



GROWTH MANAGEMENT UPDATE

October 14, 2025

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

- a. **Planning Commission:** September 24, 2025, meeting agenda attached. Next meeting scheduled for Wednesday, October 22, 2025.
- b. **Historic Preservation Commission:** September 3, 2025, meeting agenda attached. Next meeting scheduled for Wednesday, October 1, 2025.
- c. **Board of Zoning Appeals:** September 2, 2025, cancellation notice attached. Next meeting scheduled for Tuesday, October 7, 2025.
- d. **Development Review Committee:** September 3, 10, 17 & 24, 2025, meeting agendas attached. Next meeting scheduled for Wednesday, October 1, 2025.
- e. **Historic Preservation Review Committee:** September 9 & 29, 2025, meeting agenda attached. September 2, 15 & 22, 2025 cancellation notices attached. Next meeting scheduled for Monday, October 6, 2025.
- f. **Construction Board of Adjustment and Appeals:** September 23, 2025, cancellation notice attached. Next meeting scheduled for Tuesday, October 28, 2025.
- g. **Affordable Housing Committee:** September 4, 2025, cancellation notice attached. Next meeting scheduled for Thursday, October 2, 2025.

2. Community Development / Affordable Housing Committee Work Program:

The budget for the Neighborhood Assistance Program for FY 2026 has been approved at \$450,000 by Town Council.

Thirteen homes have received home repairs at a total of \$106,270. These repairs consist of roofing, flooring, decks and plumbing. One home has received tree services for \$761.

A total of \$107,031 has been paid to date.

Applications are being processed weekly, and contractors are responding to estimate requests promptly. Four homes are waiting on estimates to be submitted for repairs to begin.

ATTACHMENTS:

1. Planning Commission meeting agenda for September 24, 2025.
2. Historic Preservation Commission meeting agenda notice for September 3, 2025.
3. Board of Zoning Appeals cancellation notice for September 2, 2025.
4. Development Review Committee meeting agendas for September 3, 10, 17 & 24, 2025.
5. Historic Preservation Review Committee meeting agenda for September 9 & 29, 2025. Cancellation notices for September 2, 15 & 22, 2025.
6. Construction Board of Adjustments and Appeals cancellation notice for September 23, 2025.
7. Affordable Housing Committee meeting agenda for September 4, 2025.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2019-2026 (to September 19, 2025).
 - b. Building Permits Issued Per Month FY 2019-2026 (to September 19, 2025).
 - c. Value of Construction FY 2019-2026 (to September 19, 2025).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2019-2026 (to September 19, 2025).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2019-2026 (to September 19, 2025).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2019-2026 (to September 19, 2025).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2019-2026 (to September 19, 2025).
 - h. Planning and Community Development Applications Approved FY 2019-2026 (to September 19, 2025).
 - i. Multi Family Apartments Value FY 2019-2026 (to September 19, 2025).
 - j. Multi Family Apartments Square Footage FY 2019-2026 (to September 19, 2025).
 - k. Multi Family Apartments Total Units FY 2019-2026 (to September 19, 2025).
9. Planning Active Application Report



Planning Commission Meeting

Wednesday, September 24, 2025 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. August 27, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

1. **67-69 Green Street (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of two (2) mixed use buildings and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street. (DP-01-25-019535) (Staff - Dan Frazier)

VII. NEW BUSINESS

VIII. DISCUSSION

1. **Carport UDO Amendments (WORKSHOP - NO ACTION):** Discussion, Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings (Staff - Angie Castrillon)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 22, 2025

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

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

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

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

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

Public comment is limited to 3 minutes per speaker.



Historic Preservation Commission Meeting

Wednesday, September 03, 2025 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. August 6, 2025 Minutes

V. PUBLIC COMMENT

VI. PRESENTATIONS

1. Discussion of Town of Bluffton Historic Resource Survey Update and Presentation by Stantec, Inc. (Staff - Glen Umberger)

VII. OLD BUSINESS

1. **27 Bridge Street:** A request by Jason Broene (Court Atkins Architects), Applicant, on behalf of Mike Nerhus and Jessical Foley, Owners, for approval of a Certificate of Appropriateness-HD to amend an approved COFA-HD to allow the installed brick foundation to remain for the house under construction at 27 Bridge Street in Old Town Bluffton Historic District, and zoned Neighborhood Conservation-HD. (COFA-05-25-011989) (Staff - Charlotte Moore)
2. **34 Thomas Heyward Street:** A request by Jason Alexander, Applicant and Property Owner, for review of a Certificate of Appropriateness-Historic District (Demolition), to allow the demolition of an existing house located at 34 Thomas Heyward Street (Parcel R610 039 00A 0023 0000) in the Old Town Bluffton Historic District. The house, known as the Nellie and Leroy Brown Cottage, is a Contributing Resource to the Old Town Bluffton Historic District and

is zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019719) (Staff-Glen Umberger)

VIII. NEW BUSINESS

1. **215 Goethe Road:** A request by Phil Madhere, Applicant, on behalf of Miguel Loarca (Leonex Construction Group), Owner, for approval of a Certificate of Appropriateness-HD to allow construction of a three-story mixed use Main Street Building (approximately 2,775 SF) and detached Carriage House (approximately 528 SF) located at 215 Goethe Road, Lot 7. The property is within the Old Town Historic District and is zoned Neighborhood Core-Historic District (NC-HD). (COFA-04-25-019686) (Staff -Charlotte Moore)

IX. DISCUSSION

1. **Carport UDO Amendments (WORKSHOP - NO ACTION):** Discussion, Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings (Staff - Angie Castrillon)
2. Historic District Monthly Update. (Staff)

X. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 1, 2025

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

Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, September 2, 2025 at 6:00 p.m.

