



GROWTH MANAGEMENT UPDATE

February 14, 2023

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

- a. **Planning Commission:** January 25, 2023 meeting agenda attached. Next meeting scheduled for Wednesday, February 22, 2023.
- b. **Historic Preservation Commission:** January 4, 2023, cancellation notice attached. Next meeting scheduled for Wednesday, February 1, 2023.
- c. **Board of Zoning Appeals:** January 3, 2023, cancellation notice attached. Next meeting scheduled for Tuesday, February 7, 2023.
- d. **Development Review Committee:** January 4, 11, 18, & 25, 2023 meeting agendas attached. Next meeting scheduled for Wednesday, February 1, 2023.
- e. **Historic Preservation Review Committee:** January 3, 9, 23 & 30 2023, cancellation notices attached. January 17, 2023 meeting agenda attached. Next meeting scheduled for Monday, February 6, 2023.
- f. **Construction Board of Adjustment and Appeals:** Tuesday, January 24, 2023, cancellation notice attached. Next meeting scheduled for Tuesday, February 28, 2023.
- g. **Affordable Housing Committee:** Thursday, January 5, 2023, meeting agenda attached. Next meeting scheduled for Thursday, February 2, 2023.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance Program. The adopted budget for the FY23 Town Council funded program was \$190,000.00. As of January 26, 2023, a total of 39 homes have been serviced for home repairs such as roofing, wet and damaged floors and septic pump out totaling \$173,996.

For the Home Repair program, \$161,533 has been spent. On January 10, 2023, \$20,000 was placed into the affordable housing account for contingency. One invoice is waiting to be processed for \$355, once paid the available budget will be \$8,112.

For property cleanup and septic pump out, the line item has been exceeded by \$1,263. This shortfall will be covered by funds from the abatement/demolition line item. If Council approves additional funding at the February and March Town Council meetings funds for both line items will be restored.

To date, seven applications have been approved for repairs and are waiting on estimates. Five applications have been turned in and have not yet been income verified by Lowcountry Council of Governments.

ATTACHMENTS:

1. Planning Commission meeting agenda for January 25, 2023.
2. Historic Preservation Commission cancellation notice for Wednesday, January 4, 2023.
3. Board of Zoning Appeals cancellation notice for Tuesday, January 3, 2023.
4. Development Review Committee meeting agendas for January 4, 11, 18, & 25, 2023.
5. Historic Preservation Review Committee cancellation notices for January 3, 9, 23 & 30 2023. Meeting agenda for January 17, 2023.
6. Construction Board of Adjustments and Appeals cancellation notice for Tuesday, January 24, 2023.
7. Affordable Housing Committee meeting agenda for Thursday, January 5, 2023.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2016-2023 (to January 26, 2023).
 - b. Building Permits Issued Per Month FY 2016-2023 (to January 26, 2023).
 - c. Value of Construction FY 2016-2023 (to January 26, 2023).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2016-2023 (to January 26, 2023).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2016-2023 (to January 26, 2023).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2016-2023 (to January 26, 2023).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2016-2023 (to January 26, 2023).
 - h. Planning and Community Development Applications Approved FY 2016-2023 (to January 26, 2023).
 - i. Multi Family Apartments Value FY 2016-2023 (to January 26, 2023).
 - j. Multi Family Apartments Square Footage FY 2016-2023 (to January 26, 2023).
 - k. Multi Family Apartments Total Units FY 2016-2023 (to January 26, 2023).
9. Planning Active Application Report



Planning Commission

Wednesday, January 25, 2023 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. December 14, 2022 Minutes

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Indigo Cove Townhomes (Street Naming):** A request by David Craig of Indigo Cove Property Owner, LLC for approval of a street naming application. The project consists of 84 townhome lots and associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 23.8 acres at the northeast corner of Buck Island Road and Bluffton Parkway within the Residential General Zoning District. (STR-12-22-017470) (Staff - Dan Frazier)
2. **New Riverside Barn Park (Certificate of Appropriateness-HCO):** A request by Court Atkins Architects, on behalf of the Town of Bluffton, for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the renovation of the existing barn to a multi-function space and the addition of a covered porch and entry/restroom wing addition, along with the related infrastructure, landscaping and lighting. The site is identified by tax map number R610 036 000 1319 0000 located in the southwest quadrant of the SC Highway 170 and SC Highway 46 traffic circle intersection and is zoned New Riverside PUD. (COFA-12-22-07499) (Staff - Katie Peterson)
3. **Raider Drive (Development Plan Application):** A request by the applicant and property owner, Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-10,000 sq. ft. office building and

associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 1.6 acres, identified by tax map number R610-029-000-0613-0000 and located within the Parcel 10-D / Raider Drive Master Plan. (DP-10-22-017324) (Staff - Dan Frazier)

4. **The Parkways Office (Development Plan Application):** A request by Caleb King of Thomas & Hutton 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. (DP-10-22-017335) (Staff - Dan Frazier)
5. **Village at Verdier (Master Plan Amendment):** A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Village at Verdier Plantation Master Plan by removing a previously approved road in Parcel X, and a previously approved residential access point connection to Okatie Highway in Parcel Y-Z. The properties are zoned Village at Verdier PUD and consists of 124.2 acres located east of South Carolina Highway 170 at Seagrass Station Road. (MPA-10-22-017313) (Staff – Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

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

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

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

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION COMMISSION (HPC)

Meeting scheduled for

Wednesday, January 4, 2023 at 6:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, February 1, 2023

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



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, January 3, 2023, at 6:00 p.m.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for Tuesday,
February 7, 2023.

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



Development Review Committee Meeting

Wednesday, January 04, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Lakes at New Riverside Phase 3A-1 & 2 (Subdivision Amendment):** A request by K. Hovnanian Homes on behalf of Arroyo Cap II-2 LLC for approval of a subdivision application. The project consists of creating Phase 3A-1 and 3A-2 from the previously approved Phase 3A. The property is identified by tax map number R610 044 000 0143 0000 and consists of 21.78 acres within the New Riverside PUD. (SUB-03-22-016456) (Staff - Jordan Holloway)
2. **Pinellas Drive Offices (Development Plan):** 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 number R610 022 000 1072 0000 located within the Buckwalter Commons Phase 1 Master Plan. (DP-11-22-017433) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 11, 2023

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

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Development Review Committee Meeting

Wednesday, January 11, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

1. **Compass Self Storage (Development Plan Application):** 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. (DP-09-22-017236) (Staff – Dan Frazier)

V. NEW BUSINESS

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 18, 2023

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

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Development Review Committee Meeting

Wednesday, January 18, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Palmetto Bluff – Citadel Phase 3 (Development Plan):** 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) 44,400 S.F. contractor building and associated infrastructure. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 4.8 acres identified by tax map numbers R614 045 000 0643 0000 and R614 046 000 0062 0000 located within the Palmetto Bluff Tract Master Plan. (DP-12-22-017474) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 25, 2023

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

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



Development Review Committee Meeting

Wednesday, January 25, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Four Seasons Phase 6 & 7 (Development Plan):** A request by Michael Hughes of Thomas & Hutton, on behalf of K. Hovnanian Homes, for approval of a final development plan application. The project consists of creating 117 single family lots with associated infrastructure. The property is identified by tax map numbers R614 028 000 0002 0000 & R614 036 000 3372 0000 and consists of 42.8 acres located at the intersection of Carolina Oaks Avenue and Slash Pine Drive. The property is zoned Jones Estate PUD. (DP-06-22-016924) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 1, 2023

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PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Tuesday, January 3, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, January 9, 2023

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, January 9, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, January 17, 2023

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



Historic Preservation Review Committee

Tuesday, January 17, 2023 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

1. **6 Shell Rake.** A request by William Court, on behalf of the owners Jeffery and Leslie Crook, for review of the revisions made to the plans for COFA-03-22-016502, to determine if the Conditions of the Preliminary Approval issued November 2, 2022 have been met. (Staff - Katie Peterson)

V. NEW BUSINESS

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, January 23, 2023

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

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PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, January 23, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, January 30, 2023

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, January 30, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, February 6, 2023

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, January 24, 2023, at 6:00 P.M.

has been CANCELED.
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, February 28, 2023.

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



Affordable Housing Committee Meeting

Thursday, January 5, 2023, at 10:00 AM

**Theodore D. Washington Municipal Building, 20 Bridge Street, Henry “Emmett” McCracken
Jr. Town Council Chambers**

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. December 1, 2022

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY23 Neighborhood Assistance Program Budget
2. FY24 Neighborhood Assistance Program Budget Draft Recommendation to Town Council

VII. PUBLIC COMMENTS

VIII. DISCUSSION

IX. ADJOURNMENT

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

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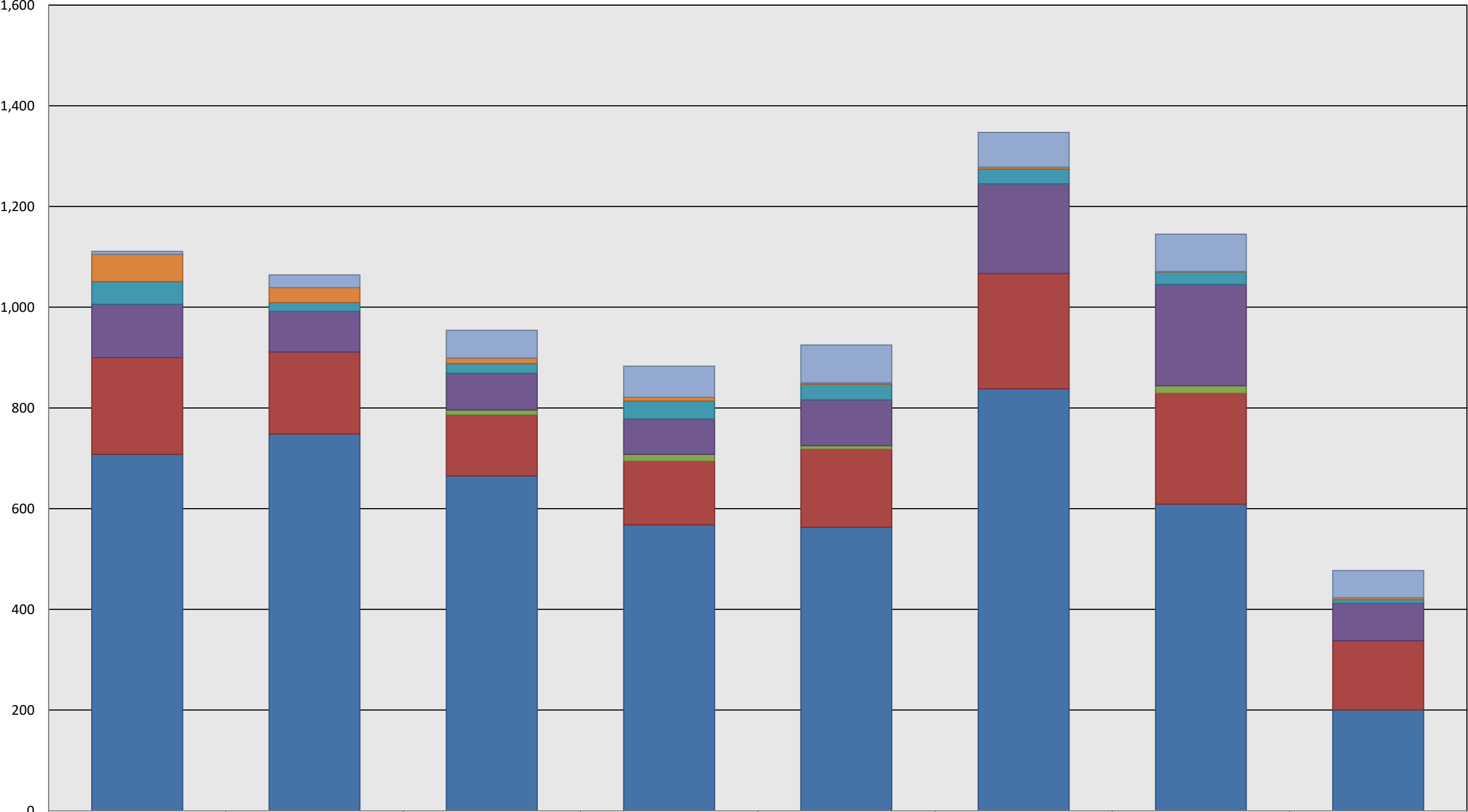
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Executive Session - The public body may vote to go into executive session for any item identified for action on the agenda.

