

GROWTH MANAGEMENT UPDATE

October 8, 2024

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

- **a. Planning Commission:** September 25, 2024, meeting agenda attached. Next meeting scheduled for Wednesday, October 23, 2024.
- **b. Historic Preservation Commission:** September 4, 2024, cancellation notice attached. Next meeting scheduled for Wednesday, October 2, 2024.
- **c. Board of Zoning Appeals:** September 3, 2024, cancellation notice attached. Next meeting scheduled for Tuesday, October 1, 2024.
- **d. Development Review Committee:** September 4, 18 & 25, 2024 meeting agendas attached. September 11, 2024 cancellation notice attached. Next meeting scheduled for Wednesday, October 2, 2024.
- e. Historic Preservation Review Committee: September 3, 9 & 30, 2024, meeting agendas attached. September 16 & 23, 2024, cancellation notices attached. Next meeting scheduled for Monday, October 7, 2024.
- **f.** Construction Board of Adjustment and Appeals: September 24, 2024, cancellation notice attached. Next meeting scheduled for Tuesday, October 22, 2024.
- **g. Affordable Housing Committee:** September 5, 2024, meeting agenda attached. Next meeting scheduled for Thursday, October 3, 2024.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance Program.

The budget for the Neighborhood Assistance Program for FY 2025 has been approved at \$400,000 by Town Council. An additional \$144,000 was added to the budget by a grant awarded to the program by Beaufort Jasper Housing Trust on August 22. That brings the 2025 fiscal year budget to \$544,000.00.

Thirteen homes have received home repairs at a total of \$92,592.

Six homes have been serviced for septic pump out or plumbing services at a total of \$6,766. One home has been serviced for tree service at a total of \$200.00

Four homes are in the queue to have contractors visit for estimates. Those repairs consist of roofing, flooring and bathroom repairs.

ATTACHMENTS:

- 1. Planning Commission meeting agenda for September 25 2024.
- 2. Historic Preservation Commission cancellation notice for September 4, 2024.
- **3.** Board of Zoning Appeals cancellation notice for September 3, 2024.
- **4.** Development Review Committee meeting agendas for September 4, 18 & 25, 2024 and cancellation notice for September 11, 2024.
- **5.** Historic Preservation Review Committee meeting agenda for September 3, 9 & 30, 2024 and cancellation notices for September 16 & 23, 2024.
- **6.** Construction Board of Adjustments and Appeals cancellation notice for September 24, 2024.
- 7. Affordable Housing Committee meeting agenda for September 5, 2024.
- 8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2018-2025 (to September 17, 2024).
 - b. Building Permits Issued Per Month FY 2018-2025 (to September 17, 2024).
 - c. Value of Construction FY 2018-2025 (to September 17, 2024).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2018-2025 (to September 17, 2024).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2018-2025 (to September 17, 2024).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2018-2025 (to September 17, 2024).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2018-2025 (to September 17, 2024).
 - h. Planning and Community Development Applications Approved FY 2018-2025 (to September 17, 2024).
 - i. Multi Family Apartments Value FY 2018-2025 (to September 17, 2024).
 - j. Multi Family Apartments Square Footage FY 2018-2025 (to September 17, 2024).
 - k. Multi Family Apartments Total Units FY 2018-2025 (to September 17, 2024).
- 9. Planning Active Application Report



Planning Commission Meeting

Wednesday, September 25, 2024 at 6:00 PM

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

AGENDA

This meeting can be viewed live on <u>BCTV</u>, on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

- I. CALL TO ORDER
- II. ROLL CALL
- III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

- 1. August 28, 2024 Minutes
- V. PUBLIC COMMENT
- VI. OLD BUSINESS
- **VII. NEW BUSINESS**
 - 1. Venture at Okatie Bluffs (Street Naming): A request by Willy Powell of Ward Edwards, Inc., on behalf of Adrien Dannemiller of Okatie Bluffs Owner LLC for approval of a Street Naming Application. The Applicant is proposing three street names that will provide access to the site from both Gibbet Rd and HWY 170, which will include interconnections to future developments. The project proposes six multifamily buildings, four garage buildings, a clubhouse, and associated amenities and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan. (STR-08-24-019274) (Staff Angie Castrillon)
 - 2. Magnolia Square (Street Naming): A request by Willy Powell of Ward Edwards, Inc., on behalf of Ed Goas of ERB Enterprises for LLC for approval of a Street Naming Application. The project consists of three internal streets for the Magnolia Square mixed-use development. The property contains three lots zoned Neighborhood General-HD (NG-HD), one lot zoned

Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of approximately 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203-1217 May River Road and 15-19 Jason Street. (STR-07-24-019249) (Staff-Angie Castrillon)

- Public Hearing and Recommendation to Town Council for that Certain Properties Owned by Rose Kitty and Ferrellgas Inc., Consisting of a Total of 1.38 Acres, More of Less, Located at 328, 330 and 332 Buck Island Road and identified by Beaufort County Tax Map Numbers R610 03 000 0016 0000 (328 and 330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road). (Staff-Dan Frazier)
 - A. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Properties from the Future Land Use Designation of Suburban Living to Neighborhood Center;
 - B. Consideration of a Zoning Map Amendment to Rezone the Subject Properties from the Residential General (RG) Zone District to the Light Industrial (LI) Zone District.

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 23, 2024

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION COMMISSION (HPC) Meeting scheduled for

Wednesday, September 4, 2024 at 6:00 P.M.

has been <u>CANCELED</u> due to a lack of agenda items.

The next meeting is scheduled for Wednesday, October 2, 2024.

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



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)

Meeting scheduled for

Tuesday, September 3, 2024, at 6:00 p.m.

Has been <u>CANCELED</u> due to a lack of agenda items.

The next meeting is scheduled for Tuesday, October 1, 2024.

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



Development Review Committee Meeting

Wednesday, September 04, 2024 at 1:00 PM

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

AGENDA

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - Palmetto Bluff Block M7 (Development Plan): A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC for approval of a Preliminary Development Plan. The project consists of 12 single family residential lots with associated infrastructure. The property consists of approximately 27.35 acres identified by tax map numbers R614 045 000 0024 0000 and R614 046 000 0062 0000 and located within the Palmetto Bluff PUD. (DP-07-24-019259)(Staff – Dan Frazier)
 - 2. May River Elementary School (Public Project): A request by Conor Blaney of Ward Edwards Engineering, on behalf of Robert Oetting of Beaufort County School District for the approval of a Public Project. The project proposes the construction of a new 68,960 SF Elementary School with the capacity to hold approximately 800 students, associated access, parking, sports fields, and other supporting infrastructure. The property is zoned New Riverside PUD and consists of approximately 224.51 acres identified by R610 044 000 0125 0000 and located Northeast of the existing May River High School on New Riverside Road. (DP-07-24-019241)(Staff Dan Frazier)
- VI. DISCUSSION
- VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 11, 2024

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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



PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC) Meeting scheduled for

Wednesday, September 11, 2024 at 1:00 P.M.

has been <u>CANCELED</u> due to a lack of agenda items.

The next meeting is scheduled for Wednesday, September 18, 2024.

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



Development Review Committee Meeting

Wednesday, September 18, 2024 at 1:00 PM

Theodore D. Washington Municipal Building, Orlando Conference Room, 20 Bridge Street, Bluffton, SC

AGENDA

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. Washington Square Lot 2J (Subdivision): A request by Speyside Partners LLC for approval of a Subdivision application. The project consists of creating a separate lot, 2J, out of Lot 2 (R610 022 000 1129), at the intersection of Bleecker Street North and Mott Street for the construction of a building at Washington Square (DP-10-19-013630). The size of the lot is 0.266 acres. Access and parking is available to the building through two entry roads off of Bleecker Street and parking areas east of the square. The property is zoned Buckwalter PUD and consists of approximately 4.243 acres and located within the Buckwalter Commons Master Plan. (SUB-08-24-019286) (Staff-Dan Frazier)
 - 2. **HD Sanitary Sewer Extensions Phases 4, 5, & 6 (Public Project)** A request by Charles Savino on behalf of the Town of Bluffton for approval of a Public Project. The project consists of the installation of sewer mains and sewer lateral for parcels within the Old Town Bluffton Historic District. The project also includes connection of a dwelling to the sewer main. The work areas are located in the ROW of Water Street, Green Street, Lawrence Street, and will include encroachments into Boundary Street. (DP-08-24-019296) (Staff-Dan Frazier)
- VI. DISCUSSION
- VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 25, 20234

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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Development Review Committee Meeting

Wednesday, September 25, 2024 at 1:00 PM

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

AGENDA

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - Venture at Okatie Bluffs (Subdivision): A request by Adrien Dannemiller of Okatie Bluffs
 Owner LLC, on behalf of Parcel 8, LLC for approval of a Subdivision application. The application
 consists of subdividing Parcel B-1, approximately 21.68 acres, into six (6) parcels, including
 access easements, to support the development of Venture at Okatie Bluffs (DP-10-23 018564). The property is zoned Buckwalter Planned Unit Development identified by tax map
 number R610 028 000 0921 0000 and located within the Parcel B-1 Master Plan. (SUB-08-24 019309) (Staff Dan Frazier)
- VI. DISCUSSION
- VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 2, 2024

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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Historic Preservation Review Committee Meeting

Tuesday, September 03, 2024 at 4:00 PM

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

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- **III. PUBLIC COMMENT**
- **IV. OLD BUSINESS**
- V. NEW BUSINESS
 - 95 Green Street: A request by Sam Liberti with Low Tide Designs, Inc., on behalf of the owner, Glenda Mikulak Roberts, for review of a Certificate of Appropriateness - HD to construct a new 2-story house of approximately 1,987 SF at 95 Green Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-08-24-019275)(Staff – Charlotte Moore)
- VI. DISCUSSION
- VII. ADJOURNMENT

NEXT MEETING DATE: Monday, September 9, 2024

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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



Historic Preservation Review Committee Meeting

Monday, September 09, 2024 at 4:00 PM

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

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- **IV. OLD BUSINESS**
- V. NEW BUSINESS
 - 50 Pritchard Street: A request by Ansley H. Manuel, architect, on behalf of the owner, Beth McHugh, for review of a Certificate of Appropriateness - HD for a proposed 1-story addition of approximately 595 SF, deck addition, and new metal porch roof located at 50 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General - Historic District. (COFA-08-24-019280) (Staff-Charlotte Moore)
- VI. DISCUSSION
- VII. ADJOURNMENT

NEXT MEETING DATE: Monday, September 16, 2024

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC) Meeting scheduled for

Monday, September 16, 2024 at 4:00 P.M.

has been <u>CANCELED</u> due to lack of agenda items.

The next meeting is scheduled for Monday, September 23, 2024.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC) Meeting scheduled for

Monday, September 23, 2024 at 4:00 P.M.

has been <u>CANCELED</u> due to lack of agenda items.

The next meeting is scheduled for Monday, September 30, 2024.

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



Historic Preservation Review Committee Meeting

Monday, September 30, 2024 at 4:00 PM

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

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- **III. PUBLIC COMMENT**
- **IV. OLD BUSINESS**
- V. NEW BUSINESS
 - 42 Wharf Street: A request by John Montgomery, applicant and owner, for review of a Certificate of Appropriateness - HD to construct a new 2-story residential structure of approximately 2,006 SF at 42 Wharf Street in the Old Town Bluffton Historic District and zoned Neighborhood General-Historic District. (COFA-04-24-019070)(Staff-Charlotte Moore).
- VI. DISCUSSION
- VII. ADJOURNMENT

NEXT MEETING DATE: Monday, October 7, 2024

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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



PUBLIC NOTICE

The Construction Board of Adjustments and Appeals (CBAA)

Meeting scheduled for

Tuesday, September 24, 2024, at 6:00 P.M.

has been <u>CANCELED</u> due to lack of agenda items.

The next meeting is scheduled for Tuesday, October 22, 2024.

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



Affordable Housing Committee Meeting

Thursday, September 05, 2024 at 10:00 AM

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

AGENDA

This meeting can be viewed live on <u>Beaufort County Channel</u>, on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

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- I. CALL TO ORDER
- II. ROLL CALL
- **III. ADOPTION OF MINUTES**
 - 1. July 11, 2024
- **IV. PUBLIC COMMENT**
- V. OLD BUSINESS
- VI. NEW BUSINESS
 - 1. FY2025 Neighborhood Assistance Program Budget Update