Has been CANCELED
due to a lack of agenda items.

The next meeting is scheduled for Tuesday,
October 7, 2025.

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



Development Review Committee Meeting

Wednesday, September 03, 2025 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Novant Health Bluffton Medical Center (Development Plan):** A request by Hilton Head Medical Center, LLC, for approval of a Preliminary Development Plan application. The project consists of a three (3) story 243,800 SF hospital with associated infrastructure. The property is within the Buckwalter Planned Unit Development (PUD) and consists of approximately 17.8 acres identified by the tax map numbers R610 029 000 2487 0000 and R600 029 000 2410 0000 located west of Buckwalter Parkway south of Bluffton Parkway within the Parkway Corners Initial Master Plan. (DP-07-25-019862) (Staff - Dan Frazier)
2. **The Bluffton Bookshop (Development Plan):** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Final Development Plan application. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District and consists of approximately 0.3 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District. (DP-04-25-019712) (Staff - Dan Frazier)
3. **Palmetto Bluff Block M7 (Development Plan):** A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC for approval of a Final Development Plan application. The project consists of general clearing, installation of water and sewer utilities, a sanitary sewer pump station, dry utilities, storm drainage infrastructure and an asphalt roadway to serve the proposed 13 single-family residential lots. The property consists of approximately

27.35 acres identified by tax map number R614 057 000 0217 0000 located within the Palmetto Bluff Planned Unit Development (PUD). (DP-07-24-019259) (Staff - Dan Frazier)

4. **Palmetto Bluff Block M7 (Subdivision):** A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a Subdivision plan application. The project consists of creating thirteen (13) single family lots. The property is in the Palmetto Bluff Planned Unit Development (PUD) consists of 27.35 acres identified by tax map number R614 057 000 0217 0000 along Old Moreland Road. (SUB-07-25-019867) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 10, 2025

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Public comment is limited to 3 minutes per speaker.*



Development Review Committee Meeting

Wednesday, September 10, 2025 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **15 & 19 Jason Street (Subdivision):** A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of ERB Enterprises LLC, for the approval of a Subdivision application. The project consists of the subdivision of two existing parcels, identified by R610 039 000 0094 000 and R610 039 000 0107 0000, into a total of four individual residential lots. The property is zoned Residential General and consists of approximately 1.242 acres located north of May River Road west of Pin Oak Street. (SUB-08-25-019876) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 17, 2025

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Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, September 17, 2025 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Midpoint at New Riverside Phase 2A & 3A (Subdivision):** A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 70 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 and located at the intersections of Midpoint Boulevard and Sea Glass Lane, Midpoint Boulevard and Golden Poppy Lane, and Coral Cove Road within the Midpoint at New Riverside Master Plan. (SUB-08-25-019893) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 24, 2025

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Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, September 24, 2025 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Alston Park - Phase 3 (Development Plan):** A request by John Cardamone of Village Park Communities, LLC, for approval of a preliminary development plan application. The project consists of 76 single family detached residential lots, open space, right-of-way, and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 63.4 acres identified by tax map numbers R610 035 000 0019 0000 and R610 035 000 0864 0000 and commonly referred to as New Riverside Parcel 5A South located east of New Riverside Road. (DP-08-25-019903) (Staff – Dan Frazier)
2. **Bridge Street Streetscape Phase 2-3 (Public Project):** A request by Constance Clarkson on behalf of the Town of Bluffton for the approval of a Public Project application. The project consists of roadway, sidewalk, parking and drainage improvements in the Bridge Street right-of-way between Calhoun Street and Thomas Heyward Street in Old Town Bluffton Historic District. (DP-11-24-019435) (Staff - Dan Frazier)
3. **Encompass Health Bluffton Bed Addition (Development Plan Amendment):** A request by Thomas Boyle of Encompass Health for approval of a development plan amendment application. The project consists of the addition to the existing rehabilitation hospital 12-bed expansion/dialysis suite and therapy expansion. The property is zoned Village at Verdier PUD and consists of approximately 5.92 acres identified by tax map number R610 021 000 0649 0000 located at 107 Seagrass Station Road. (DP-12-16-010401) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT**NEXT MEETING DATE: Wednesday, October 1, 2025**

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Tuesday, September 2, 2025 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, September 8, 2025.

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



Historic Preservation Review Committee Meeting

Tuesday, September 09, 2025 at 3:30 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

VI. DISCUSSION

1. **106 Bridge Street:** A request by Ansley Manuel, Manuel Studio (Applicant), on behalf of Jeffrey Zehel (Owner), to obtain confirmation from HPRC that the conditions for the Certificate of Appropriateness-HD approved by the Historic Preservation Commission at its August 6, 2025 meeting have been satisfied. The Owner seeks to construct a 1-story single-family house of approximately 2,130 SF and a 2-story Carriage House of approximately 1,161 SF at 106 Bridge Street in Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-03-25-019626) (Staff - Charlotte Moore)

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, September 15, 2025

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, September 15, 2025 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, September 22, 2025.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, September 22, 2025 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, September 29, 2025.