Town of Bluffton
Building Permits Issued
FY 2016 - 2023

Attachment 8a

Number of Building Permits Issued

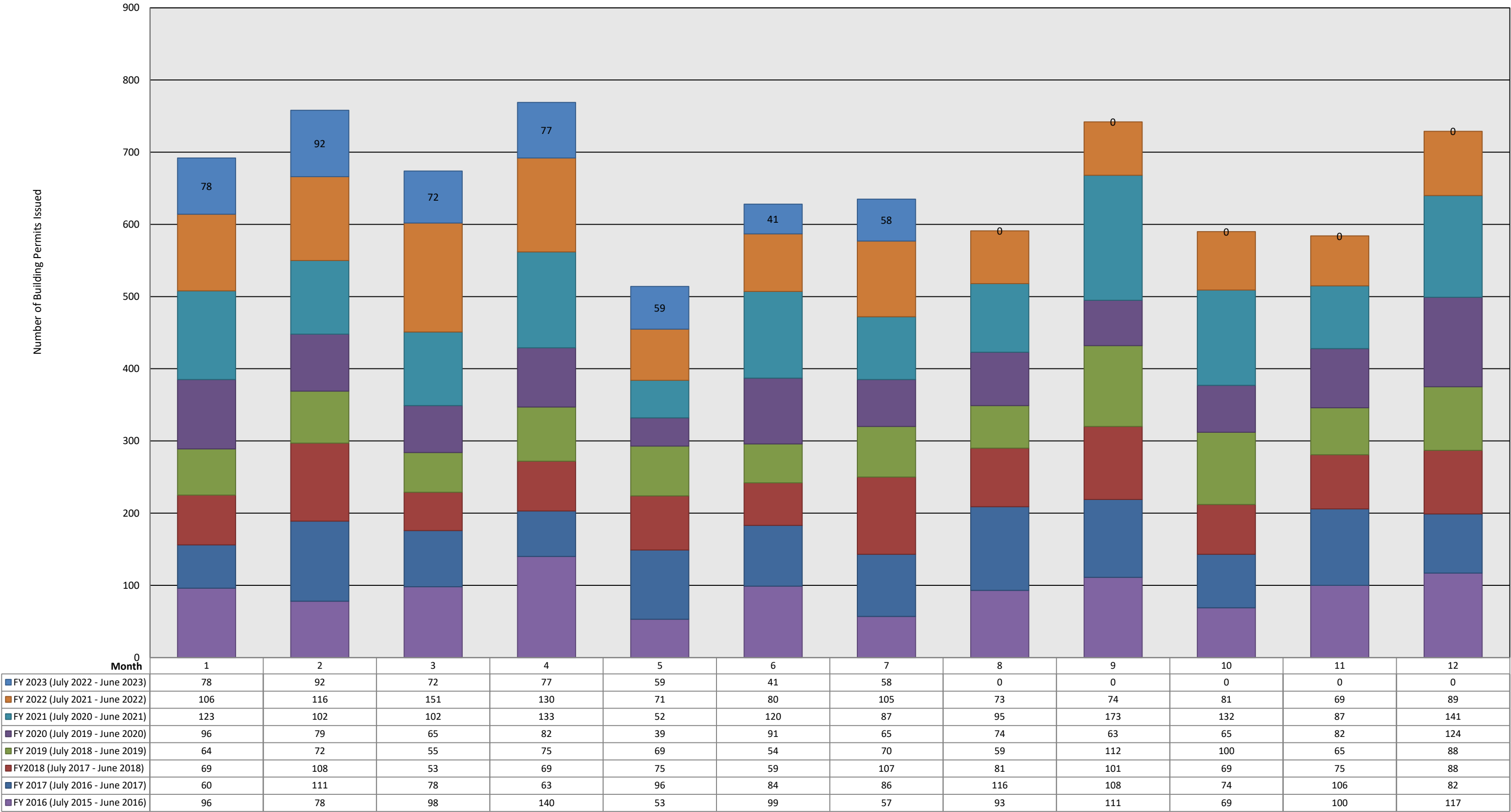


Year	FY 2016 (July 2015 - June 2016)	FY 2017 (July 2016 - June 2017)	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)
Other Commercial	6	25	55	62	75	69	74	54
Commercial Addition	54	30	11	7	3	4	1	4
New Commercial Construction/ Tenant Upfit	45	17	19	36	31	29	25	7
Other Residential	106	81	73	70	91	178	201	74
New Multi Family - Apartments	0	0	10	14	7	0	15	0
Residential Addition	192	163	121	126	155	229	220	138
New Single Family	708	748	665	568	563	838	609	200

