located at 127 Bridge Street in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD.
The application was heard at the June 24th HPRC Meeting where comments were provided to the Applicant.
STATUS 3-24-2020: The Applicant submitted additional information and requested to be placed on the August 7th HPC Agenda as discussion only for their conceptual application. The Application was heard and comments provided. A final application was submitted and approved with conditions by the HPC at their October 2nd meeting. Staff is awaiting the submittal of revised materials addressing the HPC conditions. Awaiting window detail as final item for approval.
STATUS 9-24-2020: A window detail was submitted for review by the HPRC. It has been placed on the September 28, 2020 HPRC Agenda.

PROJECT NAME: OLD TOWN

COFA-12-20-014812	12/07/2020	38 LAWRENCE ST STREET	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Manuel Studio, LLC

Owner: James Mitchell & Laurie Brown

PLAN DESCRIPTION: A request by Ansley Manuel, on behalf of James Mitchell and Laurie Brown for review of a Certificate of Appropriateness to an addition of approximately 1,034 SF to the existing single-family structure of approximately 1,545 SF located at 38 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS 3-4-2021: The Application was heard at the January 4, 2021 HPRC meeting where comments were provided to the applicant. A Final Application was submitted and heard at the March 3, 2021 meeting of the Historic Preservation Commission where it was approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Certificate of Appropriateness

COFA-09-20-014595 09/15/2020 23 PRITCHARD ST STREET Certificate of Appropriateness Active Katie Peterson

Applicant: InCircle Architecture **Owner:** Trudy Eaton

PLAN DESCRIPTION: A request by Christopher Epps, on behalf of owner Trudy J Eaton Trust, for review of a Certificate of Appropriateness to allow the addition of a 578 SF second story to the existing 1-story Carriage House of approximately 514 SF located at 23 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS 9-15-2020: 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 October 12, 2020 meeting.
STATUS [11-04-2020]: The application was reviewed at the 10-12-2020 HPRC meeting and comments were provided to the Applicant. A final application was submitted and reviewed for conformance with the UDO. It was heard by the HPC at the 12-2-2020 meeting where it was approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: OLD TOWN

COFA-07-20-014375 07/07/2020 56 PRITCHARD ST Certificate of Appropriateness Active Katie Peterson

Applicant: Vicky Cowen **Owner:** Vicky Cowen

PLAN DESCRIPTION: A request by Vicky Cowen, for review of a Certificate of Appropriateness to allow the construction of a new 1.5-story single-family building of approximately 2,728 SF and a Carriage House of approximately 575 SF located at 56 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS 4-14-2021: The application was reviewed at the August 3, 2020 HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the June 2, 2021 meeting.

PROJECT NAME: OLD TOWN

Historic District - Demolition

COFA-05-21-015377 05/21/2021 Certificate of Appropriateness Active Erin Schumacher

Applicant: The Kessler Enterprise **Owner:** Dorothy Singleton

PLAN DESCRIPTION: Requesting demolition of dilapidated structure on 209 Bluffton Rd.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

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-11-18-012563	11/14/2018	1268 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Kevin Farruggo

Owner: McClure Real Estate LLC

PLAN DESCRIPTION: A request by Grady L Woods Architects on behalf of McClure Real Estate, LLC, for review of a Certificate of Appropriateness - Demolition to allow the demolition of a 1-story cmu block building with an attached wooden structure with a shed roof of approximately 800 SF and a small wood shed of approximately 80 SF located at 1268 May River Road in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.

STATUS: The application was reviewed at the November 19th HPRC meeting, the December 3rd DRC meeting, and the January 9th HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

STATUS 4-27-20: The Applicant is preparing revised plans for resubmittal. Active.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 26

Certificate of Construction Compliance

Certificate of Construction Compliance



Growth Management Application Update Report

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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 Construction Compliance

CCC-03-16-009543 03/03/2016 Certificate of Construction Compliance Active William Baugher

Applicant: Thomas & Hutton

Owner: May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting a Temporary Certificate of Construction Compliance for eighteen single family lots, private amenity center and all related infrastructure for Palmetto Bluff Block K4

1. Site Work
 - Grading: Incomplete • Vegetation: Incomplete
 - Sidewalks: Partially Complete
2. Paving
 - Standard: Complete
 - Pervious: N/A
3. Parking & Signage
 - Number of Spaces: Complete
 - Wheel Stops: N/A
 - Handicap Access: Complete
 - Traffic and Street Signs: Complete
4. Storm Water Drainage
 - Ditches and Swales: Incomplete
 - Curb, Grate and Yard Inlets: Complete
 - Temporary BMP's: Complete
 - Lagoon Construction: Complete
 - Infiltration System: Incomplete
5. DHEC final Certification for Water: Partial Approval Amenity site and lot 5467 only
6. DHEC final Certification for Sewer: Partial Approval Amenity site and lot 5467 only
7. Maintenance Bond has been received: Yes

Additional Comments: Performance Bond DS-06-15-issued for outstanding improvements.

PROJECT NAME: PALMETTO BLUFF BLOCK K4



Growth Management Application Update Report

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

Certificate of Construction Compliance

CCC-07-20-014411 07/21/2020 Certificate of Construction Compliance Active William Howard

Applicant: THOMAS & HUTTON ENGINEERING CO.

Owner: Grand Oak Hampton Lake, LLC

PLAN DESCRIPTION: The Applicant proposes the approval of a Development Plan for a 300 unit multi-family development located within the Hampton Lake PUD and identified as One Hampton Lake. This approval is based on Site Development Plans for One Hampton Lake prepared by Thomas and Hutton engineering and last revised April 14, 2016
 Status: Approved with Conditions on 5/5/2016
 Development Permit is contingent on the resolving the shared expense formula and installation of the signalization of the Bluffton Parkway intersection. The applicant, in coordination with Town and County Staff, must contribute their fair share portion towards the installation of the planned traffic signal located at Bluffton Parkway. This contribution must be determined and paid to the County prior to the issuance of the 13th building certificate of occupancy. (Buckwalter Development Agreement 4th Amendment)

STATUS UPDATE: A Development Plan Amendment was submitted and reviewed by the Development Review Committee March 7, 2017. Revisions required. Awaiting re-submittal.

STATUS 3/16/2017: Re-submittal received and comments provided March 21, 2017. Revisions required.

Status 05/22/17: Response to comments and updated plans sent via e-mail.(Attached) APPROVED.

STATUS UPDATE 07/21/2017: The Applicant is requesting approval of a Development Plan Amendment to divide the approved Development Plan into phases to aid in the project closeout process.

STATUS 08/07/2017 : The Development Plan Amendment is APPROVED.

STATUS 09/20/2017: The Applicant is requesting approval of a Development Plan Amendment to allow for additional phasing of construction. The Amendment will be reviewed as a Minor Amendment.

STATUS 09/28/2017: Development Plan Amendment APPROVED.

STATUS 03/26/2018: An Amendment to the Final Development Plan for the addition of 2 kayak docks and 2 new mail kiosks submitted for review. Will be reviewed as a MINOR AMENDMENT.

STATUS 04/25/2018: DP MINOR AMENDMENT APPROVED

STATUS 02/22/2019: An amendment to construct 4 additional buildings and parking will be reviewed at the Feb. 26 meeting of the DRC.

STATUS 05/06/2019: The Amendment to construct 4 additional buildings has been approved, per the re-submittal of site plans last revised 04/23/2019:

PROJECT NAME: ONE HAMPTON LAKE

CCC-05-16-009683 05/25/2016 Certificate of Construction Compliance Active William Baugher

Applicant: PBLH, LLC

Owner: PBLH, LLC

PLAN DESCRIPTION: Temp C of C 303-Moreland DP-06-15-9252

PROJECT NAME: PALMETTO BLUFF-MORELAND



Growth Management Application Update Report

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

Certificate of Construction Compliance

CCC-12-18-012634 12/10/2018 297 RED CEDAR ST Certificate of Construction Compliance Active William Howard

Applicant: South Carolina Investment Group LLC

Owner: South Carolina Investment Group LLC

PLAN DESCRIPTION: The Applicant anticipates the project meets all the necessary requirements for the Medical office complex at 103/111 Persimmon Street, Tax Map Numbers:
R610 031 000 1369 0000
R610 031 000 1379 0000 &
R610 031 000 1380 0000.

PROJECT NAME: SCHULTZ/GOETHE RD

CCC-08-16-009996 08/05/2016 Certificate of Construction Compliance Active William Baugher

Applicant: Heuser Enterprises, Incorporated

Owner: Robert Heuser

PLAN DESCRIPTION: The Applicant requests approval of a Final Development Plan for the development of the southwest tract at Buckwalter Place to include the construction of an Ace Hardware retail building and garden center consisting of approximately 12,000 square feet with associated infrastructure to support future development.

