



# GROWTH MANAGEMENT UPDATE

October 8, 2024

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## 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 [BCTV](#), 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)

3. 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 or 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."*

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

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

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



# **PUBLIC NOTICE**

**THE HISTORIC PRESERVATION  
COMMISSION (HPC)  
Meeting scheduled for**

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

**has been CANCELED  
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 CANCELED  
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

1. **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**

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# **PUBLIC NOTICE**

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

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

**has been CANCELED  
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, 2023**

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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**

1. **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**

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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**

1. **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**

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

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



## 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**

1. **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**



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# **PUBLIC NOTICE**

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

Meeting scheduled for

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

has been CANCELED  
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 CANCELED  
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**

1. **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**

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# **PUBLIC NOTICE**

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

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

has been CANCELED  
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 [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

EnterTextHere

**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**

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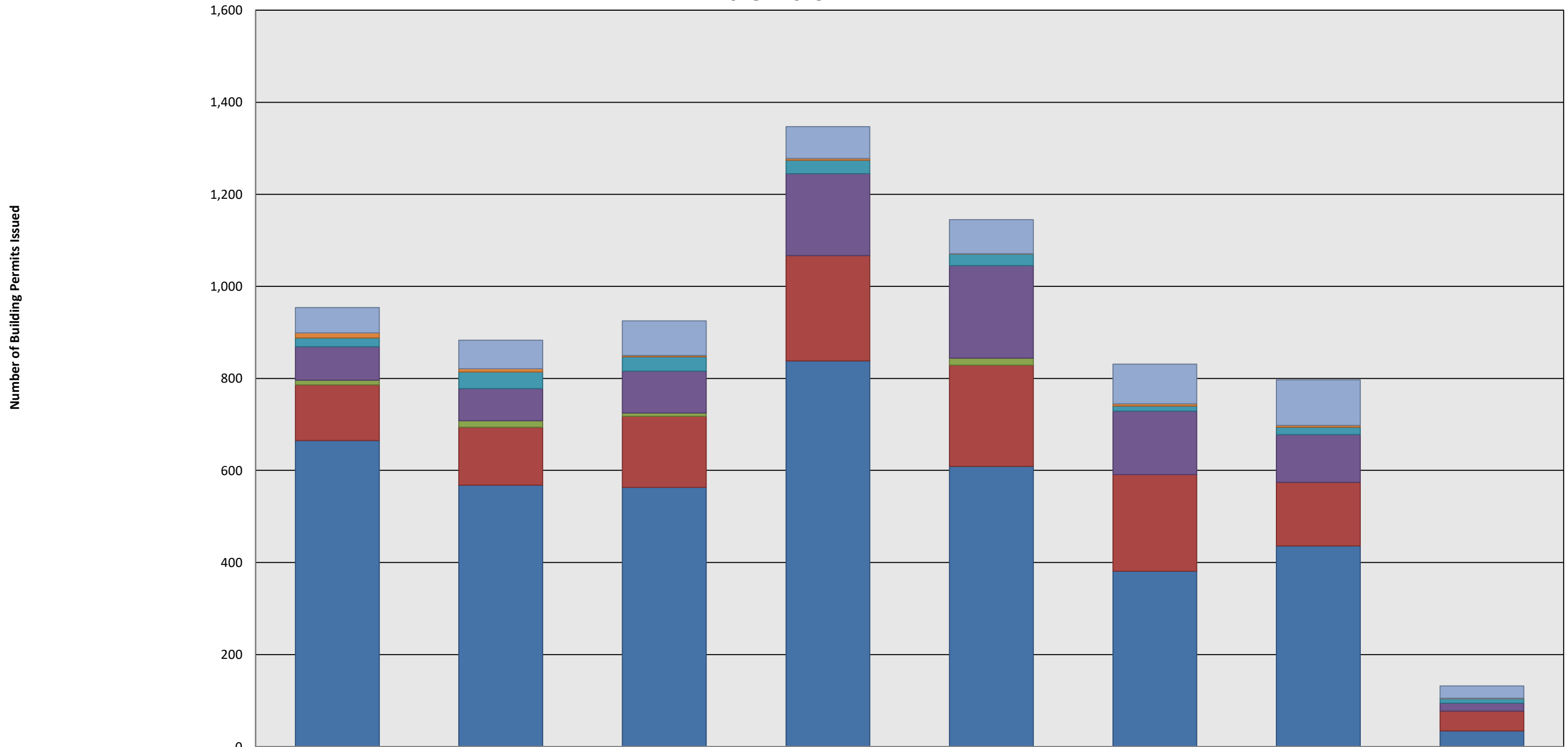
*<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

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**Town of Bluffton  
Building Permits Issued  
FY 2018 - 2025**

**Attachment 8a**

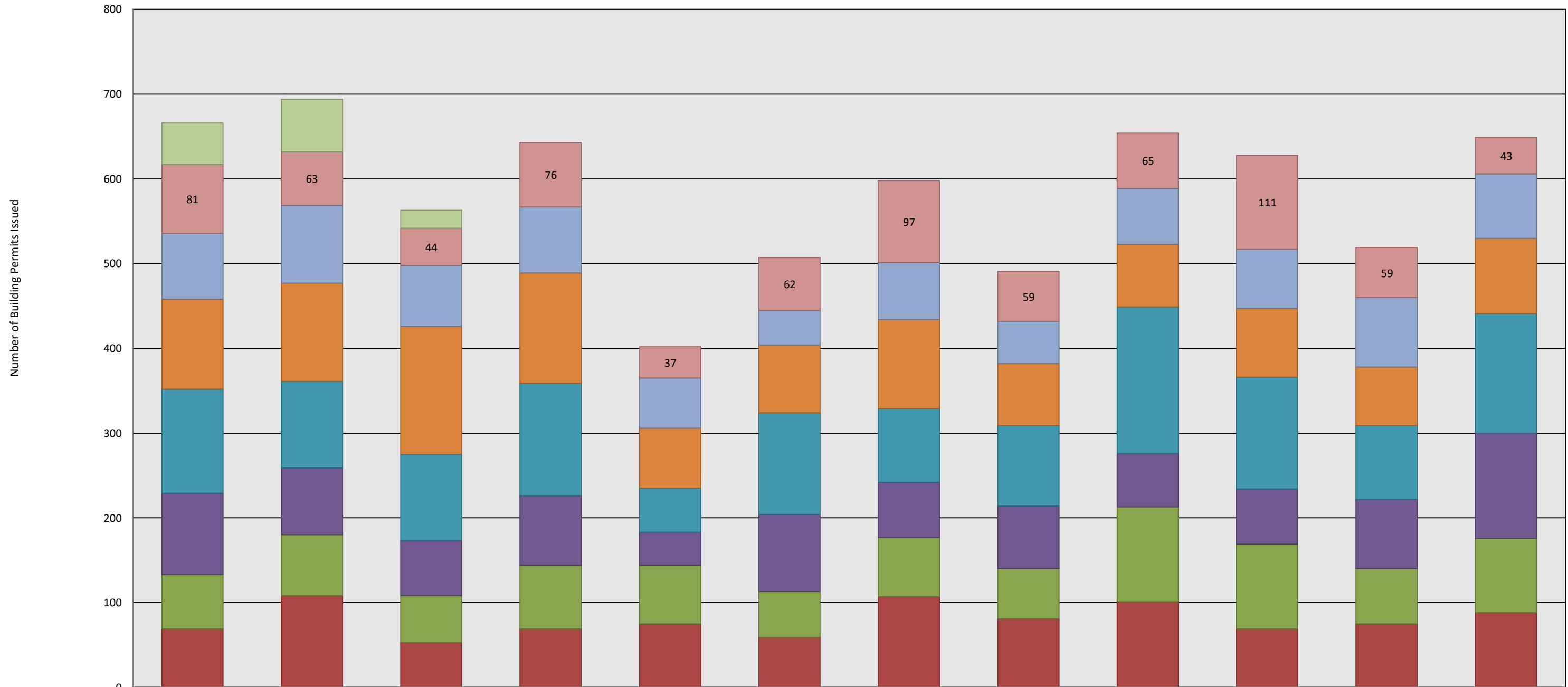


Year	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024- June 2025)
Other Commercial	55	62	75	69	74	86	99	27
Commercial Addition	11	7	3	4	1	5	4	1
New Commercial Construction/ Tenant Upfit	19	36	31	29	25	11	16	10
Other Residential	73	70	91	178	201	138	104	17
New Multi Family - Apartments	10	14	7	0	15	0	0	0
Residential Addition	121	126	155	229	220	210	138	43
New Single Family	665	568	563	838	609	381	436	34

Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.  
 2. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.  
 3. Other residential includes: new accessory structure, new accessory residence.  
 4. Commercial addition includes: additions, screen enclosure, shell.  
 5. Other commercial includes: remodel and accessory structure.

