



# GROWTH MANAGEMENT UPDATE

April 9, 2024

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

- a. **Planning Commission:** March 27, 2024, meeting agenda attached. Next meeting scheduled for Wednesday, April 24, 2024.
- b. **Historic Preservation Commission:** March 6, 2024, cancellation notice attached. Next meeting scheduled for Wednesday, April 3, 2024.
- c. **Board of Zoning Appeals:** March 5, 2024, meeting agenda attached. Next meeting scheduled for Tuesday, April 2, 2024.
- d. **Development Review Committee:** March 6, 13 & 20, 2024 cancellation notices attached. March 27, 2024 meeting agenda attached. Next meeting scheduled for Wednesday, April 3, 2024.
- e. **Historic Preservation Review Committee:** March 4, 11, 18, & 25, 2024 cancellation notices attached. Next meeting scheduled for Monday, April 1, 2024.
- f. **Construction Board of Adjustment and Appeals:** March 26, 2024, cancellation notice attached. Next meeting scheduled for Tuesday, April 23, 2024.
- g. **Affordable Housing Committee:** March 7, 2024, meeting agenda attached. Next meeting scheduled for Thursday, April 11, 2024.

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

### Neighborhood Assistance Program.

The budget for Fiscal Year 2024 Neighborhood Assistance Budget was adopted at \$290,000. As of February 14, the updated budget is \$304,000.

To date, 17 homes have been serviced for home repairs such as roofing and interior repairs totaling \$259,402. 20 homes have been serviced for septic pump outs, totaling \$7,957, and two homes for tree service totaling \$6,180.

As of April 4, 2024, 39 homes have been serviced through the Neighborhood Assistance Program. Collectively the program has a current balance of \$16,461.

**ATTACHMENTS:**

1. Planning Commission meeting agenda for March 27, 2024.
2. Historic Preservation Commission cancellation notice for March 6, 2024.
3. Board of Zoning Appeals cancellation notice for March 5, 2024.
4. Development Review Committee cancellation notices for March 6, 13 & 20, 2024 and meeting agenda for March 27, 2024.
5. Historic Preservation Review Committee cancellation notices for March 4, 11, 18 & 25, 2024.
6. Construction Board of Adjustments and Appeals cancellation notice for March 26, 2024.
7. Affordable Housing Committee meeting agenda for March 7, 2024.
8. Building Permits and Planning Applications:
  - a. Building Permits Issued FY 2017-2024 (to March 22, 2024).
  - b. Building Permits Issued Per Month FY 2017-2024 (to March 22, 2024).
  - c. Value of Construction FY 2017-2024 (to March 22, 2024).
  - d. New Single Family Residential Building Permits Issued Per Month FY 2017-2024 (to March 22, 2024).
  - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2017-2024 (to March 22, 2024).
  - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2017-2024 (to March 22, 2024).
  - g. New Commercial Construction/Additions Heated Square Footage FY 2017-2024 (to March 22, 2024).
  - h. Planning and Community Development Applications Approved FY 2017-2024 (to March 22, 2024).
  - i. Multi Family Apartments Value FY 2017-2024 (to March 22, 2024).
  - j. Multi Family Apartments Square Footage FY 2017-2024 (to March 22, 2024).
  - k. Multi Family Apartments Total Units FY 2017-2024 (to March 22, 2024).
9. Planning Active Application Report



## Planning Commission Meeting

Wednesday, March 27, 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 THE AGENDA

#### V. ADOPTION OF MINUTES

1. February 28, 2024 Minutes

#### VI. PUBLIC COMMENT

#### VII. OLD BUSINESS

#### VIII. NEW BUSINESS

1. **Proposed Prioritization of Fiscal Year 2025 Capital Improvement Program Projects:** A request by the Town of Bluffton for recommendation of approval to Town Council of the FY2025 Capital Improvement Program. (Staff - Kimberly Washok-Jones)
2. **Public Hearing - Unified Development Ordinance Amendments (Zoning Text Amendments):** Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and, Article 9 – Definitions and Interpretations, Sec. 9.2 (Defined Terms). (Staff - Charlotte Moore)
3. **Public Hearing - Cornerstone Church Campus Rezoning Request (Zoning Map Amendment):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owners Cornerstone Church of Bluffton and Lalie Mole for approval of a zoning map amendment. The

request is to rezone parcel R610 036 000 0014 0000 from Planned Unit Development (PUD) to Agriculture (AG) and Rural Mixed-Use (RMU), and rezone R610036 000 014B 0000 from Planned Unit Development (PUD) to Agriculture (AG). The former parcel is addressed 11 Grassey Lane consisting of approximately 41.29 acres and the latter parcel is addressed 21 Lake Lane consisting of approximately 2.02 acres. (ZONE-02-24-018921) (Staff – Dan Frazier)

**IX. DISCUSSION****X. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, April 24, 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](mailto: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.*

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

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

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



# **PUBLIC NOTICE**

## **THE HISTORIC PRESERVATION COMMISSION (HPC)**

Meeting scheduled for

Wednesday, March 6, 2024 at 6:00 P.M.

has been CANCELED  
due to a lack of agenda items.

The next meeting is scheduled for  
Wednesday, April 3, 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, March 5, 2024, at 6:00 p.m.

Has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for Tuesday,  
April 2, 2024.

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



# **PUBLIC NOTICE**

## **THE DEVELOPMENT REVIEW COMMITTEE (DRC)**

Meeting scheduled for

Wednesday, March 6, 2024 at 1:00 P.M.

has been CANCELED  
due to a lack of agenda items.

The next meeting is scheduled for  
Wednesday, March 13, 2024.

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



# **PUBLIC NOTICE**

## **THE DEVELOPMENT REVIEW COMMITTEE (DRC)**

Meeting scheduled for

Wednesday, March 13, 2024 at 1:00 P.M.

has been CANCELED  
due to a lack of agenda items.

The next meeting is scheduled for  
Wednesday, March 20, 2024.

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





# **PUBLIC NOTICE**

## **THE DEVELOPMENT REVIEW COMMITTEE (DRC)**

Meeting scheduled for

Wednesday, March 20, 2024 at 1:00 P.M.

has been CANCELED  
due to a lack of agenda items.

The next meeting is scheduled for  
Wednesday, March 27, 2024.

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



## Development Review Committee Meeting

Wednesday, March 27, 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. **Buckwalter Tract - Grande Oaks Commons (Concept Plan Amendment):** 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. (CPA-01-24-018845) (Staff – Dan Frazier)
2. **136 Goethe Road (Subdivision):** A request by Barbara Bush on behalf of Lorraine Bush for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 039 000 0326 0000 and consists of 1.16 acres located at 136 Goethe Road. The property is zoned Residential General. (SUB-03-24-019050) (Staff - Jordan Holloway)

#### VI. DISCUSSION

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, April 3, 2024**

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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 REVIEW COMMITTEE (HPRC)**

Meeting scheduled for

Monday, March 4, 2024 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Monday, March 11, 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, March 11, 2024 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Monday, March 18, 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, March 18, 2024 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Monday, March 25, 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, March 25, 2024 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Monday, April 1, 2024.

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



## **PUBLIC NOTICE**

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

Tuesday, March 26, 2024, at 6:00 P.M.

has been CANCELED  
due to lack of agenda items.

The next meeting is scheduled for  
Tuesday, April 23, 2024.

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





## **Affordable Housing Committee Meeting**

**Thursday, March 07, 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 [BCTV](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. ADOPTION OF THE AGENDA**

**IV. ADOPTION OF MINUTES**

1. February 1, 2024

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

1. FY2024 Neighborhood Assistance Program Budget Update

**VII. DISCUSSION**

1. 1095 May River Road Update, Heather Colin, Assistant Town Manger

**VIII. PUBLIC COMMENT**

**IX. ADJOURNMENT**

**NEXT MEETING DATE: Thursday, April 1, 2024**

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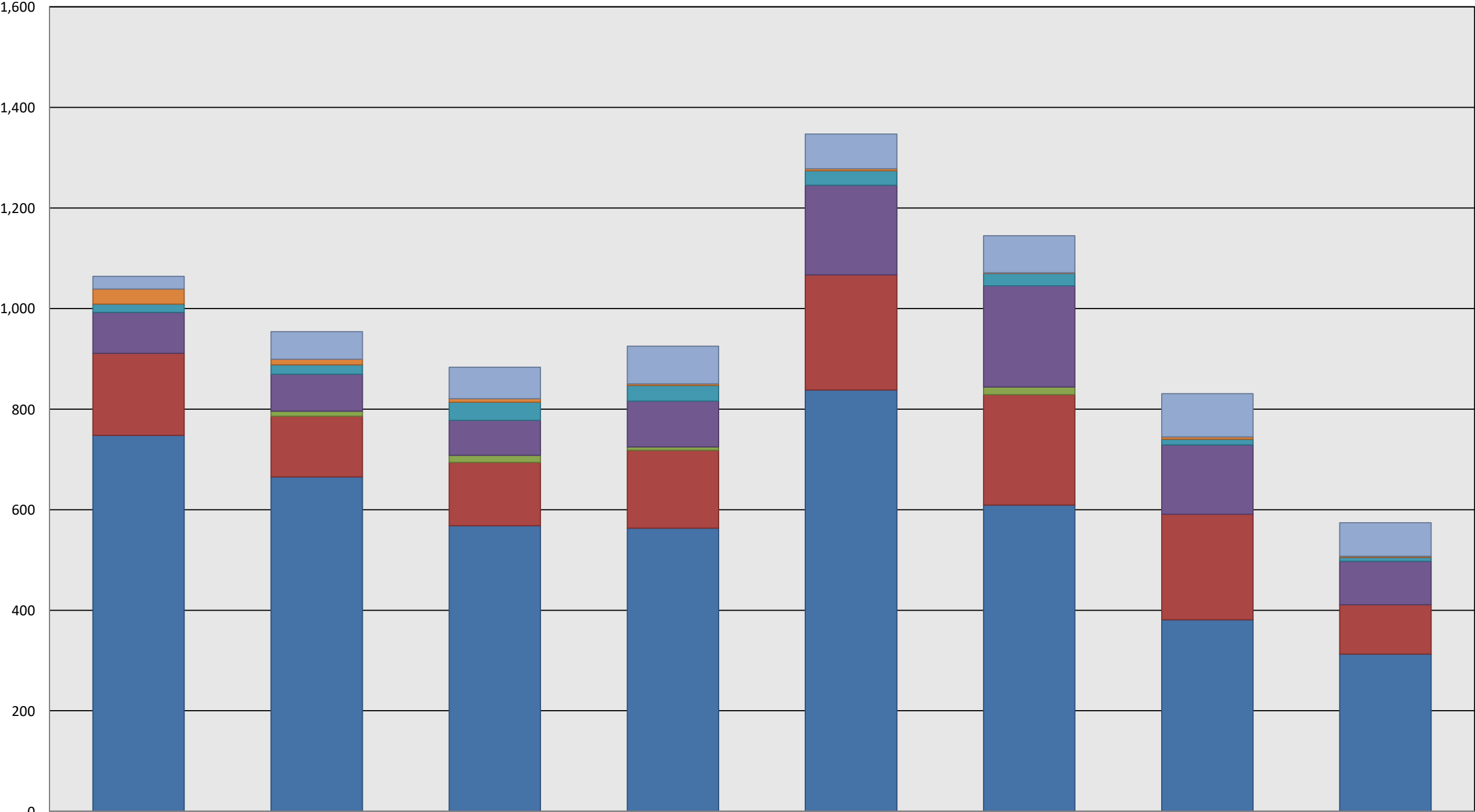
*<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