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



Historic Preservation Review Committee Meeting

Monday, September 29, 2025 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **28 Wharf Street:** A request by Malcolm Claxton (Applicant), on behalf of David Meeder (Owner), for review of a Certificate of Appropriateness-Historic District, to allow the renovation of an existing 1-story house of 1,157 SF and construction of a new detached Carriage House of approximately 538 SF located at 28 Wharf Street (Parcel R610 039 00A 0093 0000). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD). (COFA-08-25-019913) (Staff-Charlotte Moore)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, October 6, 2025

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PUBLIC NOTICE

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

Tuesday, September 23, 2025, at 6:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, October 28, 2025.

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



Affordable Housing Committee Meeting

Thursday, September 04, 2025 at 10:00 AM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF MINUTES

1. July 10, 2025

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY26 Neighborhood Assistance Budget Update

VII. DISCUSSION

1. Joey Ryan, Coastal States Bank, Mortgage Loan Officer
2. Debra S. Stewart, Pinnacle Financial Partners, Community Engagement Advisor

VIII. ADJOURNMENT

NEXT MEETING DATE: Thursday, October 2, 2025

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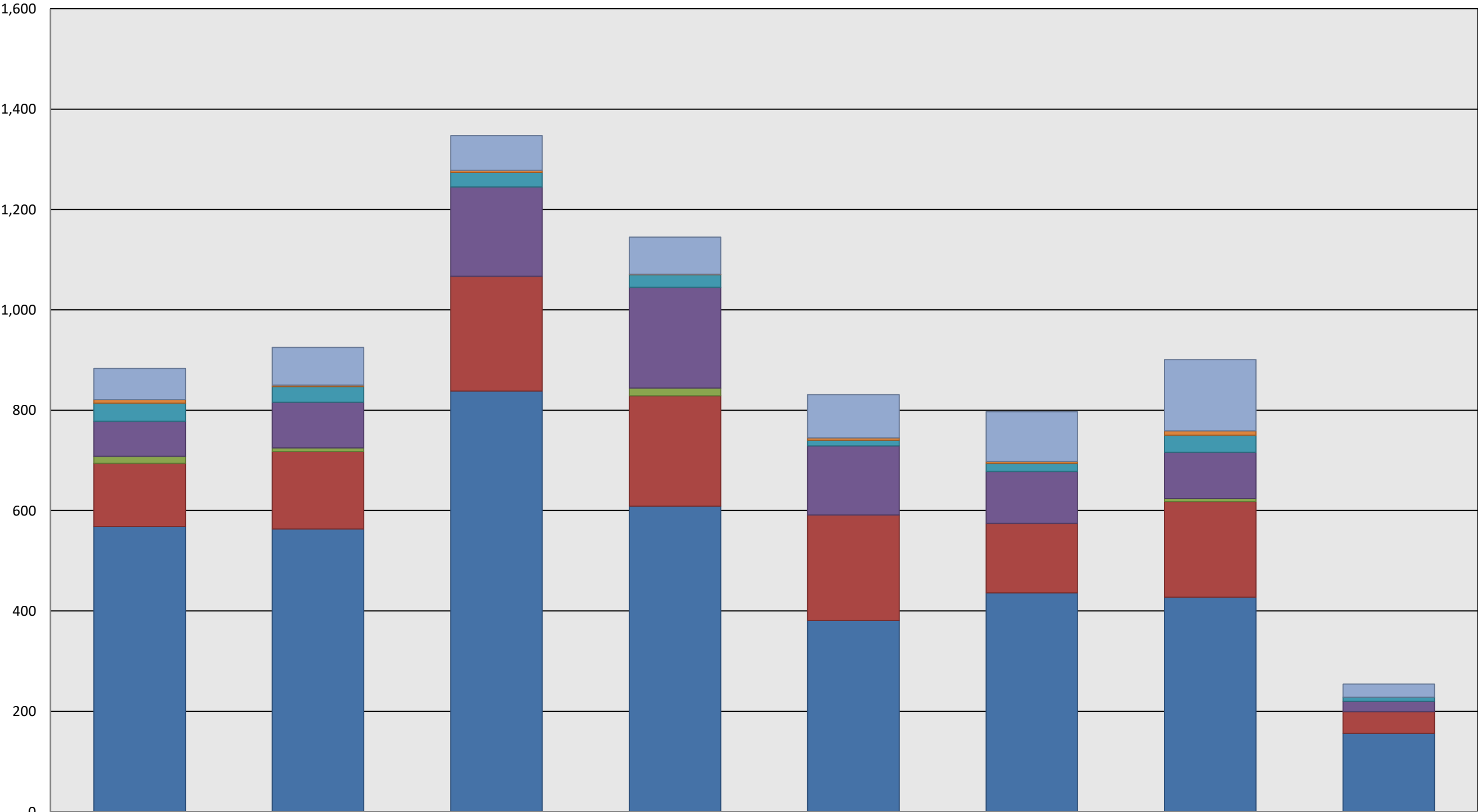
<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Town of Bluffton
Building Permits Issued
FY 2019 - 2026