**Town of Bluffton**  
**Building Permits Issued Per Month**  
**FY 2018 - 2025**

**Attachment 8b**

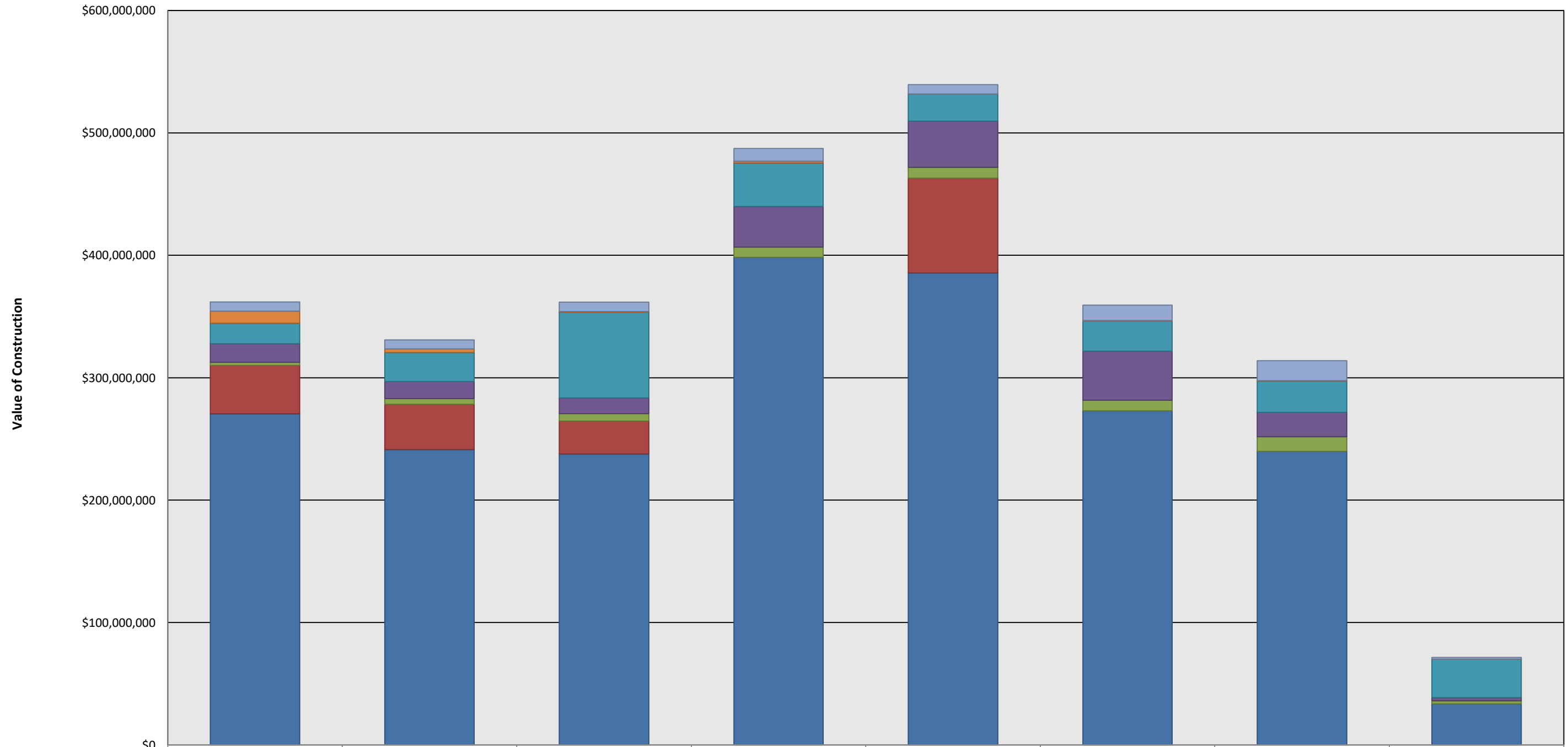


Month	July	August	September	October	November	December	January	February	March	April	May	June
FY 2025 (July 2024 - June 2025)	49	62	21									
FY 2024 (July 2023 - June 2024)	81	63	44	76	37	62	97	59	65	111	59	43
FY 2023 (July 2022 - June 2023)	78	92	72	78	59	41	67	50	66	70	82	76
FY 2022 (July 2021 - June 2022)	106	116	151	130	71	80	105	73	74	81	69	89
FY 2021 (July 2020 - June 2021)	123	102	102	133	52	120	87	95	173	132	87	141
FY 2020 (July 2019 - June 2020)	96	79	65	82	39	91	65	74	63	65	82	124
FY 2019 (July 2018 - June 2019)	64	72	55	75	69	54	70	59	112	100	65	88
FY 2018 (July 2017 - June 2018)	69	108	53	69	75	59	107	81	101	69	75	88