PROJECT NAME: BUCKWALTER PLACE

Total Certificate of Construction Compliance Cases: 5

Comprehensive Plan Amendment

Comprehensive Plan Amendment



Growth Management Application Update Report

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
Active Cases					
Comprehensive Plan Amendment					
COMP-07-19-013329	07/10/2019		Comprehensive Plan Amendment	Active	Aubrie Giroux
Applicant: Walter J Nester III		Owner: Bishop of Charleston			
PLAN DESCRIPTION: Request for an Ordinance to amend the Town of Bluffton Comprehensive Plan to extend the boundary shown on Map 8.1, Future Annexation Area to include the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map No. R600 022 000 0125 0000 & R660 022 000 1120 0000, as well as change the subject properties future land use designation from Civic/Institutional to Medium Intensity Commercial. STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Additional revisions including a reduction of the requested number of residential development rights from 449 to 150 were submitted following Planning Commission's Workshop on the proposed Annexation and Zoning Map Amendment held on July 22, 2020. Planning Commission will hold a Public Hearing and Recommendation to Town Council on October 28, 2020. Town Council is scheduled to hold Ordinance First Readings at their January 6, 2021 meeting. Town Council is then scheduled to hold Public Hearings and Ordinance Second and Final Readings at their February 9, 2021 meeting.					
PROJECT NAME:		SAINT GREGORY THE GREAT CATHOLIC CHURCH			
COMP-12-20-014814	12/07/2020		Comprehensive Plan Amendment	Active	Aubrie Giroux
Applicant: Ward Edwards, Inc.		Owner: PKP Group LLC			
PLAN DESCRIPTION: Rezoning to allow multi family use with six (6) units per acre.					
PROJECT NAME:		OLD CAROLINA			
COMP-12-20-014851	12/21/2020		Comprehensive Plan Amendment	Active	Kevin Icard
Applicant: J. K. Tiller & Associates, Inc.		Owner: Year Round Pool Co			
PLAN DESCRIPTION: Amendment to the Old Carolina PUD to include BPG Planning area and associated densities and uses. This Comprehensive Plan Amendment is associated with a Zoning Map Amendment (ZONE-12-20-14853) and Master Plan Amendment (MPA-12-20-14852). Status: 5/18/2021: Applicant resubmitted their plans, however, a PUD Text Amendment application is now required. Staff has requested the application and updated narrative, the application is on hold.					
PROJECT NAME:		OLD CAROLINA			



Growth Management Application Update Report

Att 9

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

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

Total Comprehensive Plan Amendment Cases: 3

Concept Plan Amendment

Concept Plan Amendment

CPA-02-20-014047	02/26/2020		Concept Plan Amendment	Active	Aubrie Giroux
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Applicant: McNair Law Firm, P.A.

Owner: Bishop of Charleston

PLAN DESCRIPTION: 1A request for an Ordinance to approve an amendment to the Buckwalter Planned Unit Development Concept Plan to incorporate approximately 61.093 Acres of land located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 subject to a new Saint Gregory the Great Land Use Tract. STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Additional revisions including a reduction of the requested number of residential development rights from 449 to 150 were submitted following Planning Commission's Workshop on the proposed Annexation and Zoning Map Amendment held on July 22, 2020. Planning Commission will hold a Public Hearing and Recommendation to Town Council on October 28, 2020. Town Council is scheduled to hold Ordinance First Readings at their January 6, 2021 meeting. Town Council is then scheduled to hold Public Hearings and Ordinance Second and Final Readings at their February 9, 2021 meeting.

PROJECT NAME: SAINT GREGORY THE GREAT CATHOLIC CHURCH

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

Owner: PBLH, INC.

PLAN DESCRIPTION: Revision denoting allowed water access at Palmetto Bluff.

PROJECT NAME: Palmetto Bluff

Total Concept Plan Amendment Cases: 2

Dev Agreement Amendment



Growth Management Application Update Report

Att 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Dev Agreement Amendment

PUD

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

Owner: PBLH, INC.

PLAN DESCRIPTION: Revisions to allow uses at New River water access at Palmetto Bluff

PROJECT NAME: Palmetto Bluff

DAA-02-20-014041	02/25/2020		Dev Agreement Amendment	Active	Aubrie Giroux
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Applicant: McNair Law Firm, P.A.

Owner: Bishop of Charleston

PLAN DESCRIPTION: Request for an Ordinance to amend the Buckwalter Development Agreement to incorporate the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 & R660 022 000 1120 0000 and identify necessary terms and conditions such as designation of the property as the Saint Gregory the Great Land Use Tract, allowed land uses for the Land Use Tract, any increase in the overall total allowed development rights for Buckwalter allocated to the property, obligations, special provisions, etc. as necessary.

STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Additional revisions including a reduction of the requested number of residential development rights from 449 to 150 were submitted following Planning Commission's Workshop on the proposed Annexation and Zoning Map Amendment held on July 22, 2020. Planning Commission will hold a Public Hearing and Recommendation to Town Council on October 28, 2020. Town Council is scheduled to hold Ordinance First Readings at their January 6, 2021 meeting. Town Council is then scheduled to hold Public Hearings and Ordinance Second and Final Readings at their February 9, 2021 meeting.

PROJECT NAME: SAINT GREGORY THE GREAT CATHOLIC CHURCH

Total Dev Agreement Amendment Cases: 2

Development Plan

Development Plan



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-03-21-015114	03/16/2021	151 NEW RIVERSIDE RD ROAD	Development Plan	Active	William Howard
Applicant: Madison Capital Group LLC		Owner: MFH LAND, LLC			
PLAN DESCRIPTION: A request by Madison Capital Group, LLC on behalf of MFH LAND, LLC for approval of a Development Plan. The project consists of the construction of multi family development with amenity center and associated parking and infrastructure. The property is zoned New Riverside PUD and consists of approximately 7.5 acres within the New Riverside Village Master Plan. Staff comments on the Preliminary Plan were reviewed at the April 14 meeting of the DRC. Awaiting a re-submittal to address comments.					
PROJECT NAME:		NEW RIVERSIDE VILLAGE			
DP-03-19-012966	03/27/2019		Development Plan	Active	William Howard
Applicant: New South Living, LLC		Owner:			
PLAN DESCRIPTION: The Applicant is proposing to construct a two lane, 200 foot extension of Able Street from its terminus with Red Cedar Street to provide access to the adjacent parcel. STATUS: Comments on the Preliminary Development Plan were reviewed at the April 9, 2019 meeting of the DRC. Awaiting Final Development Plan. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire. STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.					
PROJECT NAME:					
DP-10-18-012476	10/15/2018	1268 MAY RIVER RD	Development Plan	Active	William Howard
Applicant: Kevin Farruggo		Owner: McClure Real Estate LLC			
PLAN DESCRIPTION: The Applicant is proposing to subdivide and use parcel and develop as mixed use at 1268 May River Road, Tax Map Number R610 039 00A 0147 0000. STATUS 10/31/2018: Comments on the Preliminary Development Plan were provided at the Oct. 30 meeting of the DRC. Awaiting re-submittal and a response to comments before placing the Preliminary Plan on the agenda for review by the Planning Commission. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire. STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

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

Development Plan

DP-01-21-014870 01/04/2021 2 PARKSIDE DR DRIVE Development Plan Active William Howard

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.

PROJECT NAME: Buckwalter

DP-01-21-014875 01/05/2021 Development Plan Active William Howard

Applicant: Thomas & Hutton **Owner:** LSSD NEW RIVERSIDE LLC

PLAN DESCRIPTION: A request by Thomas & Hutton behalf of LSSD New Riverside, LLC for approval of a preliminary development plan. The project consists of 129 single family residential lots with associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 44 acres identified by tax map number R610 035 000 1362 0000 located within the Heritage at New Riverside Master Plan.

STATUS 5/21/2021: Staff comments were reviewed at the February 10 meeting of the DRC. Awaiting submittal of the Final Development Plan.