VII. DISCUSSION

1. Incentive Workshop Follow-up

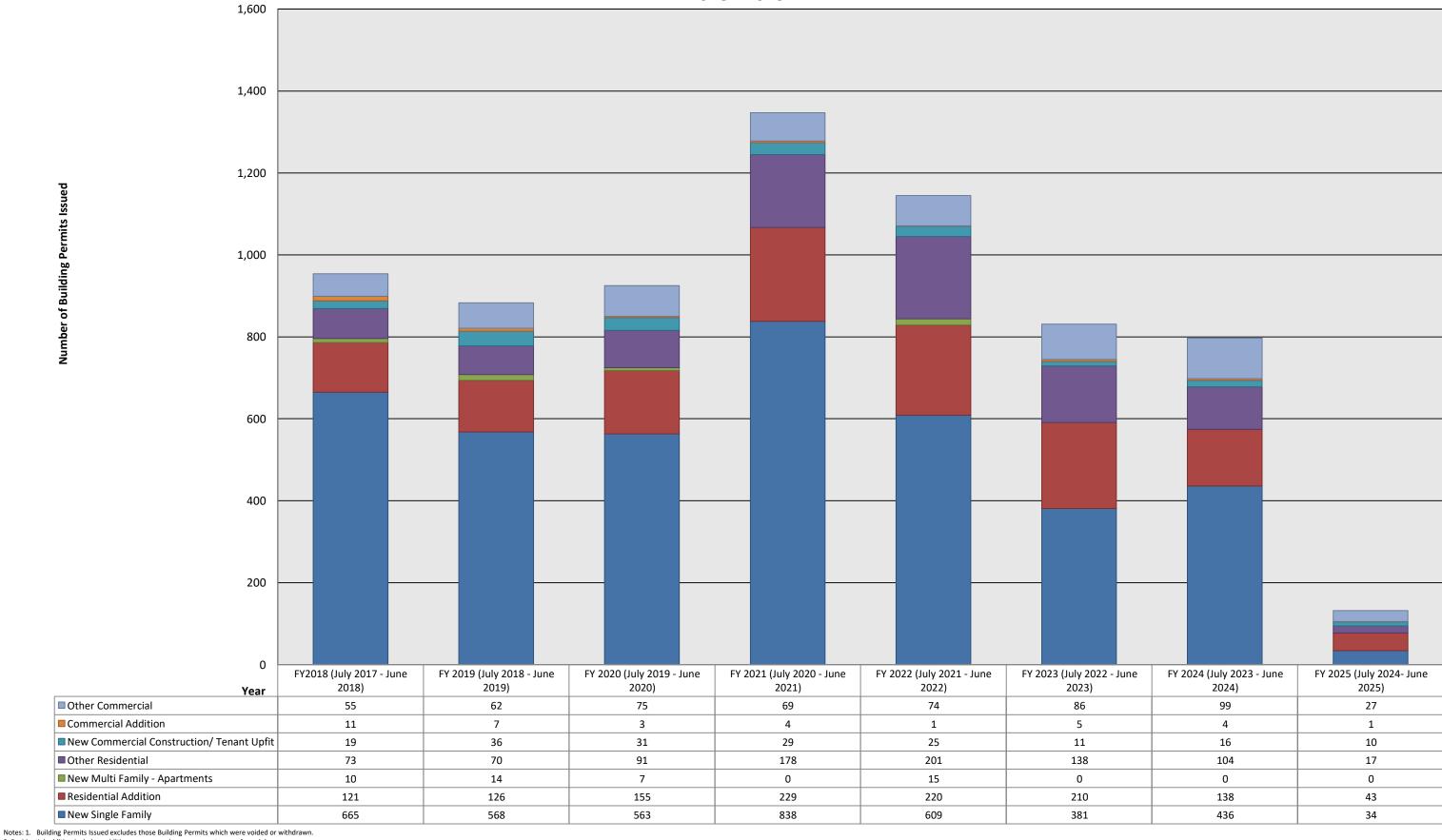
VIII. ADJOURNMENT

NEXT MEETING DATE: Thursday, October 3, 2024

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

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

Attachment 8a

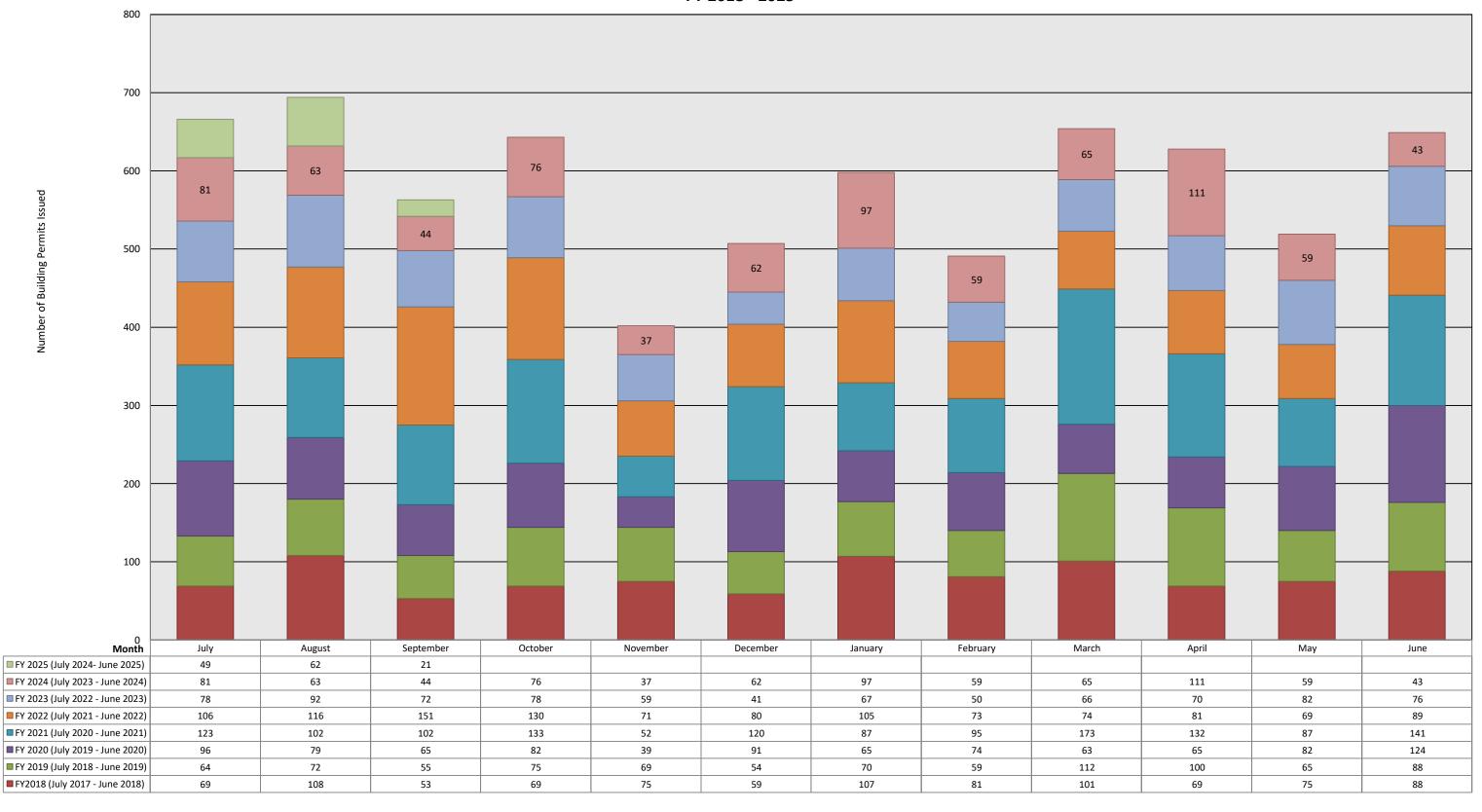


Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
 Other residential includes: new accessory structure, new accessory residence.

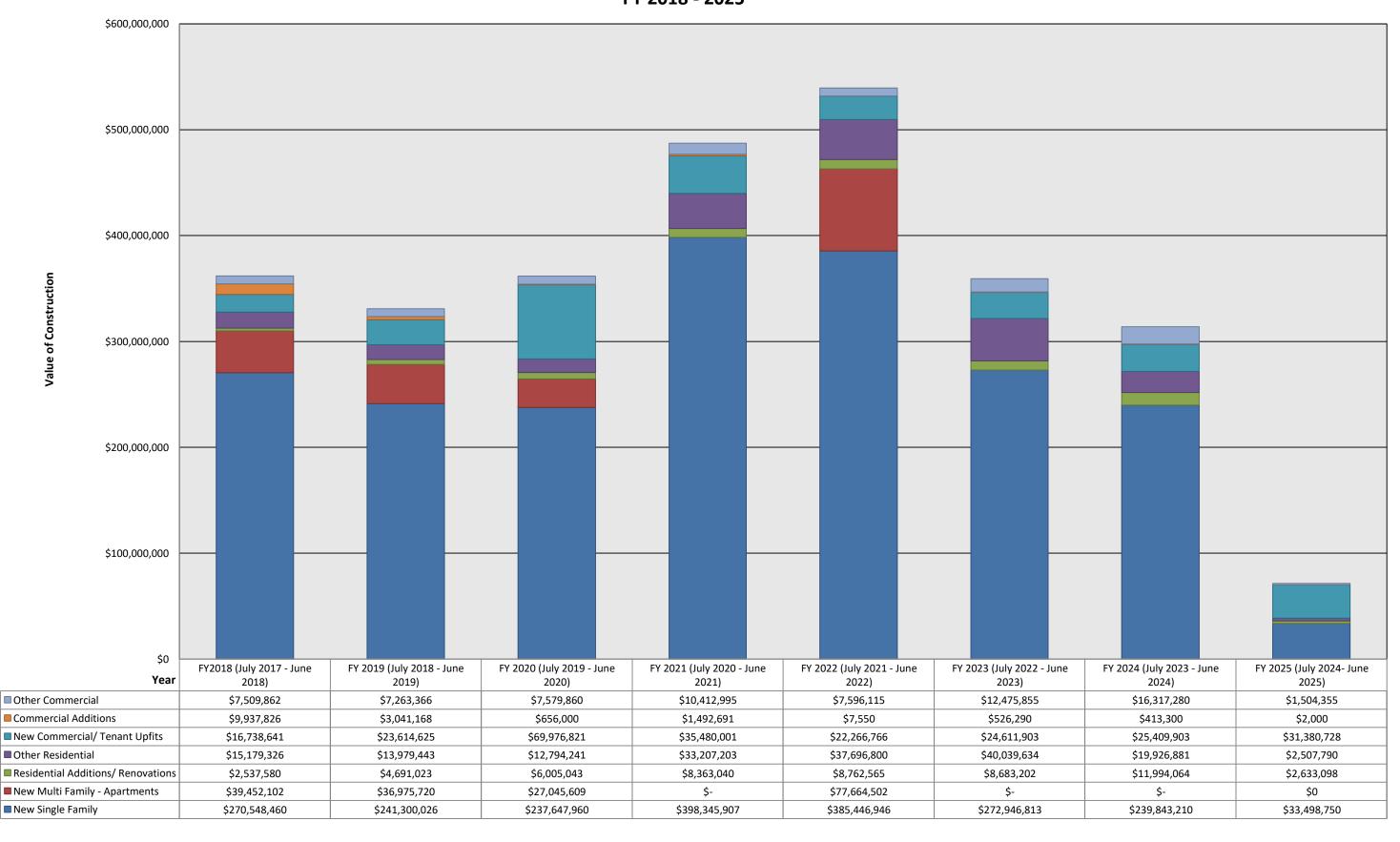
^{4.} Commerical addition includes: additions, screen enclosure, shell.

^{5.} Other commerical includes: remodel and accessory structure.

Attachment 8b



Attachment 8c



Notes: 1. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.

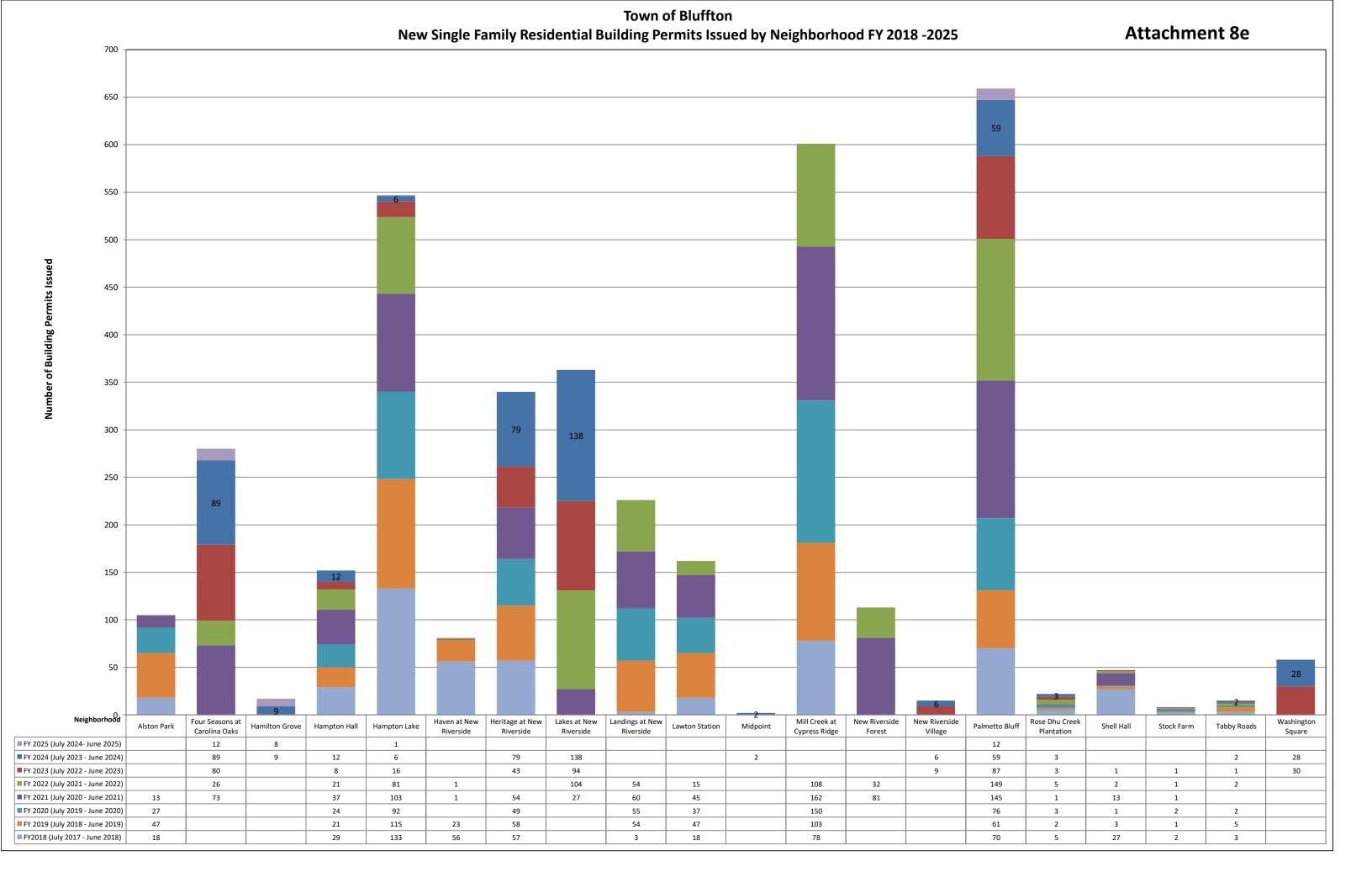
^{2.} Other residential includes: new accessory structure, new accessory residence.