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

Town of Bluffton  
Building Permits Issued  
FY 2017 - 2024

Attachment 8a

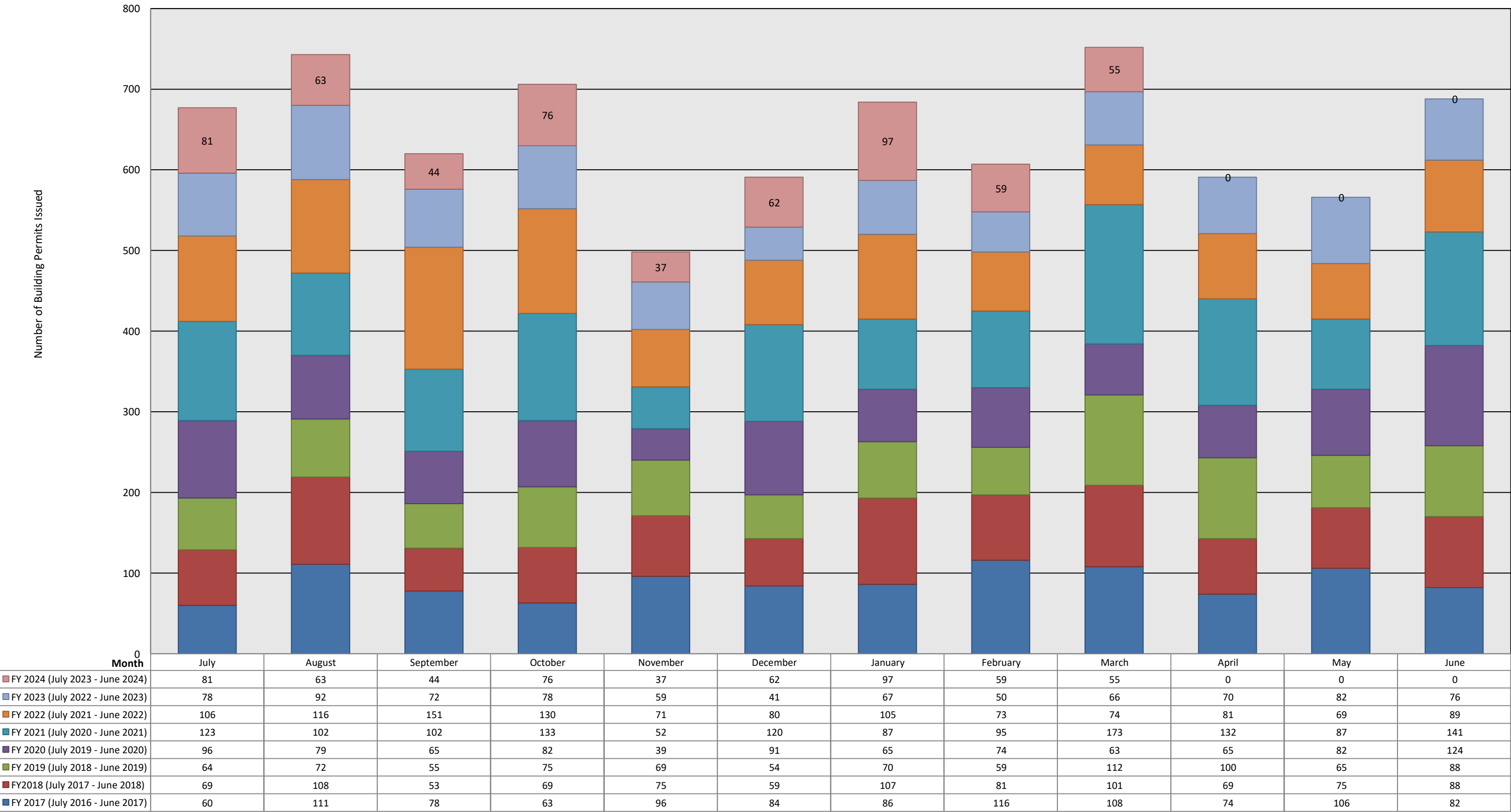
Number of Building Permits Issued



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

Town of Bluffton  
Building Permits Issued Per Month  
FY 2017 - 2024

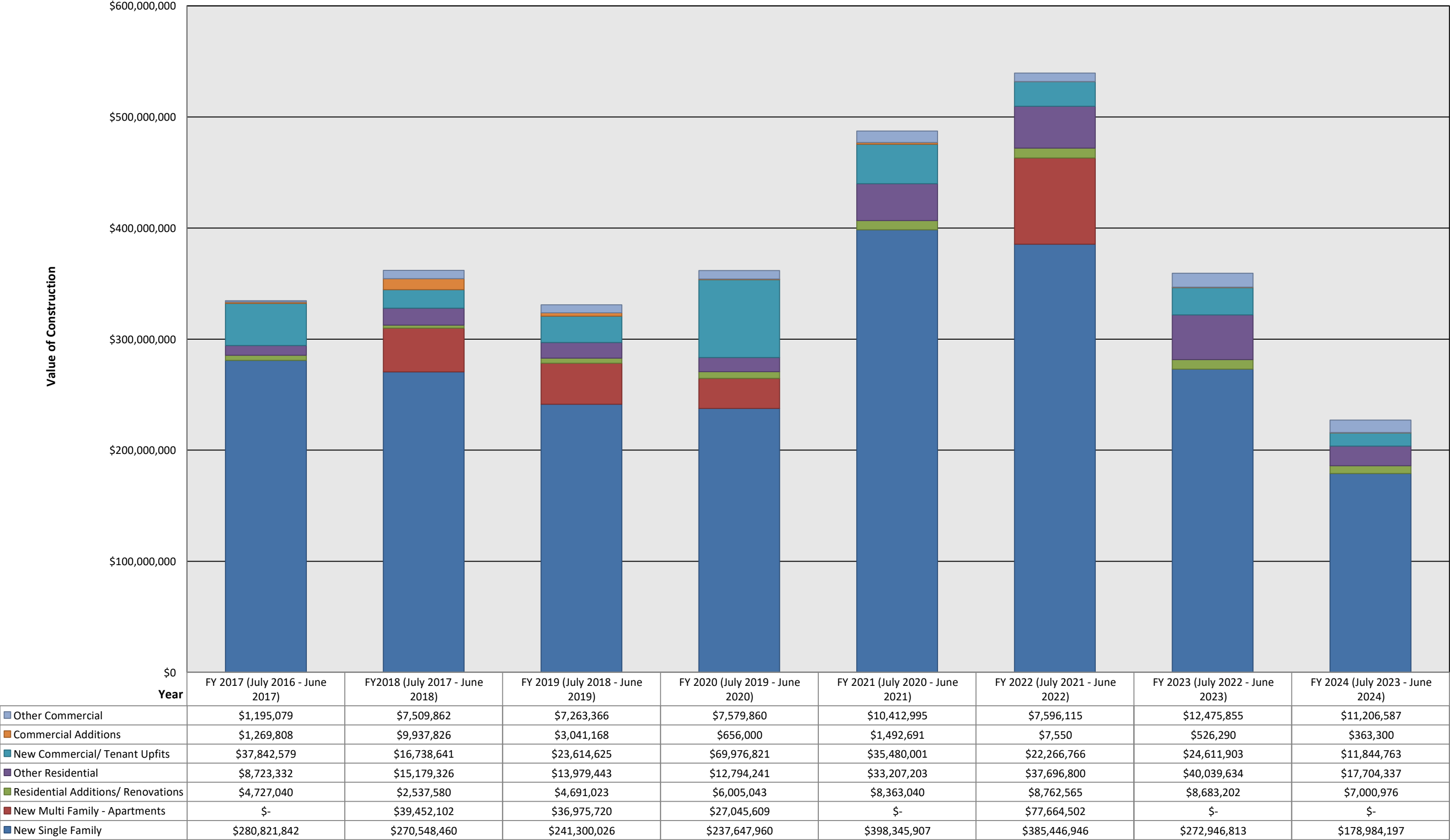
Attachment 8b



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

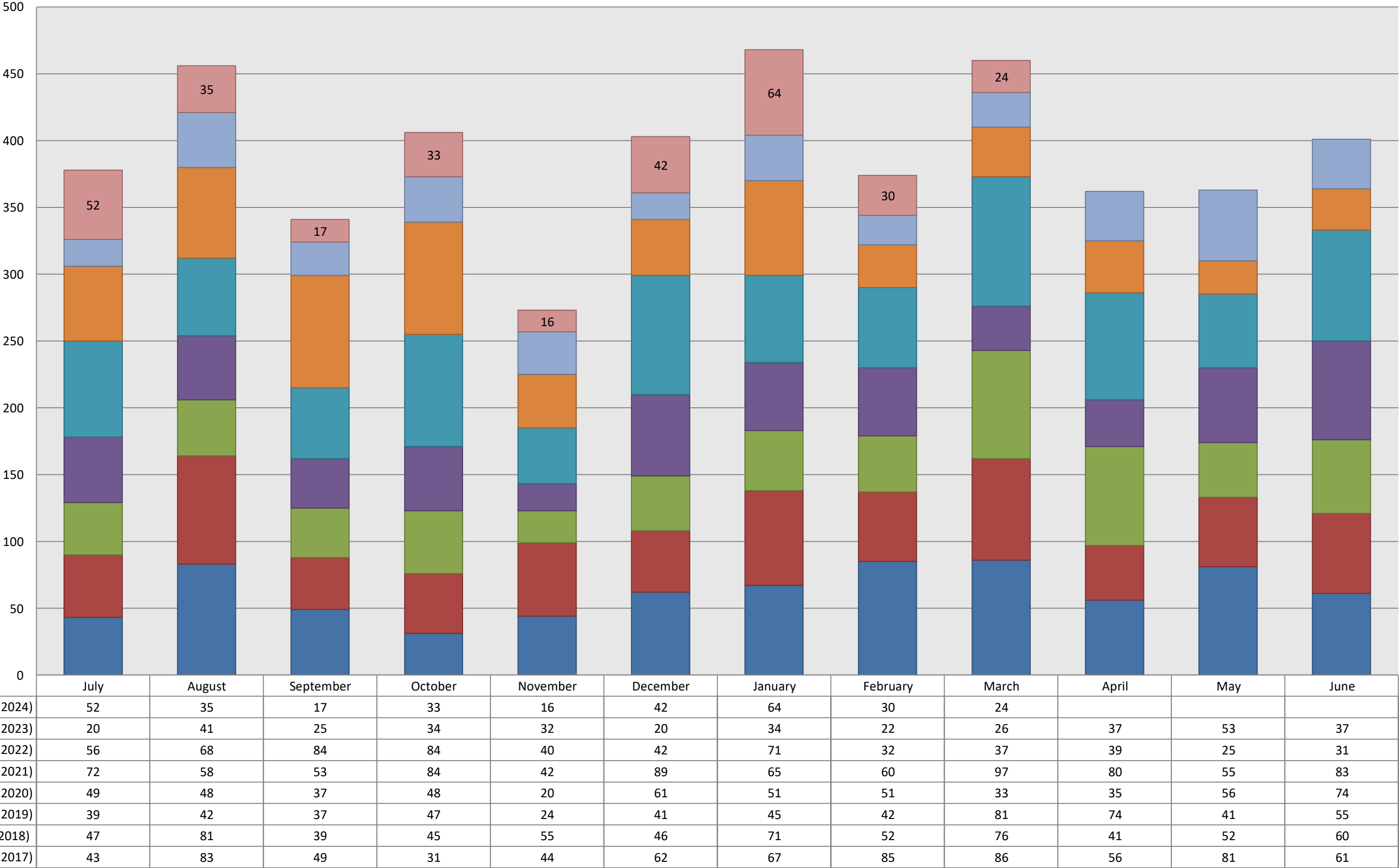
Town of Bluffton  
Value of Construction  
FY 2017 - 2024

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.