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

**Town of Bluffton  
Value of Construction  
FY 2018 - 2025**

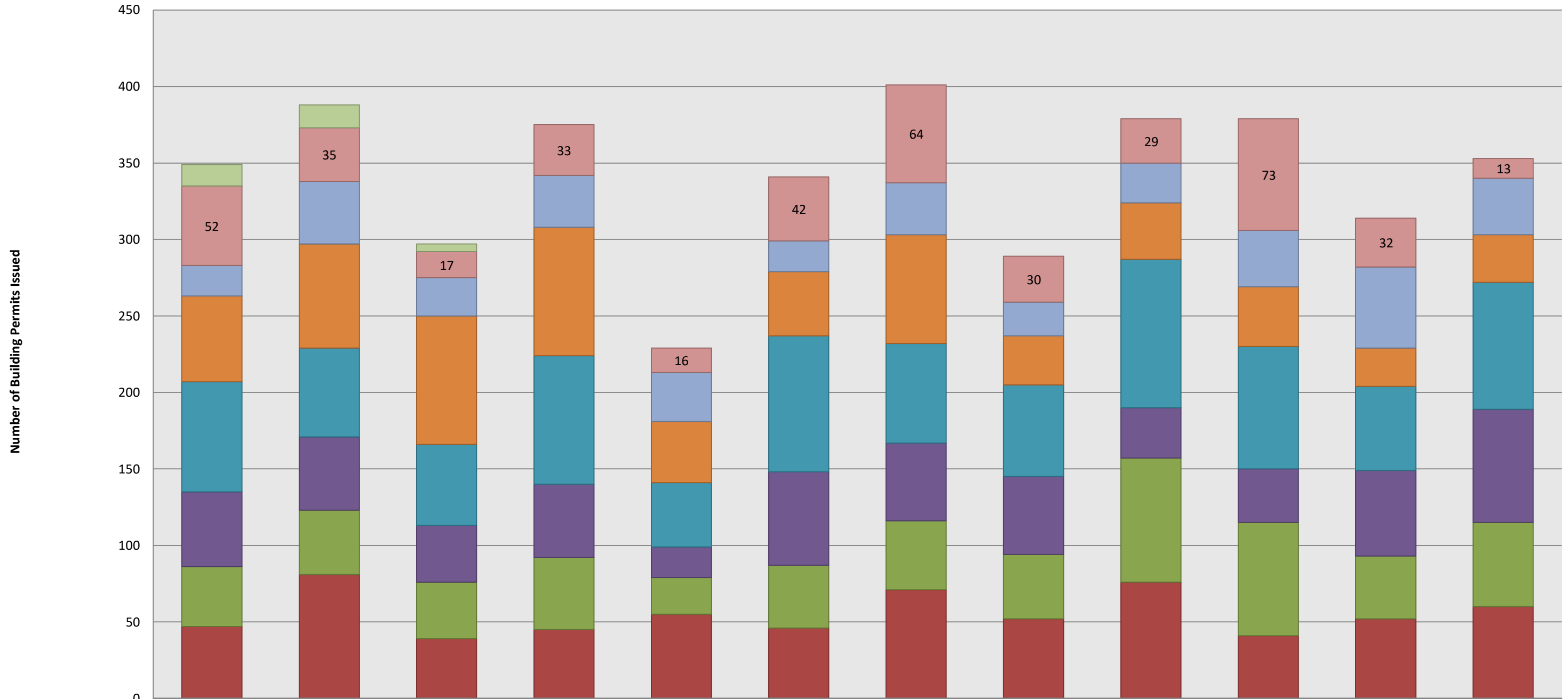
**Attachment 8c**



Year	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024- June 2025)
Other Commercial	\$7,509,862	\$7,263,366	\$7,579,860	\$10,412,995	\$7,596,115	\$12,475,855	\$16,317,280	\$1,504,355
Commercial Additions	\$9,937,826	\$3,041,168	\$656,000	\$1,492,691	\$7,550	\$526,290	\$413,300	\$2,000
New Commercial/ Tenant Upfits	\$16,738,641	\$23,614,625	\$69,976,821	\$35,480,001	\$22,266,766	\$24,611,903	\$25,409,903	\$31,380,728
Other Residential	\$15,179,326	\$13,979,443	\$12,794,241	\$33,207,203	\$37,696,800	\$40,039,634	\$19,926,881	\$2,507,790
Residential Additions/ Renovations	\$2,537,580	\$4,691,023	\$6,005,043	\$8,363,040	\$8,762,565	\$8,683,202	\$11,994,064	\$2,633,098
New Multi Family - Apartments	\$39,452,102	\$36,975,720	\$27,045,609	\$-	\$77,664,502	\$-	\$-	\$0
New Single Family	\$270,548,460	\$241,300,026	\$237,647,960	\$398,345,907	\$385,446,946	\$272,946,813	\$239,843,210	\$33,498,750

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

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

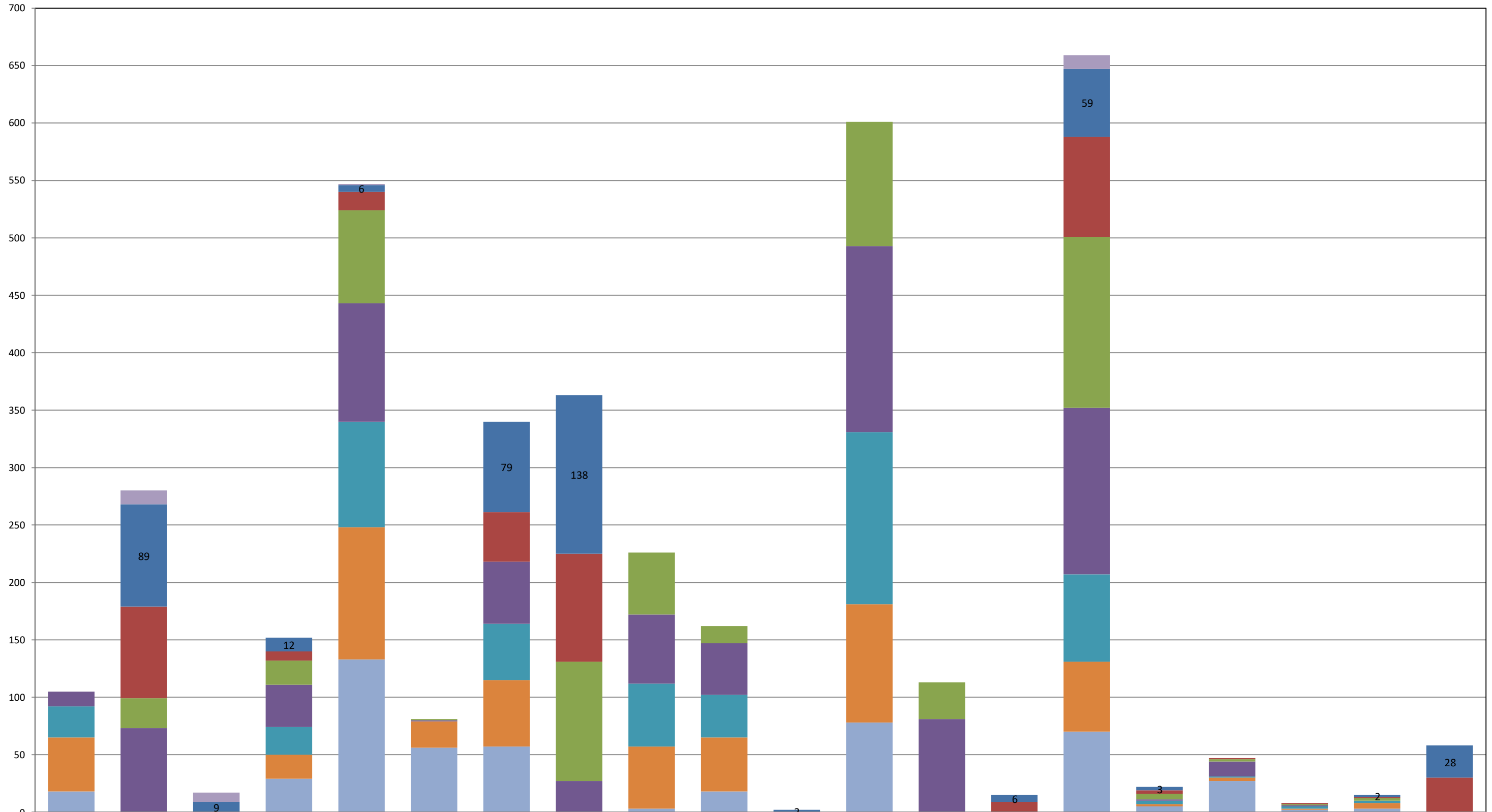


	July	August	September	October	November	December	January	February	March	April	May	June
FY 2025 (July 2024- June 2025)	14	15	5									
FY 2024 (July 2023 - June 2024)	52	35	17	33	16	42	64	30	29	73	32	13
FY 2023 (July 2022 - June 2023)	20	41	25	34	32	20	34	22	26	37	53	37
FY 2022 (July 2021 - June 2022)	56	68	84	84	40	42	71	32	37	39	25	31
FY 2021 (July 2020 - June 2021)	72	58	53	84	42	89	65	60	97	80	55	83
FY 2020 (July 2019 - June 2020)	49	48	37	48	20	61	51	51	33	35	56	74
FY 2019 (July 2018 - June 2019)	39	42	37	47	24	41	45	42	81	74	41	55
FY2018 (July 2017 - June 2018)	47	81	39	45	55	46	71	52	76	41	52	60