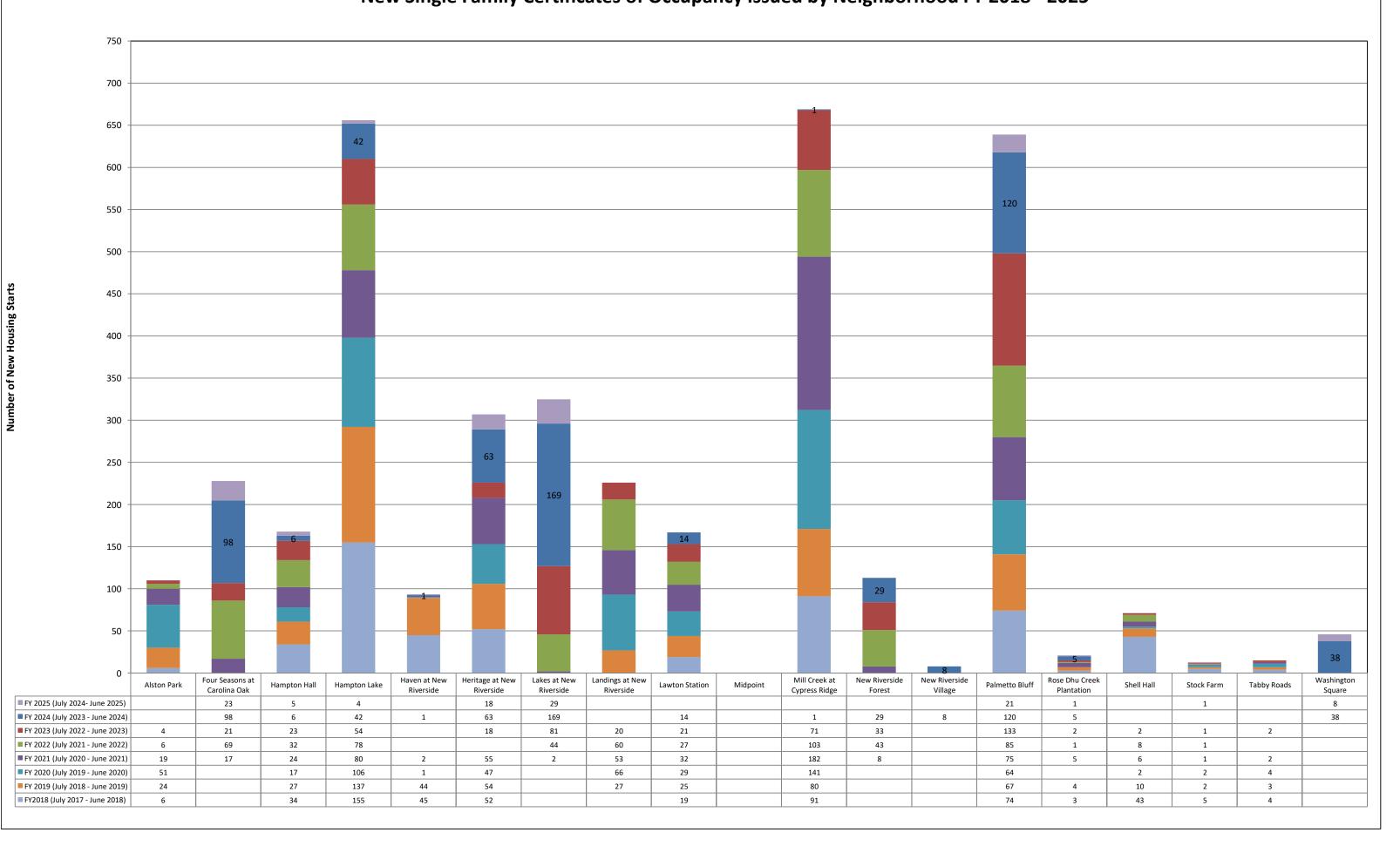
^{3.} Commerical addition includes: additions, screen enclosure, shell.

^{4.} Other commerical includes: remodel and accessory structure.

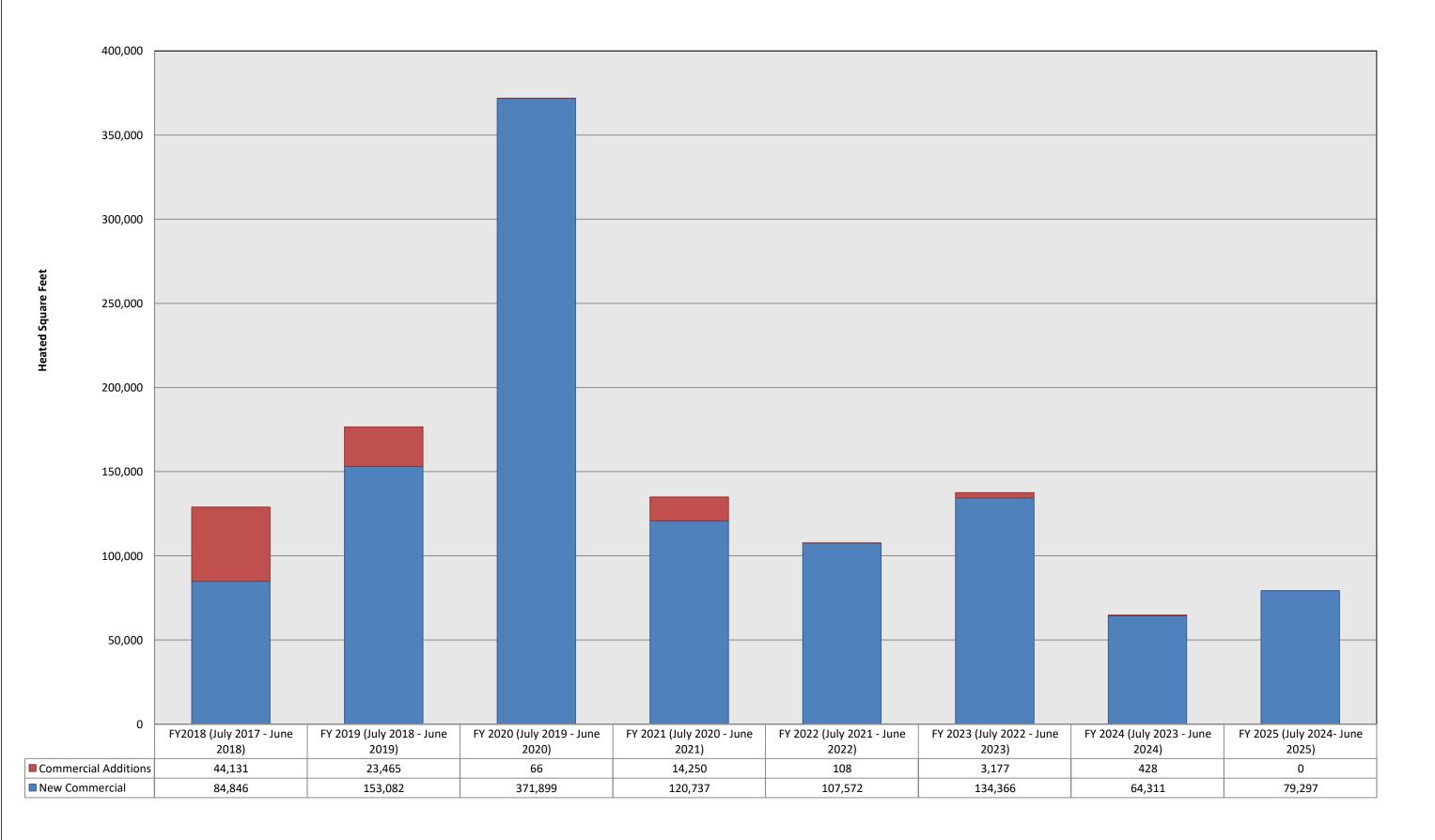
Town of Bluffton New Single Family Residential Building Permits Issued Per Month FY 2018 - 2025

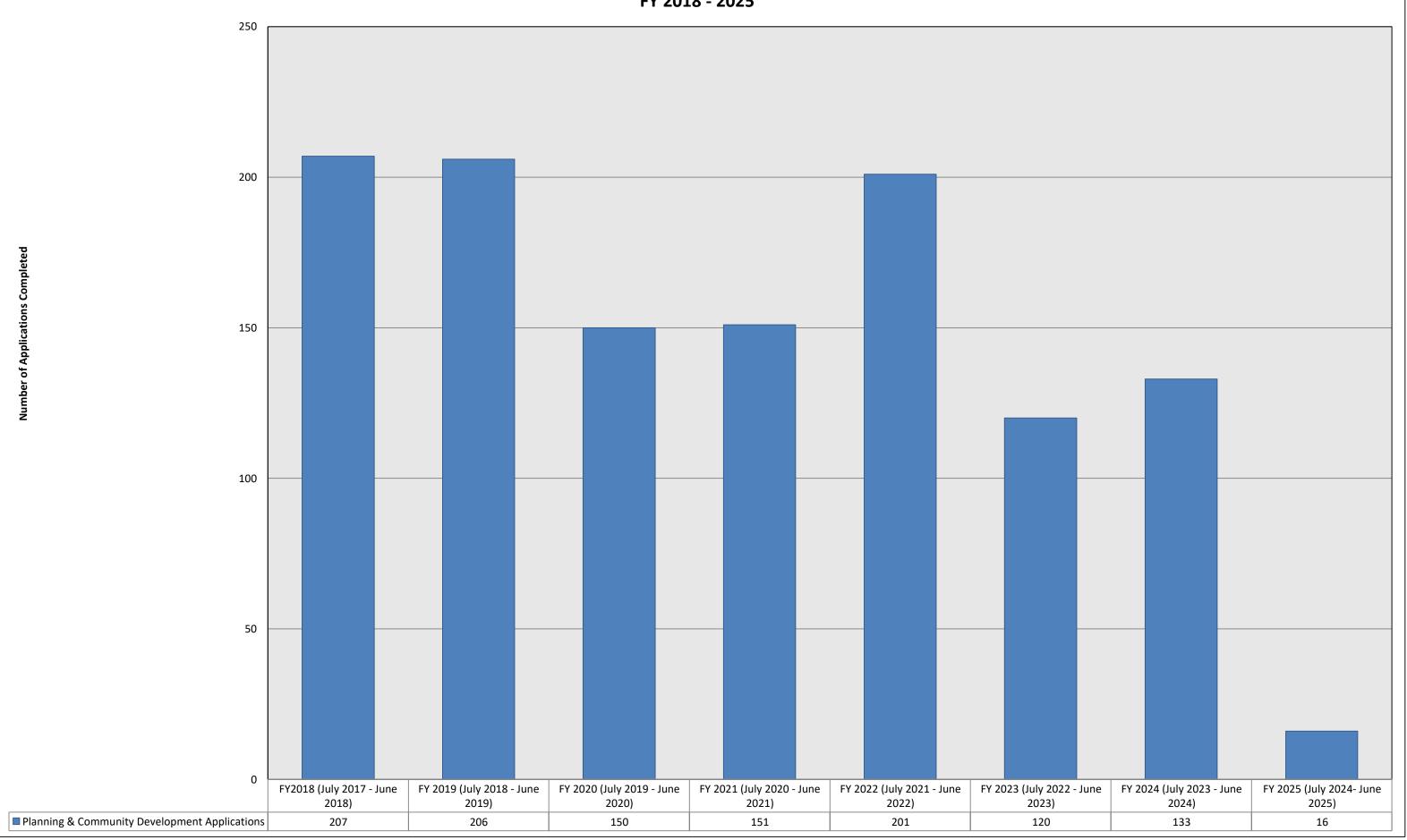






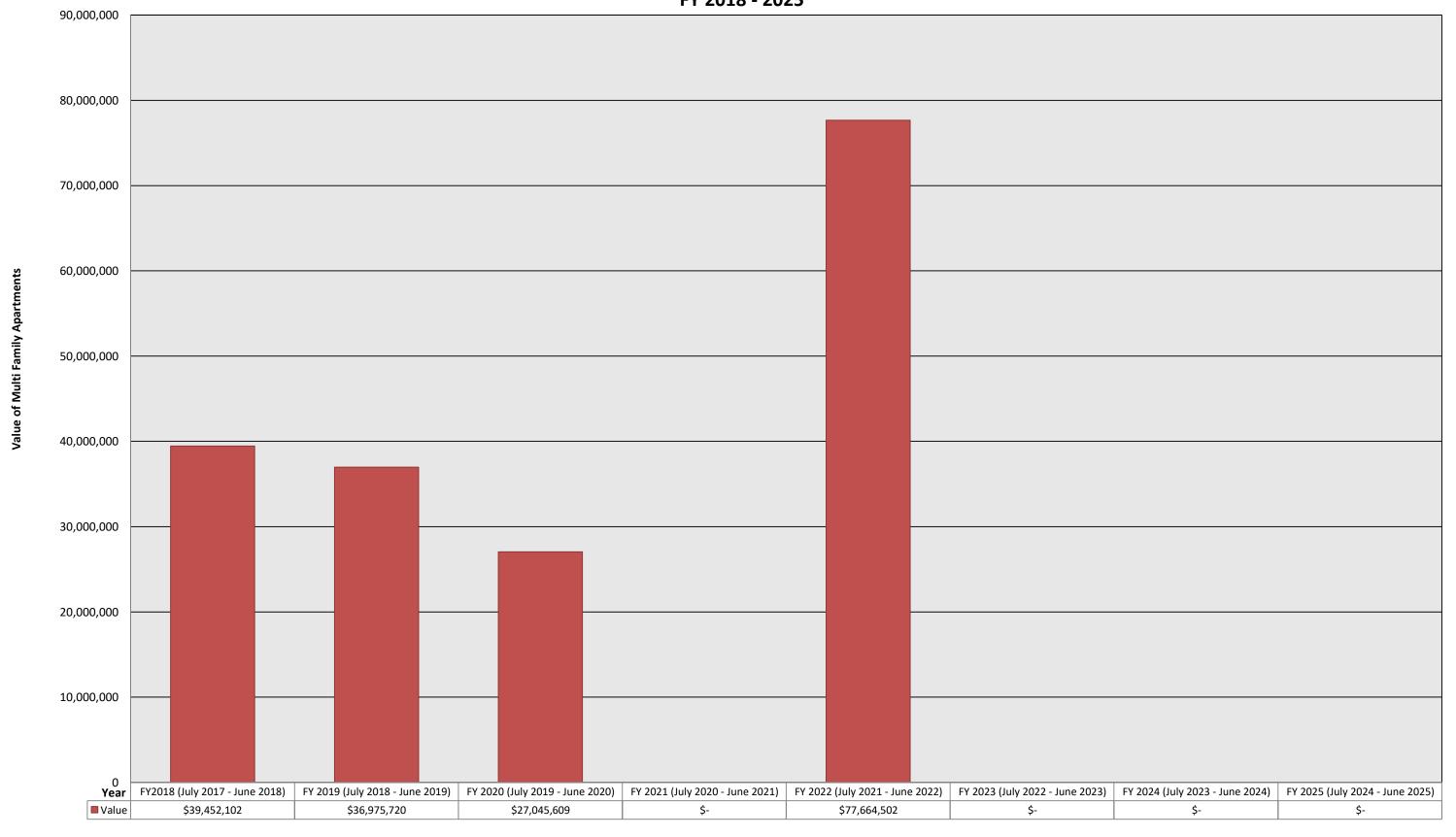
Town of Bluffton New Commercial Construction and Additions Heated Square Footage FY 2018 - 2025