Attachment 8a

Number of Building Permits Issued

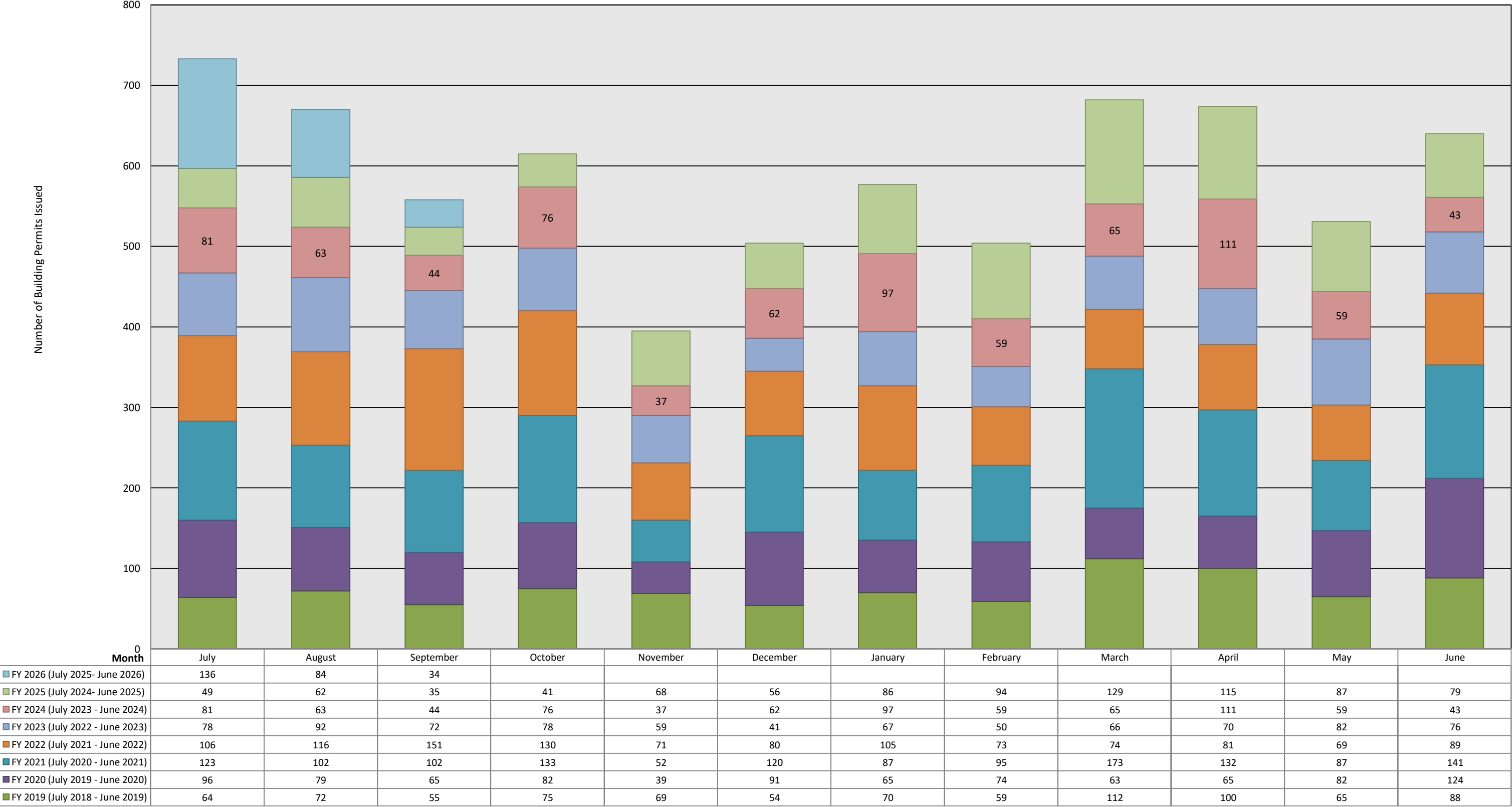


Year	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024- June 2025)	FY 2026 (July 2025 - June 2026)
Other Commercial	62	75	69	74	86	99	142	26
Commercial Addition	7	3	4	1	5	4	9	0
New Commercial Construction/ Tenant Upfit	36	31	29	25	11	16	34	8
Other Residential	70	91	178	201	138	104	92	21
New Multi Family - Apartments	14	7	0	15	0	0	6	0
Residential Addition	126	155	229	220	210	138	191	43
New Single Family	568	563	838	609	381	436	427	156