PROJECT NAME: HERITAGE AT NEW RIVERSIDE PHASE 8 & 9



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-01-21-014882	01/06/2021	24 INNOVATION DR DRIVE	Development Plan	Active	William Howard
Applicant: Ward Edwards Engineering		Owner: Lighthouse Lagoon Miniature Golf			
PLAN DESCRIPTION: Miniature golf facility in Buckwalter Place.					
PROJECT NAME:		BUCKWALTER PLACE			
DP-09-20-014617	09/29/2020		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: A request by Michael Hughes with Thomas & Hutton on behalf of May River Forest, LLC for approval of a Preliminary Development Plan. The project consists of the construction of 117 single-family lots and associated infrastructure. The property is zoned Palmetto Bluff Planned Unit Development and consists of approximately 94 acres identified by tax map number R614 057 000 0001 0000 located off of Old Moreland Road within the Palmetto Bluff Master Plan Phase 2. Staff comments were reviewed at the Nov. 4, 2020 meeting of the DRC. Awaiting submittal of the Final Plan.					
PROJECT NAME:		PALMETTO BLUFF PHASE 2			
DP-03-21-015153	03/30/2021		Development Plan	Active	William Howard
Applicant: Thomas and Hutton		Owner: Jack McSweeney			
PLAN DESCRIPTION: K. Hovnanian Homes proposes to develop Phase 3 of the Lakes at New Riverside, consisting of 81 single family homes and related infrastructure.					
PROJECT NAME:					



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-11-18-012564	11/14/2018	1217 MAY RIVER RD	Development Plan	Active	William Howard
Applicant: Dan Keefer		Owner: May River Development LLC			
<p>PLAN DESCRIPTION: The Applicant is proposing to develop 5 existing parcels into a mixed use development consisting of 5 single family residences and 5 commercial buildings to include the site infrastructure, internal street-scape, drives, parking, walks, utilities, drainage, and stormwater BMPs .</p> <p>STATUS 11/27/2018:</p> <p>STATUS 12/18/2018: Comments on the Preliminary Development Plan were reviewed at the Dec. 4 meeting of the DRC. Awaiting Final Development Plan.</p> <p>STATUS 05/14/2019: Comments on the Final Development Plan were reviewed at the May 14 meeting of the DRC. Awaiting re-submittal.</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>					
PROJECT NAME:		OLD TOWN			
DP-11-16-010264	11/10/2016		Development Plan	Active	William Howard
Applicant: Coleman Company Inc.		Owner: WWH PALMETTO PT DEVELOPERS			
<p>PLAN DESCRIPTION: The applicant is requesting approval for a Preliminary Development Plan to construct 19 single family homes and associated infrastructure on 5.99 acres.</p> <p>STATUS: Plan is scheduled for 11/29 DRC Meeting.</p> <p>STATUS: The Preliminary Development Plan was heard at the December 6, 2016 DRC Meeting. A Final Development Plan was submitted, reviewed, and heard at the March 14th DRC meeting and comments provided to the Applicant.</p> <p>STATUS: Awaiting resubmittal materials addressing staff comments.</p> <p>STATUS: 04/03/17: APPROVED</p> <p>STATUS: 7/19/17: Plan was reactivated for Certificate of Construction Compliance approval.</p>					
PROJECT NAME:		VILLAGES AT PALMETTO POINTE PHASE 4B			
DP-03-21-015154	03/30/2021		Development Plan	Active	William Howard
Applicant: Thomas and Hutton		Owner: Jack McSweeney			
<p>PLAN DESCRIPTION: K. Hovnanian Homes proposes to develop Phase 4 of the Lakes at New Riverside, consisting of 76 single family homes and related infrastructure.</p>					
PROJECT NAME:					



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-04-17-010873	04/27/2017	1195 MAY RIVER RD	Development Plan	Active	William Howard
Applicant: Manuel Studio, LLC		Owner: Trever Wells			
PLAN DESCRIPTION: The Applicant is requesting approval of a new commercial building with 4 units. STATUS 5/18/17: Comments were reviewed at the May 16 meeting of the DRC. Awaiting submittal of Final Development Plan. STATUS 05/10/2019: Comments on the Final Development Plan were reviewed at the May 7 meeting of the DRC. Awaiting re-submittal.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
DP-10-20-014720	10/30/2020	6 ARLEY WAY WAY	Development Plan	Active	William Howard
Applicant: Eric Hoover		Owner: Ceagull Investments, LLC			
PLAN DESCRIPTION: 12,000 SF commercial building and associated infrastructure in Westbury Park: Lot 20B					
PROJECT NAME:		WESTBURY PARK COMMERCIAL			
DP-01-21-014886	01/08/2021		Development Plan	Active	William Howard
Applicant: Parcel 7A llc		Owner: Parcel 7A llc			
PLAN DESCRIPTION: Grading permit only - limited clearing, grubbing, leveling & re-stabilizing on site.					
PROJECT NAME:		Buckwalter			



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-05-19-013149	05/09/2019	335 BUCKWALTER PKWY	Development Plan	Active	William Howard
Applicant: Ryan Lyle PE		Owner: St. Andrew by the Sea			
<p>PLAN DESCRIPTION: The Applicant is proposing to construct a 12,250 square foot building, an athletic field and the associated parking, sidewalks, BMPs, utilities and all other infrastructure for Phase 1 of this development located at 335 Buckwalter Parkway, Tax Map Number R610 030 000 0712 0000 & R610 030 000 0513 0000.</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>					
PROJECT NAME:		Buckwalter			
DP-10-20-014676	10/19/2020	441 PALMETTO BLUFF ROAD	Development Plan	Active	William Howard
Applicant: Grandview Care, Inc.		Owner: MAY RIVER FOREST			
<p>PLAN DESCRIPTION: Construction of a new Wellness Center, office buildings, and independent living units.</p> <p>Sora Wellness</p>					
PROJECT NAME:		PALMETTO BLUFF PHASE 1			
DP-10-17-011380	10/05/2017		Development Plan	Active	William Howard
Applicant: Andrews Engineering Co.		Owner: Micheal Bradley Holdings LLC			
<p>PLAN DESCRIPTION: The Applicant is requesting approval to construct a 37,000 SF building to house a brewery, retail sales area, a restaurant and bar space and associated infrastructure. Located on Jennifer Court near the intersection of Highway 46 and Buck Island Road.</p> <p>STATUS 10/18/2017: The Preliminary Development Plan is under review and scheduled for the Oct. 24 meeting of the DRC.</p> <p>STATUS 11/14/2017: Comments on the Preliminary Development Plan were reviewed at the Oct 24 meeting of the DRC. Awaiting submittal of the Final Development Plan.</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>					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-08-20-014525	08/31/2020		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: A request by 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 +/- 4.2 miles of Old Anson Road within Palmetto Bluff Master plan. The property is zoned Palmetto Bluff PUD and consists of approximately 71.7 acres identified by tax map numbers R614 057 000 0001 0000 located within the Cypress Ridge Master Plan.					
Status 09/26/2020: Comments on the Preliminary Plan were reviewed at the Sept. 25 meeting of the DRC. Awaiting Final Development Plan.					
PROJECT NAME:					
DP-01-21-014926	01/20/2021	41 CALHOUN ST STREET	Development Plan	Active	William Howard
Applicant: R. Stewart Design, LLC		Owner: Windsong Investments, LLC			
PLAN DESCRIPTION: A request by Randolph Stewart on behalf of Windsong Investments, LLC for approval of a development plan. The project consists of a renovation/re-model of the existing contributing structure to create a "walk-up restaurant" a "carry-out restaurant" retail space with a covered patio/courtyard and associated parking. The property is zoned Neighborhood center-HD and consists of approximately .32 acres identified by tax map numbers R61 039 00A 094A 0000 located 41 Calhoun Street.					
STATUS 04/22/2021: The Preliminary Development Plan is currently under review. Comments on the Preliminary Plan will be provided at the May 5, 2021 meeting of the DRC.					
PROJECT NAME:		OLD TOWN			
DP-05-21-015258	05/02/2021		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: Jack McSweeney			
PLAN DESCRIPTION: Preliminary Development Plans of Four Seasons at Carolina Oaks - Phase 3-5. These phases consist of 157 single family homes on approximately 61.8 acres.					
PROJECT NAME:		Four Seasons at Carolina Oaks			



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-03-21-015115	03/16/2021		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: Jack McSweeney			
PLAN DESCRIPTION: On behalf of K. Hovnanian Homes, this phase is approximately 19.5 acres located at the intersection of Sc 170 and SC 46. It will consist of 55 single family lots and associated infrastructure. The site is located within the Jones Estate PUD.					
PROJECT NAME:		Four Seasons at Carolina Oaks			
DP-09-20-014563	09/08/2020	35 PONDBERRY ST STREET	Development Plan	Active	William Howard
Applicant: Tarr Group, LLC		Owner: HEPBLUFF LLC			
PLAN DESCRIPTION: 4,200 SF professional dental office with parking and landscaping improvements.					
PROJECT NAME:		TOWNE CENTRE AT NEW RIVERSIDE			
DP-02-21-015049	02/25/2021	5 OLIVER CT COURT	Development Plan	Active	William Howard
Applicant: Drayton-Park Companies, LLC		Owner: 90 Bridge Street LLC			
PLAN DESCRIPTION: A request by Drayton-Parker Companies, LLC on behalf of Wyatt Pringle for approval of a Development Plan. The project consists of the construction of a 5198 SF convenience store and fuel center with associated parking and infrastructure. The property is zoned Schultz PUD and consists of approximately 1.88 acres identified by tax map number R610 031 000 0961 0000 located at 5 Oliver Court.					
STATUS 04/22/2021: Staff comments on the Preliminary Plan were reviewed at the April 7, 2021 meeting of the DRC. Staff is awaiting a re-submittal to address comments provided.					
PROJECT NAME:		BLUFFTON PARK PHASE C-1			



Growth Management Application Update Report

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

Development Plan

DP-10-20-014645 10/06/2020 Development Plan Active William Howard

Applicant: Mike Klein **Owner:** Reed Group Consulting, LLC

PLAN DESCRIPTION: A request by SC Bodner Company on behalf of the Reed Group for approval of a Development Plan. The project consists of the construction of a 280 unit multifamily development with amenity center and associated parking and infrastructure. 5198 SF convenience store and fuel center with associated parking and infrastructure. The property is zoned Buckwalter PUD and consists of approximately 45 acres identified by tax map number R610 029 000 0789 0000 located at within Parcel 10B of the Buckwalter PUD, northeast of the intersection of Hampton Parkway and Bluffton Parkway.