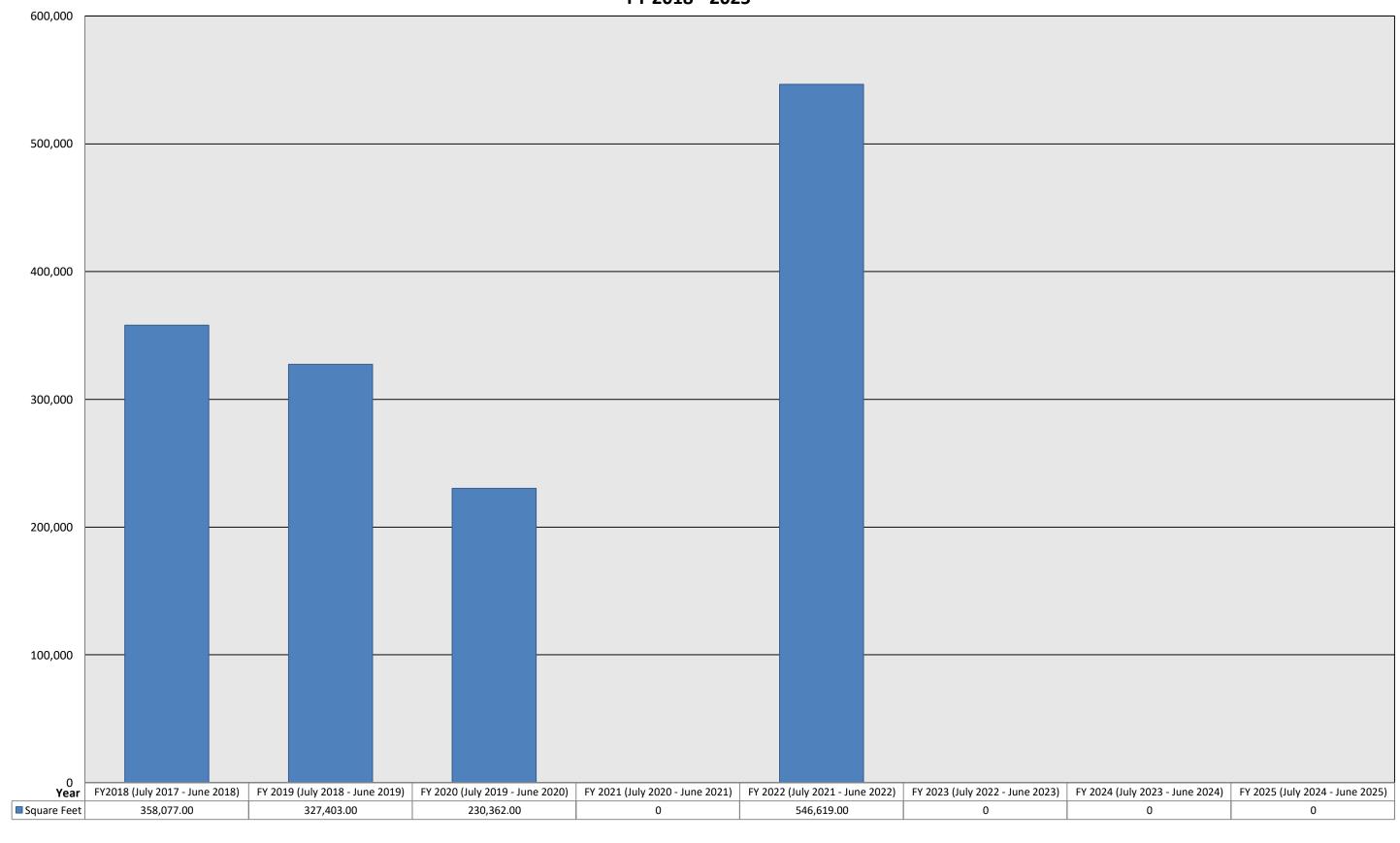
Town of Bluffton Multi Family Apartments Value FY 2018 - 2025

Attachment 8i



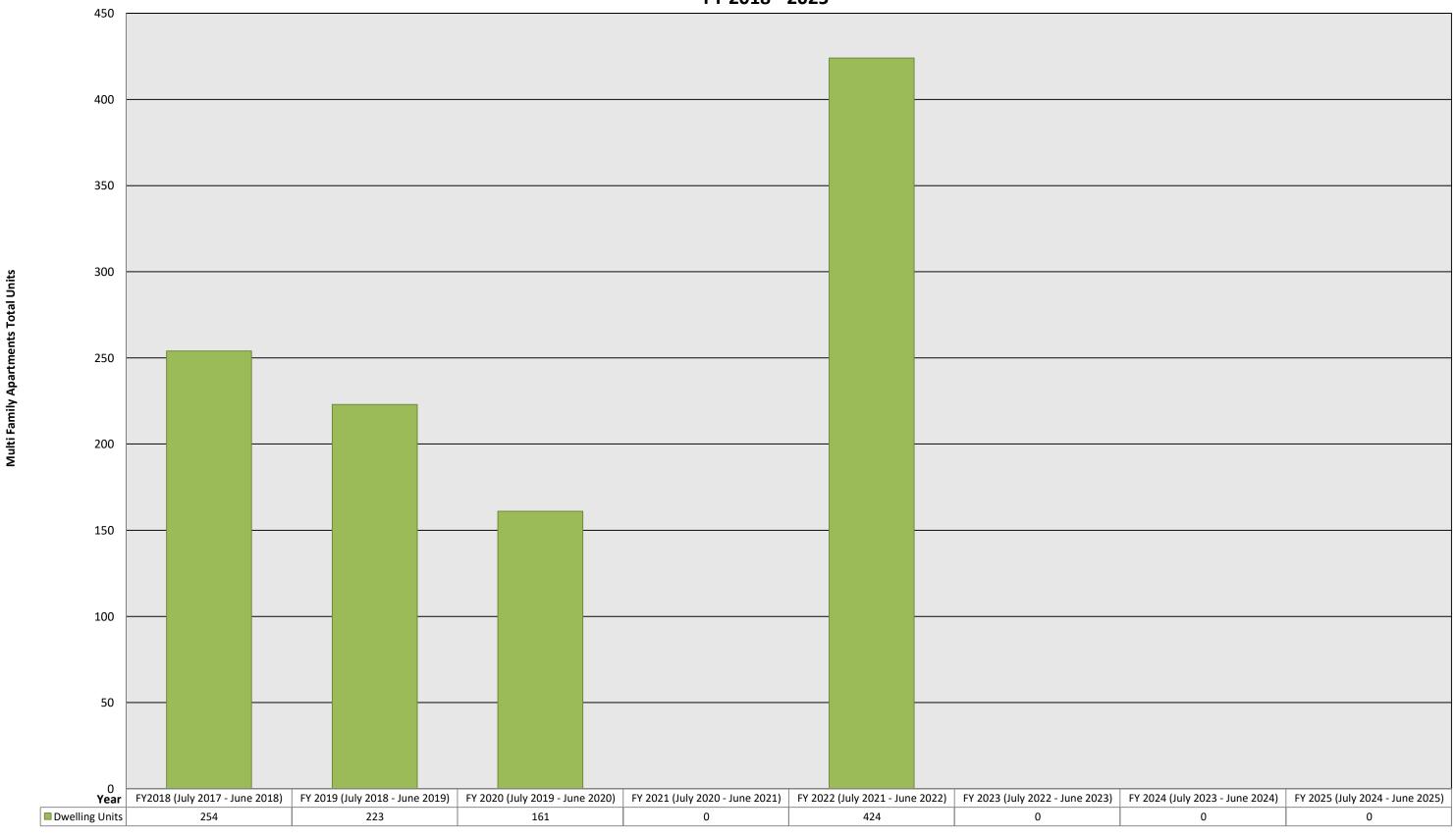
Town of Bluffton Multi Family Apartments Square Footage FY 2018 - 2025





Square Footage of Multi Family Apartments

Attachment 8k





Growth Management Application Update Report

Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	
A office Coppe						

Active Cases

Annexation Petition

100%

ANNX-03-24-019045 03/14/2024 Annexation Petition Active Aubrie Giroux

Applicant: Bryant and Son Trucking Company Owner: Bryant and Son Trucking Company

PLAN DESCRIPTION: A request by the applicant and property owner Johnnie Bryant III, for approval of an annexation application. The property is located at 30 Davis Road and consists of

approximately 2.14 acres identified by tax map number R600 029 000 0028 0000 and currently zoned T2R Rural in unincorporated Beaufort County. This application is

associated with the following zoning map amendment request; ZONE-03-24-019046.

STATUS: This request was heard at the May 22, 2024, Planning Commission Meeting as a Public Workshop item.

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment are tentatively scheduled for the July 24, 2024, Planning Commission

meeting.

PROJECT NAME:

ANNX-11-23-018624 11/01/2023 Annexation Petition Active Aubrie Giroux

Applicant: University Investments Owner: University Investments

PLAN DESCRIPTION: annexation and rezoning of parcel 12D, part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and lake point Dr into buckwalter PUD.

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

Buckwalter PUD as Grande Oaks Commons. This application is associated with the following requests; COMP-01-24-018844, ZONE-01-24-018840 (Map),

ZONE-02-24-018991 (Text), DAA-01-24-018842, and CPA-01-24-018845.

STATUS: Comments on the associated Concept Plan Amendment were heard at the March 27, 2024 meeting of the DRC.

STATUS: This request was heard at the May 22, 2024, Planning Commission Meeting as a Public Workshop item.

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment are tentatively scheduled for the July 24, 2024, Planning Commission

meeting.

PROJECT NAME:

Total Annexation Petition Cases: 2



Attachment 9

Town of Bluffton

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

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

ACTIVE Cases

Certificate of Appropriateness

Highway Corridor Overlay District

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

Witmer Jones Keefer Ltd. Micheal Bradley Holdings LLC Applicant: Owner:

PLAN DESCRIPTION: The River Dog Brewing project involves the construction of a ±50,000 SF two-story building, housing a brewing production facility, retail sales area, and restaurant/bar upon three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road. As a brief history – back in 2000 AEC permitted the Bright Commercial Subdivision master-planned for five individual commercial development parcels involving a new connector roadway between Buck Island Road and May River Road, incorporating both wet and dry utilities as well as storm drainage stub outs to each parcel. The development was designed, permitted and constructed under the Beaufort County development ordinance prior to annexation by the Town of Bluffton. Subsequently, Parker's convenience store was constructed upon two of the five parcels and, due to greater stormwater regulation, was required to provide additional water guality treatment consisting of shallow bioretention ponds/swales. The River Dog Brewing project parcels are identified as R600 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000. The property is zoned Neighborhood Core with the adjacent properties being the same.

> STATUS[11.17.2022]: The application was approved with conditions at the November 16, 2022 Planning Commission meeting. Awaiting resubmitted documents addressing Planning Commission conditions.

7.18.23: Have not yet received resubmittal.

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

BUCK ISLAND/SIMMONSVILLE PROJECT NAME:



Attachment 9

Town of Bluffton

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

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

Certificate of Appropriateness

COFA-03-23-017836 03/28/2023 45 SLATER ST STREET Certificate of Appropriateness Active Katie Peterson

Applicant: EIG14T RCCC 229 SC-Bluffton LLC Owner: EIG14T BBMA SC BLUFFTON LLC

PLAN DESCRIPTION: A request by Samantha Kozlowski, Development Manager, on behalf of the owners, EIG14T BBMA SC BLUFFTON, LLC for approval of a Certificate of Appropriates –

Highway Corridor Overlay. The project consists of the construction of a +/- 11,953 SF Big Blue Marble Academy (child care facility), along with the related infrastructure, landscaping and lighting. The site is identified by tax map number R614 028 000 5285 0000, located at the intersection of Mill Creek Blvd. and Okatie Highway and is zoned

Cypress Ridge PUD.

STATUS [3/29/2023]: Applicant notified of incomplete submittal via email 3/29/23. Awaiting Resubmittal._ No Final DP has been submitted, missing landscape plan, lighting

plan, dumpster elevations, color board_

7.18.23: The Application was heard at the 6.28.23 Planning Commission meeting. It was tabled for the applicant to address PC comments. Awaiting resubmitted materials addressing PC comments prior to placing it back on the PC agenda.

10.23.23: The revised submittal has been placed on the 10.25.23 PC Agenda.

Approved. See attached.

Amendment submitted 5/8. Email sent to applicant that vents which have been placed on front elevation must be relocated to rear.

PROJECT NAME:

COFA-09-24-019322 09/04/2024 Certificate of Appropriateness Active Charlotte Moore

Applicant: Brian Witmer Owner: Millstone Management LLC

PLAN DESCRIPTION: Venture at Okatie Bluff is planned as a 150 unit apartment complex consisting of 6 residential buildings, a clubhouse with pool, and other amenities. The project is located at

the corner of Hwy 170 and Gibbet road and is part of the Buckwalter PUD.