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 2019 - 2026

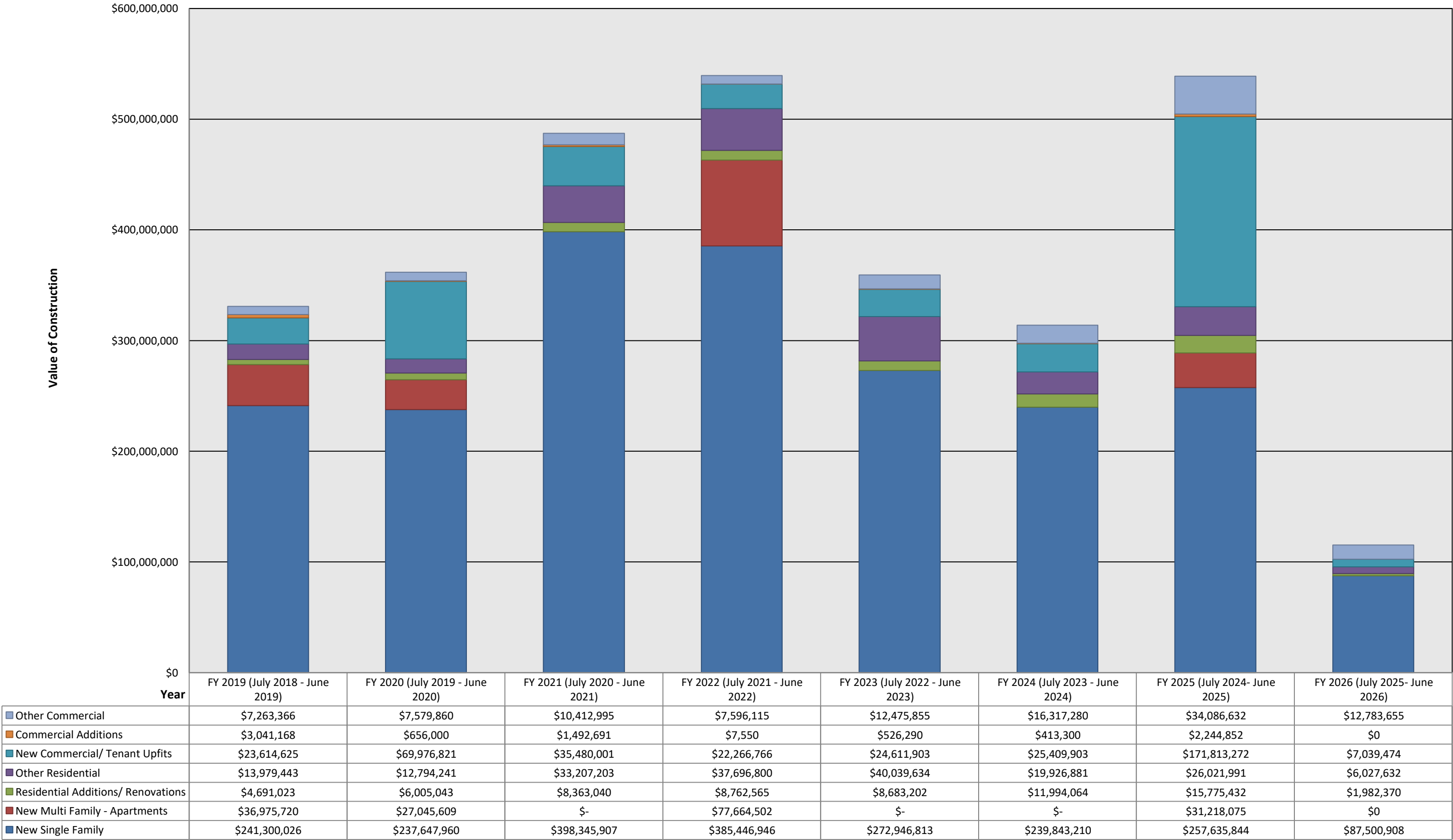
Attachment 8b



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

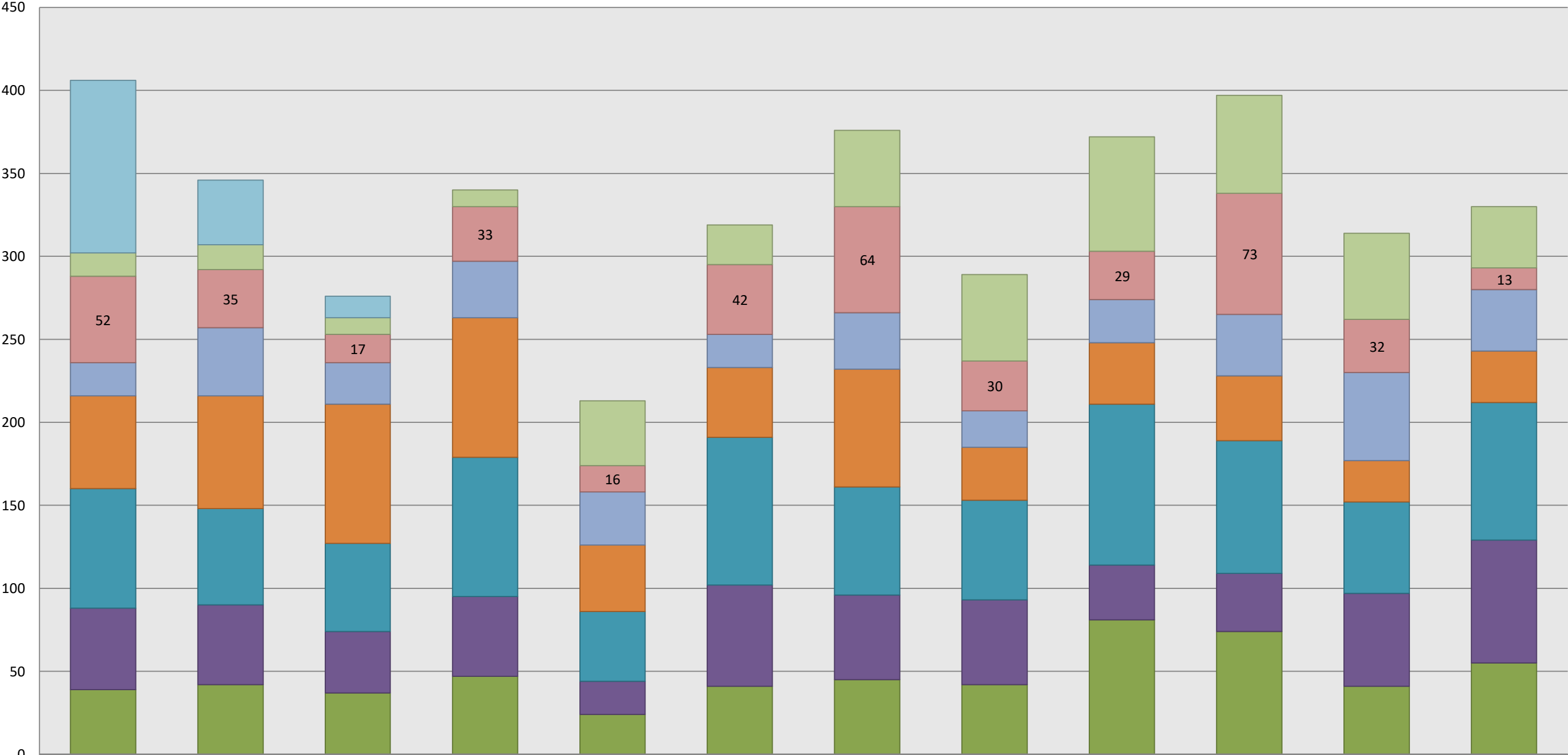
Town of Bluffton
Value of Construction
FY 2019 - 2026

Attachment 8c



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

New Single Family Residential Building Permits Issued Per Month
FY 2019 - 2026



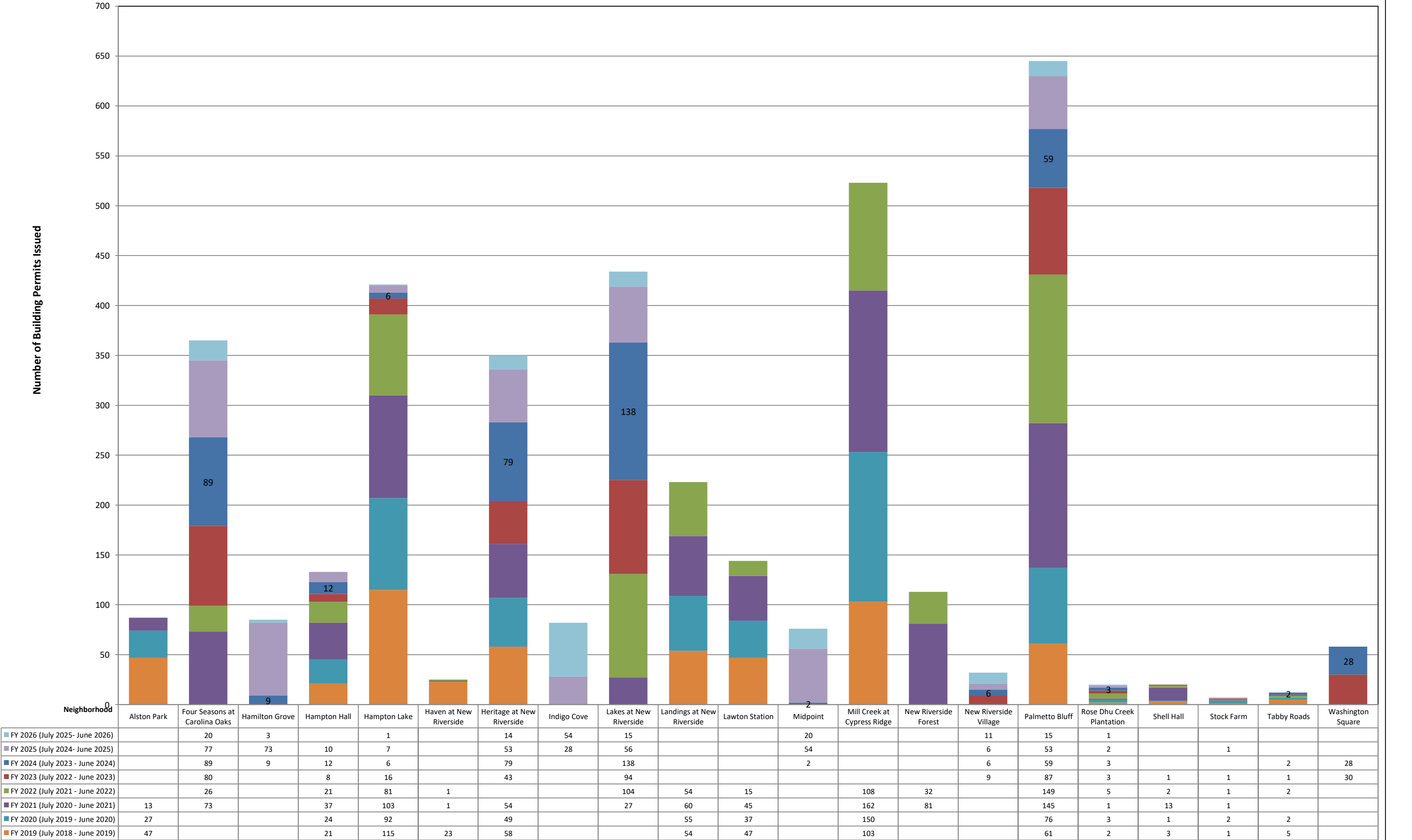
FY 2026 (July 2025- June 2026)	104	39	13									
FY 2025 (July 2024- June 2025)	14	15	10	10	39	24	46	52	69	59	52	37
FY 2024 (July 2023 - June 2024)	52	35	17	33	16	42	64	30	29	73	32	13
FY 2023 (July 2022 - June 2023)	20	41	25	34	32	20	34	22	26	37	53	37
FY 2022 (July 2021 - June 2022)	56	68	84	84	40	42	71	32	37	39	25	31
FY 2021 (July 2020 - June 2021)	72	58	53	84	42	89	65	60	97	80	55	83
FY 2020 (July 2019 - June 2020)	49	48	37	48	20	61	51	51	33	35	56	74
FY 2019 (July 2018 - June 2019)	39	42	37	47	24	41	45	42	81	74	41	55