New Single Family Residential Building Permits Issued Per Month  
FY 2017 - 2024

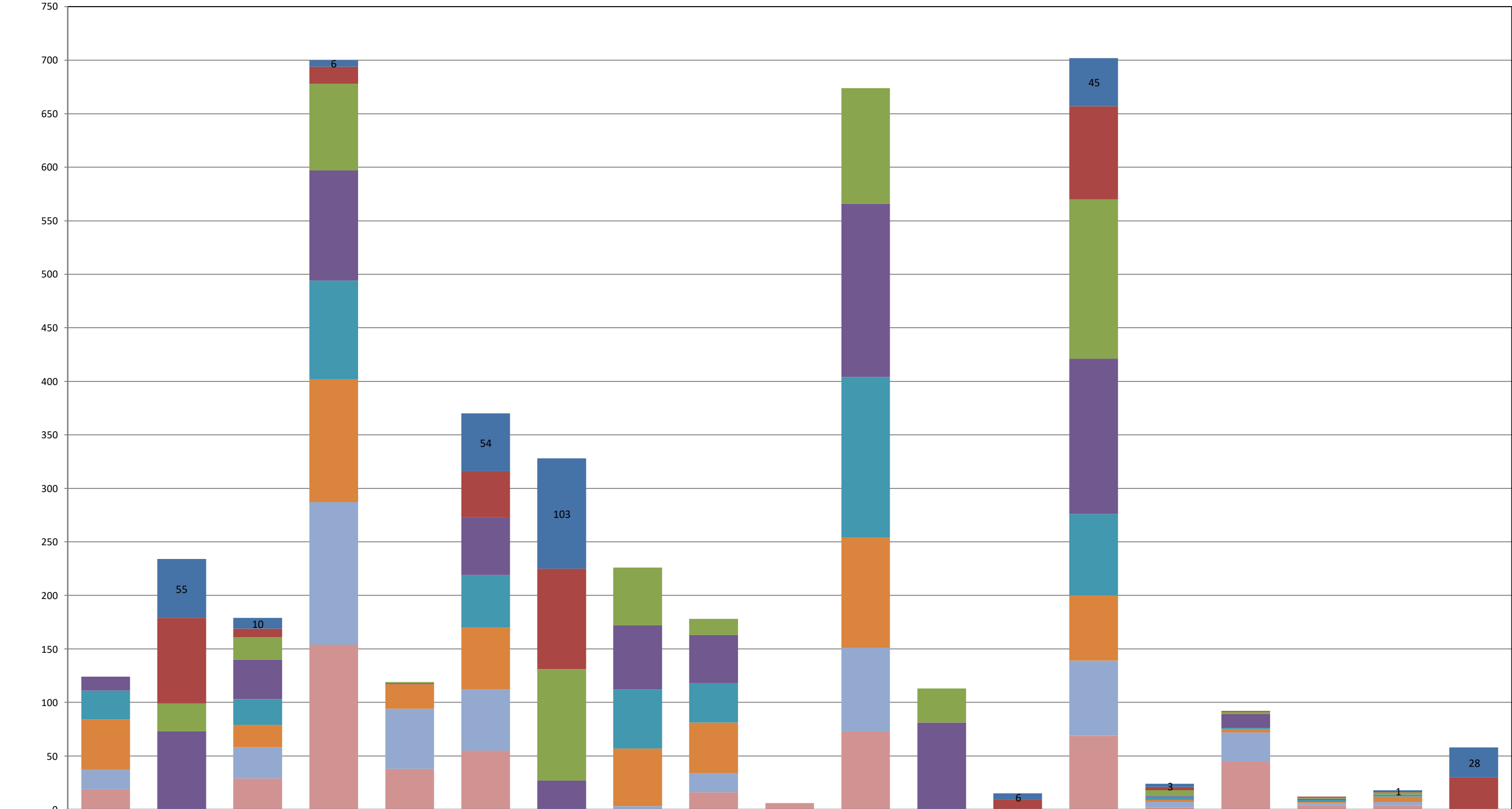


Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton  
New Single Family Residential Building Permits Issued by Neighborhood FY 2017 -2024

Attachment 8e

Number of Building Permits Issued

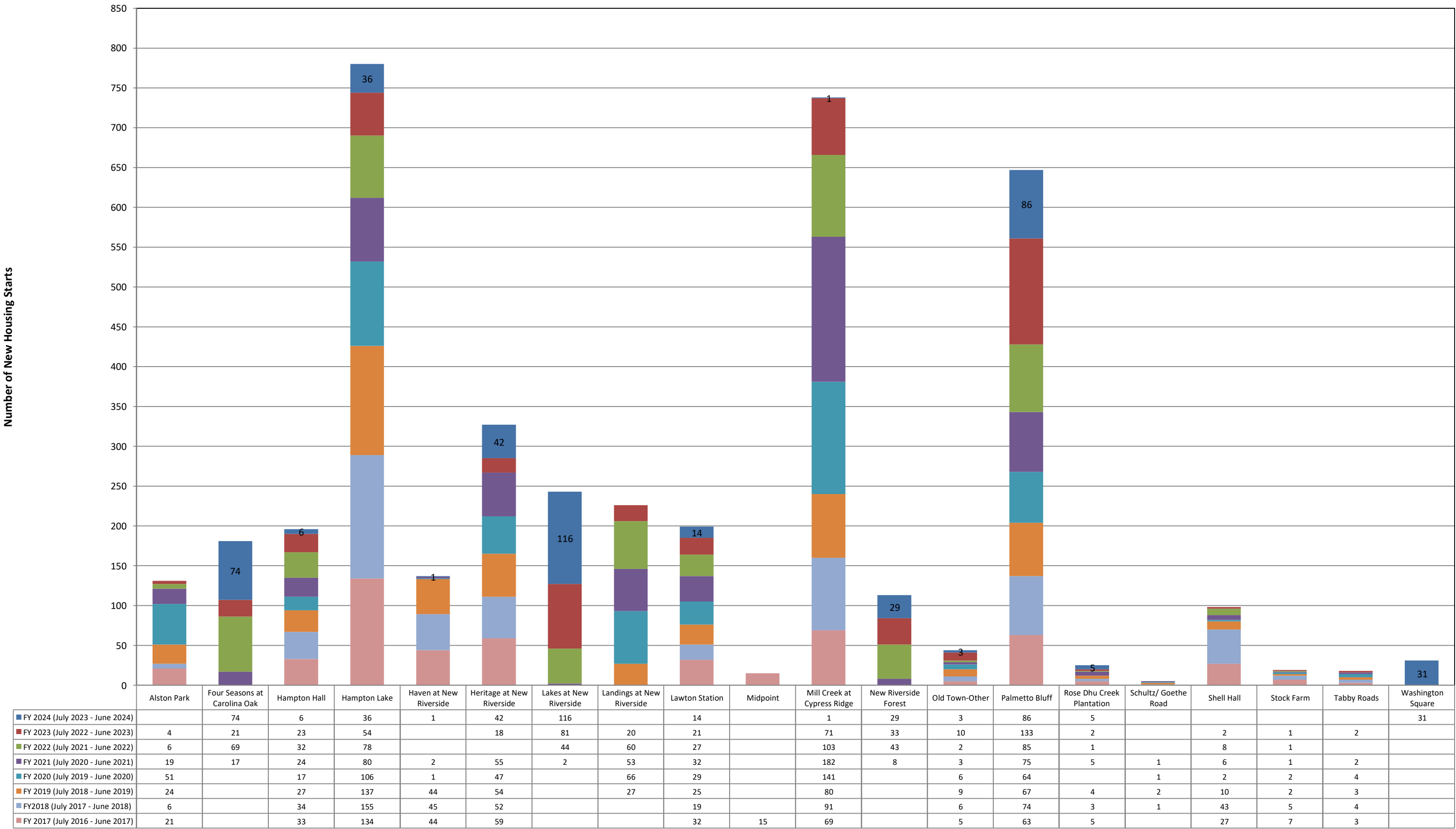


Neighborhood	Alston Park	Four Seasons at Carolina Oaks	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Lakes at New Riverside	Landings at New Riverside	Lawton Station	Midpoint	Mill Creek at Cypress Ridge	New Riverside Forest	New Riverside Village	Palmetto Bluff	Rose Dhu Creek Plantation	Shell Hall	Stock Farm	Tabby Roads	Washington Square
FY 2024 (July 2023 - June 2024)		55	10	6		54	103						6	45	3			1	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	
FY 2018 (July 2017 - June 2018)	18		29	133	56	57		3	18		78			70	5	27	2	3	
FY 2017 (July 2016 - June 2017)	19		29	154	38	55			16	6	73			69	2	45	4	4	

Town of Bluffton

Attachment 8f

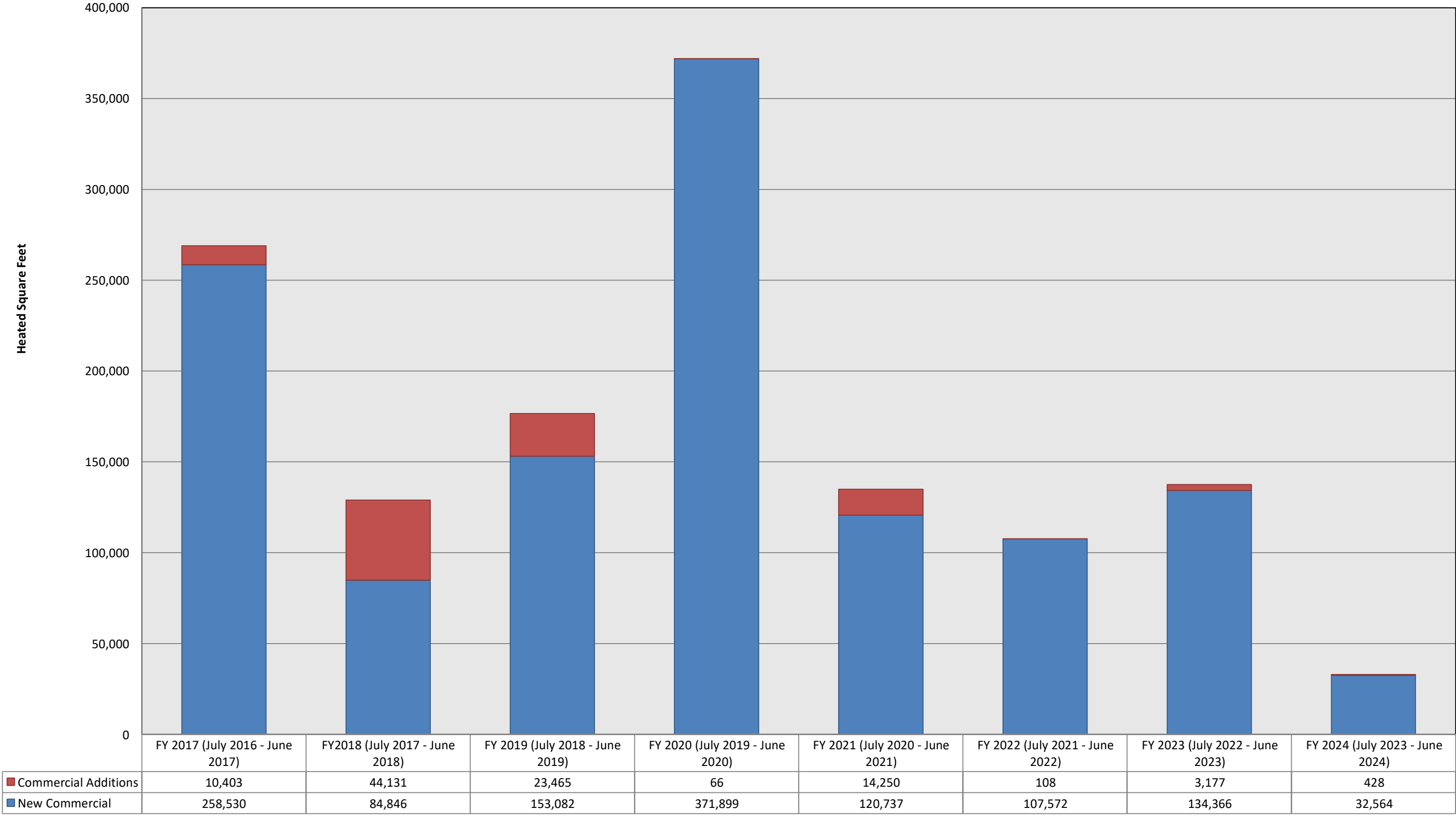
New Single Family Certificates of Occupancy Issued by Neighborhood FY 2017 - 2024