Attachment 9

Town of Bluffton

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

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

Active Cases

Certificate of Appropriateness

COFA-08-23-018440 08/31/2023 2411 OKATIE HWY HIGHWAY Certificate of Appropriateness Active Katie Peterson

Applicant: Witmer Jones Keefer Ltd. Owner: Charlie and Brown

PLAN DESCRIPTION: Car Village: A request by Dan Keefer on behalf of Charlie and Brown LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The

project consists of 10,000 SF of commercial/luxury car dealership space, 10,000 SF of clubhouse space, 5 buildings divided into 31 office/condos with a car garage underneath and associated infrastructure. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number

R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road.

Status: The application will be placed on the October 4, 2023 Development Review Committee Agenda for review.

Status 10.4.2023: The Application was heard at the 10.4. DRC. Awaiting Stormwater and Final DP review prior to submittal of a Final COFA application. PC members at the DRC meeting provided comment on the mass and scale facing 170, and indicated that if they send an informal resubmittal prior to Final submittal, staff and DRC members of the PC could provide feedback.

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

Status: The application was approved with conditions at the 1.24.2024 PC meeting. Awaiting resubmitted materials addressing PC conditions.

DRC Okay with revised windows. Awaiting color board/materials for all buildings and DP Approval.

7.17.2024: Still have not received Color board/materials for all buildings.

PROJECT NAME:

COFA-01-24-018868 01/17/2024 1 JCS CV COVE Certificate of Appropriateness Active Katie Peterson

Applicant: Pearce Scott Architects Owner: GOF, LLC

PLAN DESCRIPTION: JC's Cove Rec Building: A request by Pearce Scott Architects, on behalf of the Owner, Jim Saba, for a review of a Certificate of Appropriateness - HD to construct a new

2-story recreation building of approximately 2,915SF to be located at 1 JCs Cove, identified by tax map number R610 039 000 1129 0000, zoned Agricultural, and located

within the Highway Corridor Overlay district.

Status: The Conceptual Application was heard by the DRC at their February 21, 2024 meeting and comments provided to applicant. Awaiting final submittal.

PROJECT NAME: JC'S COVE

Historic District



Attachment 9

Town of Bluffton

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

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

- -----

Certificate of Appropriateness

COFA-03-24-019047 03/15/2024 34 TABBY SHELL RD ROAD Certificate of Appropriateness Active Katie Peterson

Applicant: Clear Cut Construction Owner: William Glover

PLAN DESCRIPTION: A request by Clear Cut Construction, on behalf of the owner, William Glover, for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story

Single Family Residential Structure of approximately 2,325 SF and Carriage House structure of approximately 1,174 SF, located at 34 Tabby Shell Road, Lot 18 in the Tabby

Roads Development, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district.

Status: The Application was heard at the April 15, 2024 HPRC meeting where comments were provided to the Applicant. Awaiting Final Submittal.

STATUS 09.19.2024: Final Plan received 09.03.2024. To be scheduled for November 6 HPC.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-02-24-019013 02/28/2024 43 THOMAS HEYWARD ST STREET Certificate of Appropriateness Active Katie Peterson

Applicant: Raymond Beach Owner: Megan Beach

PLAN DESCRIPTION: /A request by Raymond Beach, on behalf of the owner, Megan C. Beach, for the review of a Certificate of Appropriateness-HD to allow the construction of a new 1-story

/Carriage House structure of approximately 756 SF, located at 43 Thomas Heyward Street, in the Old Town Bluffton Historic District, within the Neighborhood General - HD

zoning district.

Status: The Application is under review and is slated for the April 8, 2024 HPRC Agenda.

STATUS 9/12/2024: Sent email to applicant that more information is necessary with Final Plan submission, including addressing HPRC comments from April 2024.

PROJECT NAME: OLD TOWN



Attachment 9

Town of Bluffton

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

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

Certificate of Appropriateness

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

Applicant: Court Atkins Architects Inc May River Montessori Owner:

PLAN DESCRIPTION: May River Montessori: Awaiting resubmittal:

A reguest by Court Atkins Architects, Inc., on behalf of the owner, May River Montessori, for review of a Certificate of Appropriateness- HD to allow the construction of a

new 2-story building of approximatly 5,800 SF located at 58 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD.

STATUS [11/5/2021]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the December 6, 2021 meeting.

STATUS [12/8/2021]: The application was reviewed at the December 6, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the approval of the Development Plan and submission of a final application for full HPC review.

STATUS [1.20.2023]: A Final Application has been received and the item is slated to be heard at the February 1, 2023 HPC meeting.

STATUS 2.1.2023: The Application was approved with conditions at the 2.1.23 HPC meeting. Staff is awaiting submittal of revised documents addressing all HPC Conditions.

3.27.2023: Revision received - Landscape Plan not in compliance and does not match DP. DP still not approved.

OLD TOWN PROJECT NAME:

COFA-04-24-019070 04/01/2024 42 WHARF ST STREET Certificate of Appropriateness Active Katie Peterson

Applicant: John Montgomery John Montgomery Owner:

PLAN DESCRIPTION: Residential: A request by John Montgomery for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Single Family Structure of

approximately 2,120 SF and 2-story Carriage House structure of approximately 1,120 SF, to be located at 42 Wharf Street, in the Old Town Bluffton Historic District, within the

Neighborhood General - HD zoning district.

Status: The Application was heard at the 4.22.2024 HPRC meeting, awaiting final submittal.

9/3/24: Applicant plans to build a 1.5story cottage on the property. House will have a covered porch in the front & screened porch off the kitchen in the middle of the house facing north. The building will be 1206 sq ft on the first and 800 sq ft on the second floor. It is a 3 bed 3 bath house which has been designed by Alison Ramsey Architects, a notable architect in Beaufort who has 40 years experience building houses in the low country including many in Bluffton. He has kept this house in tradition of the historic district in terms of building materials and design. The house will be within the ten foot setback on both sides of the house. In the backyard we will have a firepit in the yard as well as a landscaped turnaround for cars as shown in the landscape plan.

STATUS 9/16/24: A request by John Montgomery, applicant and owner, for review of a Certificate of Appropriateness - HD to construct a new 2-story residential structure of approximately 2,006 SF at 42 Wharf Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Conceptual application is being reviewed and will be placed on the September 30, 2024 HPRC Agenda.

OLD TOWN PROJECT NAME:



Attachment 9

Town of Bluffton

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

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

Certificate of Appropriateness

COFA-05-24-019129 05/10/2024 5783 YAUPON RD ROAD Certificate of Appropriateness Active Charlotte Moore

Applicant: Southern Coastal Homes Owner: Nathalie and Andrew Hintz

PLAN DESCRIPTION: A request by Southern Coastal Homes, on behalf of the Owners Nathalie and Andrew Hintz, for review of a Certificate of Appropriateness - HD to construct a new 1-story

Single Family Residential Structure of approximately 1,818 SF and Carriage House of approximately 1,165 SF at 5783 Yaupon Road, Lot 38 in the Stock Farm Development, in

the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

Status: The application is under review and will be heard at the June 10, 2024 HPRC meeting.

Status 6.20.2024: Awaiting Final Submittal

Status 7.10.2024: Final Submittal has been received and the item has been placed on the August 7, 2024 HPC Agenda.

STATUS 9/6: The HPC meeting was rescheduled due to inclement weather. The application was tabled by the Applicant on August 14, 2024. Awaiting resubmittal.

STATUS 09.16.2024: Scheduled for the October 2, 2024 HPC meeting.

PROJECT NAME: OLD TOWN



Attachment 9

Town of Bluffton

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

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

Certificate of Appropriateness

COFA-09-24-019336 09/13/2024 5812 GUILFORD PLACE Certificate of Appropriateness Active Charlotte Moore

Applicant: Court Atkins Owner: Walter Strong III

PLAN DESCRIPTION: Project Description

The Alair Homes Office is a proposed 2 Story Building with a connected 2 Story Carriage House in the Neighborhood General Historic District in Bluffton, located in the Stock Farm development.

Existing Conditions

Currently, 5812 Guilford Place is an empty lot with trees and foliage. There is a 2 Story building to the East and an empty lot to the West, with residential construction on the other side of Guilford Place.

Proposed Building Construction

The proposed architectural program for the project is a 2 story main structure with a 1170 SF tenant space on the first floor and the 1250 SF Alair Homes office on the second floor. The adjacent connected carriage house has a 525 SF tenant space on each floor. The expected occupancy for each space is Business. There are two exterior stairs, one off of May River Road and the other between the structures.

There are two tabby parapet walls, similar in character to the adjacent Hair and So On Salon and nearby Kelly Caron Designs. Trellises wrap the two-story entry porch off of May River Road, allowing plants to climb the building.

The architectural massing of the building includes simple roof forms with standing seam and asphalt shingle roofing. The exterior materials for the building will be cementitious fiber siding (horizontal and vertical). The porch railing will be metal.

PROJECT NAME: OLD TOWN



Attachment 9

Town of Bluffton

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

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

Certificate of Appropriateness

COFA-05-24-019123 05/09/2024 128 BRIDGE ST STREET Certificate of Appropriateness Active Charlotte Moore

Applicant: Manuel Studio, LLC Owner: Lynda Strong

PLAN DESCRIPTION: A request by Ansley H Manuel, Architect, on behalf of the Owner Lynda Lee Googe Strong, for review of a Certificate of Appropriateness - HD to construct a new 2-story

Carriage House at 128 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.

Status: Application is being reviewed and will be heard at the 6/3/2024 HPRC meeting.

Status 6.4.2024: Awaiting Final Submittal

Status 8.28.2024: The final submittal has been received and is tentatively scheduled for the October HPC Agenda.

STATUS 09.06.2024: Scheduled for October 2 HPC.

PROJECT NAME: OLD TOWN

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

Applicant: Pearce Scott Architects Owner: 5824 Guilford Place LLC

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the owner, 5824 Guilford Place LLC (Larry Page), for review of a Certificate of Appropriateness - HD for a proposed

2-story commercial office building of approximately 2,888 SF and Carriage House of approximately 1,200 SF to be located at 5824 Guilford Place, Lot 14 in the Stock Farm

Development, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD.

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

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

STATUS 7.6.2023: The Application was approved with conditions at the 7.5.2023 HPC Meeting. Staff is awaiting resubmitted, revised materials addressing HPC Conditions.

Status 1/3/2024 -Architecture and building placement have been addressed - awaiting resubmittal showing grading will not effect street scape and plantings and tree removal

permit to be submitted. Note - Large Canopy trees on LS plan need to be min 12' in height at time of planting - shown as 8-10.

STATUS: Grading Plan Accepted with condition that streetscape plantings shall not be removed or altered during construction of the site.

PROJECT NAME: OLD TOWN

Wednesday, September 18, 2024 Page 9 of 36



OLD TOWN

PROJECT NAME:

Growth Management Application Update Report

Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr			
Active Cases								
Certificate of Ap	propriateness							
COFA-08-24-019275	08/09/2024	95 GREEN ST STREET	Certificate of Appropriateness	Active	Charlotte Moore			
Applicant: Low Tid	de Designs, Inc.	Owner: Gler	nda Mikulak					
PLAN DESCRIPTION: A request by Sam Liberti with Low Tide Designs, Inc., on behalf of the owner, Glenda Mikulak Roberts, for review of a Certificate of Appropriateness - HD to construct a new 2-story house of approximately 1,987 SF at 95 Green Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Status: Application is being reviewed and has been placed on the September 3, 2024 HPRC Agenda. Status (9/4): Awaiting Final Plan submission.								
PROJECT NAME:	OLD TOWN							
COFA-08-24-019280	08/13/2024	50 PRITCHARD ST STREET	Certificate of Appropriateness	Active	Charlotte Moore			
Applicant: Manue	l Studio, LLC	Owner: Beth	n Boeke McHugh					
PLAN DESCRIPTION	approximately 595 SF, d	Manuel, architect, on behalf of the owner, Beleck addition, and new metal porch roof locate heard at the September 9, 2024 Historic	ited at 50 Pritchard Street in the Old Tow	n Bluffton Historic District				
PROJECT NAME:	OLD TOWN							
COFA-01-24-018816	01/05/2024	22 BRUIN RD ROAD	Certificate of Appropriateness	Active	Katie Peterson			
Applicant: Sean L	ewis	Owner: Bert	ha Wooten					
PLAN DESCRIPTION	1,695 with attached Carr zoning District. Status 1.5.2024: The Ap	wis, on behalf of the Owner, Bertha Wooter riage House of approximately 697 SF, to be plication is being reviewed and will be placents provided to the applicant. Awaiting final	located at 22 Bruin Road, in the Old Towed on the 1/29/2024 HPRC Agenda.		,			

Wednesday, September 18, 2024 Page 10 of 36



Attachment 9

Town of Bluffton

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

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

Certificate of Appropriateness

COFA-05-24-019119 05/07/2024 35 C THOMAS HEYWARD ST STREET Certificate of Appropriateness Active Katie Peterson

Applicant: Brad Clark Owner: Brad Clark

PLAN DESCRIPTION: Residential: A request by Brad Clark for review of a Certificate of Appropriateness- HD for the renovation of the existing single family structure to move the front door and

patio stairs to the center of the house and reconfigure the windows on the front and left elevations at 35 C Thomas Heyward Street, in the Old Town Bluffton Historic District

and zoned Neighborhood General-HD.

Status: The Application will be heard at the June 3, 2024 HPRC meeting.

Status 6.4.2024: Awaiting final submittal

PROJECT NAME: OLD TOWN

COFA-05-24-019155 05/24/2024 68 PRITCHARD ST STREET Certificate of Appropriateness Active Katie Peterson

Applicant: Tony Pressley Owner: Tony & Alyssa Pressley

PLAN DESCRIPTION: A request by Tony and Alyssa Pressley for review of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House of approximately 800 SF at 68

Pritchard Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Status: The Conceptual Application will be reviewed at the June 17, 2024 HPRC meeting.

Status 6.20.2024: Awaiting final Submittal.