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

Town of Bluffton
Building Permits Issued Per Month
FY 2016 - 2023

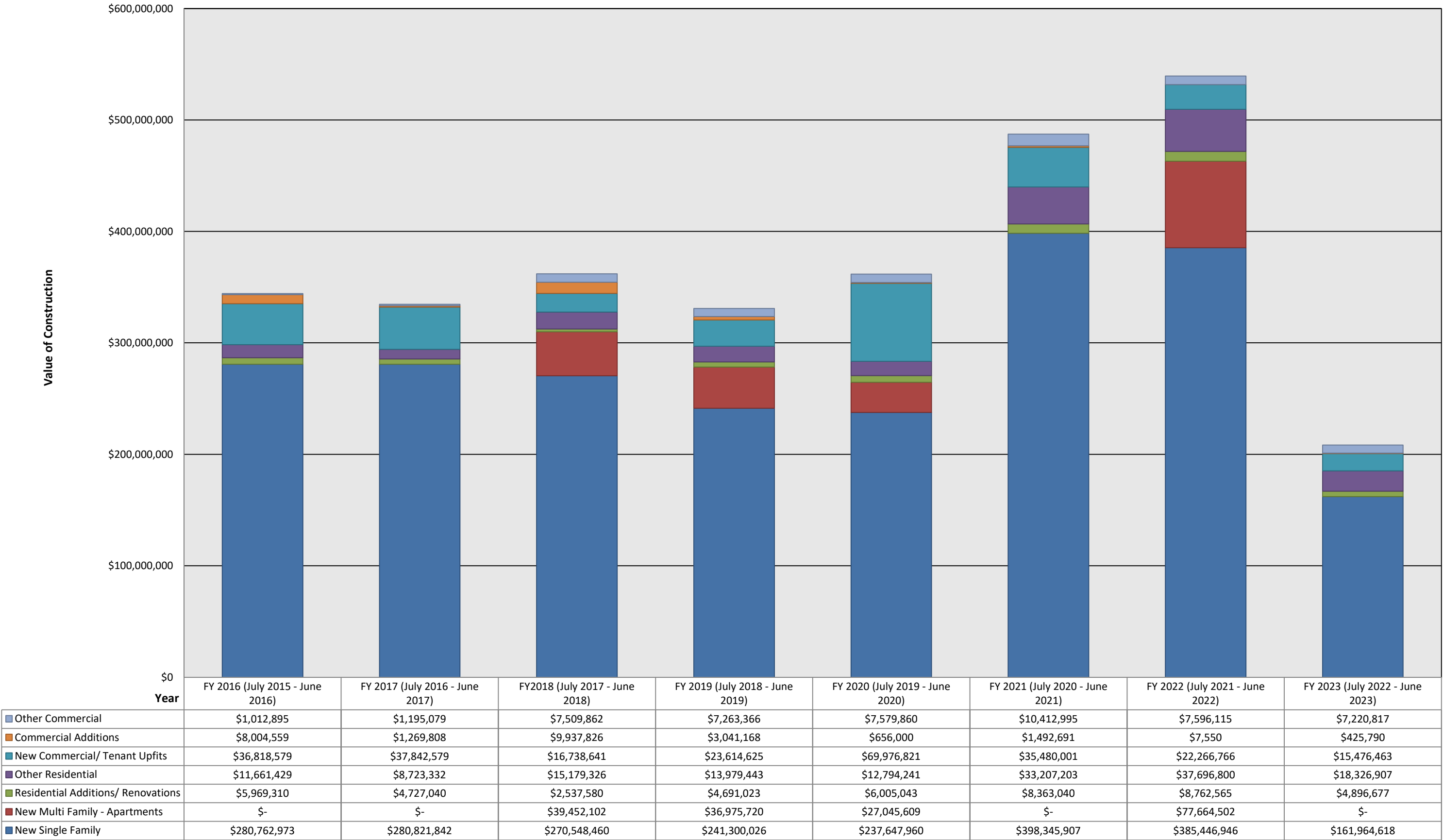
Attachment 8b



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

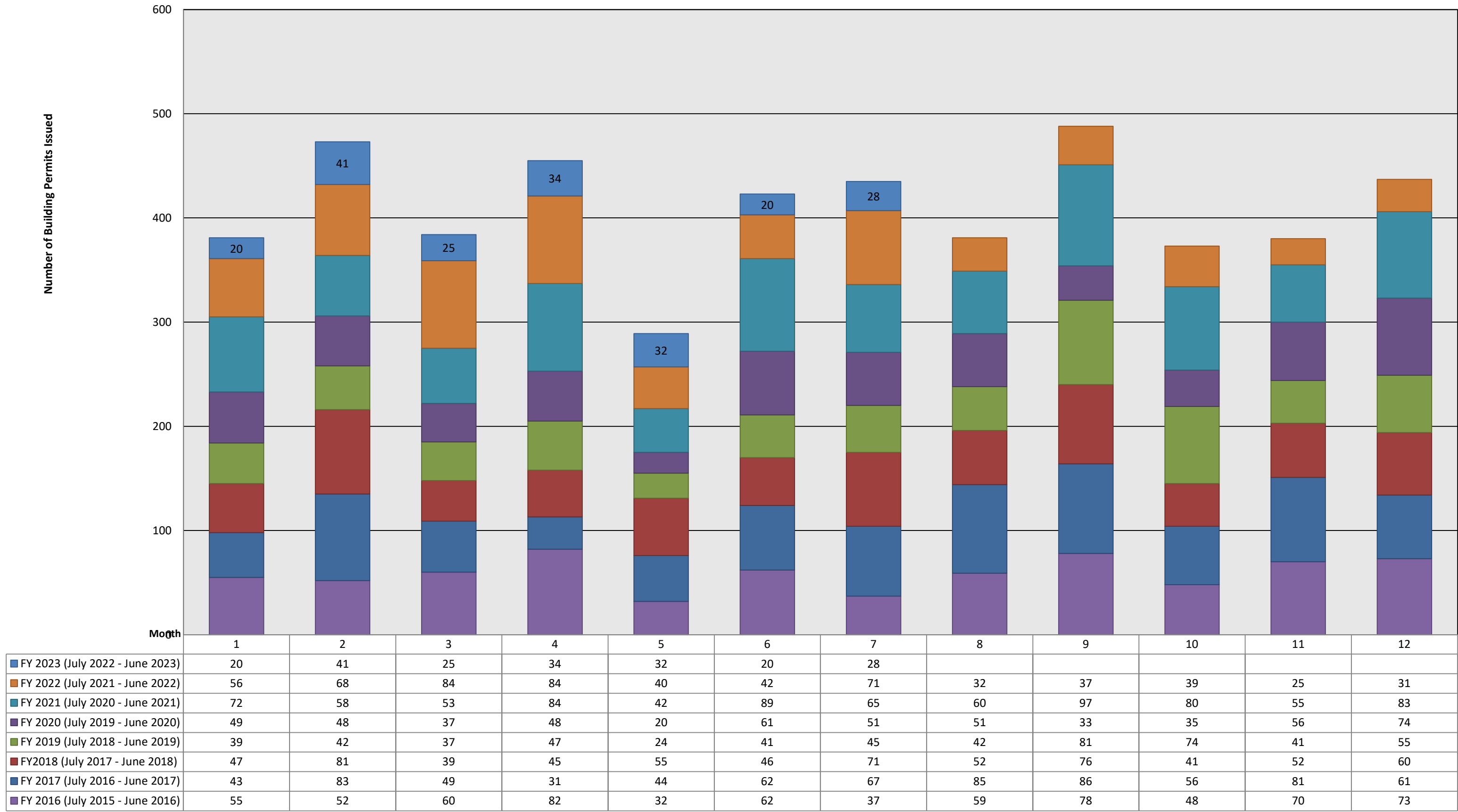
Town of Bluffton
Value of Construction
FY 2016 - 2023

Attachment 8c



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

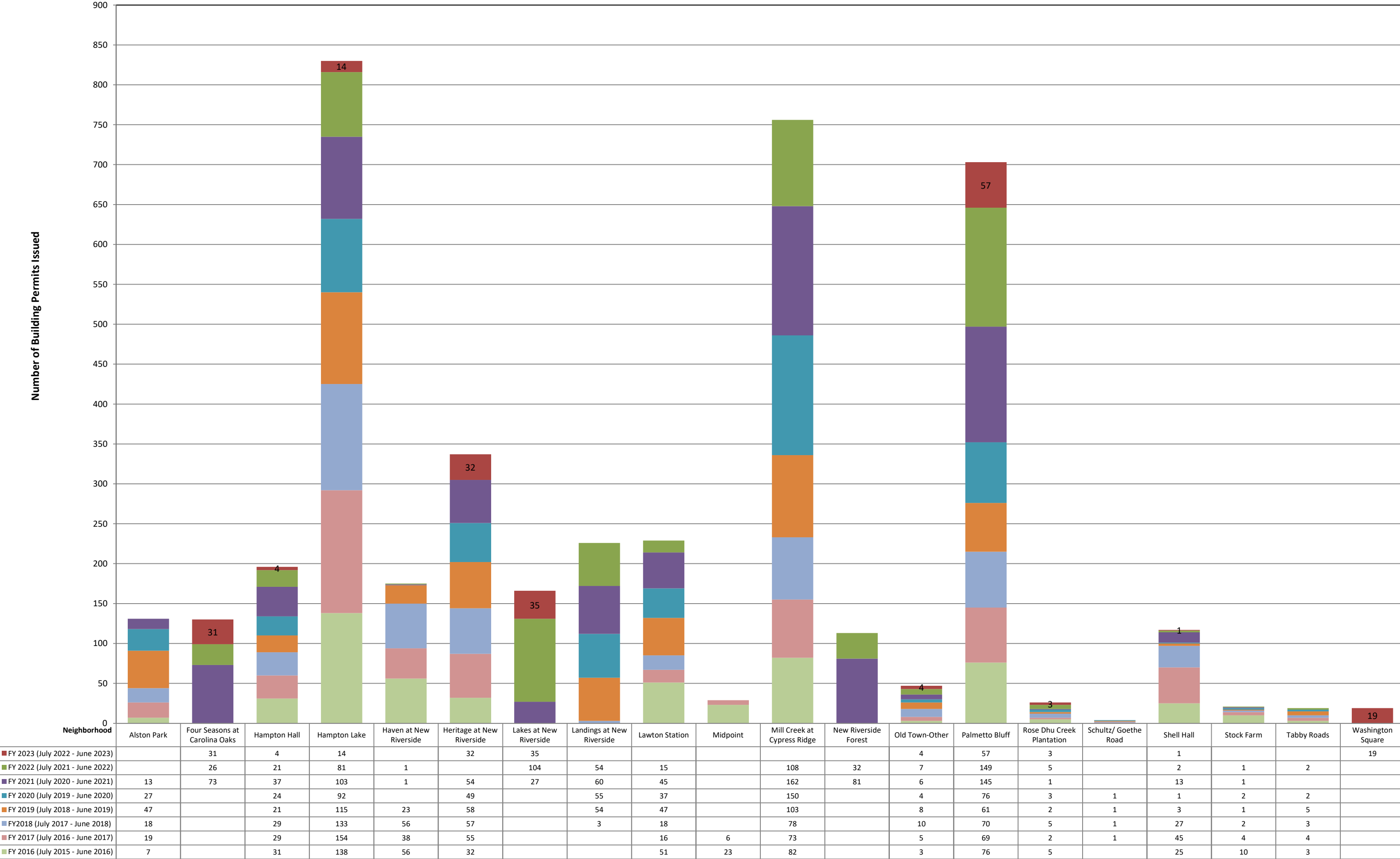
Town of Bluffton
New Single Family Residential Building Permits Issued Per Month
FY 2016 - 2023



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

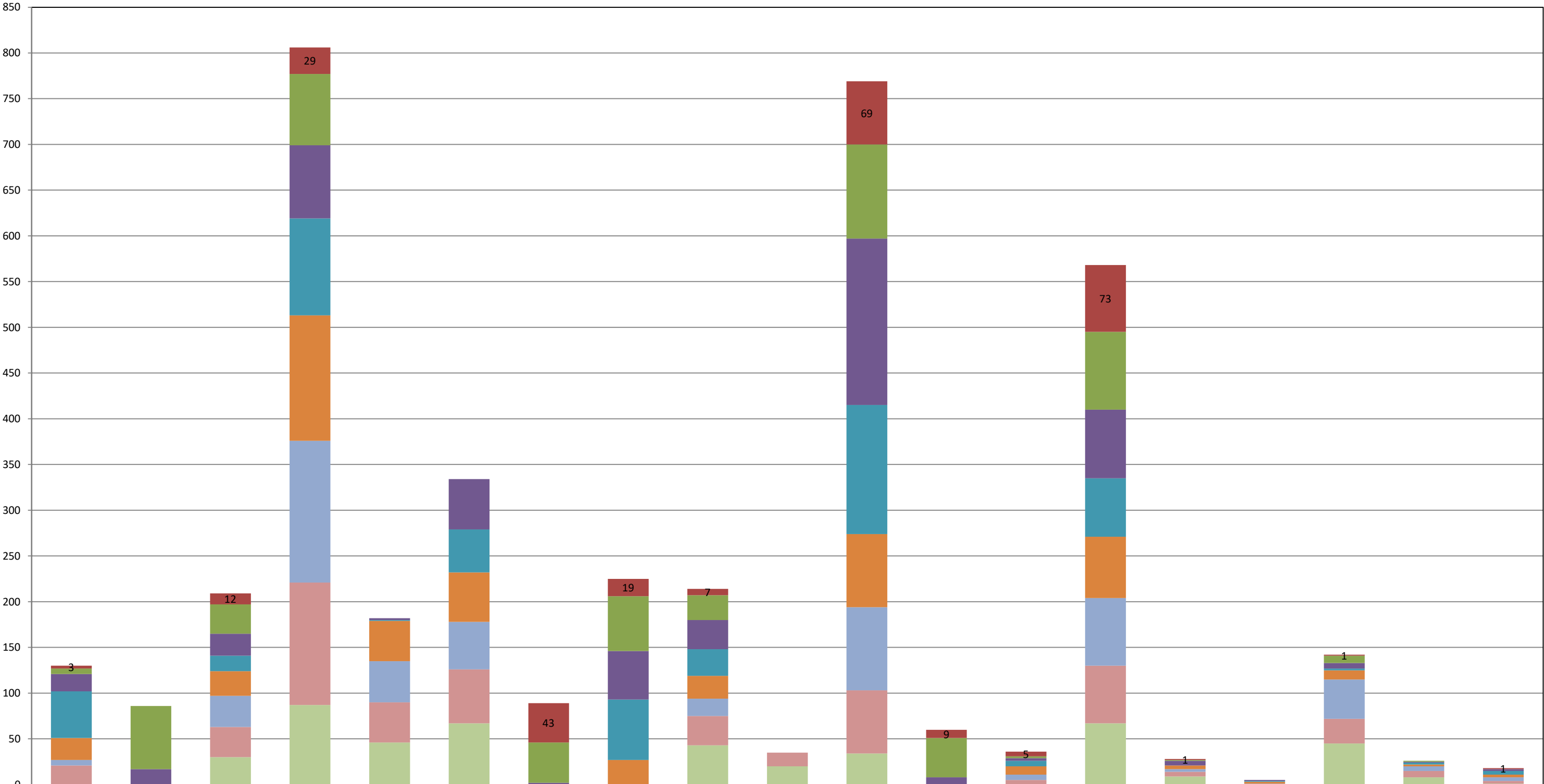
Town of Bluffton
New Single Family Residential Building Permits Issued by Neighborhood FY 2016 -2023