Town of Bluffton  
New Commercial Construction and Additions Heated Square Footage  
FY 2017 - 2024

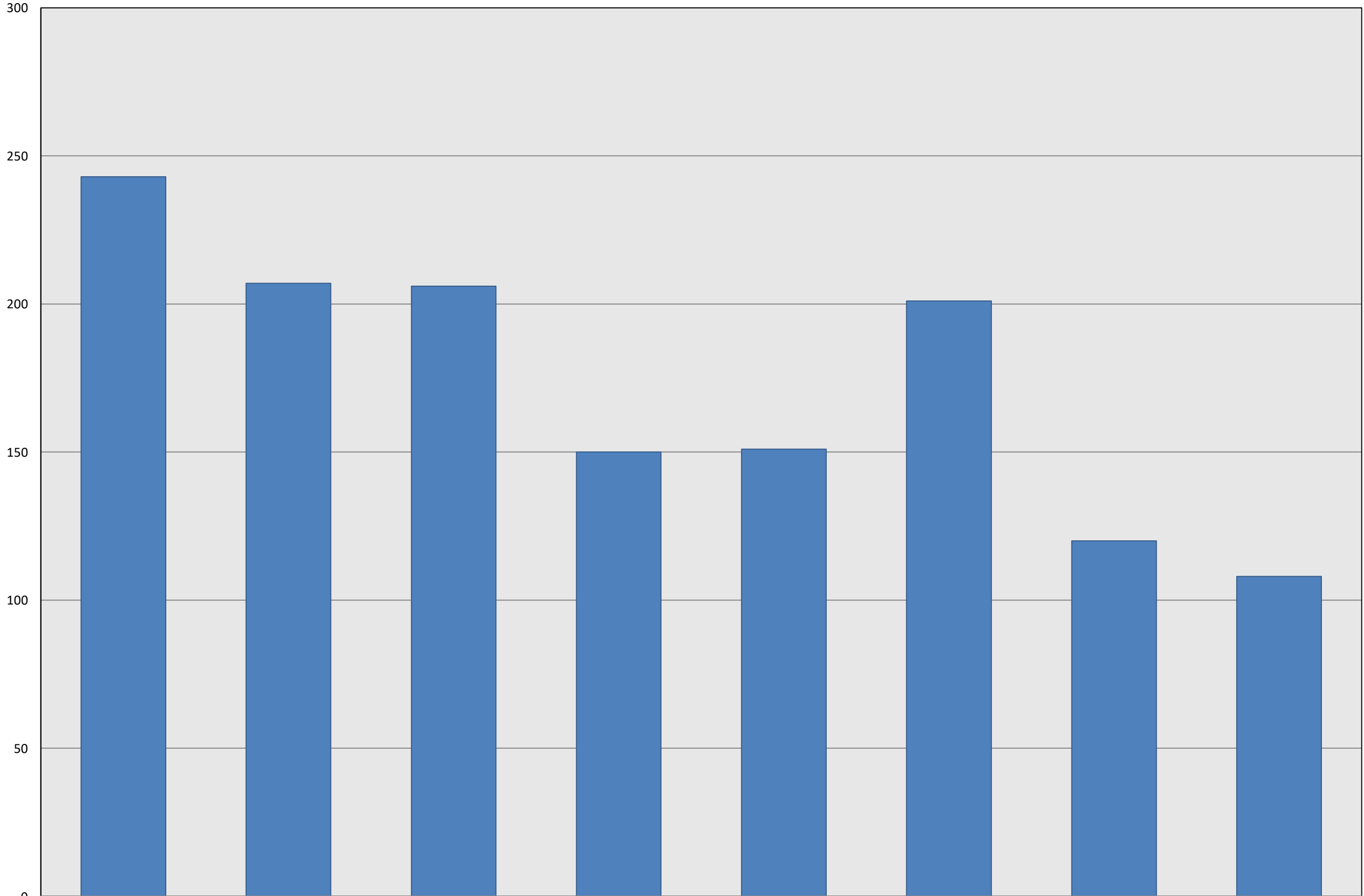
Attachment 8g



Town of Bluffton  
Planning & Community Development Applications Approved  
FY 2017 - 2024

Attachment 8h

Number of Applications Approved



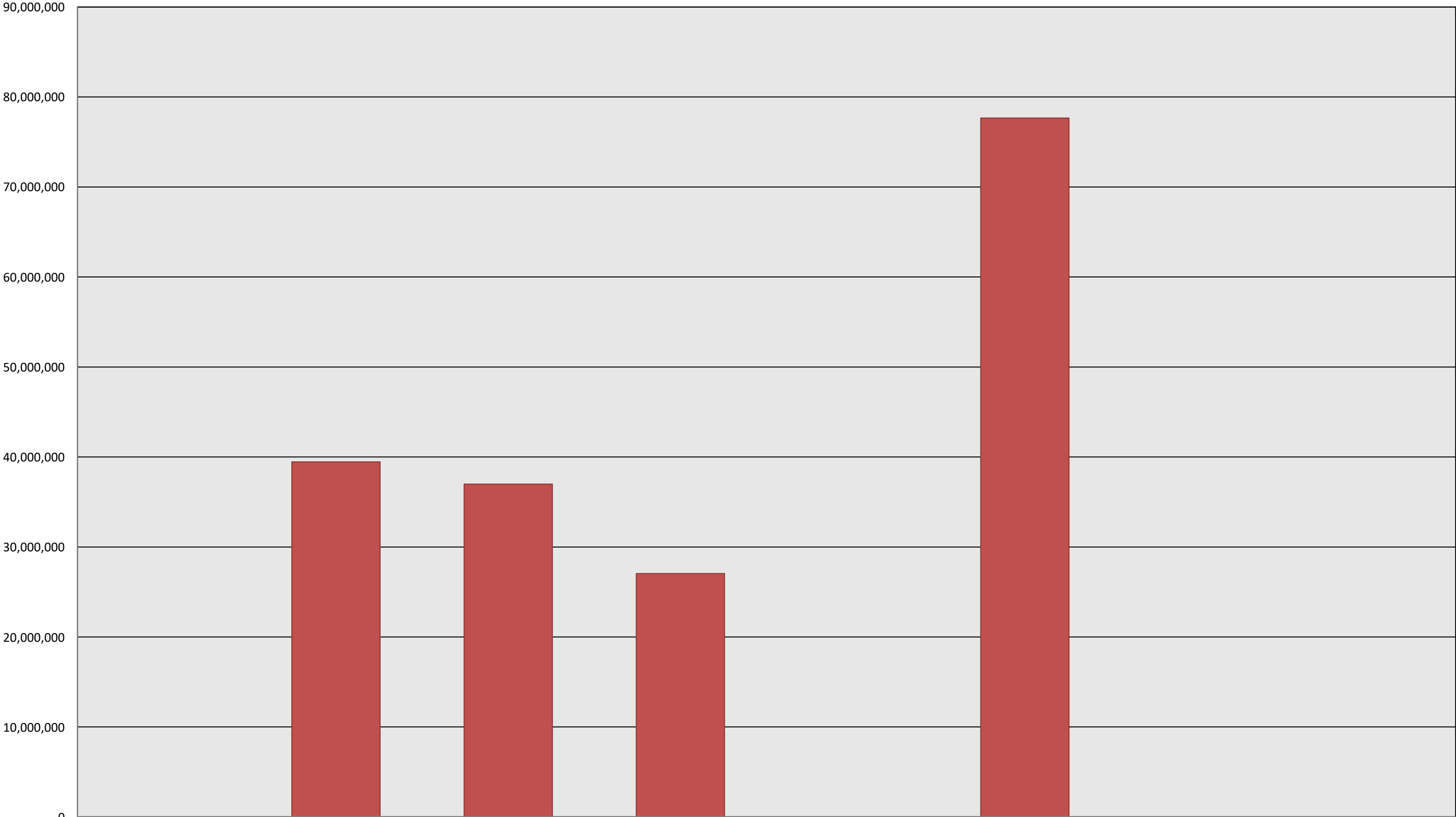
■ Planning & Community Development Applications

FY 2017 (July 2016 - June 2017)	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)
243	207	206	150	151	201	120	108