PROJECT NAME: OLD TOWN

COFA-08-24-019268 08/02/2024 60 BRUIN RD ROAD Certificate of Appropriateness Active Charlotte Moore

Applicant: Sarah Kepple Owner: Chris Dalzell

PLAN DESCRIPTION: A request by Sarah Kepple with Pearce Scott Architects, on behalf of the owners, Chris Dalzell and Prestige Worldwide Properties, LLC, for review of a Certificate of

Appropriateness - HD to construct a new 2-story Commercial Office structure of approximately 4,220 SF and Commercial Carriage House of approximately 1,100 SF at 60

Bruin Road, Lot 23 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD

Status: Conceptual application is being reviewed and will be placed on the August 26, 2024 HPRC Agenda.

STATUS: HPRC meeting held. Awaiting resubmittal to take back to HPC.

PROJECT NAME: OLD TOWN



Attachment 9

Town of Bluffton

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

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

Certificate of Appropriateness

COFA-11-23-018694 11/28/2023 1 BLUE CRAB STREET Certificate of Appropriateness Active Katie Peterson

Applicant: Court Atkins Owner: Palmetto Pops

PLAN DESCRIPTION: A request by Court Atkins Group, on behalf of the owner, April Perez, for a review of a Certificate of Appropriateness - HD to construct a new 2.5 story live/work building of

approximately 3,180 SF with business and production facility on the first floor and a 1 1/2 story residential unit above and a 2-story Carriage House of approximately 1,060 SF, to be located at 1 Blue Crab Street, Lot 27 in the Tabby Roads Development, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning

District.

Status: Application is on HOLD. See attached email.

STATUS 5.10.2024: Hold has been removed and application has been placed on the May 20, 2024 HPRC Agenda.

Status 5.21.2024: Application was heard at the May 20th HPRC meeting where comments were provided to the applicant. Awaiting final submittal.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 20

Comprehensive Plan Amendment

Comprehensive Plan Amendment



Attachment 9

Town of Bluffton

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

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

Active Cases

Comprehensive Plan Amendment

COMP-01-24-018844 01/11/2024 Comprehensive Plan Active Aubrie Giroux

Amendment

Applicant: University Investments Owner: University Investments

PLAN DESCRIPTION: Town Comprehensive Plan Amendment of the Future Land Use Map. This application is associated and will run concurrently with University Investment's applications for

annexation, rezoning, Buckwalter PUD Text Amendment to create a new Land Use Tract to be known as Grande Oaks Commons, Buckwalter Development Agreement Amendment, and Buckwalter Concept Plan Amendment for parcels 12D, 14A, 14 & 16 which are currently part of the Grande Oaks PUD and located at the NW corner of the

intersections of Buckwalter Pkwy and Lake Point Drive. This application is associated with the following requests; ANNX-11-23-018624, CPA-01-24-018845,

ZONE-01-24-018840 (Map), ZONE-02-24-018991 (Text), and DAA-01-24-018842.

STATUS: Comments on the associated Concept Plan Amendment were heard at the March 27, 2024 meeting of the DRC.

STATUS: This request was heard at the May 22, 2024, Planning Commission Meeting as a Public Workshop item.

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment are tentatively scheduled for the July 24, 2024, Planning Commission

meeting.

PROJECT NAME:

COMP-06-24-019187 06/17/2024 332 BUCK ISLAND RD ROAD Comprehensive Plan Active Dan Frazier

Amendment

Applicant: Town of Bluffton Owner: Town of Bluffton

PLAN DESCRIPTION: A request by the Town of Bluffton for a Comprehensive Plan Amendment of approximately 1.38 acres, located at 328, 330 and 332 Buck Island Road identified as Beaufort

County Tax Map Numbers R 610 039 000 0016 0000 (328 and 330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road) to change the Future Land Use

Map Designation from Suburban Living to Neighborhood Center.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Attachment 9

Town of Bluffton

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

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

Active Cases

Comprehensive Plan Amendment

COMP-05-24-019139 05/16/2024 Comprehensive Plan Active Aubrie Giroux

Amendment

Applicant: Town of Bluffton Owner: Town of Bluffton

PLAN DESCRIPTION: A request for Comp Plan Amendment for approximately 2.14 acres located at 30 Davis Road and identified by Beaufort County Tax Map No. R600 029 000 0028 0000 to

rezone the subject property to the Residential General (RG) District.

STATUS: This request was heard at the May 22, 2024, Planning Commission Meeting as a Public Workshop item.

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment are tentatively scheduled for the July 24, 2024, Planning Commission

meeting.

PROJECT NAME:

Total Comprehensive Plan Amendment Cases: 3

Concept Plan Amendment

Concept Plan Amendment

CPA-01-24-018845 01/11/2024 Concept Plan Amendment Active Dan Frazier

Applicant: University Investments Owner: University Investments

PLAN DESCRIPTION: A request by the property owner, Jake Reed of University Investments LLC, for approval of a concept plan amendment. The applicant is requesting to amend the Buckwalter

Tract Development Agreement and Concept Plan to add 65.59 acres as Grande Oaks Commons, including an additional 32.0 acres of General Commercial acreage. The properties are currently zoned Grande Oaks Planned Unit Development in unincorporated Beaufort County and consist of 65.59 acres identified by tax map numbers R600-029-000-2410-0000 and R600-029-000-0014-0000 located in the northwest corner of the intersection of Buckwalter Parkway and Lake Point Drive. This application is associated with the following requests; ANNX-11-23-018624, COMP-01-24-018844, ZONE-01-24-018840 (Map), ZONE-02-24-018991 (Text), and DAA-01-24-018842.

STATUS: Comments on this application were heard at the March 27, 2024 meeting of the DRC.

STATUS: This request was heard at the May 22, 2024, Planning Commission Meeting as a Public Workshop item.

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment are tentatively scheduled for the July 24, 2024, Planning Commission

meeting.



Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	
	Date	A	Active Cases			
Concept Plan Ar	nendment					
			Total Cond	cept Plan Amendm	ent Cases: 1	
Development Ag	jreement					
Development Ag	reement					
DA-01-24-018842	01/11/2024		Development Agreement	Active	Aubrie Giroux	
Applicant: Univers	sity Investments	Owner: U	niversity Investments			
PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons. This application is associated with the following requests; ANNX-11-23-018624, CPA-01-24-018845, ZONE-01-24-018840 (Map ZONE-02-24-018991 (Text), and COMP-01-24-018844. STATUS: Comments on the associated Concept Plan Amendment were heard at the March 27, 2024 meeting of the DRC. STATUS: This request was heard at the May 22, 2024, Planning Commission Meeting as a Public Workshop item. STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment are tentatively scheduled for the July 24, 2024, Planning Commission meeting.						
PROJECT NAME:						
			Total Dev	elopment Agreeme	ent Cases: 1	

Development Plan

Development Plan

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Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
		A	ctive Cases		
Development Pl	an				
DP-10-23-018541	10/05/2023	3000 BIG HOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
Applicant: Thoma	as & Hutton - USE THIS A	CCOUNT Owner:			
	clearing, installation of proposed 31 single-far 057 000 0001 0000 an adjacent causeway.	lker of Thomas & Hutton, on behalf of Palme water and sewer utilities, 2 sanitary sewer pally residential lots. The property is zoned Pad R614 058 000 0001 0000, located east of fromments on the preliminary development	oump stations, dry utilities, storm of almetto Bluff Planned Unit Develo the intersection of Old Anson Roa	drainage infrastructure and a pervio opment and consists of +/- 52.8 acr ad and Bighouse Plantation Road,	ous paver roadway to serve the es identified by tax map numbers R614 and includes Long Island and the
PROJECT NAME:	Palmetto Bluff				
DP-03-24-019033	03/08/2024	224 MORELAND ROAD	Development Plan	Active	Dan Frazier
Applicant: Thoma	as & Hutton - USE THIS A	CCOUNT Owner: Pa	ılmetto Bluff Uplands, LLC / May F	River Forest, LLC	
PLAN DESCRIPTION	creating 26 single fami R614-052-000-0059-00	oker of Thomas & Hutton, on behalf of May F ly lots with associate infrastructure. The pro 000, R614-057-000-0001 -0000, R614-057-0 s on the Preliminary Plan were heard at the	perty is identified by tax map num 000-0002-0000 and consists of 48	nbers R614-045-000-0024-0000, R6 3.9 acres located along Old Morela	614-046-000-0062-0000,
PROJECT NAME:					

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OLD TOWN

PROJECT NAME:

Growth Management Application Update Report

Attachment 9

Town of Bluffton

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

Case Numbe	er Application Date	Property Address	Plan Type	Plan Status	Plan Mgr			
		А	ctive Cases					
Developm	Development Plan							
DP-02-23-017	7662 02/09/2023	1215 MAY RIVER ROAD	Development Plan	Active	Dan Frazier			
Applicant:	Ward Edwards, Inc USE THIS AC	COUNT Owner: ER	B Enterprises, LLC					
PLAN DESCR	PLAN DESCRIPTION: A request by Anna Petitgout of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, one commercial lot and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203 – 1217 May River Road and 15 - 19 Jason Street, STATUS: Comments on the preliminary development plan were reviewed at the June 14, 2023, meeting of the DRC. STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal. STATUS: The final development plan will be heard at the July 10, 2024 meeting of the DRC. STATUS: A final development plan resubmittal was received on 9/10/24.							
PROJECT NA	AME: VAUX PROPERTY							
DP-09-23-018	8499 09/21/2023	26 BRUIN RD ROAD	Development Plan	Active	Dan Frazier _.			
Applicant:	Maria Drawdy	Owner: Allj	oy DC, LLC					
PLAN DESC	PLAN DESCRIPTION: A request by Maria Drawdy on behalf of Troy Derda for approval of a preliminary land development application. The project consists of a two story building with a donut shop on the first floor and a residential unit on the second floor, associated parking and infrastructure. The property is identified by tax map number R610 039 00A 0416 0000 and consists of .21 acres located at 26 Bruin Road in the Neighborhood General Historic District.							
	STATUS: Comments on the preliminary development plan were heard at the October 25, 2023 DRC Meeting. STATUS: The preliminary development plan was resubmitted on 11/20/23. STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.							

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Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	
		A	ctive Cases			
Development Pla	an					
DP-01-23-017616	01/27/2023	17 BUCKHEAD BAY ROAD	Development Plan	Active	Dan Frazier	
Applicant: Thomas	& Hutton - USE THIS ACC	OUNT Owner:				
PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton, on behalf of the property owner Citadel Bluffton, LLC for approval of a preliminary development plan. The project consists of the construction of one (1) 40,750 S.F. first floor and 30,000 S.F. second floor building consisting of storage units and 30 covered parking spaces. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 3.2 acres identified by tax map number R614 046 000 0643 0000 located within the Palmetto Bluff Tract Master Plan.						
	• • •	evelopment plan application was heard at final development plan application were h		DRC meeting. Awaiting re-submitt	al.	
PROJECT NAME:						
DP-05-23-018081	05/23/2023		Development Plan	Active	Dan Frazier	
Applicant: Sturre	Design & Development, LLC	Owner:				
PLAN DESCRIPTION	project proposes to const equipment storage for lar	ey of Palmetto Coastal Landscaping, on be truct an enclosed storage area including a g ndscaping operations. The property is zone O located on Parklands Drive within the Brig	gravel storage yard, gravel accessed Buckwalter PUD and consists o	s drive, stormwater BMP, and water	er service to utilize as vehicle and	
	STATUS: The preliminary	s were heard at the June 28, 2023, meeting y development plan was resubmitted on 11 y Development Plan was approved at the 1	/22/23.		t plan submittal.	
PROJECT NAME:						

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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			

Development Plan

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

Applicant: Thomas & Hutton Owner:

PLAN DESCRIPTION: A request by Michael Hughes of Thomas & Hutton on behalf of May River Forest, LLC for approval of a development plan. The project consists of the general clearing,

installation of utilities, drainage, grading and paving for +/- 5 miles of Old Anson Road beginning near the intersection of Old Moreland Road and Big House Landing Road and terminating on Big House Island near the Anson Marina. The property is zoned Palmetto Bluff PUD and consists of approximately 110.0 acres identified by tax map numbers R614 046 000 0062 0000, R614 052 000 0059 0000, R614 045 000 0024 0000, R614 045 000 0026 0000, and R614 057 000 0001 0000 located within the Palmetto Bluff

Master Plan.

STATUS: Staff comments were reviewed at the September 14, 2022 meeting of the DRC.

STATUS: The final development plan application was submitted on May 19, 2023. Comments on the FDP submittal were reviewed at the June 21, 2023, meeting of the DRC.

Awaiting re-submittal addressing FDP Staff Comments.

PROJECT NAME:

DP-06-24-019202 06/27/2024 Development Plan Active Dan Frazier

Thomas & Hutton - USE THIS ACCOUNT Pulte Group Applicant: Owner:

PLAN DESCRIPTION: A request by Sam Bellock of Pulte Home Company for approval of a Preliminary Development Plan for Phase 4 of Midpoint at New Riverside. The project consists of 90 single

family lots, open space and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 32.0 acres identified by

tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Initial Master Plan.

STATUS: Comments on the Preliminary Development Plan will be reviewed at the July 31, 2024, meeting of the DRC.

STATUS: Awaiting Final DP submittal.

MIDPOINT AT NEW RIVERSIDE **PROJECT NAME:**



project site.