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

# Town of Bluffton New Single Family Residential Building Permits Issued by Neighborhood FY 2018 -2025

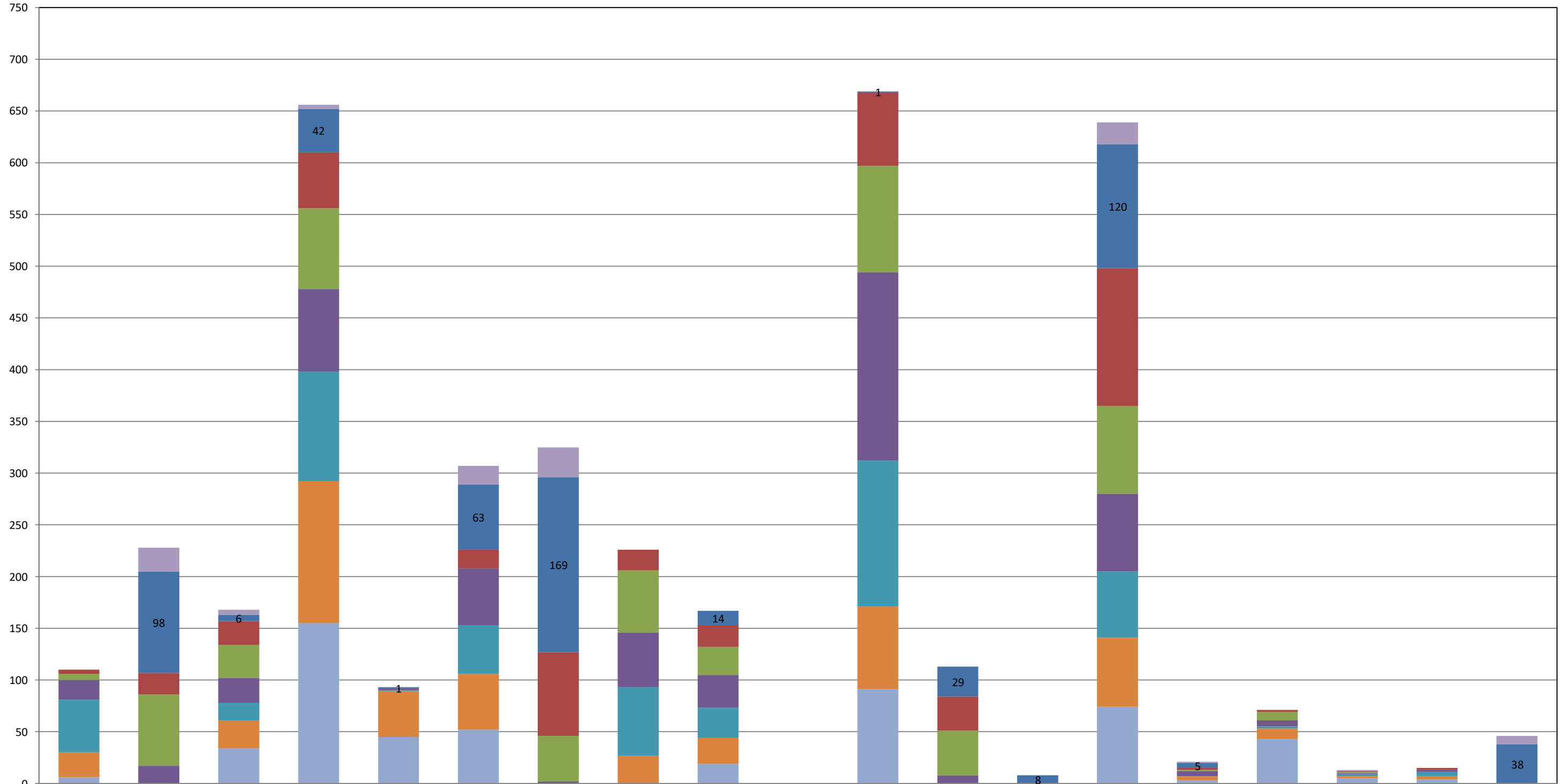
Number of Building Permits Issued



Neighborhood	Alston Park	Four Seasons at Carolina Oaks	Hamilton Grove	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Lakes at New Riverside	Landings at New Riverside	Lawton Station	Midpoint	Mill Creek at Cypress Ridge	New Riverside Forest	New Riverside Village	Palmetto Bluff	Rose Dhu Creek Plantation	Shell Hall	Stock Farm	Tabby Roads	Washington Square
FY 2025 (July 2024 - June 2025)		12	8		1										12					
FY 2024 (July 2023 - June 2024)		89	9	12	6		79	138			2			6	59	3			2	28
FY 2023 (July 2022 - June 2023)		80		8	16		43	94						9	87	3	1	1	1	30
FY 2022 (July 2021 - June 2022)		26		21	81	1		104	54	15		108	32		149	5	2	1	2	
FY 2021 (July 2020 - June 2021)	13	73		37	103	1	54	27	60	45		162	81		145	1	13	1		
FY 2020 (July 2019 - June 2020)	27			24	92		49		55	37		150			76	3	1	2	2	
FY 2019 (July 2018 - June 2019)	47			21	115	23	58		54	47		103			61	2	3	1	5	
FY2018 (July 2017 - June 2018)	18			29	133	56	57		3	18		78			70	5	27	2	3	

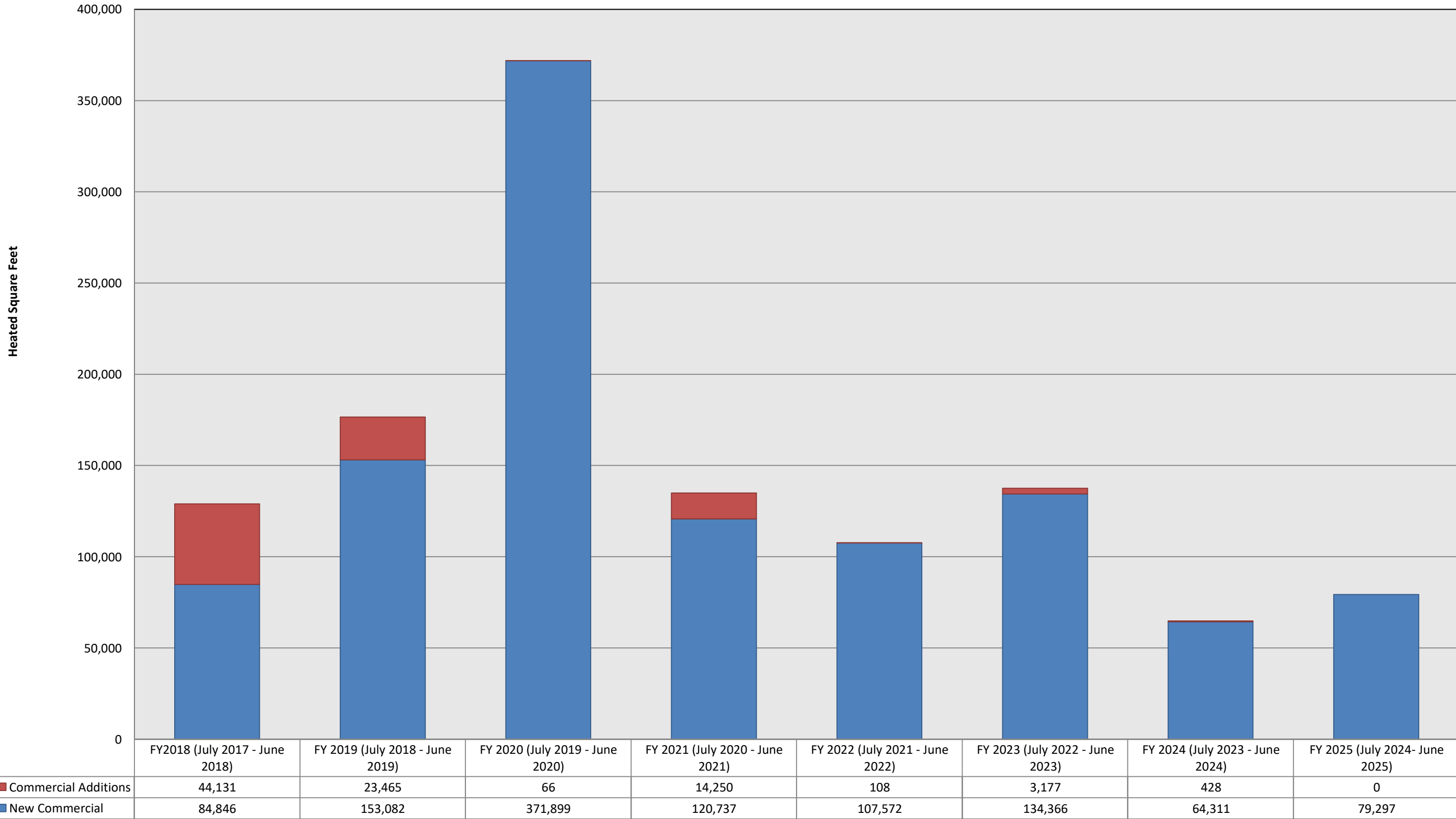
New Single Family Certificates of Occupancy Issued by Neighborhood FY 2018 - 2025