Attachment 8e



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

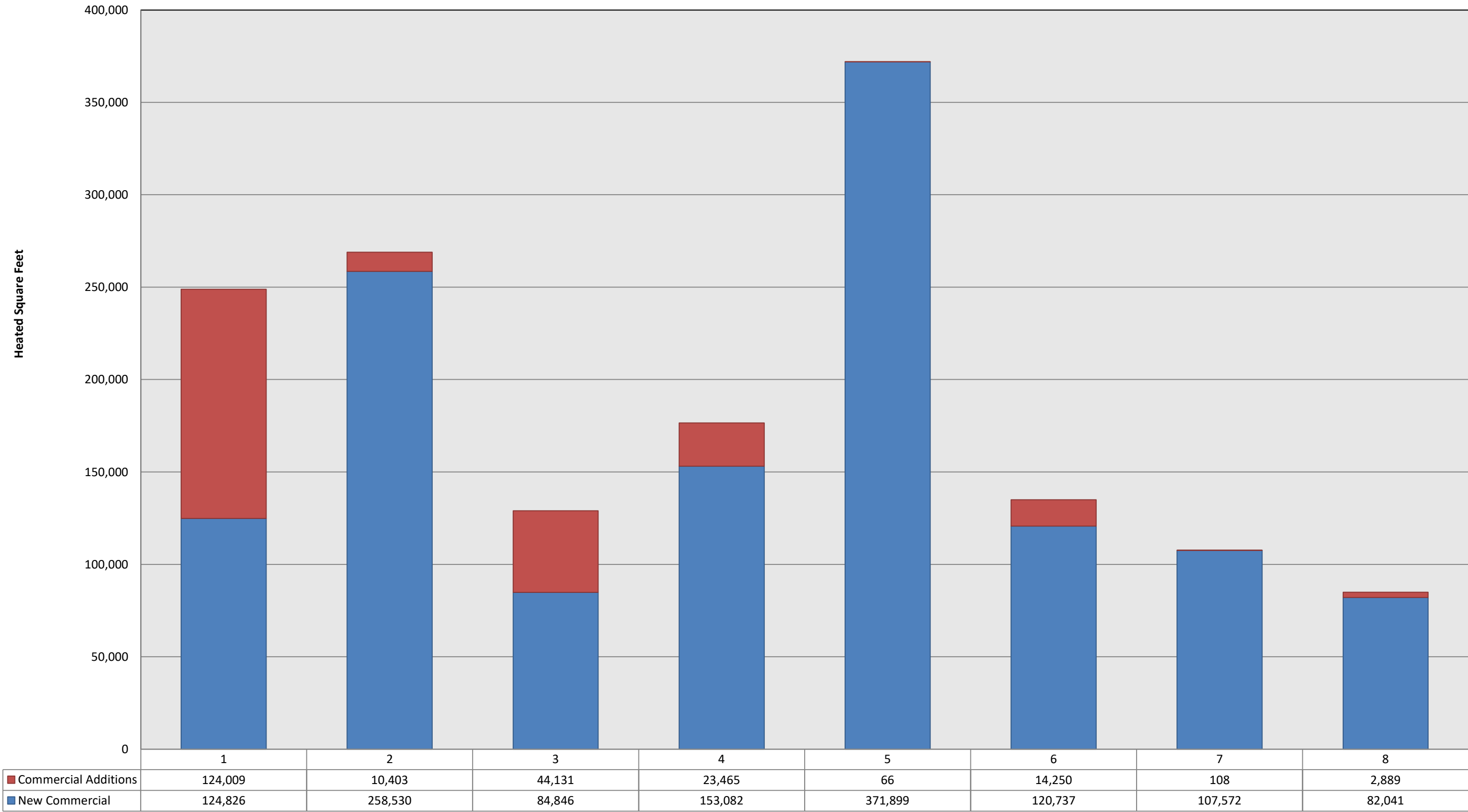
Number of New Housing Starts



FY 2023 (July 2022 - June 2023)	3		12	29			43	19	7		69	9	5	73	1		1		1
FY 2022 (July 2021 - June 2022)	6	69	32	78			44	60	27		103	43	2	85	1		8	1	
FY 2021 (July 2020 - June 2021)	19	17	24	80	2	55	2	53	32		182	8	3	75	5	1	6	1	2
FY 2020 (July 2019 - June 2020)	51		17	106	1	47		66	29		141		6	64		1	2	2	4
FY 2019 (July 2018 - June 2019)	24		27	137	44	54		27	25		80		9	67	4	2	10	2	3
FY 2018 (July 2017 - June 2018)	6		34	155	45	52			19		91		6	74	3	1	43	5	4
FY 2017 (July 2016 - June 2017)	21		33	134	44	59			32	15	69		5	63	5		27	7	3
FY 2016 (July 2015 - June 2016)			30	87	46	67			43	20	34			67	9		45	8	1

Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2016 - 2023

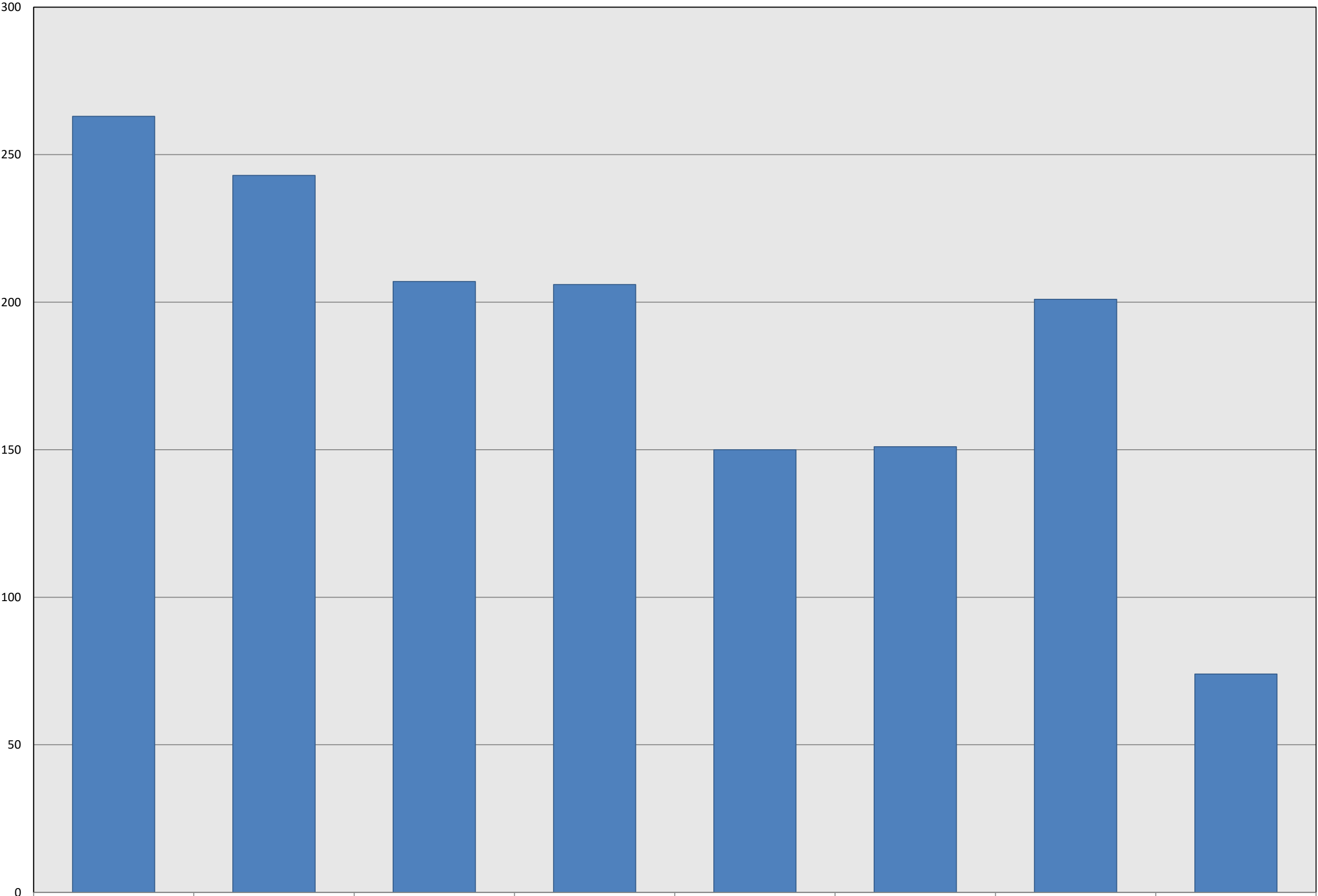
Attachment 8g



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

Attachment 8h

Number of Applications Approved



■ Planning & Community Development Applications

1

263

2

243

3

207

4

206

5

150

6

151

7

201

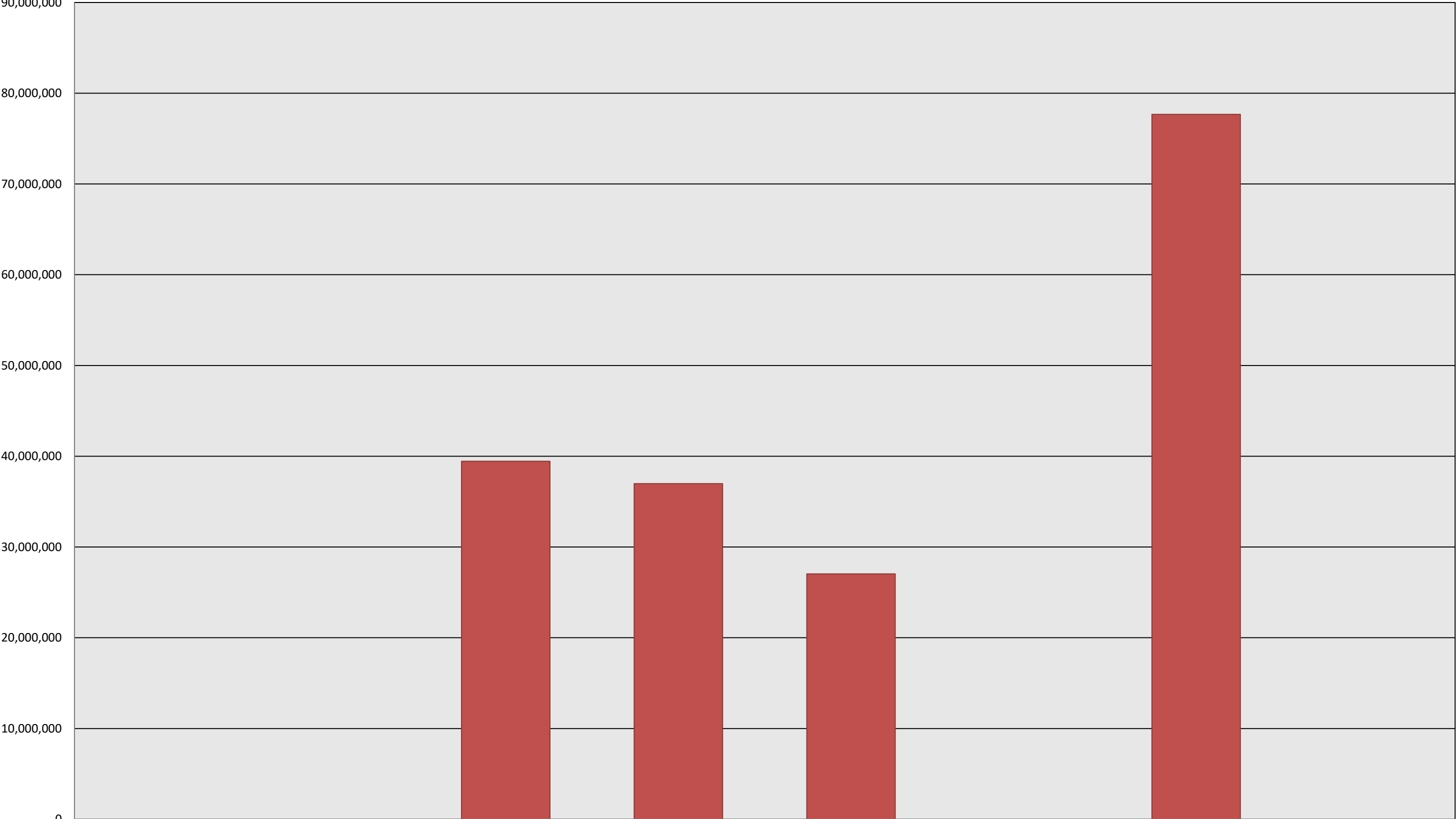
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Town of Bluffton
Multi Family Apartments Value
FY 2016 - 2023