PROJECT NAME:

MIDPOINT AT NEW RIVERSIDE

Growth Management Application Update Report

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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			
		Ac	tive Cases					
Development Plan	Development Plan							
DP-10-22-017341	10/21/2022	110 PALMETTO BLUFF ROAD	Development Plan	Active	Dan Frazier			
Applicant: Thomas	& Hutton	Owner: Clela	nd Site Prep					
PLAN DESCRIPTION:	PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 38 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan. STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC. STATUS: The final development plan application was heard at the May 1, 2024, meeting of the DRC. STATUS: The project is awaiting NPDES approval.							
PROJECT NAME:								
DP-08-24-019315	08/30/2024		Development Plan	Active	Dan Frazier			
Applicant: Pulte Gro	pup	Owner:						
PLAN DESCRIPTION:		s planning to continue development of Midpo lint Meadows. Construction will consist of an	, , ,	•				

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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	
		ı	Active Cases			

Development Plan

DP-05-24-019117 05/03/2024 4E INNOVATION DRIVE Development Plan Active Dan Frazier

Applicant: Ryan Lyle Owner: PARCEL 6 LLC %TOM ZINN

PLAN DESCRIPTION: 10 INNOVATION DRIVE - UPDATE ADDRESS

A request by South of Broad Healthcare for review of a preliminary development plan. The project consists of a 91,000 SF hospital and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 12.52 acres identified by tax map numbers R610 030 000 1705 0000, R610 030 000 1845 0000 and R610 030 000 1846 0000 located within the South of Broad Master Plan at the northwest corner of the Bluffton Parkway and Buckwalter Parkway

Intersection, east of Innovation Drive.

STATUS: The Application was heard at the June 12, 2024 DRC meeting. STATUS: The Applicant provided a re-submittal on June 26, 2024.

STATUS: This project was APPROVED WITH CONDITIONS at the July 24, 2024 Planning Commission meeting. Awaiting stormwater permit and Final DP submittal.

PROJECT NAME:

DP-12-23-018802 12/27/2023 21 MAIDEN LANE Development Plan Active Dan Frazier

Applicant: Sturre Design & Development, LLC Owner:

PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties, LLC, for approval of a preliminary development plan application.

The project proposes the development of a thirteen (13) lot mixed-use subdivision containing eleven (11) single-family residential lots, two (2) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street.

STATUS: Comments on the preliminary development plan were reviewed at the January 31, 2024, meeting of the DRC.

STATUS: The preliminary development plan was re-submitted on February 26, 2024. STATUS 02/28/24: The Applicant requested to withdraw the application as submitted and may provide a re-submittal in the future.

STATUS: Comments on the preliminary development plan resubmittal was reviewed at the May 1, 2024, meeting of the DRC. The Application was placed on the 5/22 Agenda for the Planning Commission. The Applicant withdrew the application from the agenda during the discussion to address PC Concerns.

Awaiting resubmittal for Planning Commission

PROJECT NAME: OLD TOWN



Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
		A	ctive Cases		
Development Pla	an				
DP-04-22-016574	04/07/2022	58 CALHOUN ST	Development Plan	Active	Dan Frazier
Applicant: Ward E	Edwards, Inc USE THIS ACCOUN	NT Owner: May	/ River Montessori		
PLAN DESCRIPTION	the construction of a new classr consists of approximately 0.65 a STATUS: Development plan of STATUS: At the June 22, 2022, STATUS: The Applicant resubm STATUS: The preliminary devel STATUS: Staff comments on th	oom building adjacent to the existing acres identified by tax map number is mements were reviewed at the 5/11/2 Planning Commission meeting, the nitted on July 28, 2022. Sopment plan was approved with core final development plan were heard	g May River Montessori facility. The R610 039 00A 0123 0000 located at 22 meeting of the DRC. applicant requested "withdrawal of additions at the September 28, 2022, at at the February 1, 2023 meeting o	e property is zoned Neighborhoot t 58 Calhoun Street. the application to provide addit Planning Commission meeting of the DRC. Awaiting resubmitts	ı.
PROJECT NAME:	OLD TOWN				
DP-08-22-017076	08/15/2022	2411 OKATIE HWY HIGHWAY	Development Plan	Active	Dan Frazier
A U Don Ko		O Cho	all a seed Darway		

Applicant: Dan Keefer Owner: Charlie and Brown

PLAN DESCRIPTION: A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC for approval of a preliminary development plan. The project

consists of the construction of a +/-20,000 sq. ft. two-story Clubhouse and 5 buildings divided into +/- 31 high-end garage condominium units. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south

of Seagrass Station Road.

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

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

STATUS: The application was approved at the July 26, 2023, Planning Commission Meeting.

STATUS: The Final Development Plan was heard at the December 20, 2023 DRC Meeting. Project received NPDES Permit on January 31, 2024. Awaiting resubmittal.



OLD TOWN

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		
		A	Active Cases				
Development Pla	an						
DP-09-22-017188	09/13/2022		Development Plan	Active	Dan Frazier		
Applicant: Witmer	Jones Keefer Ltd.	Owner:					
PLAN DESCRIPTION	PLAN DESCRIPTION: A request by Carey Levow of Crowne at Buck Island, Limited Partnership on behalf of the property owner, Buck Island Partners, LLC for approval of a preliminary development plan application. The project consists of an apartment complex containing 4 proposed 4 story multi-family buildings and associated open space, amenities, parking, and stormwater management. The property is zoned Light Industrial and consists of approximately 10.11 acres identified by tax map number R610 039 000 0180 0000 located at 412 Buck Island Road. STATUS: Staff comments on the preliminary development plan were reviewed at the October 19, 2022 meeting of the DRC. STATUS: The Applicant resubmitted on November 14, 2022. STATUS: The Preliminary Development Plan was approved at the December 14, 2022, Planning Commission. Awaiting Final Development Plan submittal,						
PROJECT NAME:	BUCK ISLAND/SIMMONS	SVILLE					
DP-03-24-019066	03/26/2024	9 BRUIN ROAD	Development Plan	Active	Dan Frazier		
Applicant: Witmer	Jones Keefer Ltd.	Owner: Et	ugene Marks				
PLAN DESCRIPTION	PLAN DESCRIPTION: A request by Jonathan Marsh of Witmer Jones Keefer, Ltd, on behalf of the property owner, Eugene Marks of JOHA LLC, for approval of a preliminary development plan. The project proposes the installation of site infrastructure including internal drive, access, parking, walks, utilities, drainage, and stormwater infrastructure to support one existing residential unit and the future development of three mixed-use commercial lots and two mixed-use carriage houses for a combined total square footage of +/- 19,100 SF. The property is zoned Neighborhood Commercial – Historic District (NC-HD) and consists of approximately 0.79 acres identified by tax map number R610 039 00A 0021 0000 located at the northeast corner of Bluffton Road and Bruin Road. Status: Staff comments on the preliminary development plan was heard at the May 1, 2024, meeting of the DRC. Status: The preliminary development plan application was approved at the June 26, 2024 Planning Commission agenda. Awaiting final development plan submittal.						



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Town of Bluffton

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

Development Plan

DP-03-24-019021 03/01/2024 700 BUCKWALTER TOWNE BOULEVARD Development Plan Active Dan Frazier

Applicant: Cranston, LLC Owner: TKC CCCLC, LLC

PLAN DESCRIPTION: A request by Cranston, LLC on behalf of TKC CCCLV, LLC for approval of a preliminary development plan application. The project consists of a three-story, 54,000 square

foot medical office building with associated parking and infrastructure. The property is identified by tax map number R610 030 000 1854 0000 and consists of 4.76 acres

located at 700 Buckwalter Towne Boulevard in the Buckwalter PUD.

STATUS: This item was heard at the 4/3/24, meeting of the DRC.

STATUS: The preliminary development plan was resubmitted on 4/24/24.

STATUS: The Preliminary Development Plan was heard at the 5/22/24 Planning Commission Meeting and was approved. Awaiting stormwater permit then final development

plan submittal.

STATUS 8/29/24: The Traffic Impact Analysis was modified and resubmitted. No changes to recommendations. Still awaiting stormwater permit and final DP submittal.

PROJECT NAME:

DP-04-24-019111 04/30/2024 9220 EVAN WAY Development Plan Active Dan Frazier

Applicant: Breck Delaney Owner: CVS 75651 SC LLC

PLAN DESCRIPTION: A request by Shelbi D'Avignon on behalf of the property owner CVS 75651 SC LLC for review of a preliminary development plan. The project consists of an 11,286 SF retail,

clinic and pharmacy with drive through, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.911

acres identified by tax map number R610 036 000 0979 0000 located within the May River Crossing Master Plan.

STATUS: The preliminary development plan was reviewed at the June 5, 2024 DRC meeting. STATUS: A Preliminary Development Plan resubmittal was provided on July 17, 2024.

STATUS: The Preliminary Development Plan will be considered at the 8/28/24 Planning Commission Meeting.

STATUS 8/29/24: The Preliminary Development Plan was APPROVED. Awaiting stormwater permit and final DP submittal.



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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
		Ac	ctive Cases		
Developme	ent Plan				
DP-10-23-018	564 10/12/2023		Development Plan	Active	Dan Frazier
Applicant:	Ward Edwards, Inc USE THIS ACCO	OUNT Owner:			
PLAN DESCRIPTION: A request by Willy Powell of Ward Edwards, Inc., on behalf of the property owner Okatie Bluffs Owner LLC/Adrien Dannemiller for approval of a preliminary development plan. The project consists of the construction of six multifamily buildings, four garage buildings, a clubhouse, amenities, and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Maste Plan. STATUS: Comments on the preliminary development plan application were reviewed at the November 15, 2023, meeting of the DRC. STATUS: The preliminary development plan was resubmitted on 11/22/23. STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. STATUS: The final development plan application was submitted and staff comments were heard at the August 21, 2024 meeting of the DRC. STATUS 8/29/24: Awaiting resubmittal.					
PROJECT NA	ME:				

DP-06-24-019190 06/18/2024 4 PARKSIDE DRIVE Development Plan Active Dan Frazier

Applicant: Joel Taylor Owner: Parcel C5 LLC

PLAN DESCRIPTION: A request by Joel C. Taylor of Tenet Healthcare, on behalf of Parcel C5 LLC, for approval of a Preliminary Development Plan. The project consists of a free-standing emergency department and medical offices in a single building to include approximately 50,250 SF. Proposed drives, parking, landscaping, utilities and supporting infrastructure. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres identified by tax map numbers R610 022 000 1073 0000, R610 022 000 1081

0000, R610 022 000 1082 0000, R610 022 000 1084 0000 and located on the southeast corner of Buckwalter Parkway and Parkside Drive within the Buckwalter Commons. Status: The preliminary development plan application was heard at the July 24, 2024 meeting of the Development Review Committee. The application was resubmitted on July

31, 2024.

STATUS: The Preliminary Development Plan will be considered at the 8/28/24 Planning Commission Meeting.

STATUS: The Preliminary Development Plan is APPROVED. Awaiting Final DP submittal.



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Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr				
		Ad	ctive Cases						
Development Plan									
DP-03-23-017728	03/03/2023	62 OLD PALMETTO BLUFF RD	Development Plan	Active	Dan Frazier				
Applicant: Thoma	as & Hutton - USE THIS AC	COUNT Owner: Clela	and Site Prep						
PLAN DESCRIPTION	residential lots, open sp identified by tax map nu STATUS: Staff commer STATUS: The applican STATUS: Staff commer STATUS 12/4/23: The	Moore of Thomas & Hutton on behalf of Priticace, and associated infrastructure. The programbers R610 044 000 0143 0000 and R610 0 at son the Preliminary Development Plan wer t submitted Final Development Plans on Octats on the Final Development Plan will be heafinal development plan is APPROVED. elopment Plan Amendment (re-phasing of Pring resubmittal.	perty is zoned New Riverside Plan 044 000 0002 0000 located within re reviewed at the April 12, 2023, sober 23, 2023. and at the November 29, 2023 me	nned Unit Development and cons Parcel 9 of the New Riverside Comeeting of the DRC. Awaiting reseting of the DRC.	ists of approximately 48.9 acres oncept Master Plan.				
PROJECT NAME:	NEW RIVERSIDE -PAF	RCEL 9							
DP-06-22-016804	06/01/2022	6201 JENNIFER CT	Development Plan	Active	Dan Frazier				

Applicant: Witmer-Jones-Keefer, Ltd. Owner: Michael Bradley Holdings, LLC

PLAN DESCRIPTION: A request by Witmer Jones Keefer, Ltd for approval of a preliminary development plan application. The project proposes the construction of a ±50,000 SF two-story building

that includes a +/-20,000 square foot production brewery, and a +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room. The property is zoned Neighborhood Core (NC), identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and

located on three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road.

STATUS UPDATE: Staff comments were heard at the July 6 meeting of the DRC.

STATUS UPDATE: The application was approved with conditions at the August 24, 2022, Planning Commission meeting. STATUS UPDATE: Staff comments on the final development plan were heard at the November 30, 2022 meeting of the DRC.

STATUS UPDATE: Final development plans were resubmitted on December 7, 2023.

STATUS UPDATE: Staff provided the applicant with comments on the final development plan re-submittal on December 22, 2023.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



JC'S COVE

PROJECT NAME:

Growth Management Application Update Report

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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					
		Ac	tive Cases							
Development Pla	Development Plan									
DP-03-24-019067	03/26/2024	2800 MAY RIVER CROSSING	Development Plan	Active	Dan Frazier					
Applicant: Ryan Ly	yle	Owner: First	Chatham Bank							
PLAN DESCRIPTION	PLAN DESCRIPTION: A request by Ryan Lyle of Davis & Floyd, Inc on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. Status: Staff comments on the preliminary development plan were heard at the May 1, 2024, meeting of the DRC. Resubmittal was made 5/14/24 for June 26, 2024 Planning Commission consideration. Status: The preliminary development plan application was conditionally approved at the June 26, 2024 Planning Commission meeting. Awaiting final development plan submittal.									
PROJECT NAME:	May River Crossing									
DP-08-23-018338	08/01/2023	1 JCS COVE	Development Plan	Active	Dan Frazier					
Applicant: Sturre [Design & Development, LLC	Owner: Jame	es Saba							
PLAN DESCRIPTION	PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, for approval of a preliminary development plan application. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC's Cove. The property is zoned Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129 0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road. STATUS: Staff comments on the preliminary development plan was reviewed at the September 6, 2023 meeting of the DRC. STATUS: The preliminary development plan was heard at the September 27, 2023, Planning Commission meeting. Conceptual COFA was heard at the 2/21/24 DRC meeting. Awaiting final development plan submittal.									