STATUS 11/06/2021: Comments on the Preliminary Plan were reviewed at the Nov. 4, 2020 meeting of the DRC. Staff is requiring a re-design of the site layout to address concerns with parking and traffic circulation. As designed the plan is inconsistent with the Parcel 10A/10B Master Plan.

STATUS 12/30/2020: Comments on a re-submittal of the Preliminary Plan were reviewed at the 12/30.2021 meeting of the DRC. Revisions to address parking and site layout are required.

STATUS 01/21/2021: The Applicant has submitted a variance request to allow a reduction in required parking. The UDO Administrator has denied the Parking Variance request.

STATUS 02/15/2021: The applicant has provided a re-submittal of the Preliminary Plan to address comments provided at the Jan. 21 meeting of the DRC. The revised Preliminary Plan is approved by the DRC and will be presented to the Planning Commission for approval at the March 24 meeting.

STATUS 03/25/2021: The Preliminary Plan was approved by the Planning Commission with the following conditions:

1. At the time of Final Development Plan, provide sufficient landscaping to buffer and screen the backs of garages visible from the main access road.
2. At the time of Final Development Plan, provide as much separation as possible between the sidewalk and the primary access road near the wetland crossing north of the Bluffton Parkway access.

Awaiting submittal of the Final Development Plan.

PROJECT NAME:

Preliminary Development Plan

DP-08-20-014463 08/11/2020 115 PERSIMMON ST Development Plan Active William Howard

Applicant: Sam Connor **Owner:** May River Commercial Properties LLC

PLAN DESCRIPTION: Commercial office and warehouse space to serve as Contractors office.

STATUS UPDATE: The Preliminary Plan was approved by the Planning Commission.

STATUS UPDATE: The Applicant has proposed a change of use to include a laundromat that will require major modifications to the approved preliminary plan to accommodate the additional required parking to support the change of use. AS such a new development plan application has been submitted - See Energov plan 2-21-14965.

PROJECT NAME: SHULTZ TRACT



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-10-19-013630	10/24/2019		Development Plan	Active	William Howard
Applicant: JK Tiller Associates Inc		Owner: Speyside			
<p>PLAN DESCRIPTION: The applicant is requesting Preliminary Development Plan approval for a mixed-use development (Washington Square) consisting of office space, 36 residential apartments, 52,000 square feet of retail, 7,000 square feet of restaurant, and 80-unit boutique hotel, an assisted living home, and greenspace.</p> <p>STATUS: The Preliminary Plan will be reviewed at the November 27 DRC meeting.</p> <p>STATUS 12/12/2019: Awaiting re-submittal to address comments provided on Preliminary Development Plan.</p> <p>STATUS 02/20/2020: Re-submittal materials have satisfied staff comments. The Preliminary Plan is scheduled for Planning Commission review Feb. 26, 2020.</p> <p>STATUS 03/02/2020: Planning Commission approved the Preliminary Development Plan. Awaiting Final Plan.</p>					
PROJECT NAME:		WASHINGTON SQUARE			
DP-08-19-013460	08/19/2019		Development Plan	Active	William Howard
Applicant: O'Reilly Auto Parts		Owner: O'Reilly Auto Parts			
<p>PLAN DESCRIPTION: The applicant is requesting approval of a development plan for the construction of a new commercial building and infrastructure for the purpose of the retail sale of automotive parts and related accessories.</p> <p>The Preliminary Plan will be reviewed at the September 18 meeting of the DRC.</p> <p>STATUS: 9/20/2019 Awaiting for resubmittal of plans prior to bringing it to the Planning Commission for approval.</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 they intend to pursue approval, the application will expire.</p> <p>STATUS UPDATE 09/11/2020: A Preliminary Plan has been re-submitted for review. Comments will be reviewed at the Sept. 16 meeting of the DRC.</p> <p>STATUS UPDATE 04/21/2021: The Preliminary Development Plan was reviewed at the March 28 meeting of the Planning Commission and was approved as submitted. Staff is waiting on the submittal of the Final Development Plan.</p>					
PROJECT NAME:		SHULTZ TRACT			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Development Plan

DP-01-20-013861 01/13/2020 Development Plan Active William Howard

Applicant: Thomas & Hutton **Owner:** K Hovananian

PLAN DESCRIPTION: The Applicant is proising to construct 79 single family lots with associated infrastructure as Phase 2 of Four Seasons at Carolina Oaks.

STATUS 01/22/2020: The plan review has placed on "Hold" and the applicant has been contacted for additional information related to land clearing. The plan review will be re-activated when the additional information and plan changes have been submitted.

STATUS UPDATE 1/26/2021: The applicant has re-submitted revised plans for Phase 2 for review. The application is currently under review and scheduled for a review of comments at the March 3 meeting of the DRC.

STATUS 03/042021: Comments on the Preliminary Development Plan were reviewed at the March 3 DRC meeting. The Preliminary Plan is approved. Awaiting submittal of the Final Development Plan.

PROJECT NAME: Four Seasons at Carolina Oaks

Public Project

DP-12-19-013803 12/20/2019 Development Plan Active William Howard

Applicant: Town of Bluffton **Owner:** Town of Bluffton

PLAN DESCRIPTION: The town is seeking permits to add pathways along Goethe Rd and Shults Rd in Bluffton, SC. The proposed project will disturb approximately 3.9 acres and occur within the Goethe Rd right of way (from Hwy 46 to Hilderbrand Rd) and Shults Rd right of way (from Eighth Avenue to Hilderbrand Road). Improvements to the roadside swales and drainage infrastructure are also proposed as well as the replacement of some driveways, as necessary to accommodate the proposed walkways.

STATUS 01/23/2020: The Public Project was reviewed at the Jan. 15 meeting of the DRC revisions are required. Awaiting re-submittal.

PROJECT NAME:



Growth Management Application Update Report

Att 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-06-20-014293 06/08/2020 Development Plan Active William Howard

Applicant: Cranston Engineering Group **Owner:** Town of Bluffton

PLAN DESCRIPTION: New 5' concrete sidewalk in the Simmonsville Rd r/w, minor grading, stormwater infrastructure.
A request by Cranston Engineering on behalf of The Town of Bluffton, for the approval of a Public Project/Development Plan. The project consists of the construction of a 5 foot wide concrete sidewalk in the Simmonsville Road right of way from Buck Island Road to Sugaree Drive. The property is zoned Residential General and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Stormwater Design Manual.
STATUS 04/21/2021: Staff comments were reviewed at the July 7, 2020 meeting of the DRC. Staff is waiting on re-submittal materials to address comments provided.

PROJECT NAME:

DP-02-19-012875 02/26/2019 52 WHARF ST Development Plan Active William Howard

Applicant: Cranston Engineering Group **Owner:** Town of Bluffton

PLAN DESCRIPTION: New sanitary sewer gravity main in unserved area of Bridge Street.
STATUS 03/21/2019: The Application for Public Project has been entered and is awaiting review and approval of the Stormwater Management Plan. The project will receive review by the DRC upon Stormwater approval.
STATUS 06/20/2019: Comments were provided at the June 18 meeting of the DRC. Awaiting re-submittal for Final Approval.