Attachment 8i

Value of Multi Family Apartments

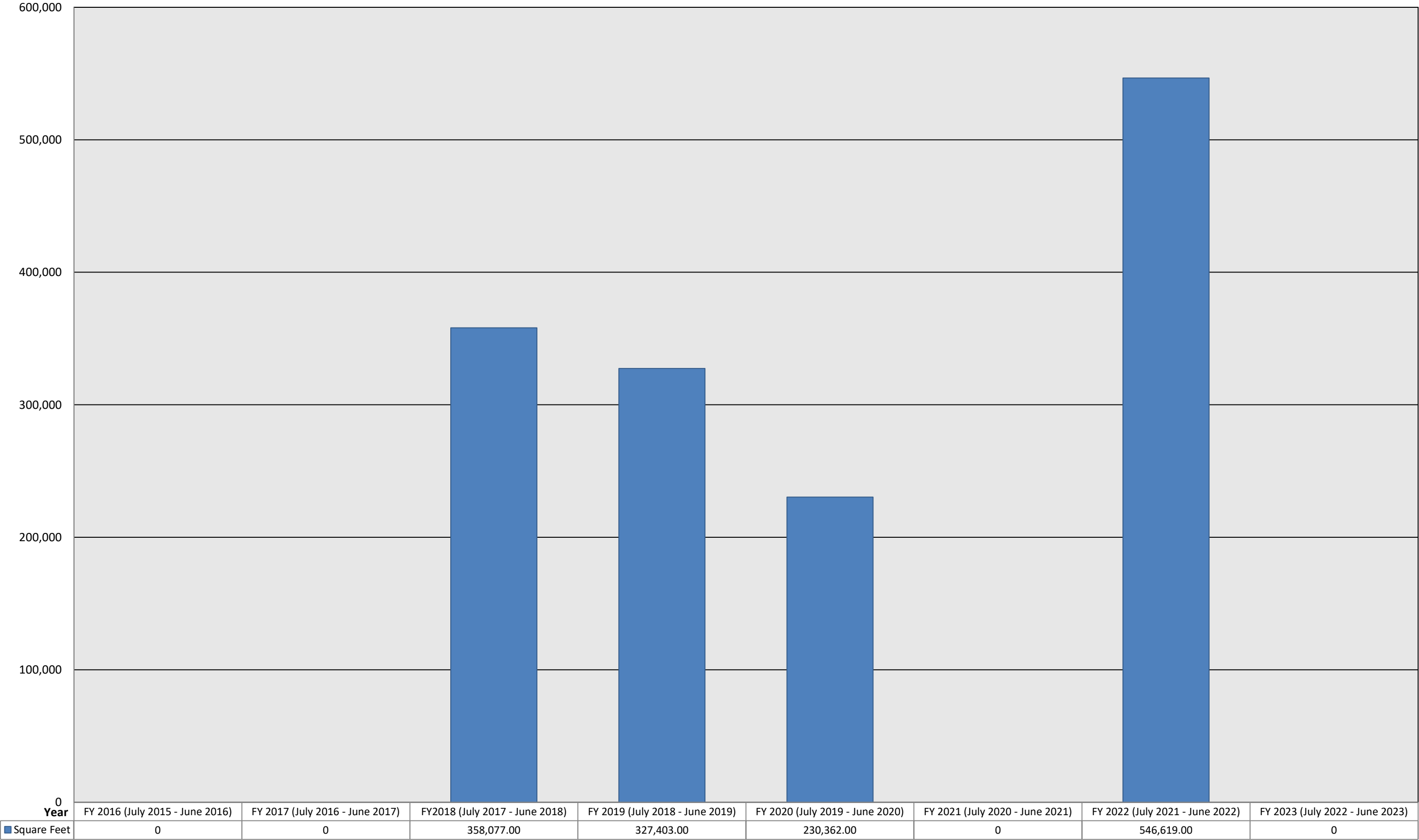


Year	FY 2016 (July 2015 - June 2016)	FY 2017 (July 2016 - June 2017)	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)
Value	\$-	\$-	\$39,452,102	\$36,975,720	\$27,045,609	\$-	\$77,664,502	\$-

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

Attachment 8j

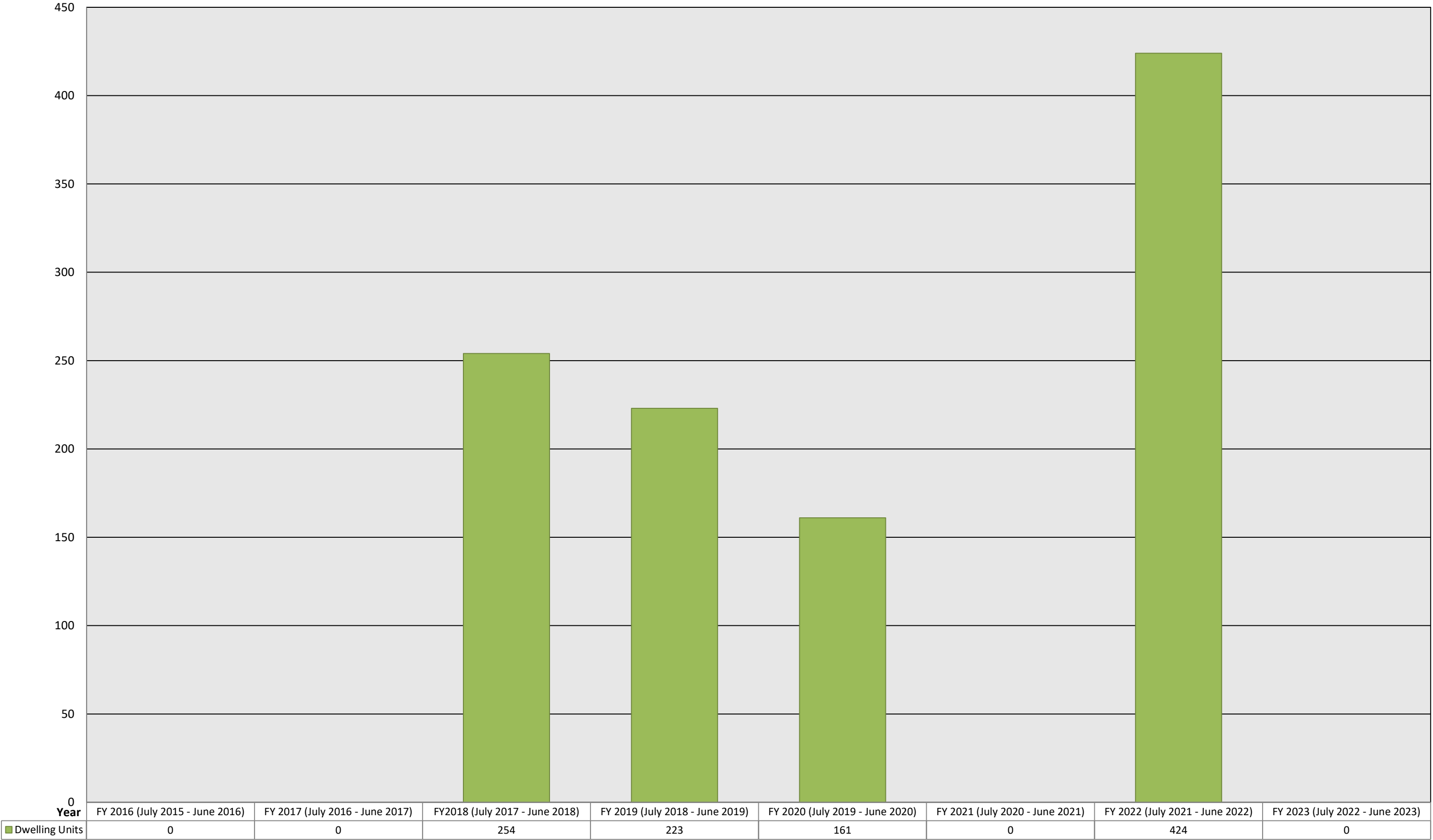
Square Footage of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Total Units
FY 2016 - 2023

Attachment 8k

Multi Family Apartments Total Units





Growth Management Application Update Report

Attachment 9

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

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

Annexation Petition

100%

ANNX-11-22-017401	11/15/2022		Annexation Petition	Active	Aubrie Giroux
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Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: Annexation and rezoning of parcels in Grande Oaks Property

PROJECT NAME:

ANNX-11-21-016106	11/18/2021		Annexation Petition	Active	Aubrie Giroux
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Applicant: Patterson Farmer

Owner: The Tarver Company

PLAN DESCRIPTION: The Applicant, Pulte Home Company, LLC as authorized by the property owner, The Tarver Company, is seeking annexation of the +/- 100.78-acre property located at 1007 May River Road, which is approximately 0.84 miles northeast of the May River Road and Buckwalter Parkway intersection and identified as Beaufort County Property Identification no. R600 038 000 0023 0000 (Property), via the 100% Petition and Ordinance Method. Town Council will consider the "intent to annex" acceptance of the petition and referral to the Negotiating Committee, if necessary, at their January 11, 2022 meeting. The tentative schedule for the application will be created after the January 11, 2022 meeting based upon Town Council's decisions.

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-08-22-017145	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.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

COFA-06-21-015520	06/23/2021	101 WINDRUSH LN LANE	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Miller Electric Company

Owner: Bank of America

PLAN DESCRIPTION: A request by Miller Electric Company on behalf of Bank of America, for the approval of a Certificate of Appropriateness – Highway Corridor Overlay District. The project consists of revisions to the exterior lighting for the site. The property is identified by tax map number R610 031 000 0722 0000 located at the southeast intersection of US HWY 278 and Baylor Drive. The property is zoned General Mixed Use and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance.

STATUS [6/23/2021]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO) and any development plans associated with the parcel and is scheduled for review by the Planning Commission at the July 28, 2021 meeting.

STATUS [7/29/21]: The Applicant did not attend the meeting. The item was tabled until the next meeting (8/25/21)

STATUS [9/1/2021]: The planning commission was approved with conditions at the August 25, 2021 meeting. Awaiting resubmitted documents.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Historic District



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-10-22-017318	10/17/2022	25 WHARF ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Brent Robinson

Owner: Sherman, John

PLAN DESCRIPTION: A request by Brent Robinson, Architect, on behalf of the owners, John and Patty Sherman, for review of a Certificate of Appropriateness - HD to allow the renovation and addition of approximately 680 SF to the 1-story Single-Family Residential structure of approximately 1,315 SF located at 25 Wharf Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

Status: The Application is being reviewed and will be placed on the November 14, 2022 Historic Preservation Review Committee agenda.

Status: Comments were provided to the applicant at the 11.14.2022 HPRC meeting. Awaiting submittal of Final Application Package for HPC.

PROJECT NAME: OLD TOWN

COFA-11-21-016057	11/04/2021	58 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins Architects Inc

Owner: May River Montessori

PLAN DESCRIPTION: A request by Court Atkins Architects, Inc., on behalf of the owner, May River Montessori, for review of a Certificate of Appropriateness- HD to allow the construction of a new 2-story building of approximately 5,800 SF located at 58 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD.
STATUS [11/5/2021]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the December 6, 2021 meeting.