Town of Bluffton  
Multi Family Apartments Value  
FY 2017 - 2024

Attachment 8i

Value of Multi Family Apartments

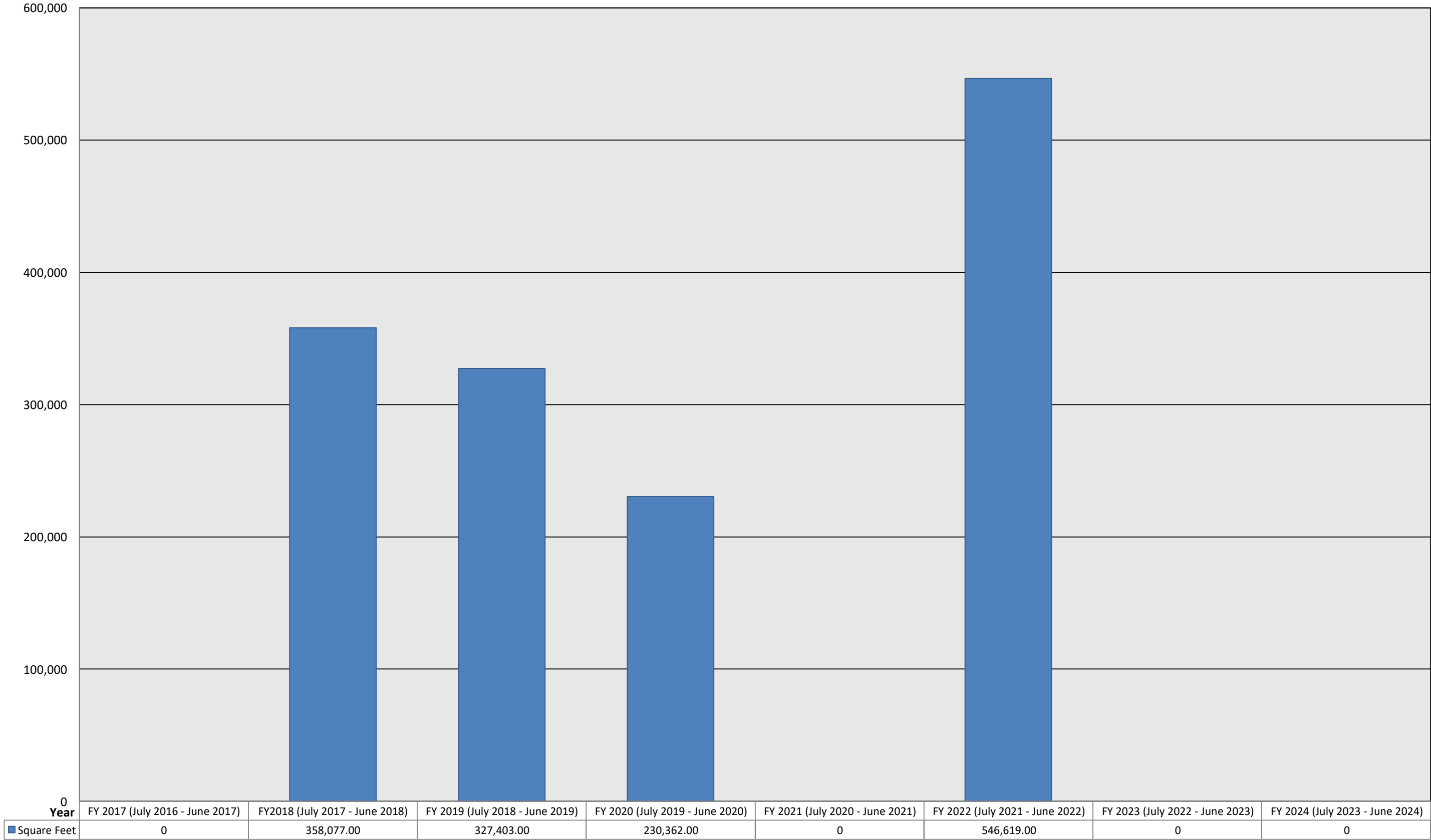


Year	FY 2017 (July 2016 - June 2017)	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)
Value	\$-	\$39,452,102	\$36,975,720	\$27,045,609	\$-	\$77,664,502	\$-	\$-

Town of Bluffton  
Multi Family Apartments Square Footage  
FY 2017 - 2024

Attachment 8j

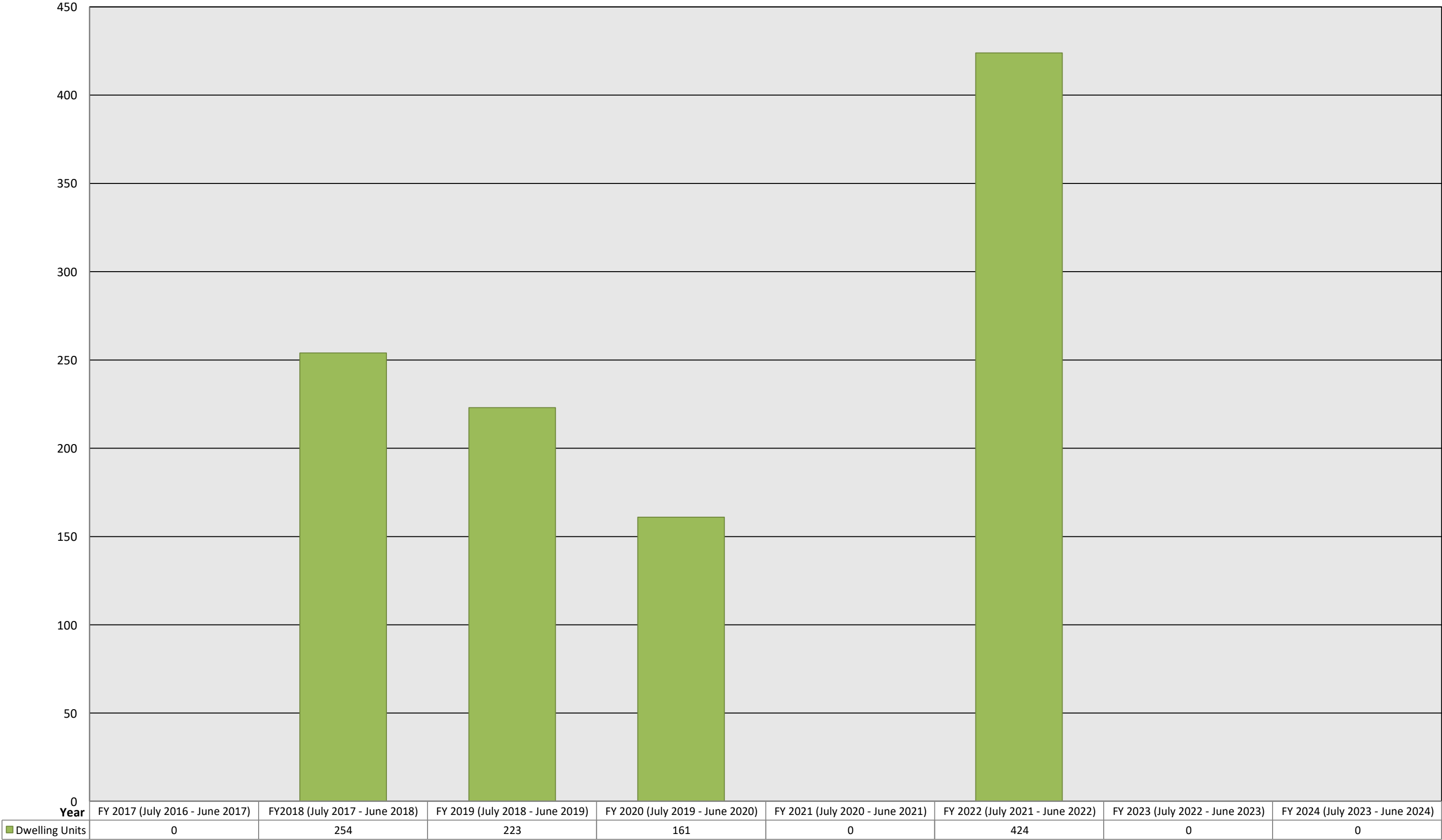
Square Footage of Multi Family Apartments



Town of Bluffton  
Multi Family Apartments Total Units  
FY 2017 - 2024

Attachment 8k

Multi Family Apartments Total Units





# Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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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:** Annexation of 30 Davies Rd

**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-01-24-018846, DAA-01-24-018842, and CPA-01-24-018845. Staff is waiting for the applicant to submit a PUD Amendment, prior to sending the applications to Planning Commission for a workshop.

**PROJECT NAME:**

**Total Annexation Petition Cases: 2**

### Certificate of Appropriateness

#### Highway Corridor Overlay District



# 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-08-23-018438	08/30/2023		Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Architecture 101

**Owner:** Lee Lucier

**PLAN DESCRIPTION:** A request by Steven G. Stowers, AIA on behalf of James R. Richardson (Circle 46, LLC) for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The consists of 2 restaurant buildings, totaling approximately 5,125 SF, with approximately 875 SF of outdoor dining space and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 1.32 acres identified by tax map number R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan.

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

Status 10.4.23: 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 Building B front elevation roofline, and expressed concern about pedestrian connection for the angled parking.

Status: The Application will be heard by the Planning Commission at the December 20, 2023 meeting.

Status 1.4.2024: The Application was approved with conditions at the 12.20.2023 PC meeting. Awaiting resubmittal addressing PC Conditions.

Status 2.16.2024: Email received requesting feedback on 1/10- items discussed were approvable. No plans submitted at this time. Awaiting resubmittal.

**PROJECT NAME:** NEW RIVERSIDE VILLAGE

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

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-12-22-017507	12/28/2022	50 ESTATE DRIVE	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Court Atkins

**Owner:** Palmetto Land Associates

**PLAN DESCRIPTION:** A request by Court Atkins Group, on behalf of the Owner, Rick Maggin, with Palmetto Land Associates, for approval of a Certificate of Appropriateness within the Highway Corridor Overlay. The project consists of a commercial pickleball facility including restaurant, clubhouse, and covered courts on three existing lots within the Palmetto Pointe Business Park, identified by tax map numbers R610 36 000 0462 0000, R610 036 000 0461 0000, and R610 036 000 0460 0000, and is located at 60 Estate Drive within the Palmetto Pointe Commercial Master Plan.

**STATUS:** The Application was placed on the Planning Commission Agenda for January 25, 2023. Upon receipt of the draft staff report on 1/18, the Applicant requested the Application be pulled from the agenda until a resubmittal addressing the comments could be made. The Application is on hold.

**STATUS [4.4.23]:** While the Applicant has submitted revised information, it differs substantially from the approved Preliminary Development Plan. It has not yet received Stormwater approval, nor has a Final Development Plan been submitted for review. The Application remains on hold.

**7.18.23:** Development Plan is slated for the 8.2.23 DRC Agenda. Once heard, applicant may submit COFA for review by PC. It must address DP comments in submittal.

**9.28.2023:** The Application was approved with conditions at the 9.27.2023 PC meeting. Staff is awaiting revised materials addressing the conditions. Once received and satisfactorily reviewed, Staff will stamp the plans and issue COFA Approval.

Approved.

**PROJECT NAME:** PALMETTO POINTE COMMERCIAL





# 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-08-23-018440	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:** 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.

#### 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:** 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

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	Dan Frazier
Applicant: Clear Cut Construction		Owner: William Glover			
PLAN DESCRIPTION: We propose to build a two-story Center Hall style, double front porch residence with an attached two car garage + golf cart storage approx. 2911 cooled sf.					
PROJECT NAME: TABBY ROADS PHASE 1					
COFA-11-21-016057	11/04/2021	58 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Court Atkins Architects Inc		Owner: May River Montessori			
PLAN DESCRIPTION: Awaiting resubmittal: A request by Court Atkins Architects, Inc., on behalf of the owner, May River Montessori, for review of a Certificate of Appropriateness- HD to allow the construction of a new 2-story building of approximately 5,800 SF located at 58 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. STATUS [11/5/2021]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the December 6, 2021 meeting. STATUS [12/8/2021]: The application was reviewed at the December 6, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the approval of the Development Plan and submission of a final application for full HPC review. STATUS [1.20.2023]: A Final Application has been received and the item is slated to be heard at the February 1, 2023 HPC meeting. STATUS 2.1.2023: The Application was approved with conditions at the 2.1.23 HPC meeting. Staff is awaiting submittal of revised documents addressing all HPC Conditions. 3.27.2023: Revision received - Landscape Plan not in compliance and does not match DP. DP still not approved.					
PROJECT NAME: OLD TOWN					
COFA-09-23-018463	09/07/2023	213 GOETHE ROAD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Court Atkins		Owner: Tidal Creek Investments			
PLAN DESCRIPTION: A request by Court Atkins Architects, Inc. on behalf of the owner, Tidal Creek Investments, LLC for a review of a Certificate of Appropriateness - HD to construct a new 2.5-story mixed-use building of approximately 3,588 SF for office use on the first floor and one dwelling unit above, to be located at 213 Goethe Road, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District. Status 10.3.23: The Application was heard at the 10.2.2023 HPRC meeting. Awaiting submittal of Final Application. Status: The application will be heard at the 1/3/24 HPC meeting. Status 1/4/2024: The Application was approved with conditions at the 1/3/24 HPC meeting. Awaiting resubmittal addressing HPC Conditions.					
PROJECT NAME:					



# Growth Management Application Update Report

Attachment 9

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

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

### Certificate of Appropriateness

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

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

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

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

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.