PROJECT NAME: OLD TOWN

Total Development Plan Cases: 31

Development Plan Amendment

NA



Growth Management Application Update Report

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan Amendment					
DPA-04-21-015207	04/15/2021	4366 BLUFFTON PKWY PARKWAY	Development Plan Amendment	Active	William Howard
Applicant: Shoreline Commercial		Owner: Austin N' Mark LLC			
PLAN DESCRIPTION: Shoreline Construction Office (Development Plan Amendment): A request by Shoreline Commercial, LLC on behalf of owner, Austin N' Mark, LLC for approval of a Development Plan Amendment. The project consists of a building expansion, site improvements and landscaping. The property is zoned Bluffton Park Planned Unit Development and consists of approximately 1.2 acres identified by tax map number R610 031 000 1230 0000 located at 4336 Bluffton Parkway.					
PROJECT NAME:		BLUFFTON PARK PHASE C-2			
DPA-04-21-015212	04/16/2021	124 PERSIMMON ST STREET	Development Plan Amendment	Active	William Howard
Applicant: Dyess Heating and Air		Owner: Dyess Heating and Air			
PLAN DESCRIPTION: Replace a storm water BMP with a different one					
PROJECT NAME:		BLUFFTON PARK PHASE D-1/D-3			
DPA-04-21-015183	04/06/2021	1 HAMPTON HALL BLVD BOULEVARD	Development Plan Amendment	Active	William Howard
Applicant: Sam Connor		Owner: Hampton Hall Club, Inc.			
PLAN DESCRIPTION: A request by Sam Connor on behalf of Hampton Hall Club, Inc. for the approval of a Development Plan Amendment. The project consists of expanding the Hampton Hall entrance. The property is identified by tax map number R614 038 000 0761 0000 and consists of approximately .2 acres located at 1 Hampton Hall Boulevard. The property is zoned Buckwalter PUD and should be reviewed based on the requirements set forth in the Buckwalter PUD Concept Plan and Development Agreement, Hampton Hall Master Plan and Town of Bluffton Stormwater Design Manual.					
STATUS 04/21/2021: The application is currently under review. Staff comments will be provided and reviewed at the May 5, 2021 meeting of the DRC.					
PROJECT NAME:		HAMPTON HALL PHASE I-A			



Growth Management Application Update Report

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Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Development Plan Amendment

DPA-06-20-014304 06/12/2020 15 CAPTAINS CV Development Plan Amendment Active William Howard

Applicant: Old Town Dispensary **Owner:** Old Town Dispensary

PLAN DESCRIPTION: A request by Sam Connor on behalf of the Carson Cottages Horizontal Property Regime for the approval of a Development Plan Amendment. The project consists of the construction of additional parking and dumpster enclosure and the installation landscaping and lighting. The property is identified by tax map number R610 039 00A 0124 and consists of approximately .2 acres located at 15 Captains Cove. The property is zoned Neighborhood Venter_HD and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Stormwater Design Manual.
STATUS 04/21/2021: The application was reviewed at the March 22 meeting of the DRC. Staff is awaiting re-submittal materials to address comments provided.

PROJECT NAME: OLD TOWN

Total Development Plan Amendment Cases: 4

Development Surety

Development Surety

DS-05-16-009670 05/19/2016 345 BUCK ISLAND RD Development Surety Active William Baugher

Applicant: Carolina Engineering Consultants, Inc. **Owner:** Gray Holdings LLC

PLAN DESCRIPTION: Surety is to allow for CO. Site is fully complete with the exception of razor wire and front signage.

PROJECT NAME: GRAYCO

DS-04-17-010825 04/17/2017 Development Surety Active William Baugher

Applicant: Thomas and Hutton **Owner:** HL Development

PLAN DESCRIPTION: Extinguishment request denied, revisions required prior to approval - 10/27/17
The Applicant is requesting a Development Surety extinguishment for the 91 residential lots and infrastructure
The applicant is requesting approval for a performance surety for the 91 residential lots and associated infrastructure for Hampton Lake Phase 5.

PROJECT NAME: HAMPTON LAKE PHASE 5



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Surety					
DS-11-16-010244	11/03/2016		Development Surety	Active	William Baugher
Applicant: Del Webb Communities Inc		Owner: Del Webb Communities Inc			
PLAN DESCRIPTION: The applicant is requesting approval of a performance development surety for 16 single family residential lots within Block 3B1 of The Haven at New Riverside. The applicant is requesting a bond reduction 2017-5-2 TS					
PROJECT NAME:		HAVEN AT NEW RIVERSIDE BLOCK 3B1			
DS-10-15-009364	10/01/2015		Development Surety	Active	William Baugher
Applicant: Travis Burke		Owner: Palmetto Pointe Development			
PLAN DESCRIPTION: The Applicant is requesting approval on a Final Development Plan for the Villages at Palmetto Pointe Phase III to install infrastructure and utilities for 54 single family lots. Status: The application was reviewed at the April 1, 2014 DRC meeting. The Applicant is addressing the comments provided and will resubmit when complete.					
PROJECT NAME:		VILLAGES AT PALMETTO POINTE PHASE 5			
DS-03-17-010737	03/27/2017		Development Surety	Active	William Baugher
Applicant: Thomas & Hutton		Owner: Pulte Group			
PLAN DESCRIPTION: The Applicant is requesting approval for a performance surety for 40 single family residential lots within Block 3A of The Haven at New Riverside. 7-19-17 The Applicant is requesting a reduction of the development surety for Block 3A of The Haven at New Riverside.					
PROJECT NAME:		HAVEN AT NEW RIVERSIDE PHASE 3A			
DS-12-15-009429	12/08/2015	0 OAKTIE HWY	Development Surety	Active	William Baugher
Applicant: Thomas & Hutton		Owner: D R Horton Inc			
PLAN DESCRIPTION: Cypress Ridge Phase 7A, consists of 61 single family detached residential lots and infrastructure. 20170127 The Applicant is requesting to extinguish the bond on file for Cypress Ridge Phase 7A, consisting of 61 single family detached residential lots and infrastructure. 20170307 The Applicant is requesting to reduce the bond on file for Cypress Ridge Phase 7A, consisting of 61 single family detached residential lots and infrastructure.					
PROJECT NAME:		CYPRESS RIDGE PHASE 7A			



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Surety					
DS-02-20-013989	02/12/2020		Development Surety	Active	William Baugher
Applicant: Thomas & Hutton		Owner: HL Development			
PLAN DESCRIPTION: A request by Thomas & Hutton for an approval of a development surety in the amount of \$197,120.97 (125% of the remaining site development costs.) Hampton Lake Phase 9					
PROJECT NAME:		HAMPTON LAKE PHASE 9			
DS-03-17-010663	03/08/2017		Development Surety	Active	William Baugher
Applicant: Thomas & Hutton		Owner: Pulte Home Corporation			
PLAN DESCRIPTION: The Applicant is requesting approval of a performance bond for 31 single family residential lots within Block 3B2 of The Haven at New Riverside The Applicant is requesting a bond reduction 2017-5-2 TS					
PROJECT NAME:		HAVEN AT NEW RIVERSIDE PHASE 3B2			
DS-10-17-011393	10/12/2017		Development Surety	Active	William Baugher
Applicant: Thomas & Hutton		Owner: D R Horton Inc			
PLAN DESCRIPTION: The Applicant is requesting a development surety which consist of Cypress Ridge Phase 8 62 single family detach residential lots and infrastructure.					
PROJECT NAME:		CYPRESS RIDGE PHASE 8			
DS-08-19-013430	08/13/2019		Development Surety	Active	William Baugher
Applicant: Thomas & Hutton		Owner: D R HORTON INC			
PLAN DESCRIPTION: The Applicant is proposing to construct 49 single family residential lots with infrastructure within Cypress Ridge Phase 13, Tax Map R614 028 000 0916 0000.					
PROJECT NAME:		CYPRESS RIDGE - PHASE 13			



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

Development Surety

DS-04-17-010799 04/10/2017 Development Surety Active William Baugher

Applicant: Del Webb Communities Inc **Owner:** Del Webb Communities Inc

PLAN DESCRIPTION: The Applicant is requesting to reduce the surety in place for 52 single-family residential lots within the Block 4A portion of The Haven at New Riverside. EnerGov Bond #0009

PROJECT NAME: HAVEN AT NEW RIVERSIDE BLOCK 4A

Total Development Surety Cases: 11

Exempt Plat

NA

EP-08-19-013416 08/08/2019 31 HILDERBRAND Exempt Plat Active Katie Peterson

Applicant: Jack Davis **Owner:** Jack Davis

PLAN DESCRIPTION: lot combination

PROJECT NAME: Schultz/Goethe

EP-12-16-010400 12/21/2016 Exempt Plat Active Katie Peterson

Applicant: HL DEVELOPMENT **Owner:** Northern Sandhill Property

PLAN DESCRIPTION: The applicant is requesting approval of an exempt plat at the south of the intersection of River Ridge Dr and Bluffton Pkwy.