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

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

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-05-22-016795	05/26/2022	4 WILD SPARTINA ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Manuel Studio, LLC

Owner: Brad & Jacki Rechtfertig

PLAN DESCRIPTION: A request by Ansley H Manuel, on behalf of the owners, Brad and Jacki Rechtfertig, for review of a Certificate of Appropriateness- HD to allow the construction of two-story single-family residence of approximately 2,043 SF and a Carriage House of approximately 1,136 SF to be located at 4 Wild Spartina Street, Lot 42 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

STATUS [5/27/2022]: 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 June 20, 2022 meeting.

STATUS [6/22/2022]: The application was reviewed at the June 20, 2022 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-01-23-017579	01/20/2023	37 STOCK FARM RD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Pearce Scott Architects

Owner: John & Lisa Sulka

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the owners, John and Lisa Sulka, for review of a Certificate of Appropriateness - HD to allow the addition of a 64 SF roof over an existing porch on the existing residential structure located at 37 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.
STATUS [1.20.2023] : The Application is being reviewed and will be placed on the February 13, 2023 HPRC Agenda.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-11-19-013711	11/21/2019	7 BLUE CRAB ST	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Ernest Suozzi Owner: Ernest Suozzi					
PLAN DESCRIPTION: A request by Ernest Suozzi, for review of a Certificate of Appropriateness to allow the construction of a 2-story single family residential structure of approximately 1920 SF and a Carriage House of approximately 986 SF located on the property at 7 Blue Crab Street in the Tabby Roads development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. STATUS 3-24-2020:The application was heard at the December 9th meeting of the HPRC and comments provided to the Applicant. A final application was approved with conditions at the February 5, 2020 HPC meeting. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted. STATUS 7-28-2021: Staff is still awaiting updated materials.					
PROJECT NAME: TABBY ROADS PHASE 1					
COFA-12-19-013785	12/16/2019	54 BRIDGE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Court Atkins Architects, Inc. Owner: Cunningham, LLC					
PLAN DESCRIPTION: Building 3- A request by Court Atkins, Inc. on behalf of Cunningham, LLC for review of a Certificate of Appropriateness to allow the construction of a two and a half-story mixed-use building of approximately 8,000 SF located at 71 Calhoun Street and is zoned Neighborhood Center – HD. STATUS: The application was reviewed at the January 13, 2020 HPRC meeting and comments were provided to the Applicant. A final application was submitted and was reviewed for conformance with the UDO at the May 4 digital HPRC meeting where comments were provided to the Applicant. The application was heard as a workshop item at a Special Meeting of the HPC on June 10th. A Final Application was submitted and reviewed at the August 5, 2020 meeting of the HPC where the item was tabled. The Applicant submitted revised materials which will be reviewed by the HPC at a Special Meeting on September 24, 2020. Amendment 1 Approved 5/21/21 - KP Amendment 2 Approved 11/23/2021 - K. Icard					
PROJECT NAME: OLD TOWN					



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-11-18-012562	11/14/2018	1268 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Kevin Farruggo

Owner: McClure Real Estate LLC

PLAN DESCRIPTION: A request by Grady L Woods Architects on behalf of McClure Real Estate, LLC, for review of a Certificate of Appropriateness to allow the renovation of the existing contributing structure (known as the Nathaniel Brown House) into a commercial office space of approximately 1,325 SF. The renovation includes: the removal of the gabled east wing of approximately 210 SF; installation of new windows, doors, and roof materials; and an interior upfit of the structure located at 1268 May River Road in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

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

STATUS 3-30-20: An email was sent to the applicant and owner as listed on the application notifying them of the impending expiration of the application.

STATUS 4-27-20: The applicant has responded that they are working on submittal information. Active.

PROJECT NAME: OLD TOWN

COFA-02-21-015048	02/25/2021	45 VERDIER COVE RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Pearce Scott Architects

Owner: Erik & Paige Blechinger

PLAN DESCRIPTION: A request Pearce Scott Architects, on behalf of the owners, Erik and Paige Blechinger, for review of a Certificate of Appropriateness to allow the construction of a new one and a half-story single-family residence of approximately 3,008 SF and a Carriage House of approximately 1,195 SF located at 43 and 45 Verdier Cove Road, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.

STATUS 3-23-2021: The application was reviewed at the March 22, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN



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-04-22-016686	04/28/2022	1301 MAY RIVER RD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins Architects Inc

Owner: Farm - Bluffton, LLC

PLAN DESCRIPTION: A request by James Atkins on behalf of the owner, Ryan Williamson, for review of a Certificate of Appropriateness- HD to allow the construction of a new accessory structure of approximately 80 SF to be located at 1301 May River, in the Promenade Development, in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD.

STATUS [05-03-2022]: 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 May 23, 2022 meeting.

The Application was tabled at the October 5, 2022 meet as it did not meet the architectural standards.

STATUS [11.3.2022]: Application was approved with conditions at the November 2, 2022 HPC meeting. Staff is awaiting resubmitted documents addressing the HPC conditions.

PROJECT NAME: OLD TOWN

COFA-10-22-017241	10/03/2022	6 WILD SPARTINA ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins Interiors, LLC

Owner: Bo & Susan Soper Holland

PLAN DESCRIPTION: A request by William Court, on behalf of the owners, Bo Holland and Susan Soper, for review of a Certificate of Appropriateness - HD to allow the construction of a new 2 story Single-Family Residential structure of approximately 2,392 SF located at 6 Wild Spartina Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

Status: Comments were provided to the applicant at the October 24th HPRC meeting and is on the December 2022 HPC Agenda for action.

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-03-22-016502	03/16/2022	6 SHELL RAKE ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins Interiors, LLC **Owner:** Leslie & Jeffrey Crook

PLAN DESCRIPTION: A request by William Court of Court Atkins Architects, LLC, on behalf of the owners, Jeffrey and Leslie Crook for review of a Certificate of Appropriateness- HD to allow the construction of a new 2-story Single Family Residential structure of approximately 4,610 SF with attached Carriage House 1,436 SF to be located at 6 Shell Rake Street, identified as Lot 31 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

STATUS [4/11/2022]: The application was reviewed at the 4/11/2022 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

*Note, no hard copies of the revised final application received.

STATUS [8.18.2022]: Final Application recieved and placed on the 9.7.2022 Agenda.

STATUS [9.8.2022]: The Application was tabled by the HPC at the 9.7.2022 meeting. Awaiting resubmittal addressing conditions prior to placing the item on an HPC Agenda.

STATUS [10.18.2022]: Revised materials have been submitted and the application is slated for the November 2, 2022 HPC Agenda.

STATUS [11.3.2022]: Application was approved with conditions at the November 2, 2022 HPC meeting. Staff is awaiting resubmitted documents addressing the HPC conditions.

PROJECT NAME: TABBY ROADS PHASE 1

Historic District - Demolition

COFA-11-18-012563	11/14/2018	1268 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Kevin Farruggo **Owner:** McClure Real Estate LLC

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

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

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

PROJECT NAME: OLD TOWN



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

Total Certificate of Appropriateness Cases: 14

Concept Plan Amendment

Concept Plan Amendment

CPA-03-21-015140 03/24/2021 62 OLD PALMETTO BLUFF RD ROAD Concept Plan Amendment Active Aubrie Giroux

Applicant: PBLH, INC. **Owner:** PBLH, INC.

PLAN DESCRIPTION: A Request by Palmetto Bluff Development, LLC for Approval of a Second Amendment to the Palmetto Bluff Concept Plan to Allow Dockside Fueling and a Second Dry Stack Boat Storage at the Big House Tract's Anson Marina per the revised request submitted August 10, 2021. The DRC reviewed the Concept Plan Amendment request at their August 18, 2021 meeting. The Planning Commission held a Public Hearing and voted to forward a recommendation of denial to Town Council at their October 27, 2021 Planning Commission meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021. Town Council then was scheduled to considered First Reading of an Ordinance to approve the request at their November 9, 2021 meeting and instead voted to forward the request and its concurrent Development Agreement Amendment application to the Town of Bluffton Negotiating Committee. The Negotiating Committee is schedule to consider the request at their January 6, 2022 meeting and will vote to forward their recommendations to Planning Commission and Town Council on this date or a subsequently scheduled Negotiating Committee Meeting. The dates of the application's next steps cannot be determined at this time as they are dependent on the number of necessary Negotiating Committee meetings and their final recommendation. In the event the Negotiating Committee meeting results in significant changes to the request, Planning Commission will reconsider the revised request and vote to forward Town Council a recommendation followed by Town Council First Reading and concluding with Town Council Public Hearing and Second and Final Reading at dates to be determined. In the event there are no significant changes to the request which would require Planning Commission's reconsideration, the revised request will go before Town Council for First Reading followed by Town Council Public Hearing and Second and Final Reading at dates to be determined.

PROJECT NAME: Palmetto Bluff

Total Concept Plan Amendment Cases: 1

Dev Agreement Amendment

PUD



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

Dev Agreement Amendment

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

Owner: PBLH, INC.

PLAN DESCRIPTION: A Request by Palmetto Bluff Development, LLC for Approval of a Fifth Amendment to the Palmetto Bluff Development Agreement to Allow Dockside Fueling and a Second Dry Stack Boat Storage at the Big House Tract's Anson Marina per the revised request submitted August 10, 2021. The Planning Commission held a Public Hearing and voted to forward a recommendation of denial to Town Council at their October 27, 2021 Planning Commission meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021. Town Council then was scheduled to considered First Reading of an Ordinance to approve the request at their November 9, 2021 meeting and instead voted to forward the request and its concurrent Development Agreement Amendment application to the Town of Bluffton Negotiating Committee. The Negotiating Committee is schedule to consider the request at their January 6, 2022 meeting and will vote to forward their recommendations to Planning Commission and Town Council on this date or a subsequently scheduled Negotiating Committee Meeting. The dates of the application's next steps cannot be determined at this time as they are dependent on the number of necessary Negotiating Committee meetings and their final recommendation. In the event the Negotiating Committee meeting results in significant changes to the request, Planning Commission will reconsider the revised request and vote to forward Town Council a recommendation followed by Town Council First Reading and concluding with Town Council Public Hearing and Second and Final Reading at dates to be determined. In the event there are no significant changes to the request which would require Planning Commission's reconsideration, the revised request will go before Town Council for First Reading followed by Town Council Public Hearing and Second and Final Reading at dates to be determined.

PROJECT NAME: Palmetto Bluff

Total Dev Agreement Amendment Cases: 1

Development Plan

Development Plan



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-10-22-017324	10/17/2022		Development Plan	Active	Dan Frazier
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Applicant: Reed Commercial Ventures

Owner: Reed Commercial Ventures

PLAN DESCRIPTION: A request by the applicant and property owner, Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-10,000 sq. ft. office building and associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 1.6 acres, identified by tax map number R610-029-000-0613-0000 and located within the Parcel 10-D / Raider Drive Master Plan.

STATUS: Staff comments were reviewed at the November 23, 2022, meeting of the DRC.

STATUS: The application is on the January 25, 2023, Planning Commission agenda.