**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

Attachment 9

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

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

### Certificate of Appropriateness

COFA-03-24-019041	03/11/2024	28 STOCK FARM RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** RFD Construction LLC

**Owner:** Hunter & Suzi Hansen

**PLAN DESCRIPTION:** new residential home

**PROJECT NAME:** OLD TOWN

**Total Certificate of Appropriateness Cases: 11**

### Comprehensive Plan Amendment

### Comprehensive Plan Amendment

COMP-01-24-018844	01/11/2024		Comprehensive Plan Amendment	Active	Aubrie Giroux
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**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 Dr.

**PROJECT NAME:**

**Total Comprehensive Plan Amendment Cases: 1**

### Concept Plan Amendment

### Concept Plan Amendment



# Growth Management Application Update Report

Attachment 9

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

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

### Concept Plan Amendment

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

**PROJECT NAME:**

**Total Concept Plan Amendment Cases: 1**

### Development Agreement

#### Development Agreement

DA-01-24-018842	01/11/2024		Development Agreement	Active	Aubrie Giroux
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**Applicant:** University Investments

**Owner:** University 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

**PROJECT NAME:**

**Total Development Agreement Cases: 1**

### Development Plan

#### Development Plan



# Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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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-01-24-018847	01/12/2024		Development Plan	Active	Dan Frazier
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**Applicant:** Thomas & Hutton - USE THIS ACCOUNT

**Owner:** Pulte

**PLAN DESCRIPTION:** A request by the property owner Richard Loudin of Pulte Home Company for approval of a preliminary development plan. The project consists of 46 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 19.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Initial Master Plan.

STATUS: Comments for this item were heard at the February 21, 2024, meeting of the DRC. Awaiting final development plan submittal.

**PROJECT NAME:** MIDPOINT AT NEW RIVERSIDE



# Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-02-23-017662	02/09/2023	1215 MAY RIVER ROAD	Development Plan	Active	Dan Frazier
Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT		Owner: ERB Enterprises, LLC			
<p><b>PLAN DESCRIPTION:</b> 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.</p> <p>STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:		VAUX PROPERTY			
DP-09-23-018499	09/21/2023	26 BRUIN RD ROAD	Development Plan	Active	Dan Frazier
Applicant: Maria Drawdy		Owner: Alljoy DC, LLC			
<p><b>PLAN DESCRIPTION:</b> 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.</p> <p>STATUS: Comments on the preliminary development plan were heard at the October 25, 2023 DRC Meeting.</p> <p>STATUS: The preliminary development plan was resubmitted on 11/20/23.</p> <p>STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:		OLD TOWN			



# Growth Management Application Update Report

Attachment 9

Town of Bluffton  
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Office of Planning and Community Development  
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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## Active Cases

### 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  
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Office of Planning and Community Development  
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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## Active Cases

### Development Plan

DP-08-22-017074	08/12/2022		Development Plan	Active	Dan Frazier
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**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-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. Awaiting final development plan submittal.

STATUS: The Applicant is actively pursuing SWP as of August 8, 2023.

#### PROJECT NAME:



# Growth Management Application Update Report

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

### Development Plan

DP-10-23-018610	10/27/2023		Development Plan	Active	Dan Frazier
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**Applicant:** Carolina Engineering Consultants, Inc.

**Owner:** HL Development

**PLAN DESCRIPTION:** A request by Jake Reed on behalf of the property owner, HL Development, LLC for approval of a preliminary development plan. The project consists of the construction of four multifamily buildings, garages, amenities, parking, and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 20.06 acres, identified by tax map number R614-029-000-0595-0000 located within the Hampton Lake Master Plan.

STATUS: Comments on the preliminary development plan were reviewed at the November 29, 2023, meeting of the DRC.

STATUS: The preliminary development plan was approved at the December 20, 2023, Planning Commission meeting. Awaiting final development plan submittal.

**PROJECT NAME:** HAMPTON LAKE RESORT TRACT B

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

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

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

STATUS 05-09-2022: This item was approved at the 10-27-21 Planning Commission meeting. Awaiting Final Plan submittal documents.

STATUS 10/05/23: The applicant has requested an extension of the approved Preliminary Development Plan. In accordance with Section 3.10.5 of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 10/28/2024.

**PROJECT NAME:**



# Growth Management Application Update Report

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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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. Awaiting resubmittal.

**PROJECT NAME:**



# Growth Management Application Update Report

Attachment 9

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

### Development Plan

DP-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-01-24-018822	01/05/2024	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, parking, storm drainage treatment infrastructure, access roadways, maintenance, and temporary hospitality facilities, and grading to serve the proposed 18-hole golf course. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 104 acres identified by tax map numbers R614 057 000 0001 0000, R614 045 000 0019 0000, and R614 045 000 0026 0000, located within the Palmetto Bluff PUD, west of Bighouse Plantation Road.

STATUS: Staff comments were reviewed at the January 24, 2024, meeting of the DRC. 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
Active Cases					
Development Plan					
DP-09-22-017236	09/28/2022	315 GIBBET ROAD	Development Plan	Active	Dan Frazier
Applicant: Amsdell Companies		Owner: MFF Enterprises			
PLAN DESCRIPTION: A request by Jonathan Steele of Compass TPC, LLC, on behalf of the property owner, Marilyn Faulkner of MFF Enterprises, LLC, for approval of a preliminary development plan application. The project consists of two 2-story climate-controlled storage buildings totaling 113,544 square feet including a retail sales/rental office and incidental truck rentals. The property is zoned Jones Estate PUD and consists of approximately 3.21 acres identified by tax map numbers R610-036-000-0458-0000 and R610-036-000-0459-0000 and located at the intersection of Gibbet Road and Highway 170 within the Palmetto Point Commercial Master Plan.					
STATUS: Staff comments were reviewed at the November 2, 2022, meeting of the DRC.					
STATUS: Preliminary development plans were resubmitted and staff comments were heard at the January 11, 2023 meeting of the DRC.					
STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.					
PROJECT NAME:		PALMETTO POINTE COMMERCIAL			
DP-11-22-017433	11/28/2022	8241 PINELLAS DRIVE	Development Plan	Active	Dan Frazier
Applicant: Moore Civil Consultants, Inc.		Owner:			
PLAN DESCRIPTION: A request by Jared Thompson of Moore Civil Consulting, Inc., on behalf of the property owner Ken Toskey for approval of a preliminary development plan. The project consists of the construction of three office buildings totaling 12,600 S.F., associated driveways, parking areas, and bioretention areas. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.5 acres identified by tax map numbers R610 022 000 1143 0000 located within the Buckwalter Commons Phase 1 Master Plan.					
STATUS: Staff comments on the preliminary development plan were reviewed at the January 4, 2023 meeting of the DRC.					
STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. As of 2/26/24, landscape plans are being prepared for Final development plan submittal.					
PROJECT NAME:		PARCEL C2-E BUCKWALTER PLAZA			



# Growth Management Application Update Report

Attachment 9

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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
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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. Awaiting final development plan submittal.

**PROJECT NAME:**

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

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-08-23-018338 08/01/2023 1 JCS COVE Development Plan Active Dan Frazier

**Applicant:** Sturre Design & Development, LLC **Owner:** James Saba

**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.

**PROJECT NAME:** JC'S COVE

DP-10-22-017335 10/19/2022 3E HAMPTON LAKE DRIVE Development Plan Active Dan Frazier

**Applicant:** Witmer Jones Keefer **Owner:** Pacific Pointe Partners

**PLAN DESCRIPTION:** A request by Caleb King of Witmer Jones Keefer, Ltd. on behalf of the property owner, University Investments, LLC for approval of a preliminary development plan. The project proposes the construction of two 3-story buildings totaling 10,000 sq. ft. each, one single-story building of 6,730 sq. ft., and the associated access, parking, and utilities to serve the buildings. The property is zoned Buckwalter PUD and consists of approximately 5.31 acres, identified by tax map numbers R614-029-000-0784-0000 and R614-029-000-0485-0000 located within the Brightwater at Hampton Lake Master Plan and the Hampton Lake Master Plan.  
**STATUS:** Staff comments were reviewed at the November 23, 2022, meeting of the DRC.  
**STATUS:** The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.  
**STATUS:** Staff comments for the final development plan were reviewed at the February 21, 2024, meeting of the DRC. Awaiting resubmittal.  
**STATUS 3/7/24:** The applicant has resubmitted the final development plan application.

**PROJECT NAME:** HAMPTON LAKE

### Public Project



# 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					
Development Plan					
DP-12-23-018739	12/05/2023	3829 OKATIE HWY HIGHWAY	Development Plan	Active	Dan Frazier
Applicant: Constance Clarkson		Owner: Constance Clarkson			
<p><b>PLAN DESCRIPTION:</b> 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.</p> <p>STATUS: Comments for the public project were reviewed at the January 3, 2024, meeting of the DRC.</p> <p>STATUS: Engineers currently addressing stormwater comments recieved 1/2/24.</p>					
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			
<p><b>PLAN DESCRIPTION:</b> 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.</p> <p>Status: Comments on the public project were reviewed at the November 15, 2023, meeting of the DRC.</p> <p>Status 1/31/24: The applicant has submitted for Stormwater Permit and it is currently under review.</p>					
PROJECT NAME:					
DP-08-23-018390	08/16/2023	1095 MAY RIVER RD ROAD	Development Plan	Active	Dan Frazier
Applicant: Workforce State of Mind, LLC		Owner: Town of Bluffton			
<p><b>PLAN DESCRIPTION:</b> A request by Workforce State of Mind, LLC, on behalf of the property owner, Town of Bluffton, for approval of a public project. The project proposes the construction of 12 townhome units and associated parking and infrastructure. The property is zoned Residential General (RG) and consists of approximately 1.78 acres identified by tax map number R610 039 000 0498 0000 located at 1095 May River Road.</p> <p>STATUS UPDATE: Staff comments were reviewed at the September 13, 2023, meeting of the DRC. Awaiting re-submittal.</p>					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					





# Growth Management Application Update Report

Attachment 9

Town of Bluffton  
Department of Growth Management  
Office of Planning and Community Development  
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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## Active Cases

### Development Plan

DP-09-23-018482 09/13/2023 Development Plan Active Dan Frazier

**Applicant:** Barge Design

**Owner:** BJWSA

**PLAN DESCRIPTION:** A request by Beaufort-Jasper Water and Sewer Authority for approval of a Public Project application. The project consists of the construction of a 1.5 MGAL water tower and approximately 1,000 linear feet of water main to connect it to the BJWSA water system. The property is identified by tax map number R610 030 000 1857 0000 and consists of 1.51 acres located north of Buckwalter Towne Blvd approximately 800 feet east of the near the Buckwalter Parkway, and zoned Buckwalter PUD.

STATUS 8.23.2023: The Public Project application has been submitted and was heard at the November 1, 2023 DRC meeting.

STATUS 1.17.24: The applicant has resubmitted for development plan approval. The development plan is conditionally approved pending NPDES approval letter.