Number of New Housing Starts



	Alston Park	Four Seasons at Carolina Oak	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Lakes at New Riverside	Landings at New Riverside	Lawton Station	Midpoint	Mill Creek at Cypress Ridge	New Riverside Forest	New Riverside Village	Palmetto Bluff	Rose Dhu Creek Plantation	Shell Hall	Stock Farm	Tabby Roads	Washington Square
FY 2025 (July 2024 - June 2025)		23	5	4		18	29							21	1		1		8
FY 2024 (July 2023 - June 2024)		98	6	42	1	63	169		14		1	29	8	120	5				38
FY 2023 (July 2022 - June 2023)	4	21	23	54		18	81	20	21		71	33		133	2	2	1	2	
FY 2022 (July 2021 - June 2022)	6	69	32	78			44	60	27		103	43		85	1	8	1		
FY 2021 (July 2020 - June 2021)	19	17	24	80	2	55	2	53	32		182	8		75	5	6	1	2	
FY 2020 (July 2019 - June 2020)	51		17	106	1	47		66	29		141			64		2	2	4	
FY 2019 (July 2018 - June 2019)	24		27	137	44	54		27	25		80			67	4	10	2	3	
FY2018 (July 2017 - June 2018)	6		34	155	45	52			19		91			74	3	43	5	4	

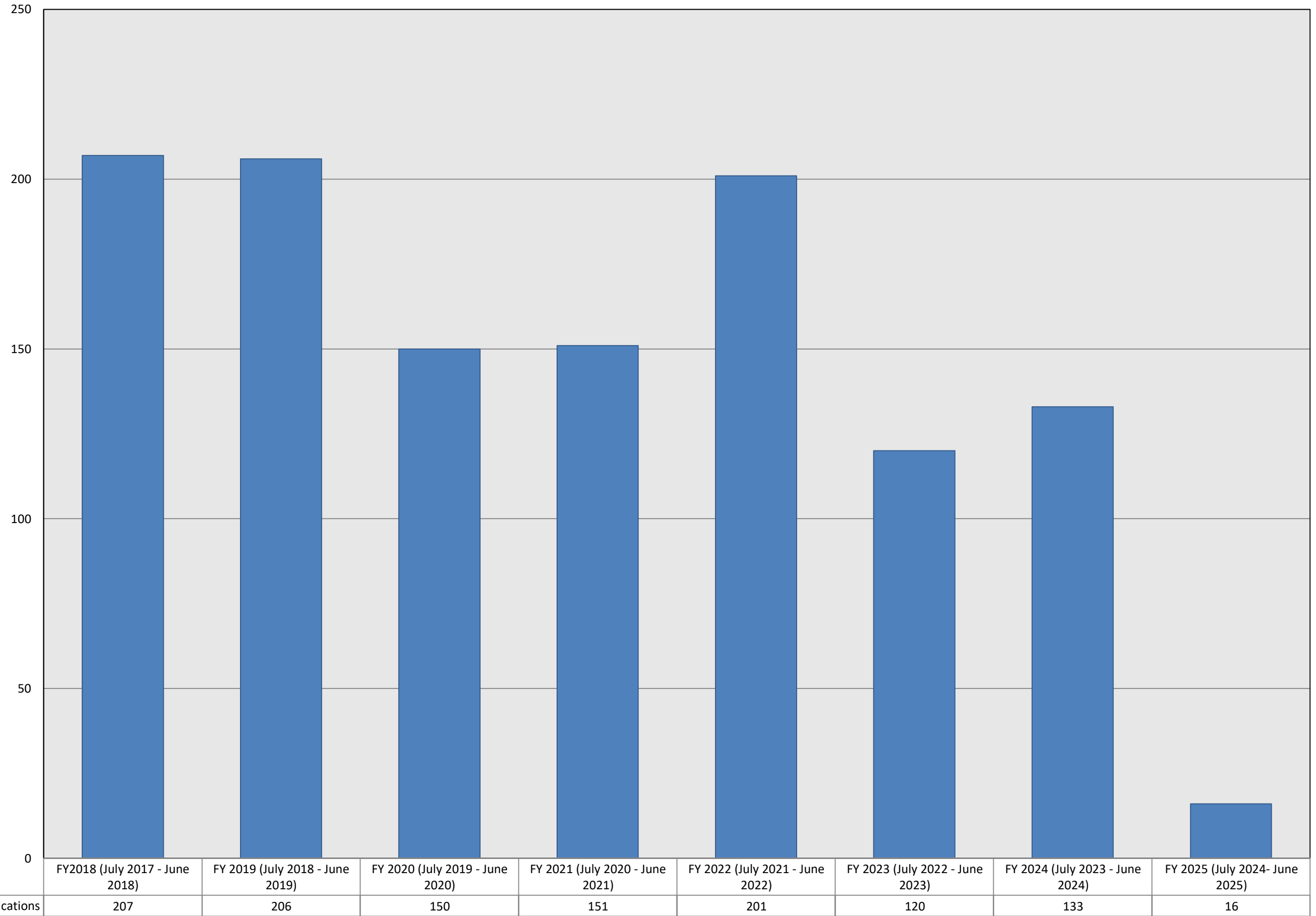
**Town of Bluffton**  
**New Commercial Construction and Additions Heated Square Footage**  
**FY 2018 - 2025**