PROJECT NAME:

DP-07-22-016969	07/14/2022		Development Plan	Active	Dan Frazier
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Applicant: 814 Acquisitions LLC/814 CRE, LLC

Owner: DR Horton Inc

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

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

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

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-02-22-016354	02/07/2022	150 PARKSIDE COMMONS	Development Plan	Active	Dan Frazier
Applicant: AVTEX Commercial Properties, INC		Owner: MFH LAND, LLC			
<p>PLAN DESCRIPTION: A request by Ryan Robinson of Refuel Operating Company, LLC for approval of a preliminary development plan application. The project consists of a Refuel store and carwash. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.58 acres identified by tax map number R610 036 000 3713 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan.</p> <p>STATUS: Staff comments on the Preliminary Development Plan were reviewed at the March 16, 2022 meeting of the DRC. Awaiting re-submittal to address comments.</p> <p>STATUS: The applicant resubmitted on May 26, 2022.</p> <p>STATUS: Staff comments on the Preliminary Development Plan were reviewed at the June 29, 2022 meeting of the DRC.</p> <p>STATUS: The Applicant resubmitted on July 7, 2022.</p> <p>STATUS: The application was approved with conditions at the July 27, 2022, Planning Commission meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:		NEW RIVERSIDE VILLAGE			
DP-01-21-014875	01/05/2021		Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton		Owner: LSSD NEW RIVERSIDE LLC			
<p>PLAN DESCRIPTION: A request by Thomas & Hutton behalf of LSSD New Riverside, LLC for approval of a preliminary development plan. The project consists of 131 single family residential lots with associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 44 acres identified by tax map number R610 035 000 1362 0000 located within the Heritage at New Riverside Master Plan.</p> <p>STATUS 5/21/2021: Staff comments were reviewed at the February 10 meeting of the DRC. Awaiting submittal of the Final Development Plan.</p> <p>STATUS: Staff comments on the Final Development Plan will be reviewed at the November 23, 2022 meeting of the DRC.</p>					
PROJECT NAME:		HERITAGE AT NEW RIVERSIDE PHASE 8 & 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 Plan

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

Owner: Cleland Site Prep

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

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

STATUS: The preliminary development plan was APPROVED on 12-13-22.

PROJECT NAME:

DP-07-22-016977	07/15/2022		Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton

Owner:

PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a development plan application. The project consists of the construction of a 9-hole golf course, including general clearing, gravel parking, storm drainage infrastructure, grading and the expansion of the existing Inland Waterway (Lagoon 21). The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 100 acres identified by tax map numbers R614 057 000 0001 0000, R614 057 000 0002 0000, and R614 045 000 0024 0000, located west of Block M3 along the existing waterway.

STATUS: The preliminary plans were reviewed at the 8/17/22 meeting of the DRC. Awaiting final development plan submittal.

STATUS: Staff comments on the final development plan will be reviewed at the December 28, 2022 meeting of the DRC.

PROJECT NAME: Palmetto Bluff



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-07-22-017024	07/28/2022		Development Plan	Active	Dan Frazier
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Applicant: Core States Group

Owner: Solomon Property Holdings SC

PLAN DESCRIPTION: A request by Brian Searcy of Core States Group on behalf of the property owner, Solomon Property Holdings SC, LLC for approval of a preliminary development plan application. The project consists of a two-story, 15,000 sq. ft. medical office building and supporting parking. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.56 acres identified by tax map number R610 036 000 3214 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan.

STATUS: Staff comments on the Preliminary Development Plan were reviewed at the August 31, 2022 meeting of the DRC.

STATUS: The Applicant resubmitted on October 24, 2022.

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

PROJECT NAME:

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

Owner: Hlyer Ground Veterinary Service, Inc.

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

The Preliminary Plan will be presented to the Planning Commission on Oct 27, 2021.

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

PROJECT NAME:



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-06-22-016924	06/24/2022	86 SLASH PINE DRIVE	Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton - USE THIS ACCOUNT **Owner:** Khovnanian Homes

PLAN DESCRIPTION: A request by Michael Hughes of Thomas & Hutton, on behalf of K. Hovnanian Homes, for approval of a land development application. The project consists of creating 117 single family lots with associated infrastructure. The property is identified by tax map numbers R614 028 000 0002 0000 & R614 036 000 3372 0000 and consists of 42.8 acres located at the intersection of Carolina Oaks Avenue and Slash Pine Drive. The property is zoned Jones Estate PUD.

STATUS: Staff comments on the Preliminary Development Plan were reviewed at the August 3, 2022 meeting of the DRC.

STATUS: Staff comments on the Final Development Plan will be reviewed at the December 28, 2022 meeting of the DRC.

PROJECT NAME: Four Seasons at Carolina Oaks

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 will be heard at the February 1, 2023 meeting of the DRC.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-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 application is on the December 14, 2022, Planning Commission agenda.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

DP-11-22-017440	11/29/2022	1268 MAY RIVER RD	Development Plan	Active	Dan Frazier
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Applicant: Sturre Design & Development, LLC

Owner: May River Project LLC

PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering, on behalf of the property owner, May River Project, LLC for approval of a preliminary development plan application. The project proposes the creation of three (3) lots from the existing single lot. Lot 1 fronts May River Road with the existing 1-story Nathaniel Browns Cottage to remain and a new 2-story carriage house, both to be designated as commercial use. Lot 2 is located on the southwest portion of the property with the existing 1-story outparcel building converted into a commercial space and a new 2.5-story live-work side yard structure, commercial on the first floor and residential above. Lot 3 is located on the southeast portion of the property with a new 2.5-story live-work side yard structure, commercial on the first floor and residential above, and a new 2-story carriage house. The property is zoned Neighborhood General – Historic District (NG-HD), consists of approximately 0.7 acres identified by tax map number R610 039 00A 0147 0000, and is located on the south side of May River Road.

STATUS: Staff comments on the preliminary development plan will be reviewed at the December 28, 2022 meeting of the DRC.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-05-19-013149	05/09/2019	335 BUCKWALTER PKWY	Development Plan	Active	Jordan Holloway
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Applicant: Ryan Lyle PE **Owner:** St. Andrew by the Sea

PLAN DESCRIPTION: The Applicant is proposing to construct a 12,250 square foot building, an athletic field and the associated parking, sidewalks, BMPs, utilities and all other infrastructure for Phase 1 of this development located at 335 Buckwalter Parkway, Tax Map Number R610 030 000 0712 0000 & R610 030 000 0513 0000.

STATUS 05/28/2019: Comments on the Preliminary Plan were reviewed at the May 28 meeting of the DRC. A re-submittal of the Preliminary Plan is required for review and approval.

STATUS 10/23/2019: The Preliminary Development Plan was resubmitted and will be placed on the November 6, 2019 DRC agenda.

STATUS 11/19/2019: Comments were reviewed at the Nov. 6 DRC meeting. Awaiting re-submittal to address comments for presentation to the Planning Commission.

STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that they intend to pursue approval, the application will expire.

STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.

STATUS 07/28/2021: The Preliminary Plan is approved by the DRC and will be presented to the Planning Commission August 24 for approval.

STATUS 10/04/2021: The Plan Preliminary Plan was APPROVED by the Planning Commission. Awaiting Final Development Plan.

PROJECT NAME: Buckwalter

DP-04-22-016582	04/08/2022	60 ESTATE DRIVE	Development Plan	Active	Dan Frazier
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Applicant: Carolina Engineering Consultants, Inc. **Owner:**

PLAN DESCRIPTION: A request by Richard Maggin of Palmetto Land Associates, LLC, for approval of a preliminary development plan. The project consists of the construction of a commercial pickleball facility including restaurant, clubhouse and covered courts. The property is zoned Jones Estate PUD and consists of approximately 10.25 acres, identified by tax map numbers R610-036-000-0462-0000, R610-036-000-0461-0000 & R610-036-000-0460-0000 and located at 60 Estate Drive within the Palmetto Point Commercial Master Plan.

STATUS UPDATE: Comments on the preliminary development plan were provided at the May 18, 2022 meeting of the DRC.

STATUS UPDATE: Applicant resubmitted on June 28, 2022. The request will be heard at the July 27, 2022 Planning Commission meeting.

STATUS UPDATE: The application was tabled at the July 27, 2022, Planning Commission meeting. Awaiting resubmittal of the application.

STATUS: The Applicant resubmitted on September 1, 2022.

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

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

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

Owner: MFF Enterprises

PLAN DESCRIPTION: A request by Jonathan Steele of Compass TPC, LLC, on behalf of the property owner, Marilyn Faulkner of MFF Enterprises, LLC, for approval of a preliminary development plan application. The project consists of two 2-story climate-controlled storage buildings totaling 113,544 square feet including a retail sales/rental office and incidental truck rentals. The property is zoned Jones Estate PUD and consists of approximately 3.21 acres identified by tax map numbers R610-036-000-0458-0000 and R610-036-000-0459-0000 and located at the intersection of Gibbet Road and Highway 170 within the Palmetto Point Commercial Master Plan.

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

STATUS: Preliminary development plans have been resubmitted and will be reviewed at the January 11, 2023 meeting of the DRC.

PROJECT NAME: PALMETTO POINTE COMMERCIAL

DP-04-22-016649	04/25/2022		Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton

Owner: MAY RIVER FOREST

PLAN DESCRIPTION: A request by Michael Hughes of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a preliminary development plan application. The project consists of creating 81 single family lots with associate infrastructure. The property is identified by tax map number R614 057 000 0001 0000 and consists of 79.4 acres located along Amaranth Road within the Palmetto Bluff PUD.

Status update 5-19-22: Comments on the Preliminary Plan were reviewed at the May 25, 2022 meeting of the DRC. Awaiting Final Development Plan.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

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

Owner: Michael Bradley Holdings, LLC

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

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

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

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

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

DP-10-22-017335	10/19/2022	3E HAMPTON LAKE DRIVE	Development Plan	Active	Dan Frazier
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Applicant: Witmer Jones Keefer

Owner: Pacific Pointe Partners

PLAN DESCRIPTION: A request by Caleb King of Thomas & Hutton 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 application is on the January 25, 2023, Planning Commission agenda.

PROJECT NAME: HAMPTON LAKE

Final Development Plan



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-03-15-009155	03/23/2015	0 MOUNT PELIA RD	Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton

Owner: MAY RIVER FOREST

PLAN DESCRIPTION: SEE AMENDMENT DPA-5-16-9630

The Project consists of the demolition of the current Essential Resources Building along with all associate parking and utilities. In addition, general clearing, grading, paving, storm drainage, water and sanitary sewer infrastructure to serve approximately 29 residential lots and a future pool amenity is included in the project scope. The approval is based on Site Development Plans for Branded Residential prepared by Thomas & Hutton Engineering, last revised May 13, 2015.

STATUS: Approved 5/21/2015

STATUS: A development plan amendment was submitted on 4/4/22.

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

STATUS: The 9/29/22 resubmittal satisfies all comments excluding the receipt of BJWSA and SCDHEC Bureau of Water updated permits. Final approval is contingent upon the receipt of these updated permits.

PROJECT NAME: PALMETTO BLUFF BRANDED RESIDENTIAL

Public Project

DP-08-22-017141	08/31/2022		Development Plan	Active	Dan Frazier
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Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: A request by Mark Maxwell on behalf of the Town of Bluffton for approval of a public project. The project consists of the installation of 8" gravity sewer to provide service to unserved parcels. The property is zoned Neighborhood Conservation Historic District (NCV-HD) and Riverfront Edge Historic District (RV-HD) and located within the Thomas Heyward Street and Bridge Street rights-of-way.