STATUS 3-20-24: The development plan remains conditionally approved pending NPDES approval letter.

**PROJECT NAME:**

Total Development Plan Cases: 24

### Development Plan Amendment

NA

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

**Applicant:** Tabby Road HOA

**Owner:** Tabby Road HOA

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

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

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

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

**PROJECT NAME:** TABBY ROADS PHASE 1



# Growth Management Application Update Report

Attachment 9

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

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

### Development Plan Amendment

#### Non PUD

DPA-03-15-009130	03/03/2015	1260 MAY RIVER RD	Development Plan Amendment	Active	Dan Frazier
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**Applicant:** Java Burrito

**Owner:** Peter Sherratt

**PLAN DESCRIPTION:** This Development Plan Amendment proposes to modify an existing 4 lot commercial subdivision to a mixture of commercial and residential lots. The amendment proposes converting 2 of the existing commercial lots into 4 residential lots, while maintaining 2 commercial lots fronting on May River Road. The property is located on the south side of May River Road between Wharf Street and Guerrard Avenue. The approval is based on site development plans for 1256 & 1260 May River Road, prepared by Ward Edwards Engineering, last revised 8/24/2015.

STATUS: Approved with Conditions 8/28/2015

STATUS 05/15/2019: A Development Plan Amendment has been submitted for review. The project proposes the construction of a commercial building for restaurant use (Java Burrito) and all associated infrastructure and parking. The DP Amendment is scheduled for the May 28 meeting of the DRC.

STATUS 06/20/2019: Comments were provided at the May 28 and June 18 meetings of the DRC. Awaiting submittal of the SCDOT encroachment permit for the Wharf Street access for Final Approval

STATUS 07/10/2019: Submittal of the SCDOT Encroachment Permit and BJWSA Final Approval received and processed. Conditions of approval have been satisfied. The Development Plan Amendment is APPROVED.

STATUS 03/17/19: The Applicant submitted a Development Plan Amendment reflecting changes in the building footprint. The application will be reviewed by staff with no formal DRC review or approval required.

STATUS 04/08/2020: The Development Plan Amendment is APPROVED. The Development Plan shall expire two years from the date of its issue (4/8/2020) unless an appreciable amount of construction or development commences and proceeds to completion in a timely and customary manner in accordance with the terms and requirements of the Final Development Plan.

STATUS 2-2-2022: The Applicant requested an extension of the Development Plan. In accordance with Section 3.10.5. of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 4/8/2023.

STATUS 11-27-23: The Applicant requested an extension of the Development Plan and COFA. In accordance with Section 3.10.5. of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 4/8/2024.

**PROJECT NAME:** OLD TOWN

#### PUD



# Growth Management Application Update Report

Attachment 9

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Office of Planning and Community Development  
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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## Active Cases

### Development Plan Amendment

DPA-02-24-019019 02/29/2024 3000 BIG HOUSE PLANTATION RD ROAD Development Plan Amendment Active Dan Frazier

**Applicant:** Thomas and Hutton

**Owner:** Palmetto Bluff Uplands, LLC / May River Forest, LLC

**PLAN DESCRIPTION:** Amendment to PD.07.01.538 - Earthwork excavation, haul to project stockpile, earthwork placement, grading and site stabilization

**PROJECT NAME:**

Total Development Plan Amendment Cases: 3

### Development Surety

### Development Surety

DS-12-20-014843 12/17/2020 Development Surety Active William Baugher

**Applicant:** Thomas & Hutton

**Owner:** K. Hovnanian Homes of SC, LLC - USE THIS ACCOUNT

**PLAN DESCRIPTION:** This application is requesting approval of a development surety covering the combined Phase 1C and 1E of the Lake at New Riverside. K Hovnanian Homes proposes to construct 44 single family residential units within Phase 1C and Phase 1E.

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



# 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 Surety

DS-01-24-018828 01/09/2024 210 BUCK ISLAND ROAD Development Surety Active William Baugher

**Applicant:** Stanley Martin Homes **Owner:** Stanley Martin Homes

**PLAN DESCRIPTION:** A request by John Giordano of Thomas & Hutton on behalf of the owner, Development Associates, Inc., for approval of a Final Development Plan. The project consists of the development of 85 single-family residential lots with associated infrastructure. The property is zoned Residential General and consists of +/- 24.8 acres identified by tax map numbers R610 030 000 005A 0000, R610 030 000 0005 0000, R610 031 000 1568 0000 & R610 031 000 0088 0000, R610 031 000 1637 0000, R610 031 000 0046 0000, R610 031 000 0045 0000, and R610 031 000 0007 0000 located at the intersection of Buck Island Road & Ballfield Road.

Staff comments were reviewed at the July 7, 2021 meeting of the DRC. Awaiting re-submittal materials to address staff comments.

Status: Preliminary Development Plan was approved at the 11-1-21 meeting.

Status Update: Final plans have been submitted and will be on the 5-4-22 DRC agenda.

Status 05-09-2022: Revisions are required for the Final development plan. Awaiting resubmittal.

Status 06-17-2022: Revisions have been provided and the item is on the June 22, 2022 DRC meeting agenda.

Status 7-12-22: Revisions required for Final Development Plan approval. Waiting on applicant to submit revisions.

Status 8-12-22: This item is on the DRC Meeting agenda for 8-17-22.

Status 10-10-22: This item is waiting for an updated dp showing location of the sidewalk along Ballfield Rd required by Beaufort County.

Status 11-16-22: The Final Development has been approved.

**PROJECT NAME:** BUCK ISLAND/SIMMONSVILLE

DS-06-21-015501 06/16/2021 Development Surety Active Lidia Delhomme

**Applicant:** Thomas & Hutton **Owner:** Arroyo Cap II-2, LLC

**PLAN DESCRIPTION:** This application is requesting approval of a development surety covering phase 1F of the Lake at New Riverside. K Hovnanian Homes proposes to construct 18 single family residential units within Phase 1F

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



# 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 Surety

DS-10-23-018551	10/10/2023		Development Surety	Active	Samantha Crotty
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**Applicant:** Thomas & Hutton

**Owner:** K. Hovnanian Homes of SC, LLC - USE THIS ACCOUNT

**PLAN DESCRIPTION:** PHASE 4 -A request by Michael Hughes on behalf of K. Hovnanian Homes for approval of a development plan. The project consists of creating 157 single family home lots with associated infrastructure within the Four Seasons development. The property is zoned Jones Estate PUD and consists of approximately 61.8 acres identified by tax map numbers R614 036 000 0596 0000, R614 028 000 0002 0000, and R614 036 000 3372 0000.

Preliminary Development Plans of Four Seasons at Carolina Oaks - Phase 3-5. These phases consist of 157 single family homes on approximately 61.8 acres.

Staff comments were reviewed at the June 2 meeting of the DRC. The Preliminary Plan is approved. Waiting submittal of the Final Plan.

STATUS 3-4-22: Final plans have been submitted and the item is on the March 9, 2022 DRC agenda.

STATUS: Comments on the Final Development Plan were reviewed at the March 9, 2022 meeting of the DRC.

STATUS: Resubmittal of the Final Development Plan was approved on April 19, 2022.

**PROJECT NAME:** Four Seasons at Carolina Oaks

DS-08-22-017054	08/04/2022		Development Surety	Active	Lidia Delhomme
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**Applicant:** Logan Homes SC, LLC

**Owner:** Washington Square Holdings

**PLAN DESCRIPTION:** 58 Unit Townhouse Project

**PROJECT NAME:** WASHINGTON SQUARE



# Growth Management Application Update Report

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

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

### Development Surety

DS-03-22-016441 03/01/2022 Development Surety Active Lidia Delhomme

**Applicant:** Thomas & Hutton

**Owner:** K. Hovnanian Homes of SC, LLC - USE THIS ACCOUNT

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

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

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

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

**PROJECT NAME:** Four Seasons at Carolina Oaks

DS-12-20-014842 12/17/2020 Development Surety Active William Baugher

**Applicant:** Thomas & Hutton

**Owner:** K. Hovnanian Homes of SC, LLC - USE THIS ACCOUNT

**PLAN DESCRIPTION:** This application is requesting approval of a development surety for Phase 1D of The Lakes at New Riverside. K. Hovnanian Homes proposes to construct 32 single family residential units within Phase 1D.  
Approved for \$102,000.00  
Subdivision Bond GM204534

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



# Growth Management Application Update Report

Attachment 9

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

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

### Development Surety

DS-01-24-018837	01/10/2024		Development Surety	Active	Samantha Crotty
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**Applicant:** Patterson Farmer

**Owner:** Pioneer Land & Timber LLC

**PLAN DESCRIPTION:** A request by Patterson Farmer of Pulte Home Company on behalf of the property owner Pioneer Land & Timber, LLC for approval of a preliminary development plan. The project consists of 97 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 59 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint of New Riverside Concept Master Plan.

STATUS UPDATE: Comments for this item were heard at the March 15, 2023 meeting of the DRC.

STATUS: Staff comments on the final development plan application were reviewed at the August 23, 2023, meeting of the DRC. Awaiting re-submittal.

STATUS: Final Development Plan APPROVED August 29, 2023.

**PROJECT NAME:** MIDPOINT AT NEW RIVERSIDE

DS-04-23-017947	04/21/2023		Development Surety	Active	William Baugher
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**Applicant:** Thomas & Hutton

**Owner:** Lamar Smith Signature Homes, LLC

**PLAN DESCRIPTION:** A request by Thomas & Hutton on behalf of LSSD New Riverside, LLC for approval of a Development Plan. The project consists of the construction of 60 single family lots and associated infrastructure for Phase 7 of Heritage at New Riverside. The property is zoned New Riverside PUD and consists of approximately 21.1 acres identified by tax map numbers R614 035 000 1362 0000 and R614 035 000 1210 0000 located with the Heritage at New Riverside Master Plan.