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

**Attachment 8h**

Number of Applications Completed

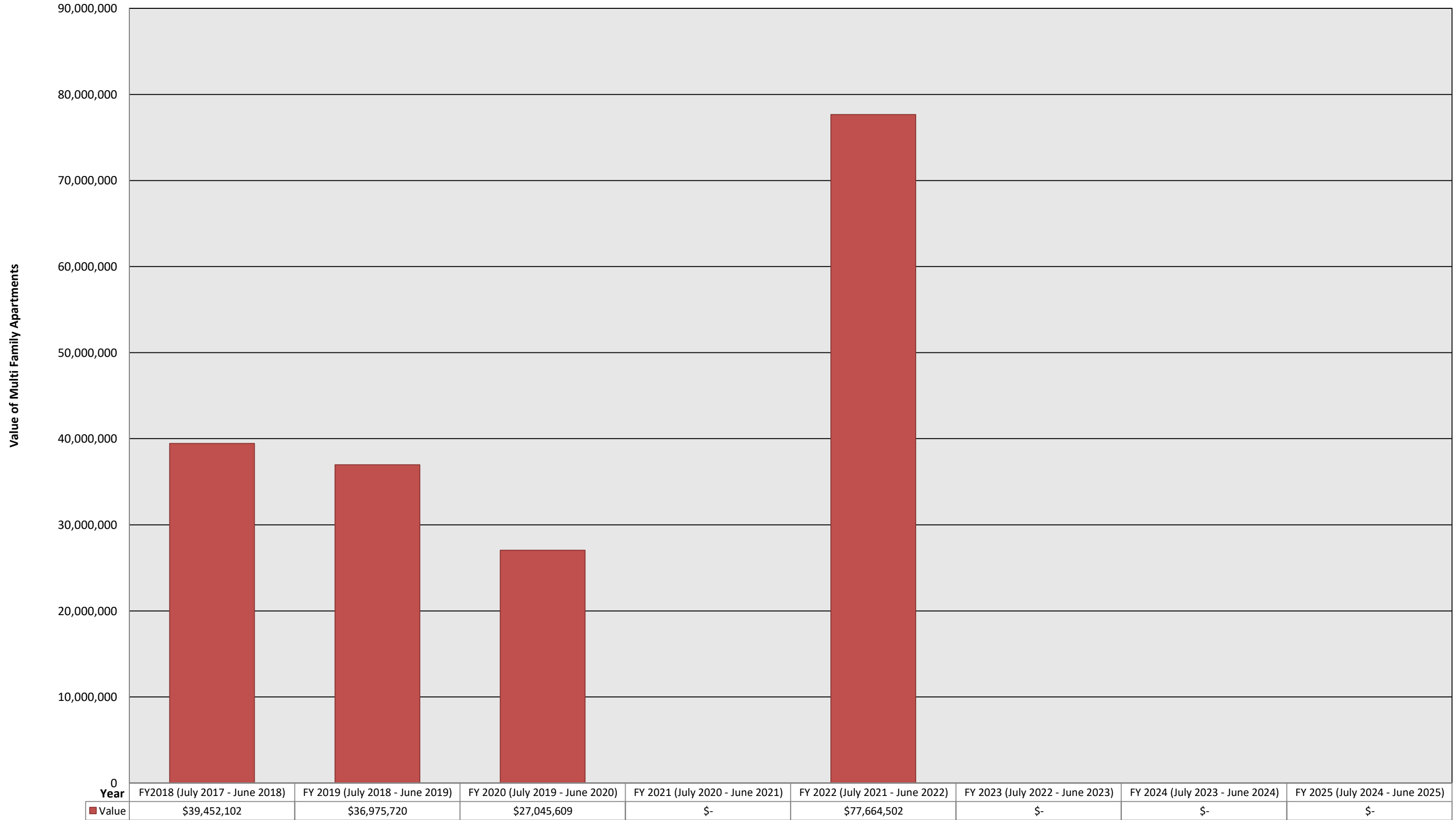


■ Planning & Community Development Applications



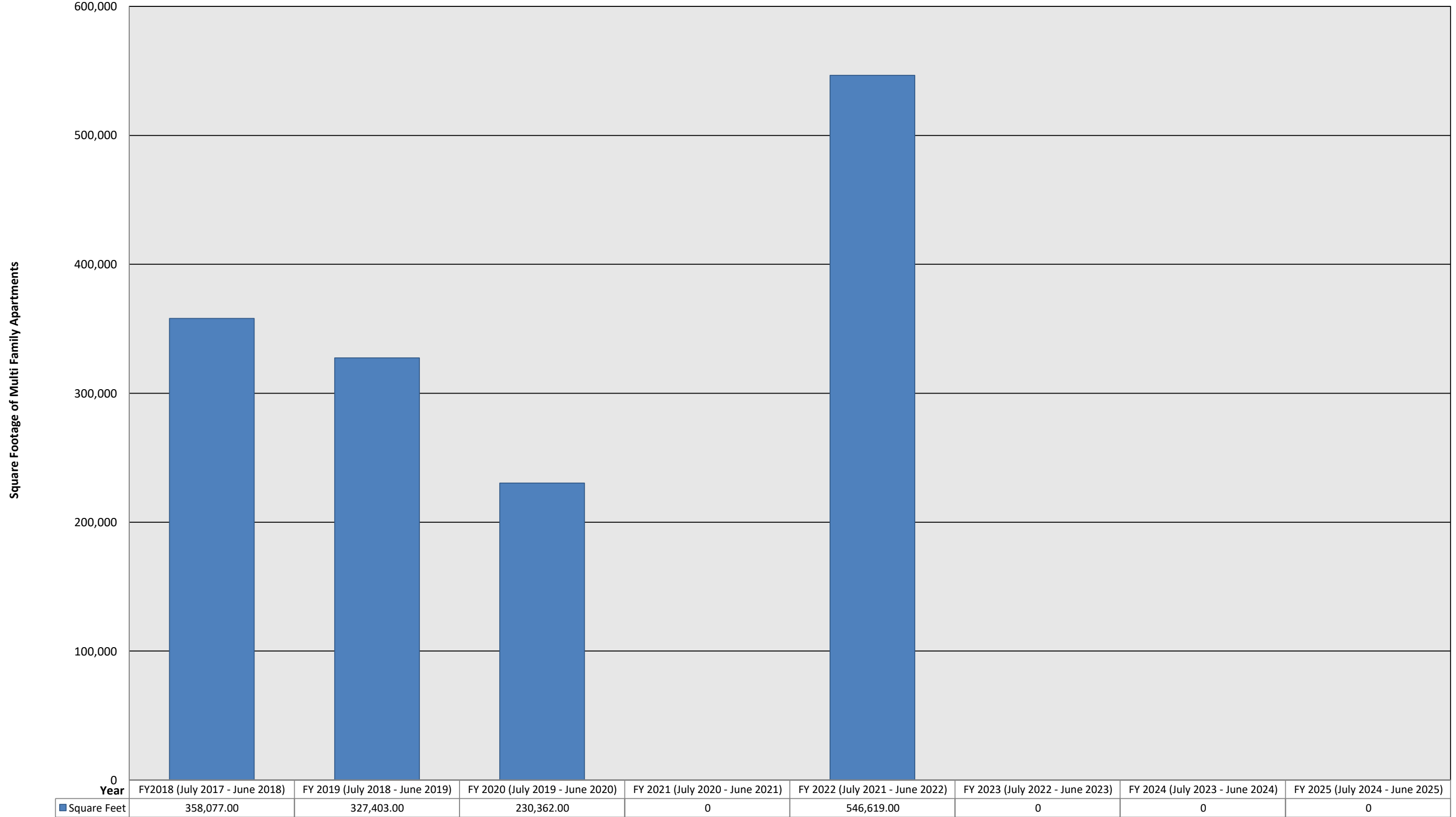
**Town of Bluffton  
Multi Family Apartments Value  
FY 2018 - 2025**