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

Development Plan

07/30/2024 1W WHITEHOUSE PLANTATION ROAD DP-07-24-019259 Development Plan Active Dan Frazier

Applicant: Thomas & Hutton - USE THIS ACCOUNT Owner: Will Howard

PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC for approval of a Preliminary Development Plan. The project scope consists of

general clearing, installation of water and sewer utilities, a sanitary sewer pump station, dry utilities, storm drainage infrastructure and a asphalt roadway to serve the proposed 12 single-family residential lots. The property consists of approximately 27.35 acres identified by tax map numbers R614 045 000 0024 0000 and R614 046 000

0062 0000 and located within the Palmetto Bluff PUD.

STATUS: This item will be heard at the September 4, 2024 Development Review Committee meeting.

PROJECT NAME:

Public Project

DP-07-24-019204 07/01/2024 601 NEW RIVERSIDE RD ROAD Development Plan Active Dan Frazier

Ward Edwards, Inc. - USE THIS ACCOUNT **Beaufort County School District** Applicant: Owner:

PLAN DESCRIPTION: A request by Conor Blaney of Ward Edwards Engineering, on behalf of Robert Oetting of the Beaufort County School District, for the approval of a Public Project. The project

consists of the construction of a CTE building addition of approximately 17,000 SF, and a ROTC expansion of approximately 4,000 SF. The property is zoned New Riverside Planned Unit Development and consists of approximately 224.51 acres identified by tax map number R610 044 000 0125 0000 and located at 601 New Riverside Road.

STATUS: Comments on the public project application will be reviewed at the July 31, 2024, meeting of the DRC.

STATUS: Pending resubmittal addressing DRC comments.



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

Development Plan

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

Applicant: Town of Bluffton Owner: Town of Bluffton

PLAN DESCRIPTION: A request by Constance Clarkson on behalf of the Town of Bluffton for approval of a public project. The project consists of surface improvements to the New River Linear

Trail, construction of a pier at the southern trail terminus and restroom facilities at the trailhead parking lot. The properties are zoned Jones Estate Planned Unit Development and New Riverside Planned Unit Development and consists of approximately 42.7 acres identified by tax map numbers R610 028 000 0018 0000, R610 035 000 0016 0000

and R614 035 000 0011 0000, and located within the Cypress Ridge Master Plan and Heritage at New Riverside Master Plan. STATUS: Comments for the public project were reviewed at the January 3, 2024, meeting of the DRC. Awaiting resubmittal. STATUS 03/15/24: The project manager is negotiating an easement agreement with Central Electric and Santee Cooper.

STATUS 08/28/24: Awaiting easement agreement. Projected end of September.

PROJECT NAME:

DP-10-23-018587 10/19/2023 800 BUCKWALTER PARKWAY Development Plan Active Dan Frazier

Applicant: Wood and Partners, Inc. Owner: Town of Bluffton

PLAN DESCRIPTION: A request by Eric Walsnovich of Wood + Partners, Inc., on behalf of the property owner, Town of Bluffton, for approval of a public project. The project proposes the

construction of four new soccer fields; a new restroom building; renovations to the existing restroom building; new parking areas, driveways and sidewalks; storm water management facilities; associated utilities; lighting; site furnishings and landscaping. The property is zoned Buckwalter Planned Unit Development and consists of

approximately 142.9 acres identified by tax map number R610 038 000 0053 0000 located within the Buckwalter Recreation Center Master Plan. Status: Comments on the public project were reviewed at the November 15, 2023, meeting of the DRC.

Status 4/15/24: The applicant has submitted for Stormwater Permit and it is currently under review.

PROJECT NAME:

DP-08-24-019296 08/20/2024 22 WATER ST STREET Development Plan Active Dan Frazier

Applicant: Town of Bluffton Owner: Town of Bluffton

PLAN DESCRIPTION: A request by Charles Savino on behalf of the Town of Bluffton for approval of a Public Project. The project consists of the installation of sewer mains and sewer lateral for

parcels within the Old Town Bluffton Historic District. The project also includes connection of a dwelling to the sewer main. The work areas are located in the ROW of Water

Street, Green Street, Lawrence Street, and will include encroachments into Boundary Street.

STATUS: This item will be heard at the September 18, 2024 Development Review Committee Meeting.

PROJECT NAME: OLD TOWN



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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							

Development Plan

Total Development Plan Cases: 29

Development Plan Amendment

NA

DPA-09-22-017226 09/23/2022 Development Plan Amendment Active Dan Frazier

Applicant: Tabby Road HOA Owner: Tabby Road HOA

PLAN DESCRIPTION: A request by Tabby Roads HOA for approval of a development plan amendment application. The project consists of closing the Tabby Shell Road entrance from Burnt Church

Road. The property is identified by tax map number R610 039 000 1235 0000 and is zoned Neighborhood General -HD.

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

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

Status 1-9-23: Plans have been conditionally approved by the Town of Bluffton. The Town requires approval from SCDOT and BJWSA for the road closing prior to issuing

Final Approval. SCDOT has issued their encroachment permit. Waiting on BJWSA approval.

PROJECT NAME: TABBY ROADS PHASE 1

Total Development Plan Amendment Cases: 1

Master Plan

NA



Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr					
	Active Cases									
Master Plan	Master Plan									
MP-04-22-016566	04/06/2022		Master Plan	Active	Dan Frazier					
Applicant: Village	Park Communities, LLC	Owner: V	illage Park Communities, LLC							
Applicant: Village Park Communities, LLC PLAN DESCRIPTION: A request by Dan Keefer of Witmer Jones Keefer, LTD, on behalf of Village Park Communities, LLC, for approval of Alston Park Phase 3 Master Plan. The project consists of a maximum of 76 dwelling units, park/open spaces and related infrastructure. The subject property, comprised of 2 parcels totaling approximately 63 acres, is identified by Beaufort County Tax Map numbers R610 035 000 0019 0000 and R610 035 000 0846 0000 and commonly referred to as New Riverside Parcel 5A South located within the New Riverside PUD. STATUS: Initial Master Plan comments were reviewed at the 5/11/22 meeting of the DRC. STATUS: The Initial Master Plan request received a recommendation of approval at the February 22, 2023, Planning Commission meeting. STATUS 04/01/24: The Holly Hill Lane Plat is being recorded. A community meeting is tentatively scheduled for May 1, 2024. The application will advance to Town Council once the plat is recorded and the community meeting has been held. STATUS: Awaiting receipt of recorded plat prior to advancing to Town Council.										
PROJECT NAME:	ALSTON PARK									

Total Master Plan Cases: 1

Subdivision Plan

General

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Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
	500	Ad	ctive Cases		
Subdivision Pla	n				
SUB-04-23-017885	04/10/2023		Subdivision Plan	Active	Dan Frazier
Applicant: Ward E	Edwards, Inc USE THIS ACC	OUNT Owner: Indig	go Cove LLC		
PLAN DESCRIPTION	attached townhomes includi map number R610 031 000 Residential General. Status: This item is on the J	Engineering on behalf of Indigo Cove Ling an amenity center, access drives, par 0002 0000 and consists of 12.7 acres louly 19, 2023 DRC Meeting agenda. ionally approved at the July 19, 2023 DF	rking, landscaping, open spac cated at the northeast corner	e areas, and associated infrastructur of Buck Island Road and Bluffton Par	e. The property is identified by tax kway. The property is zoned
PROJECT NAME:					
SUB-09-24-019334	09/12/2024		Subdivision Plan	Active	Dan Frazier
Applicant: Thoma	s & Hutton	Owner: Lam	ar Smith Signature Homes, Ll	LC	
PLAN DESCRIPTION	: Heritage at New Riverside F	hase 9 Subdivision			
PROJECT NAME:	HERITAGE AT NEW RIVER	RSIDE PHASE 8 & 9			
SUB-08-24-019286	08/15/2024	151 BLEECKER ST N STREET	Subdivision Plan	Active	Dan Frazier
Applicant: Speysi	de Partners LLC	Owner: Spe	yside Partners LLC		
PLAN DESCRIPTION	intersection of Bleecker Stre	ners LLC for approval of a Subdivision ap et North and Mott Street for the construc ne building through two entry roads off of	ction of a building at Washingt	ton Square (DP-10-19-013630). The s	size of the lot is 0.266 acres. Access

consists of approximately 4.243 acres and located within the Buckwalter Commons Master Plan.

STATUS: This item will be heard at the September 18, 2024 Development Review Committee meeting.

WASHINGTON SQUARE PROJECT NAME:



Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr					
	Active Cases									
Subdivision Plan	Subdivision Plan									
SUB-08-24-019301	08/26/2024		Subdivision Plan	Active	Dan Frazier					
Applicant: Thomas	and Hutton	Owner: K	Hovnanian Four Seasons							
PLAN DESCRIPTION: PROJECT NAME:	Phase 5. The project consi Riverside Planned Unit De and located within Parcel 9	sts of the construction of 103 single fan velopment and consists of approximate of the New Riverside Concept Master heard at the October 2, 2024 Develop	nily residential units lots with associ ly 31.017 acres identified by tax ma Plan.	iated right-of-way and common ar	plication for the Lakes at New Riverside eas. The property is zoned New 0000 through R610 044 000 0560 0000					
SUB-08-24-019309	08/29/2024		Subdivision Plan	Active	Dan Frazier					
Applicant: Ward Ed	wards, Inc.	Owner: M	illstone Management LLC							
PLAN DESCRIPTION:	This project proposes a mu	ultifamily complex of 6 residential building	ngs and 4 garage buildings, clubho	use and accompanying infrastruct	ure.					
PROJECT NAME:	Buckwalter									

Total Subdivision Plan Cases: 5

Zoning Action

UDO Text Amendment



Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr		
A ativa Casas							

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.

STATUS:4/22/2024 - Staff continues to bring forth UDO edits to be reviewed by Planning Commission, and Town Council.

PROJECT NAME:

Zoning Map Amendment

ZONE-06-24-019188 06/17/2024 332 BUCK ISLAND RD ROAD Zoning Action Active Dan Frazier

Applicant: Town of Bluffton Owner: Town of Bluffton

PLAN DESCRIPTION: A request by the Town of Bluffton for Zoning Map Amendment of approximately 1.38 acres located at 328, 330 and 332 Buck Island Road identified as Beaufort County Tax

Map Numbers R 610 039 000 0016 0000 (328 and 330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road) to Rezone the Subject Property to the Light

Industrial (LI) District.

STATUS 8/29/24: The workshop was held at the July 24, 2024 Planning Commission meeting. The Public Hearing and Recommendation to Town Council is tentatively

scheduled for September 25, 2024 Planning Commission meeting.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr		
		ı	Active Cases				
Zoning Action							
ZONE-02-24-018921	02/02/2024	11 GRASSEY LANE	Zoning Action	Active	Dan Frazier		
Applicant: Sturre De	esign & Development, LLC	Owner:					
PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owners Cornerstone Church of Bluffton and Lalie Ann Mole, for approval of a zoning map amendment. The applicant is requesting to rezone two parcels from the Planned Unit Development (PUD) zone district to a mix of Agricultural (AG) and Rural Mixed Use (RMU) zoning districts. The properties are zoned Mindstream Academy Planned Unit Development and consists of approximately 43.3 acres identified by tax map numbers R610 036 000 0014 0000 and R610 036 000 014B 0000 located south of May River Road approximately 600 feet east of Stardust Lane. STATUS: A required Planning Commission Workshop was held on February 28, 2024. STATUS 03/27/24: The Planning Commission recommended approval of the request at the March 27, 2024, Planning Commission Meeting. STATUS: First reading of the Zoning Map Amendment was approved at the April 9, 2024, meeting of Town Council.							

PROJECT NAME:

ZONE-01-24-018840 01/11/2024 Zoning Action Active Dan Frazier

STATUS: Public Hearing and Second & Final Reading of the Zoning Map Amendment request will approved at the May 14, 2024, meeting of Town Council.

University Investments University Investments Applicant: Owner:

PLAN DESCRIPTION: A request by University Investments, LLC, for a Zoning Map Amendment for approximately 65.592 acres located at the northwest corner of the intersection of Buckwalter Parkway and Lake Point Drive and identified by Beaufort County Tax Map Nos. R600 029 000 2410 0000 and R600 029 000 0014 0000 to rezone the subject property to Buckwalter Planned Unit Development (PUD) subject to a new Grande Oaks Commons Land Use Tract to be established through a Buckwalter PUD Text Amendment. This application is associated with the following requests; ANNX-11-23-018624, CPA-01-24-018845, COMP-01-24-018844, ZONE-02-24-018991 (Text), and DAA-01-24-018842.

STATUS: Comments on the associated Concept Plan Amendment were heard at the March 27, 2024 meeting of the DRC.

STATUS: This request was heard at the May 22, 2024, Planning Commission Meeting as a Public Workshop item.

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment are tentatively scheduled for the July 24, 2024, Planning Commission

STATUS 8/29/24: The zoning map amendment and comprehensive plan amendment were heard at the July 24, 2024 Planning Commission meeting. Tentatively scheduled for the September 10, 2024 Town Council meeting for first reading.



Attachment 9

Town of Bluffton

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr				
			Active Cases						
Zoning Action	Zoning Action								
ZONE-03-24-019046	03/14/2024		Zoning Action	Active	Dan Frazier				
Applicant: Bryant a	nd Son Trucking Company	Owner:	Bryant and Son Trucking Compan	у					
PLAN DESCRIPTION:	PLAN DESCRIPTION: A request by the applicant and property owner Johnnie Bryant III, for approval of a zoning map amendment application. The property is located at 30 Davis Road and consists of approximately 2.14 acres identified by tax map number R600 029 000 0028 0000 and currently zoned T2R Rural in unincorporated Beaufort County. This application is associated with the following annexation request; ANNX-03-24-019045. STATUS: This request was heard at the May 22, 2024, Planning Commission Meeting as a Public Workshop item. STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment are tentatively scheduled for the July 24, 2024, Planning Commission meeting. STATUS 8/29/24: The zoning map amendment and comprehensive plan amendment were heard at the Planning Commission meeting. The amendments were heard at the August 13, 2024 Town Council meeting for First Hearing. The Second Hearing is tentatively scheduled for October 8, 2024 Town Council Meeting.								
PROJECT NAME:									
				Total Zoning Action Ca	ses: 5				

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Total Active Cases: 68

Total Plan Cases: 68