PROJECT NAME: HAMPTON LAKE



Growth Management Application Update Report

Town of Bluffton

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Exempt Plat					
EP-12-16-010350	12/05/2016	550 OLD PALMETTO BLUFF RD	Exempt Plat	Active	Katie Peterson
Applicant: Thomas and Hutton		Owner: MAY RIVER FOREST			
PLAN DESCRIPTION: The applicant is requesting approval of exempt plat for a new boundary survey for the Golf Maintenance area.					
PROJECT NAME:		PALMETTO BLUFF PHASE 1			
EP-05-17-010884	05/02/2017	1321 MAY RIVER RD	Exempt Plat	Active	Katie Peterson
Applicant: Larry Leary		Owner: Landmark 2 Developers LLC			
PLAN DESCRIPTION: THE APPLICANT IS REQUESTING AN EXEMPT PLAT FOR AN ADA WALKWAY TO SIDE DOOR 29' LONG					
PROJECT NAME:		CALHOUN STREET PROMENADE			
EP-12-16-010378	12/14/2016		Exempt Plat	Active	Katie Peterson
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: THE APPLICANT IS REQUESTING AN EXEMPT PLAT TO DIVIDING THE EXISTING 610 ACRE PARCEL COMMONLY KNOWN AS NEW RIVERSIDE PARCEL 9 INTO THREE PARCELS					
PROJECT NAME:		PALMETTO BLUFF			
EP-05-19-013207	05/31/2019		Exempt Plat	Active	Katie Peterson
Applicant: Walter J Nester III		Owner: Pocotaligo Inernational, LLC			
PLAN DESCRIPTION: The Applicant is proposing a POA line adjustment.					
PROJECT NAME:		SCHULTZ/GOETHE RD			



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Exempt Plat					
EP-09-19-013533	09/17/2019	2 LAWTON BLVD	Exempt Plat	Active	Katie Peterson
Applicant: 814 Development LLC		Owner: EIG14T RCCC 229 SC-Bluffton LLC			
<p>PLAN DESCRIPTION: The purpose of this Exemption Plat it to modify the lot line of two parcels of land located at and adjacent to 2 Lawton Boulevard near the intersection of Lawton Boulevard and Okatie Highway (South Carolina Highway 170). The first parcel being a 2.086 Acre parcel of land called "Future Development Outparcel 1", on a Plat titled "Lawton Station Phase 1 Being a portion of the Sandhill Tract 1B", prepared for Craftbuilt Homes L.L.C., by Thomas & Hutton Engineering Co., Savannah, GA, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 113, Page 6, on May 20, 2006, and also Plat Book 118, Page 108. Said parcel being TMS R610 028 000 2655 0000. This parcel of land also had a previous right-of-way take along the road frontage of Okatie Highway (South Carolina Highway 170) since the date of recording of Plat Book 118, Page 108. The second parcel of land being a 9.349 Acre parcel of land called Lot 8A-1, on a Plat titled "Parcel 8A, A Portion of Parcel 8, LLC Property, prepared for Parcel 8, LLC, by Thomas & Hutton Engineering Co., Savannah, GA, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 127, Page 105, on January 21, 2008. Said parcel being TMS R610 028 000 0920 0000. The resulting parcel of land from this Exemption Plat of property is titled "Outparcel 1", and is a 2.040 Acre parcel, with said parcel consisting of being 1.312 Acres of the parcel of land (TMS R610 028 000 2655 0000) and also 0.728 Acres of the parcel of land (TMS R610 028 000 0920 0000). The remaining portion of TMS R610 028 000 2655 0000 property located southeast of Outparcel 1, consisting of and being 0.573 Acres now being a part of (TMS R610 028 000 0920 0000). The shape, configuration and area of the two parcels mentioned above are shown more clearly on the attached Exemption Plat being submitted.</p>					
PROJECT NAME:					
EP-12-18-012653	12/12/2018		Exempt Plat	Active	Katie Peterson
Applicant: Thomas & Hutton		Owner: MAY RIVER FOREST			
<p>PLAN DESCRIPTION: The Applicant is proposing to increase the size of Lot 5467. The enclosed recombination plat combines Lot 5467 and 0.155 acres of land from parcel R614 046 000 0062 0000 into a larger Lot which will be known as Lot 5467. Both portions of land are owned by May River Forest, LLC.</p>					
PROJECT NAME: PALMETTO BLUFF					
EP-10-18-012502	10/25/2018	65 SHULTS RD	Exempt Plat	Active	Katie Peterson
Applicant: Bello Foundations, Inc.		Owner: Bello Foundations, Inc.			
<p>PLAN DESCRIPTION: The Applicant is proposing to move an unspecified line 10" feet in order to create more space on Lot 33 for the construction of a new house. The property is located at 65 & 67 Shults Road, Tax Map Numbers R610 039 000 0076 0000 and R610 039 000 0077 0000.</p>					
PROJECT NAME: SHULTZ TRACT					



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Exempt Plat					
EP-06-18-012088	06/08/2018		Exempt Plat	Active	Katie Peterson
Applicant: Coastal Surveying Company, Inc.		Owner: Village Park Homes			
PLAN DESCRIPTION: The Applicant is proposing a recombination of lots 207 and 208, moving the property lines.					
PROJECT NAME: Buckwalter					
EP-10-16-010198	10/19/2016	8 STATE OF MIND ST	Exempt Plat	Active	Katie Peterson
Applicant: Pearce Scott Architects, Inc.		Owner: Ken and Debra Timen			
PLAN DESCRIPTION: The applicant is requesting approval to construct a new 3 story commercial main street building for Lettrs. This includes revisions to stairwell to include a sidewalk and extension of property line to change acreage from 0.33 to 0.57. STATUS: Awaiting upated information per email from KI dated 11/18/2016					
PROJECT NAME: CALHOUN STREET PROMENADE					
EP-11-17-011467	11/13/2017	44 JASON ST	Exempt Plat	Active	Katie Peterson
Applicant: Vaux Marscher Berglind, P.A.		Owner: Vaux Marscher Berglind, P.A.			
PLAN DESCRIPTION: The Applicant is requesting					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					
EP-12-16-010413	12/30/2016	2 OSCAR & DAISY LN	Exempt Plat	Active	Katie Peterson
Applicant: Tommie Perry		Owner: Tommie Perry			
PLAN DESCRIPTION: Plat to correct property lines.					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Exempt Plat					
EP-02-19-012865	02/21/2019		Exempt Plat	Active	Katie Peterson
Applicant: Pulte Home Company		Owner: Pulte Group			
PLAN DESCRIPTION: A request by Pulte Home Company for an exempt plat entitled Boundary Survey of the Commons Areas at The Haven at New Riverside.					
PROJECT NAME:		HAVEN AT NEW RIVERSIDE			
EP-02-21-014997	02/16/2021		Exempt Plat	Active	Katie Peterson
Applicant: Thomas & Hutton		Owner: James & Sharon Mattei			
PLAN DESCRIPTION: Reference Plat Correction & Eagles nest revision					
PROJECT NAME:		PALMETTO BLUFF PHASE 1			
EP-12-20-014805	12/01/2020	11 SHERIDAN PARK CIR CIRCLE	Exempt Plat	Active	Katie Peterson
Applicant: Surveying Consultants, Inc.		Owner: Giles Stevens			
PLAN DESCRIPTION: Survey of an existing lot to show the asbuilt conditions and building numbers.					
PROJECT NAME:		SHERIDAN PARK COMMERCIAL			
EP-04-21-015217	04/20/2021	3 FLAT CREEK DR DRIVE	Exempt Plat	Active	William Howard
Applicant: Thomas & Hutton		Owner: HL Development LLC			
PLAN DESCRIPTION: HL Development LLC proposes the subdivision of the Lake within the existing Hampton Lake residential development and the Buckwalter PUD. The Hampton lake IMP was originally approved by the Town of Bluffton on February 2005. The revised Hampton Lake dated September 20, 2017 was amended and approved by the Town of Bluffton. on December 12, 2017. The project is located north of SC Highway 46, south of the Bluffton Parkway, each of SC Highway 170, and west of Old Miller Road. The tax parcel pin number is R614 029 000 2050 0000. The Lake is located within the limits of various phases of the Hampton Lake Project. These phases include Phase 9, Phase 8A, Phase 8B , Phase 7, Phase 4, Phase 3 and Phase 2. All these phases included some or all the following: a storm water pond, water, sewer and associated infrastructure for the development.					
PROJECT NAME:					



Growth Management Application Update Report

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

Total Exempt Plat Cases: 17

Master Plan

NA

MP-03-21-015151	03/29/2021	110 OLD PALMETTO BLUFF RD ROAD	Master Plan	Active	William Howard
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Applicant: Thomas & Hutton

Owner: Pritchard Farm, LLC

PLAN DESCRIPTION: A request by Thomas & Hutton on behalf of Pritchard Farms LLC, for the approval of a Initial Master Plan. The project consists of 10 single family lots with and associated roads, utilities and stormwater infrastructure. The property is identified by tax map numbers R610 044 000 0141 0000 and R610 044 000 0136 0000 and consists of approximately 51 acres located at 110 Old Palmetto Bluff Road. The property is zoned New Riverside PUD and should be reviewed based on the requirements set forth in the New Riverside PUD concept plan and Development Agreement.
STATUS 04/21/2021: The application is currently being reviewed by Staff for conformance with the Development Agreement and Planned Unit Development documents. Staff comments will be reviewed at the April 28, 2021 meeting of the DRC.