**Attachment 8i**



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

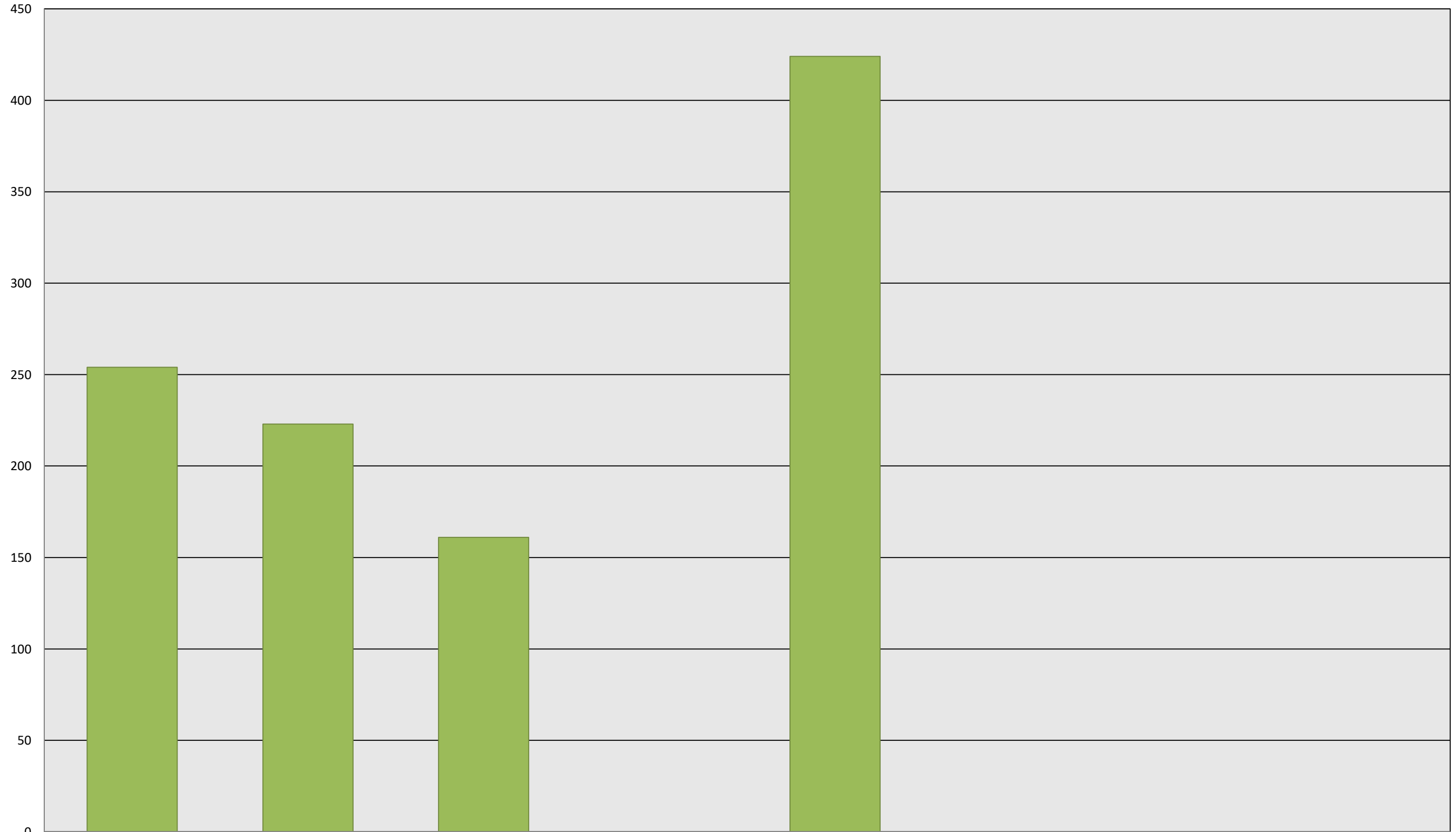
**Attachment 8j**



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

**Attachment 8k**

Multi Family Apartments Total Units



Year	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024 - June 2025)
Dwelling Units	254	223	161	0	424	0	0	0



# Growth Management Application Update Report

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

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

### Annexation Petition

#### 100%

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



# Growth Management Application Update Report

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

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

### Certificate of Appropriateness

### Highway Corridor Overlay District

COFA-08-22-017145	08/31/2022	6201 JENNIFER COURT	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Witmer Jones Keefer Ltd.

**Owner:** Micheal Bradley Holdings LLC

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

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

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.

**PROJECT NAME:** BUCK ISLAND/SIMMONSVILLE





# Growth Management Application Update Report

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

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

### Certificate of Appropriateness

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









# Growth Management Application Update Report

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

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

### Certificate of Appropriateness

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







# Growth Management Application Update Report

Attachment 9

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

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

### Certificate of Appropriateness

COFA-08-24-019275	08/09/2024	95 GREEN ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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**Applicant:** Low Tide Designs, Inc. **Owner:** Glenda 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
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**Applicant:** Manuel Studio, LLC **Owner:** Beth Boeke McHugh

**PLAN DESCRIPTION:** 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.  
STATUS: This item will be heard at the September 9, 2024 Historic Preservation Review Committee meeting.

**PROJECT NAME:** OLD TOWN

COFA-01-24-018816	01/05/2024	22 BRUIN RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Sean Lewis **Owner:** Bertha Wooten

**PLAN DESCRIPTION:** A request by Sean A. Lewis, on behalf of the Owner, Bertha Wooten, for a review of a Certificate of Appropriateness - HD to construct a new 1-story of approximately 1,695 with attached Carriage House of approximately 697 SF, to be located at 22 Bruin Road, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.  
Status 1.5.2024: The Application is being reviewed and will be placed on the 1/29/2024 HPRC Agenda.  
Status 1.30.24: Comments provided to the applicant. Awaiting final submittal.

**PROJECT NAME:** OLD TOWN















# Growth Management Application Update Report

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

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

### Development Plan

DP-10-23-018541	10/05/2023	3000 BIG HOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
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**Applicant:** Thomas & Hutton - USE THIS ACCOUNT **Owner:**

**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 consists of general clearing, installation of water and sewer utilities, 2 sanitary sewer pump stations, dry utilities, storm drainage infrastructure and a pervious paver roadway to serve the proposed 31 single-family residential lots. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 52.8 acres identified by tax map numbers R614 057 000 0001 0000 and R614 058 000 0001 0000, located east of the intersection of Old Anson Road and Bighouse Plantation Road, and includes Long Island and the adjacent causeway.  
STATUS 11/9/23: Staff comments on the preliminary development plan application were heard at the November 8, 2023, meeting of the DRC. Awaiting final development plan submittal.

**PROJECT NAME:** Palmetto Bluff

DP-03-24-019033	03/08/2024	224 MORELAND ROAD	Development Plan	Active	Dan Frazier
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**Applicant:** Thomas & Hutton - USE THIS ACCOUNT **Owner:** Palmetto Bluff Uplands, LLC / May River Forest, LLC

**PLAN DESCRIPTION:** A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a preliminary development plan application. The project consists of creating 26 single family lots with associate infrastructure. The property is identified by tax map numbers R614-045-000-0024-0000, R614-046-000-0062-0000, R614-052-000-0059-0000, R614-057-000-0001 -0000, R614-057-000-0002-0000 and consists of 48.9 acres located along Old Moreland Road within the Palmetto Bluff PUD. Status: Staff comments on the Preliminary Plan were heard at the April 17, 2024 meeting of the DRC. Awaiting final submittal.

**PROJECT NAME:**



# Growth Management Application Update Report

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

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

### Development Plan

DP-02-23-017662	02/09/2023	1215 MAY RIVER ROAD	Development Plan	Active	Dan Frazier
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**Applicant:** Ward Edwards, Inc. - USE THIS ACCOUNT      **Owner:** ERB Enterprises, LLC

**PLAN DESCRIPTION:** A request by Anna Petitgout of Ward Edwards Engineering on behalf of Ed Goear 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 NAME:** VAUX PROPERTY

DP-09-23-018499	09/21/2023	26 BRUIN RD ROAD	Development Plan	Active	Dan Frazier
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**Applicant:** Maria Drawdy      **Owner:** Alljoy DC, LLC

**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.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

Attachment 9

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

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

### Development Plan

DP-01-23-017616	01/27/2023	17 BUCKHEAD BAY ROAD	Development Plan	Active	Dan Frazier
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**Applicant:** Thomas & Hutton - USE THIS ACCOUNT **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.

Status: The preliminary development plan application was heard at the March 1, 2023 DRC meeting.  
 Status: Comments on the final development plan application were heard at the November 15, 2023, DRC meeting. Awaiting re-submittal.

**PROJECT NAME:**

DP-05-23-018081	05/23/2023		Development Plan	Active	Dan Frazier
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**Applicant:** Sturre Design & Development, LLC **Owner:**

**PLAN DESCRIPTION:** A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-029-000-1985-0000 located on Parklands Drive within the Brightwater Master Plan.

STATUS: Staff comments were heard at the June 28, 2023, meeting of the DRC. Awaiting re-submittal.  
 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. Awaiting final development plan submittal.