STATUS - Phase 7 is APPROVED

**PROJECT NAME:** HERITAGE AT NEW RIVERSIDE PHASE 7



# Growth Management Application Update Report

Attachment 9

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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
Active Cases					
Development Surety					
DS-06-23-018152	06/09/2023		Development Surety	Active	Lidia Delhomme
Applicant: Thomas and Hutton		Owner: K. Hovnanian Homes of SC, LLC - USE THIS ACCOUNT			
<p><b>PLAN DESCRIPTION:</b> A request by Jack McSweeney of K. Hovnanian Homes, LLC on behalf of owner, Avery Cleland, of Pritchard Farms, LLC for approval of a Final Development Plan. The project consists of the construction of 76 single family homes with associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 17.8 acres identified by tax map number R610 044 000 0143 0000 located at New Riverside Road and Mainland Lakes Drive.</p> <p>STATUS UPDATE: Comments on the Preliminary Plan were provided at the May 5, 2021 meeting of the DRC.</p> <p>STATUS UPDATE: Waiting on Final Development Plan application.</p> <p>STATUS UPDATE: Final Development Plan application was submitted on March 28, 2022. Comments on the Final Development Plan will be provided at the April 6, 2022 meeting of the DRC.</p> <p>STATUS UPDATE: Comments on the Final Development Plan were reviewed at the April 6, 2022, meeting of the DRC.</p> <p>STATUS UPDATE: Resubmittal of the Final Development Plan was approved on April 19, 2022.</p>					
PROJECT NAME:		NEW RIVERSIDE -PARCEL 9			
DS-08-23-018417	08/23/2023		Development Surety	Active	Lidia Delhomme
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: K. Hovnanian Homes of SC, LLC - USE THIS ACCOUNT			
<p><b>PLAN DESCRIPTION:</b> Phase 3 - A request by Michael Hughes on behalf of K. Hovnanian Homes for approval of a development plan. The project consists of creating 157 single family home lots with associated infrastructure within the Four Seasons development. The property is zoned Jones Estate PUD and consists of approximately 61.8 acres identified by tax map numbers R614 036 000 0596 0000, R614 028 000 0002 0000, and R614 036 000 3372 0000.</p> <p>Preliminary Development Plans of Four Seasons at Carolina Oaks - Phase 3-5. These phases consist of 157 single family homes on approximately 61.8 acres. Staff comments were reviewed at the June 2 meeting of the DRC. The Preliminary Plan is approved. Waiting submittal of the Final Plan.</p> <p>STATUS 3-4-22: Final plans have been submitted and the item is on the March 9, 2022 DRC agenda.</p> <p>STATUS: Comments on the Final Development Plan were reviewed at the March 9, 2022 meeting of the DRC.</p> <p>STATUS: Resubmittal of the Final Development Plan was approved on April 19, 2022.</p>					
PROJECT NAME:		Four Seasons at Carolina Oaks			





# Growth Management Application Update Report

Attachment 9

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Department of Growth Management  
Office of Planning and Community Development  
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Surety					
DS-04-22-016615	04/18/2022		Development Surety	Active	Lidia Delhomme
Applicant: Thomas & Hutton		Owner: K. Hovnanian Homes of SC, LLC - USE THIS ACCOUNT			
PLAN DESCRIPTION: The Applicant is prosing to construct 79 single family lots with associated infrastructure as Phase 2 of Four Seasons at Carolina Oaks.					
STATUS 01/22/2020: The plan review has placed on "Hold" and the applicant has been contacted for additional information related to land clearing. The plan review will be re-activated when the additional information and plan changes have been submitted.					
STATUS UPDATE 1/26/2021: The applicant has re-submitted revised plans for Phase 2 for review. The application is currently under review and scheduled for a review of comments at the March 3 meeting of the DRC.					
STATUS 03/042021: Comments on the Preliminary Development Plan were reviewed at the March 3 DRC meeting. The Preliminary Plan is approved. Awaiting submittal of the Final Development Plan.					
PROJECT NAME:		Four Seasons at Carolina Oaks			
DS-12-15-009429	12/08/2015	0 OAKTIE HWY	Development Surety	Active	William Baugher
Applicant: Thomas & Hutton		Owner: D R Horton Inc			
PLAN DESCRIPTION: Cypress Ridge Phase 7A, consists of 61 single family detached residential lots and infrastructure.					
20170127 The Applicant is requesting to extinguish the bond on file for Cypress Ridge Phase 7A, consisting of 61 single family detached residential lots and infrastructure.					
20170307 The Applicant is requesting to reduce the bond on file for Cypress Ridge Phase 7A, consisting of 61 single family detached residential lots and infrastructure.					
PROJECT NAME:		CYPRESS RIDGE PHASE 7A			
DS-02-18-011690	02/15/2018		Development Surety	Active	William Baugher
Applicant: Pulte Home Company		Owner: New Riverside LLC			
PLAN DESCRIPTION: The Landings at New Riverside Phase 1A:The applicant is requesting approval for a development surety for 18 single family residential lots and associated infrastructure for the Landings at New Riverside Phase 1A					
2018-06-14 The Applicant is requesting a reduction of the surety for the Landings at New Riverside Phase 1A.					
11/17/2020 Combination of Phase 1A and 1B into one single bond for Phase 1.					
PROJECT NAME:		LANDINGS AT NEW RIVERSIDE- PHASE 1A			



# 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					
Development Surety					
DS-07-20-014376	07/07/2020		Development Surety	Active	William Baugher
Applicant: Thomas & Hutton		Owner: LSSD NEW RIVERSIDE LLC			
PLAN DESCRIPTION: The Applicant is proposing to construct 39 single family lots and associated infrastructure.					
PROJECT NAME:		HERITAGE AT NEW RIVERSIDE PHASE 4			
DS-02-22-016431	02/23/2022		Development Surety	Active	Lidia Delhomme
Applicant: Thomas & Hutton		Owner: LSSD NEW RIVERSIDE LLC			
PLAN DESCRIPTION: A request by Thomas & Hutton on behalf of LSSD New Riverside LLC for approval of a development plan. The project consists of the construction of the construction of 60 single family lots and associated infrastructure within Phase 6 of Heritage at New Riverside. The property is zoned New Riverside PUD and consists of approximately 27.2 acres identified by tax map numbers R614 035 000 1210 0000 and R614 035 000 1362 0000 located within the Heritage at New Riverside Master Plan. STATUS 05/06/2020: Comments on the Preliminary Plan were reviewed at the May 6 meeting of the DRC. Awaiting Final Development Plan. STATUS 10/06/2020: Comments on the Final Development Plan were provided at the Oct 6, 2021 meeting of the DRC.  The Final Development Plan is APPROVED.					
PROJECT NAME:		HERITAGE AT NEW RIVERSIDE PHASE 6			
DS-09-21-015906	09/29/2021		Development Surety	Active	Lidia Delhomme
Applicant: Thomas & Hutton		Owner: MAY RIVER FOREST			
PLAN DESCRIPTION: A request by Michael Hughes with Thomas & Hutton on behalf of May River Forest, LLC for approval of a Preliminary Development Plan. The project consists of the construction of 117 single-family lots and associated infrastructure. The property is zoned Palmetto Bluff Planned Unit Development and consists of approximately 94 acres identified by tax map number R614 057 000 0001 0000 located off of Old Moreland Road within the Palmetto Bluff Master Plan Phase 2. Staff comments were reviewed at the Nov. 4, 2020 meeting of the DRC. Awaiting submittal of the Final Plan.  Bond No. 800130003 (Atlantic Specialty Insurance Company)					
PROJECT NAME:		PALMETTO BLUFF BLOCK M2/M3			



# Growth Management Application Update Report

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

Total Development Surety Cases: 17

### Master Plan

#### NA

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

**Applicant:** Village Park Communities, LLC **Owner:** Village Park Communities, LLC

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

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

STATUS: The Initial Master Plan request received a recommendation of approval at the February 22, 2023, Planning Commission meeting. The applicant is currently addressing property boundary discrepancies. The request will be heard at a future Town Council meeting, pending an HOA Community Meeting.

**PROJECT NAME:** ALSTON PARK

Total Master Plan Cases: 1

### Subdivision Plan

#### General



# Growth Management Application Update Report

Attachment 9

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Office of Planning and Community Development  
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-04-23-017885	04/10/2023		Subdivision Plan	Active	Jordan Holloway
Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT		Owner: Indigo Cove LLC			
PLAN DESCRIPTION: 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-03-24-019050	03/18/2024	136 GOETHE RD ROAD	Subdivision Plan	Active	Jordan Holloway
Applicant: Barbara Bush		Owner: Lorraine Bush			
PLAN DESCRIPTION: A request by Barbara Bush on behalf of Lorraine Bush for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 039 000 0326 0000 and consists of 1.16 acres located at 136 Goethe Road. The property is zoned Residential General.					
Status: This item is on the March 27, 2024 DRC Meeting agenda.					
PROJECT NAME:		SCHULTZ/GOETHE RD			
SUB-03-24-019040	03/11/2024		Subdivision Plan	Active	Jordan Holloway
Applicant: Thomas and Hutton		Owner: Steven Baker			
PLAN DESCRIPTION: Phase 6 - Four seasons - 67 lots					
PROJECT NAME:		Four Seasons at Carolina Oaks			



# Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-03-21-015079	03/04/2021	32 HILDERBRAND	Subdivision Plan	Active	Jordan Holloway
Applicant: Alexander Graham		Owner: Alexander Graham			
PLAN DESCRIPTION: The applicant is requesting approval of a subdivision plan to divide a .50 acre lot into 2 - .25 acre parcels. Status: Comments were provided to the applicant and reviewed at the April 7, 2021 meeting of the DRC. Awaiting re-submittal to address comments.  Status 8-3-2023: Applicant is actively working with a surveyor to update the site plans.					
PROJECT NAME:		OLD TOWN			
SUB-12-23-018796	12/20/2023	50 GUERRARD AVE AVENUE	Subdivision Plan	Active	Jordan Holloway
Applicant: Patrick Mason Custom Homes		Owner: RDB Land Development			
PLAN DESCRIPTION: A request by Patrick Mason on behalf of RDB Land Development, LLC for approval of a subdivision application. The project consists of creating three lots from the existing single lot. The property is identified by tax map number R610 039 00A 0199 0000 and consists of .74 acres located at 50 Guerrard Avenue. The property is zoned Neighborhood General - HD.  This item is on the January 31, 2024 DRC Meeting agenda.					
PROJECT NAME:		OLD TOWN			
SUB-01-24-018885	01/24/2024		Subdivision Plan	Active	Jordan Holloway
Applicant: Girishkumar Patel		Owner: Bright Holdings LLC			
PLAN DESCRIPTION: A request by Girishkumar Patel, on behalf of Bright Holdings LLC, for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 021 000 0652 0000 and consists of 5.45 acres located at 110 Seagrass Station Road. The property is zoned Village at Verdier PUD.  Status: This item is on the February 28, 2024 DRC Meeting agenda.					
PROJECT NAME:					



# Growth Management Application Update Report

Attachment 9

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

Total Subdivision Plan Cases: 6

### Zoning Action

#### UDO Text Amendment

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

**Applicant:** Town of Bluffton

**Owner:** Town of Bluffton

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

1.1.8 Activities That Do Not Constitute Development; 2.2 Establishment; 3.2 General Application Approval Process; 3.9 PUD Master Plan; 3.18 Certificate of Appropriateness – Historic District (HD); 3.19 Site Feature – Historic District (HD); 3.20.2 Applicability; 3.25 Designation of Contributing Structure; 3.26 Appeals; 4.4 Conditional Use Standards; 5.3.7 Specific Landscaping Standards; 5.15 Old Town Bluffton Historic District; 7.2.2. Illegal Nonconformities; 7.9 Nonconforming Sites Resulting from Right-Of-Way Dedication or Acquisition; 9.2 Definitions; 9.3 Interpretation of Dimensional Standards; and, 9.4 Description of Uses of Land and Buildings

STATUS: 1/29/2019 The Application was heard at the January 23, 2019 Planning Commission meeting where it was recommended for approval to Town Council with conditions related specifically to Public Projects, Minor and Major PUD Master Plans, Development Plans, requiring public notice for various projects and to include language related to appeals.

STATUS: 2/18/2019 The Application will be heard at the March 12th Town Council meeting.

STATUS: 5/28/2019 A portion of the text amendments were approved by Town Council at their March 12, meeting. Additional items will be presented to Town Council at a future date.

STATUS: 4/21/2020 Various UDO text amendments are being reviewed by Planning Commission, and Town Council over the coming months.

**PROJECT NAME:**

#### Zoning Map Amendment



# Growth Management Application Update Report

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

### Zoning Action

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. The request will be heard at the March 27, 2024, Planning Commission Meeting for recommendation to 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:** 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

#### PROJECT NAME:

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:** Zoning map amendment for annexation of 30 Davis Rd

#### PROJECT NAME:

**Total Zoning Action Cases: 4**

**Total Active Cases: 71**



# Growth Management Application Update Report

Attachment 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Total Plan Cases: 71					