PROJECT NAME:

MP-02-20-014050	02/27/2020		Master Plan	Active	William Howard
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Applicant: McNair Law Firm, P.A.

Owner: Bishop of Charleston

PLAN DESCRIPTION: Request for approval of a Master Plan for the Saint Gregory the Great property consisting of approximately 62.80 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 & R660 022 000 1120 0000 for a mix of civic, institutional, residential, and commercial uses.
STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Staff is currently reviewing the materials and applications for clarity, content, and completeness. Once Staff's notes and comments are addressed, the request will be placed on the next available regularly scheduled Planning Commission agenda as a workshop item.
STATUS 5-18-2021: Planning Commission recommended approval at their April 28, 2021 meeting. Town Council will hear the request at their July 13, 2021 meeting with the other amendments listed above.

PROJECT NAME: SAINT GREGORY THE GREAT CATHOLIC CHURCH



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

Total Master Plan Cases: 2

Master Plan Amendment

Major

MPA-12-20-014852	12/21/2020		Master Plan Amendment	Active	Kevin Icard
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Applicant: J. K. Tiller & Associates, Inc.

Owner: Year Round Pool Co

PLAN DESCRIPTION: Amendment to the Old Carolina PUD to include BPG Planning area and associated densities and uses. This Master Plan Amendment is associated with a Zoning Map Amendment (ZONE-12-20-14853) and Comprehensive Plan Amendment (COMP-12-20-14851).
Status: 5/18/2021: Applicant resubmitted their plans, however, a PUD Text Amendment application is now required. Staff has requested the application and updated narrative, the application is on hold.

PROJECT NAME: OLD CAROLINA

MPA-12-20-014813	12/07/2020		Master Plan Amendment	Active	William Howard
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Applicant: Ward Edwards, Inc.

Owner: PKP Group LLC

PLAN DESCRIPTION: Rezoning to Planned Unit Development, Old Carolina PUD to authorize multi family use with six (6) units per acre.

PROJECT NAME: OLD CAROLINA

Total Master Plan Amendment Cases: 2

Subdivision Plan

General



Growth Management Application Update Report

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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-04-21-015233	04/26/2021	122 BECKENRIDGE CIR CIRCLE	Subdivision Plan	Active	William Howard
Applicant: Michael Hughes		Owner: D R Horton Inc			
PLAN DESCRIPTION: 44 town home lots with infrastructure.					
PROJECT NAME:		CYPRESS RIDGE PHASE 19			
SUB-03-21-015116	03/16/2021		Subdivision Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: Palmetto Bluff is continuing development with Block J2. The project is located within the Palmetto Bluff PUD, off Old Moreland Road between blocks J1 and K4. The total project area is +/- 16.5 acres. The project scope shall consist of general clearing, installation of utilities, storm drainage infrastructure, grading and paving to serve the proposed 43 lots.					
PROJECT NAME:		PALMETTO BLUFF PHASE 2			
SUB-03-21-015118	03/19/2021		Subdivision Plan	Active	Kevin Icard
Applicant: Town of Bluffton		Owner: Security Bank of Kansas City			
PLAN DESCRIPTION: Subdivision into 2 parcels to allow for the donation of the 0.43 acre Parcel 652A to the Town of Bluffton. STATUS 5-18-2021: Application was heard at the March 22, 2021 DRC meeting and was approved for stamping and recording.					
PROJECT NAME:		VILLAGE AT VERDIER PLANTATION			
SUB-05-21-015298	05/07/2021		Subdivision Plan	Active	Jordan Holloway
Applicant: Jack McSweeney		Owner: Thomas and Hutton			
PLAN DESCRIPTION: K. Hovnanian Homes proposes the subdivision approval for The Lakes at New Riverside Phase 1F. K. Hovnanian Homes proposes to construct 18 single-family residential units within The Lakes at New Riverside Phase 1F. Phase 1F is located on the north side of New Riverside Road and east of May River Highschool.					
PROJECT NAME:					



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-03-21-015079	03/04/2021	32 HILDERBRAND	Subdivision Plan	Active	William Howard
Applicant: Alexander Graham		Owner: Alexander Graham			
PLAN DESCRIPTION: Divide a .50 acre parcel in two equal .25 acre parcels.					
PROJECT NAME: OLD TOWN					
SUB-11-20-014778	11/23/2020	28 DUBOIS LN LANE	Subdivision Plan	Active	Alan Seifert
Applicant: Carol Healy		Owner: Carol Healy			
PLAN DESCRIPTION: 28 Dubois Lane (Subdivision): A request by C & C Preservation on behalf of Carol Healy and Cathy Cockman, owners, for review of a Subdivision Plan for the division of .49 acres into 2 single-family lots along with an associated access easement. The property is identified by tax map number R610 039 00A 0256 0000. The property is zoned Neighborhood General-Hd and therefore, should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Stormwater Design Manual. STATUS [01/06/2021]: The application was reviewed by Staff for conformance with the Town of Bluffton Unified Development Ordinance and reviewed by the DRC at the December 30th meeting. Town Staff are currently awaiting a re-submittal to address comments from DRC.					
PROJECT NAME: OLD TOWN					
SUB-05-21-015297	05/07/2021	151 NEW RIVERSIDE RD ROAD	Subdivision Plan	Active	Jordan Holloway
Applicant: Thomas and Hutton		Owner: MFH LAND, LLC			
PLAN DESCRIPTION: MFH Land LLC, and AVTEX Commercial Properties, Inc. are proposing the subdivision of the 34 ± acre parcel to establish private rights-of-way to serve 12 development parcels within the New Riverside planned development area.					
PROJECT NAME:					



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-04-17-010766	04/03/2017		Subdivision Plan	Active	Katie Peterson
Applicant: Armando Servin		Owner: Armando Servin			
PLAN DESCRIPTION: A request by Armando Servin Rosales, for the approval of a Subdivision Plan. The proposed subdivision will divide the existing parcel into two parcels. The property is located on Buck Island Road within the Residential General Zoning District. The property is identified by tax map number R640 031 000 016A 0000. The application was heard at the April 25, 2017 DRC meeting and comments were provided to the applicant. STATUS: Awaiting Applicant submittal of sewer connection confirmation.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
SUB-03-21-015133	03/23/2021	122 BECKENRIDGE CIR CIRCLE	Subdivision Plan	Active	William Howard
Applicant: Michael Hughes		Owner: D R Horton Inc			
PLAN DESCRIPTION: 62 single family residential lots with infrastructure.					
PROJECT NAME:		CYPRESS RIDGE PHASE 18			
SUB-08-19-013391	08/01/2019	21 LITTLE POSSUM LN	Subdivision Plan	Active	Katie Peterson
Applicant: Progressive Tax Services		Owner: Progressive Tax Services			
PLAN DESCRIPTION: A request by James Barnwell for approval of a Subdivision Plan. The project consists of subdividing one lot into seven lots. The property is zoned Residential General and consists of approximately 1.5 acres identified by tax map numbers R610 039 000 210B 0000 and R610 039 000 210A 0000 located at 21 and 33 Little Possum Lane. STATUS: The application was reviewed at the August 21st meeting of the DRC where comments were provided to the Applicant. Staff is awaiting revised materials addressing comments.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-11-20-014745	11/09/2020		Subdivision Plan	Active	Alan Seifert
Applicant: John Paul Moore		Owner: K Hovananian			
<p>PLAN DESCRIPTION: The Lakes at New Riverside - Phase 1D (Subdivision): A request by Mike Hughes of Thomas & Hutton on behalf of K. Hovnanian, Jeff Wiggins, owner, for review of a Subdivision Plan for the division of 12.180 acres into 32 single-family lots along with associated right of way and common areas. The property is identified by tax map number R610 044 000 0140 0000 and is located within the New Riverside Parcel 9 Master Plan. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the DSO 90/3 and its modifications and Town of Bluffton Stormwater Design Manual.</p> <p>STATUS [12/4/2020]: The application is currently being reviewed by Staff for conformance with the New Riverside Development Agreement and Planned Unit Development documents and is scheduled for review by the DRC at the December 9th meeting.</p> <p>STATUS [1-25-2021]: Awaiting submittal and approval of the required surety bond. Once approved, the application may be stamped and recorded.</p>					
PROJECT NAME:		NEW RIVERSIDE -PARCEL 9			
SUB-02-17-010618	02/24/2017	22 PHOENIX RD	Subdivision Plan	Active	Katie Peterson
Applicant: Leona Woodard		Owner: Terry Johnson			
<p>PLAN DESCRIPTION: The applicant is requesting approval to create a second lot from tax map number R610 031 000 0102 0000. The application was on the March 14th DRC meeting agenda, but no applicant was present. The item was tabled to the March 21st DRC meeting. The application was heard at the March 21st DRC meeting and comments provided to the Applicant.</p> <p>STATUS: Awaiting applicant resubmittal addressing watershed and BJWSA comments.</p>					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
SUB-08-20-014458	08/10/2020		Subdivision Plan	Active	Alan Seifert
Applicant: Carrie's Fun World		Owner: Carrie's Fun World			
<p>PLAN DESCRIPTION: 158 Simmonsville Road (Subdivision): A request by Carolyn Brown, applicant, on behalf of the Heirs of Frazier, owner, for review of a Subdivision Plan for the division of 9.21 acres into 11 single-family lots. The property is identified by tax map number R610 031 000 0019 0000 & R610 031 000 0168 0000. The property is zoned Residential General and, therefore, should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Town of Bluffton Stormwater Design Manual.</p> <p>STATUS [09/04/2020]: The application was reviewed by Staff for conformance with the UDO documents and was reviewed by the DRC at the September 9th meeting.</p> <p>STATUS [09/24/2020]: Staff is currently awaiting a resubmittal of the plat to address comments received during the DRC meeting.</p>					
PROJECT NAME:					