**PROJECT NAME:**





# Growth Management Application Update Report

Attachment 9

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

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

### Development Plan

DP-10-22-017341	10/21/2022	110 PALMETTO BLUFF ROAD	Development Plan	Active	Dan Frazier
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**Applicant:** Thomas & Hutton **Owner:** Cleland Site Prep

**PLAN DESCRIPTION:** A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 38 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan.

**STATUS UPDATE:** Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC.

**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
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**Applicant:** Pulte Group **Owner:**

**PLAN DESCRIPTION:** Pulte Homes Company is planning to continue development of Midpoint with an Amenity. The project is located off of Midpoint Boulevard between the proposed intersections of Sea Glass Lane and Mint Meadows. Construction will consist of an Amenity center, pool, playground, pickle ball courts, and associated site infrastructure on the 3.1 acre project site.

**PROJECT NAME:** MIDPOINT AT NEW RIVERSIDE







# Growth Management Application Update Report

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

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

### Development Plan

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

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

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

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

STATUS: The Applicant resubmitted on July 28, 2022.

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

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

STATUS: Project is still active as of July 5, 2023. The applicant would like to obtain the Town's site development permit once the state land disturbance permit is obtained.

**PROJECT NAME:** OLD TOWN

DP-08-22-017076	08/15/2022	2411 OKATIE HWY HIGHWAY	Development Plan	Active	Dan Frazier
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**Applicant:** Dan Keefer      **Owner:** Charlie and Brown

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

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

STATUS: Staff comments 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.

**PROJECT NAME:**



# Growth Management Application Update Report

Attachment 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

### Development Plan

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

**Owner:**

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

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

STATUS: The Applicant resubmitted on November 14, 2022.

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

**PROJECT NAME:** BUCK ISLAND/SIMMONSVILLE

DP-03-24-019066	03/26/2024	9 BRUIN ROAD	Development Plan	Active	Dan Frazier
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**Applicant:** Witmer Jones Keefer Ltd.

**Owner:** Eugene Marks

**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.

**PROJECT NAME:** OLD TOWN





# Growth Management Application Update Report

Attachment 9

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

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

### Development Plan

DP-10-23-018564	10/12/2023		Development Plan	Active	Dan Frazier
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**Applicant:** Ward Edwards, Inc. - USE THIS ACCOUNT **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 Master 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 NAME:**

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

**PROJECT NAME:**



# Growth Management Application Update Report

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

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

### Development Plan

DP-03-23-017728	03/03/2023	62 OLD PALMETTO BLUFF RD	Development Plan	Active	Dan Frazier
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**Applicant:** Thomas & Hutton - USE THIS ACCOUNT      **Owner:** Cleland Site Prep

**PLAN DESCRIPTION:** A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a preliminary development plan. The project consists of 144 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 48.9 acres identified by tax map numbers R610 044 000 0143 0000 and R610 044 000 0002 0000 located within Parcel 9 of the New Riverside Concept Master Plan.

STATUS: Staff comments on the Preliminary Development Plan were reviewed at the April 12, 2023, meeting of the DRC. Awaiting resubmittal.

STATUS: The applicant submitted Final Development Plans on October 23, 2023.

STATUS: Staff comments on the Final Development Plan will be heard at the November 29, 2023 meeting of the DRC.

STATUS 12/4/23: The final development plan is APPROVED.

STATUS 7/3/24: A Development Plan Amendment (re-phasing of Phase 5) will be reviewed at the July 10, 2024, meeting of the DRC.

STATUS 8/29/24: Awaiting resubmittal.

**PROJECT NAME:** NEW RIVERSIDE -PARCEL 9

DP-06-22-016804	06/01/2022	6201 JENNIFER CT	Development Plan	Active	Dan Frazier
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**Applicant:** Witmer-Jones-Keefer, Ltd.      **Owner:** Michael Bradley Holdings, LLC

**PLAN DESCRIPTION:** A request by Witmer Jones Keefer, Ltd for approval of a preliminary development plan application. The project proposes the construction of a ±50,000 SF two-story building that includes a +/-20,000 square foot production brewery, and a +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room. The property is zoned Neighborhood Core (NC), identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located on three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road.

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

STATUS UPDATE: The application was approved with conditions at the August 24, 2022, Planning Commission meeting.

STATUS UPDATE: Staff comments on the final development plan were heard at the November 30, 2022 meeting of the DRC.

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





# Growth Management Application Update Report

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

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

### Development Plan

DP-07-24-019259	07/30/2024	1W WHITEHOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
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**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
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**Applicant:** Ward Edwards, Inc. - USE THIS ACCOUNT      **Owner:** Beaufort County School District

**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.

**PROJECT NAME:**









# Growth Management Application Update Report

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

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

### Master Plan

MP-04-22-016566	04/06/2022		Master Plan	Active	Dan Frazier
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**Applicant:** Village Park Communities, LLC      **Owner:** Village Park Communities, LLC

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

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

STATUS: The Initial Master Plan request received a recommendation of approval at the February 22, 2023, Planning Commission meeting.

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 4/15/24: A community meeting is was held on May 14, 2024.

STATUS: Awaiting receipt of recorded plat prior to advancing to Town Council.

**PROJECT NAME:** ALSTON PARK

**Total Master Plan Cases: 1**

### Subdivision Plan

### General



# Growth Management Application Update Report

Attachment 9

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

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

### Subdivision Plan

SUB-04-23-017885	04/10/2023		Subdivision Plan	Active	Dan Frazier
<b>Applicant:</b> Ward Edwards, Inc. - USE THIS ACCOUNT		<b>Owner:</b> Indigo Cove LLC			
<b>PLAN DESCRIPTION:</b> A request by Ward Edwards Engineering on behalf of Indigo Cove LLC for approval of a subdivision application. The project consists of creating 82 single family residential attached townhomes including an amenity center, access drives, parking, landscaping, open space areas, and associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 12.7 acres located at the northeast corner of Buck Island Road and Bluffton Parkway. The property is zoned Residential General.					
Status: This item is on the July 19, 2023 DRC Meeting agenda.					
Status: This item was conditionally approved at the July 19, 2023 DRC Meeting. However, the status will remain active until a surety is provided for the development.					

**PROJECT NAME:**

SUB-09-24-019334	09/12/2024		Subdivision Plan	Active	Dan Frazier
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> Lamar Smith Signature Homes, LLC			
<b>PLAN DESCRIPTION:</b> Heritage at New Riverside Phase 9 Subdivision					

**PROJECT NAME:** HERITAGE AT NEW RIVERSIDE PHASE 8 & 9

SUB-08-24-019286	08/15/2024	151 BLEECKER ST N STREET	Subdivision Plan	Active	Dan Frazier
<b>Applicant:</b> Speyside Partners LLC		<b>Owner:</b> Speyside Partners LLC			
<b>PLAN DESCRIPTION:</b> 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.					
STATUS: This item will be heard at the September 18, 2024 Development Review Committee meeting.					

**PROJECT NAME:** WASHINGTON SQUARE





# Growth Management Application Update Report

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

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

### Zoning Action

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



# Growth Management Application Update Report

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

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

### Zoning Action

ZONE-02-24-018921	02/02/2024	11 GRASSEY LANE	Zoning Action	Active	Dan Frazier
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**Applicant:** Sturre Design & 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.

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

**PROJECT NAME:**

ZONE-01-24-018840	01/11/2024		Zoning Action	Active	Dan Frazier
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**Applicant:** University Investments **Owner:** University Investments

**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; ANN-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 meeting.

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.

**PROJECT NAME:**



# Growth Management Application Update Report

Attachment 9

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

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

### Zoning Action

ZONE-03-24-019046	03/14/2024		Zoning Action	Active	Dan Frazier
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**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 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; ANN-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 Cases: 5**

**Total Active Cases: 68**

**Total Plan Cases: 68**