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

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-01-23-017592	01/23/2023	601 NEW RIVERSIDE RD	Development Plan	Active	Dan Frazier
Applicant: Ward Edwards Engineering		Owner: Beaufort County School District			
PLAN DESCRIPTION: convert the existing football/soccer field to a synthetic turf field system, adding restroom building near practice field, bleachers for the tennis courts and other miscellaneous track & field improvements					
PROJECT NAME:					
DP-08-22-017143	08/31/2022		Development Plan	Active	Dan Frazier
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: A request by Mark Maxwell on behalf of the Town of Bluffton for approval of a public project. The project consists of the construction of approximately 1,250 linear feet of 5-foot-wide concrete sidewalks to include grading and stormwater infrastructure. The property is zoned Residential General and located within the Simmonsville Road Right of Way from its intersection with Sugaree Drive to its intersection with Windy Lake Court. STATUS 9-14-22: Staff comments were reviewed at the September 21 meeting of the DRC.					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					
DP-08-22-017142	08/31/2022		Development Plan	Active	Dan Frazier
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: A request by Mark Maxwell on behalf of the Town of Bluffton for approval of a public project. The project consists of the installation of approximately 320 linear feet of 8" gravity sewer to provide service to 7 parcels. The property is zoned Neighborhood Conservation Historic District (NCV-HD) and Riverfront Edge Historic District (RV-HD) and located within the Bridge Street and Colcock Street rights-of-way. STATUS 9-14-22: Staff comments were reviewed at the September 21 meeting of the DRC.					
PROJECT NAME: OLD TOWN					

Total Development Plan Cases: 23

Development Plan Amendment



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

NA

DPA-08-22-017044 08/01/2022 1301 MAY RIVER RD Development Plan Amendment Active Dan Frazier

Applicant: Court Atkins Architects Inc **Owner:** Farm - Bluffton, LLC

PLAN DESCRIPTION: A request by James Atkins of Court Atkins Group on behalf of the property owner, Ryan Williamson for approval of a Development Plan Amendment. The project consists of the renovation of a service yard fence and installation of an exterior freezer/cooler. The property is zoned Neighborhood Core - HD and consists of approximately 0.04 acres identified by tax map number R614 039 00A 0345 0000 located at 1301 May River Road.

STATUS: Staff comments on the Development Plan Amendment were reviewed at the August 31, 2022 meeting of the DRC.

PROJECT NAME: OLD TOWN

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 for the road closing prior to issuing Final Approval.

PROJECT NAME: TABBY ROADS PHASE 1

Total Development Plan Amendment Cases: 2

Master Plan

NA



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

Master Plan

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, 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: Master Plan comments were reviewed at the 5/11/22 meeting of the DRC. Awaiting re-submittal.

PROJECT NAME: ALSTON PARK

Total Master Plan Cases: 1

Master Plan Amendment

Major

MPA-05-22-016794 05/25/2022 Master Plan Amendment Active Dan Frazier

Applicant: Patterson Farmer **Owner:** Walcam Land Group

PLAN DESCRIPTION: A request by Pulte Home Company, LLC, on behalf of Walcam Land Group, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Midpoint at New Riverside Master Plan by proposing a different street network and lot layout from the previously approved master plan. The property is identified by tax map number R610 044 000 0012 0000 and consists of 201 acres located along Midpoint Blvd. The property is zoned New Riverside PUD.

STATUS UPDATE: Comments for this item were heard at the June 29 DRC meeting.

STATUS UPDATE: The Applicant resubmitted on July 1, 2022.

STATUS UPDATE: The application was tabled at the July 27, 2022, Planning Commission meeting.

STATUS UPDATE: The application was recommended for approval with conditions at the August 24, 2022 Planning Commission meeting. The request was tabled at the October 11, 2022, Town Council meeting.

STATUS UPDATE: The request was approved with conditions at the December 13, 2022, Town Council meeting.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Master Plan Amendment

MPA-07-22-016976	07/15/2022	62 PALMETTO BLUFF ROAD	Master Plan Amendment	Active	Dan Frazier
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Applicant: Cleland Site Prep

Owner:

PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton, on behalf of Pritchard Farm, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the New Riverside Parcel 9 Master Plan to add an additional 144 residential lots, resulting in a total of 509 maximum allowed residential lots. The amended master plan will include the original master plan properties, and an approximately 49-acre portion of tax map number R610 044 000 0002 0000, all zoned New Riverside PUD, and totaling +/- 293.1 acres located north of New Riverside Road and east of May River High School.

STATUS UPDATE: Comments on the Master Plan Amendment were provided at the August 17, 2022, meeting of the DRC.

STATUS UPDATE: The application was recommended for approval with conditions at the September 28, 2022 Planning Commission meeting.

STATUS: The MPA request was APPROVED at the November 8, 2022, Town Council meeting.

PROJECT NAME: NEW RIVERSIDE -PARCEL 9

MPA-11-21-016043	11/02/2021	90 FORDING ISLAND ROAD	Master Plan Amendment	Active	Kevin Icard
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Applicant: Thomas and Hutton

Owner: HTP Bluffton, LLC

PLAN DESCRIPTION: This application is for the approval of the Headwaters at Bluffton (formerly known as Buckwalter Commons, Hampton Parkway at HWY 278), which is located within the Buckwalter Planned Unit Development (PUD). The new Master Plan proposes a mixed-use development to include up to 270-multifamily units, the phased construction of the relocated Hampton Parkway, as well as several commercial outparcels.

[Please reference plan # PD.08.07.621]

STATUS UPDATE: Comments on the MPA were reviewed at the December 8, 2021, meeting of the DRC.

STATUS UPDATE: The MPA received a recommendation of approval with conditions at the May 25, 2022 Planning Commission.

STATUS UPDATE: MPA was approved with conditions at the July 12, 2022 Town Council meeting.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Master Plan Amendment

MPA-10-22-017313 10/14/2022 Master Plan Amendment Active Dan Frazier

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 master plan amendment application. The Applicant proposes to amend the Village at Verdier Plantation Master Plan by removing a previously approved road in Parcel X, and a previously approved residential access point connection to Okatie Highway in Parcel Y-Z. The properties are zoned Village at Verdier PUD and consists of 124.2 acres located east of South Carolina Highway 170 at Seagrass Station Road.

STATUS: Staff comments will be reviewed at the November 23, 2022, meeting of the DRC.

STATUS: The application is on the January 25, 2023, Planning Commission agenda.

PROJECT NAME: VILLAGE AT VERDIER PLANTATION

Total Master Plan Amendment Cases: 4

Subdivision Plan

General

SUB-12-22-017458 12/06/2022 399W HULSTON LANDING RD Subdivision Plan Active Jordan Holloway

Applicant: Thomas & Hutton **Owner:** DR Horton

PLAN DESCRIPTION: A request by Michael Hughes of Thomas and Hutton, on behalf of D.R. Horton, Inc. 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 R614 036 000 1256 0000 and consists of 3.54 acres located at Sifted Grain Road and Hulston Landing Road. The property is zoned Jones Estate PUD.

Status: This item is on the December 21, 2022 DRC meeting agenda.

PROJECT NAME: CYPRESS RIDGE



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					
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. Comments were provided to the applicant and reviewed at the April 7 meeting of the DRC. Awaiting re-submittal to address comments.					
PROJECT NAME:		OLD TOWN			
SUB-06-21-015547	06/29/2021		Subdivision Plan	Active	Jordan Holloway
Applicant: Thomas & Hutton		Owner: MAGNOLIA RESIDENTIAL INVESTORS LLC			
PLAN DESCRIPTION: A request by Thomas and Hutton on behalf of Magnolia Residential Investors, LLC and Heritage at New Riverside for approval of a subdivision application. The project consists of dedicating Right of Way to SCDOT. The property is identified by tax map number R614 028 000 0002 0000 and consists of .250 and .318 acre tracts located along Okatie Highway. The property is zoned Jones Estate PUD and New Riverside PUD.					
This item is on the December 28, 2022 DRC Meeting agenda.					
PROJECT NAME:		Four Seasons at Carolina Oaks			
SUB-09-21-015880	09/23/2021	100 GOETHE RD ROAD	Subdivision Plan	Active	Jordan Holloway
Applicant: Kathleen Duncan		Owner: LENNITT BLIGEN			
PLAN DESCRIPTION: Property owner us requesting a subdivision of the parcel into 3 parcels.					
This item is on the agenda for the October 27, 2021 DRC meeting.					
Per comments at the 10-27-21 DRC meeting, revisions will be required. Awaiting resubmittal.					
PROJECT NAME:		Schultz/Goethe			



Growth Management Application Update Report

Attachment 9

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

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

Subdivision Plan

SUB-10-22-017317	10/17/2022		Subdivision Plan	Active	Jordan Holloway
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Applicant: Thomas and Hutton

Owner: Khovnanian Homes

PLAN DESCRIPTION: A request by Thomas & Hutton on behalf of K. Hovnanian Homes for approval of a subdivision application. The project consists of creating 78 single-family residential lots along with associated right-of-way and common areas. The property is identified by tax map number R610 044 000 0143 0000 and consists of 18.23 acres located at Hartwell Road and Varner Road. The property is zoned New Riverside PUD.

This item is on the November 23, 2022 DRC Meeting agenda.

PROJECT NAME: NEW RIVERSIDE -PARCEL 9

Total Subdivision Plan Cases: 5

Zoning Action

UDO Text Amendment



Growth Management Application Update Report

Attachment 9

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

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

Zoning Action

ZONE-03-18-011836 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

Attachment 9

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

Zoning Action

ZONE-08-21-015740	08/17/2021	115 BLUFFTON RD ROAD	Zoning Action	Active	Aubrie Giroux
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Applicant: Town of Bluffton **Owner:** Town of Bluffton

PLAN DESCRIPTION: A request by the Town of Bluffton for an Ordinance approving a zoning map amendment for the 9.27 acre Town owned property located at 115 Bluffton Rd, in conjunction with the concurrent annexation request, to rezone the property from the current T4 Hamlet Center (T4HC) and T3 Neighborhood (T3N) Zoning districts pursuant to the Beaufort County Community Development Code to General Mixed Use (GMU) pursuant to the Town of Bluffton Unified Development Ordinance. Town Council considered the "Intent to Annex" and voted to accept the annexation petition at their July 13, 2021 meeting and forgo referring the request to the Negotiating Committee. Planning Commission held a workshop on the zoning map amendment at their August 25, 2021 meeting. Planning Commission then held a Public Hearing and voted to forward a recommendation of approval to Town Council to Town Council at their October 27, 2021 meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021 at which time several new items for consideration remained for consideration after 9:30 pm, including the proposed Zoning Map Amendment and its Public Hearing, which Planning Commission voted to continue to consider at a special meeting which they scheduled for November 11, 2021. Town Council will hold First Reading of the Zoning Map Amendment Ordinance on December 14, 2021 followed by a Public Hearing and Second and Final Reading of the zoning map amendment Ordinance at their February 8, 2022 meeting.

PROJECT NAME:

Total Zoning Action Cases: 2

Total Active Cases: 55

Total Plan Cases: 55