Growth Management Application Update Report

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Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-11-18-012584	11/19/2018		Subdivision Plan	Active	Katie Peterson
Applicant: Thomas & Hutton		Owner: HL Development			
PLAN DESCRIPTION: A request by Thomas and Hutton, on behalf of HL Development, LLC, for approval of a Subdivision Plan. The project consists of 4 commercial parcels and associated infrastructure to be located on approximately 15 acres. The property is zoned Planned Unit Development, located within the Buckwalter PUD and is identified by tax map number R614 029 000 2050 0000, located west of the existing Hampton Lake community and east of Lawton Station. STATUS: The application was reviewed by Staff and was placed on the December 12th DRC Agenda for review where comments were provided to the applicant. Awaiting updated materials addressing staff comment.					
PROJECT NAME:		Buckwalter			
SUB-05-21-015296	05/07/2021	50 REPHRAIM CEMETERY RD ROAD	Subdivision Plan	Active	Jordan Holloway
Applicant: Palmetto Bluff LLC		Owner: Chip Campbell			
PLAN DESCRIPTION: Subdivision to create a 200' wide right of way for Myrtle Ford Road Staff review is in process and the application is scheduled for the May 26th DRC meeting.					
PROJECT NAME:					
Historic District					
SUB-08-19-013427	08/12/2019	6 SHELL RAKE ST	Subdivision Plan	Active	Katie Peterson
Applicant: Sunshine Living Properties, LLC		Owner:			
PLAN DESCRIPTION: This application is to divide Lot 31 Shell Rake into two lots, Lot 31 A and Lot 31 B Barnacle Cut Lane and create two future building sites. Both lots meet UDO lot and road standards and complies with Article 3 of the UDO. The 911 address will also be changed to the addresses shown above. Once the subdivision has been approved the applicant will provide surveyor sealed copies to be recorded. The Application was heard by the DRC at their September 11th meeting where comments were provided to the applicant. STATUS: Staff is awaiting the submittal of a Development Plan amendment and revised plans.					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

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

Total Subdivision Plan Cases: 16

Zoning Action

Special Exception

ZONE-05-20-014229 05/13/2020 70 10 PENNINGTON DR Zoning Action Active Kevin Icard

Applicant: Nelson Pinto **Owner:** Mathesoya Mgt Corp

PLAN DESCRIPTION: Veterinary clinic specialized in ophthalmology (Outpatient only no over night care)

PROJECT NAME:

UDO Text Amendment

ZONE-03-21-015090 03/09/2021 71 TOWNE DR DRIVE Zoning Action Active Kevin Icard

Applicant: NLM Services, LLC **Owner:** BRI Mariner Belfair II, LLC

PLAN DESCRIPTION: Upscale entertainment of indoor electric go kart facility/ food use zero impaction visibility and noise.
STATUS 5-18-2021: Request was approved by Town Council at a second reading on May 12, 2021. Ordinance was recorded with the Register of Deeds in Book 4012 Page 362-366.

PROJECT NAME: BELFAIR TOWNE VILLAGE



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Town of Bluffton

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

Zoning Action

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

Applicant: Town of Bluffton

Owner: Town of Bluffton

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

1.1.8 Activities That Do Not Constitute Development; 2.2 Establishment; 3.2 General Application Approval Process; 3.9 PUD Master Plan; 3.18 Certificate of Appropriateness – Historic District (HD); 3.19 Site Feature – Historic District (HD); 3.20.2 Applicability; 3.25 Designation of Contributing Structure; 3.26 Appeals; 4.4 Conditional Use Standards; 5.3.7 Specific Landscaping Standards; 5.15 Old Town Bluffton Historic District; 7.2.2. Illegal Nonconformities; 7.9 Nonconforming Sites Resulting from Right-Of-Way Dedication or Acquisition; 9.2 Definitions; 9.3 Interpretation of Dimensional Standards; and, 9.4 Description of Uses of Land and Buildings
 STATUS: 1/29/2019 The Application was heard at the January 23, 2019 Planning Commission meeting where it was recommended for approval to Town Council with conditions related specifically to Public Projects, Minor and Major PUD Master Plans, Development Plans, requiring public notice for various projects and to include language related to appeals.
 STATUS: 2/18/2019 The Application will be heard at the March 12th Town Council meeting.
 STATUS: 5/28/2019 A portion of the text amendments were approved by Town Council at their March 12, meeting. Additional items will be presented to Town Council at a future date.
 STATUS: 4/21/2020 Various UDO text amendments are being reviewed by Planning Commission, and Town Council over the coming months.

PROJECT NAME:

Zoning Appeal

ZONE-03-20-014108 03/11/2020 Zoning Action Active William Howard

Applicant: Sarah Kepple

Owner: Jim & Sandra Merli

PLAN DESCRIPTION: Review of the Buckwalter PUD interpretation; was it written to protect adjacent Beaufort Co. property or do adjacent wetlands and rural residential setback requirements provide enough buffer for our property use?
 STATUS 4/21/2020 Due to COVID-19, this project is being held until such time that staff can hold an in-person Public Hearing.

PROJECT NAME:

Zoning Map Amendment



Growth Management Application Update Report

Town of Bluffton

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Zoning Action					
ZONE-12-20-014855	12/21/2020		Zoning Action	Active	Kevin Icard
Applicant: Ward Edwards, Inc.		Owner: PKP Group LLC			
PLAN DESCRIPTION: Rezoning to PUD, Old Carolina PUD to authorize multi family use with six (6) units per acre.					
PROJECT NAME: OLD CAROLINA					
ZONE-12-20-014853	12/21/2020		Zoning Action	Active	Kevin Icard
Applicant: J. K. Tiller & Associates, Inc.		Owner: Year Round Pool Co			
PLAN DESCRIPTION: Amendment to the Old Carolina PUD to include BPC Planning area and associated densities and uses. This Zoning Map Plan Amendment is associated with a Master Plan Amendment (MPA-12-20-14852) and Comprehensive Plan Amendment (COMP-12-20-14851). Status: 5/18/2021: Applicant resubmitted their plans, however, a PUD Text Amendment application is now required. Staff has requested the application and updated narrative, the application is on hold.					
PROJECT NAME: OLD CAROLINA					
ZONE-07-19-013331	07/10/2019		Zoning Action	Active	Aubrie Giroux
Applicant: Walter J Nester III		Owner: Bishop of Charleston			
PLAN DESCRIPTION: 1)A request for an Ordinance to approve an amendment to the Buckwalter Planned Unit Development Text to incorporate provisions for a New Land Use Tract to be Known as the Saint Gregory the Great Tract; and 2) A request for an Ordinance approving Zoning Map Amendment for approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 to rezone the subject property to Buckwalter Planned Unit Development (PUD) subject to a new Saint Gregory the Great Land Use Tract STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Additional revisions including a reduction of the requested number of residential development rights from 449 to 150 were submitted following Planning Commission's Workshop on the proposed Annexation and Zoning Map Amendment held on July 22, 2020. Planning Commission will hold a Public Hearing and Recommendation to Town Council on October 28, 2020. Town Council is scheduled to hold Ordinance First Readings at their January 6, 2021 meeting. Town Council is then scheduled to hold Public Hearings and Ordinance Second and Final Readings at their February 9, 2021 meeting. STATUS 5-18-2021: Update - Town Council will hold a Public Hearing on July 13, 2021 for the Ordinance second and final reading.					
PROJECT NAME: SAINT GREGORY THE GREAT CATHOLIC CHURCH					



Growth Management Application Update Report

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

Zoning Action

Zoning Variance

ZONE-05-21-015268 05/03/2021 Zoning Action Active William Howard

Applicant: Beaufort County Parks & Leisures Services

Owner: Town of Bluffton

PLAN DESCRIPTION: Replace damaged sign with an updated sign - Buckwalter Regional Park

PROJECT NAME:

Total Zoning Action Cases: 8

Total Active Cases: 130

Total Plan Cases: 130