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 2019 -2026

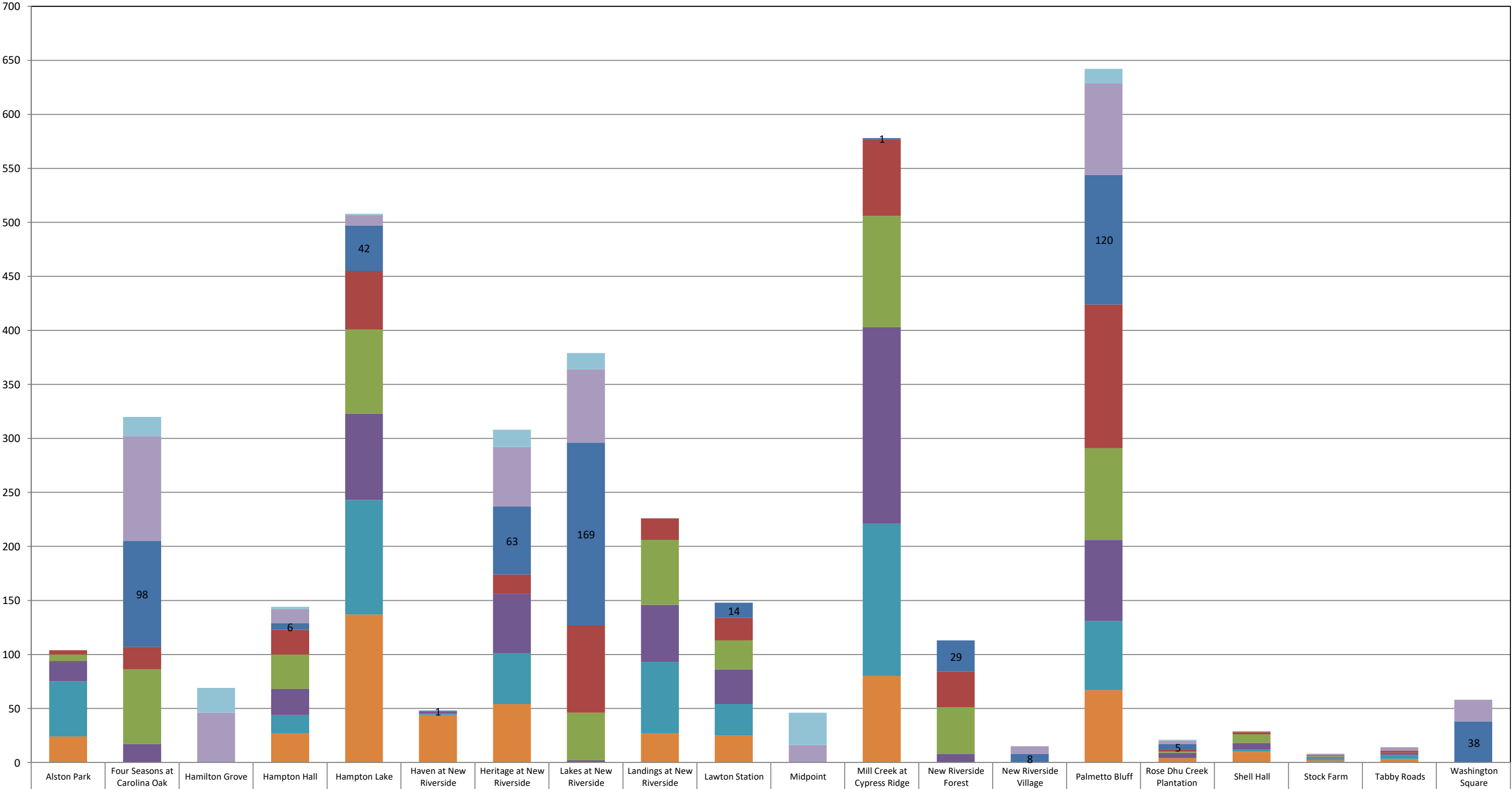
Attachment 8e



Town of Bluffton

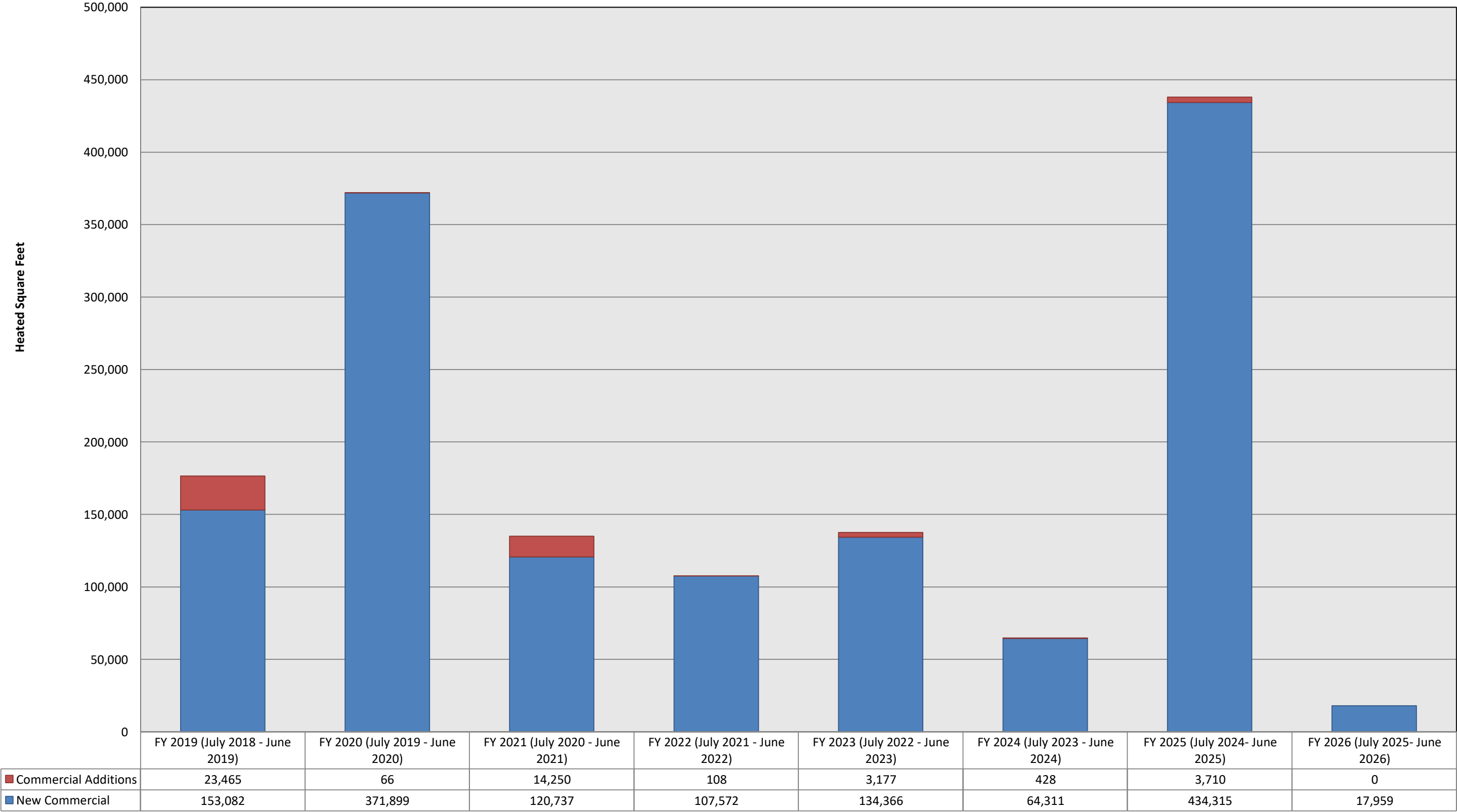
New Single Family Certificates of Occupancy Issued by Neighborhood FY 2019 - 2026

Number of New Housing Starts



FY 2026 (July 2025- June 2026)		18	23	2	1		16	15			30			13	1			
FY 2025 (July 2024- June 2025)		97	46	13	10		55	68			16		7	85	3	1	1	3
FY 2024 (July 2023 - June 2024)		98		6	42	1	63	169		14		1	29	8	5			38
FY 2023 (July 2022 - June 2023)	4	21		23	54		18	81	20	21		71	33		2	2	1	2
FY 2022 (July 2021 - June 2022)	6	69		32	78			44	60	27		103	43		1	8	1	
FY 2021 (July 2020 - June 2021)	19	17		24	80	2	55	2	53	32		182	8		5	6	1	2
FY 2020 (July 2019 - June 2020)	51			17	106	1	47		66	29		141				2	2	4
FY 2019 (July 2018 - June 2019)	24			27	137	44	54		27	25		80			4	10	2	3

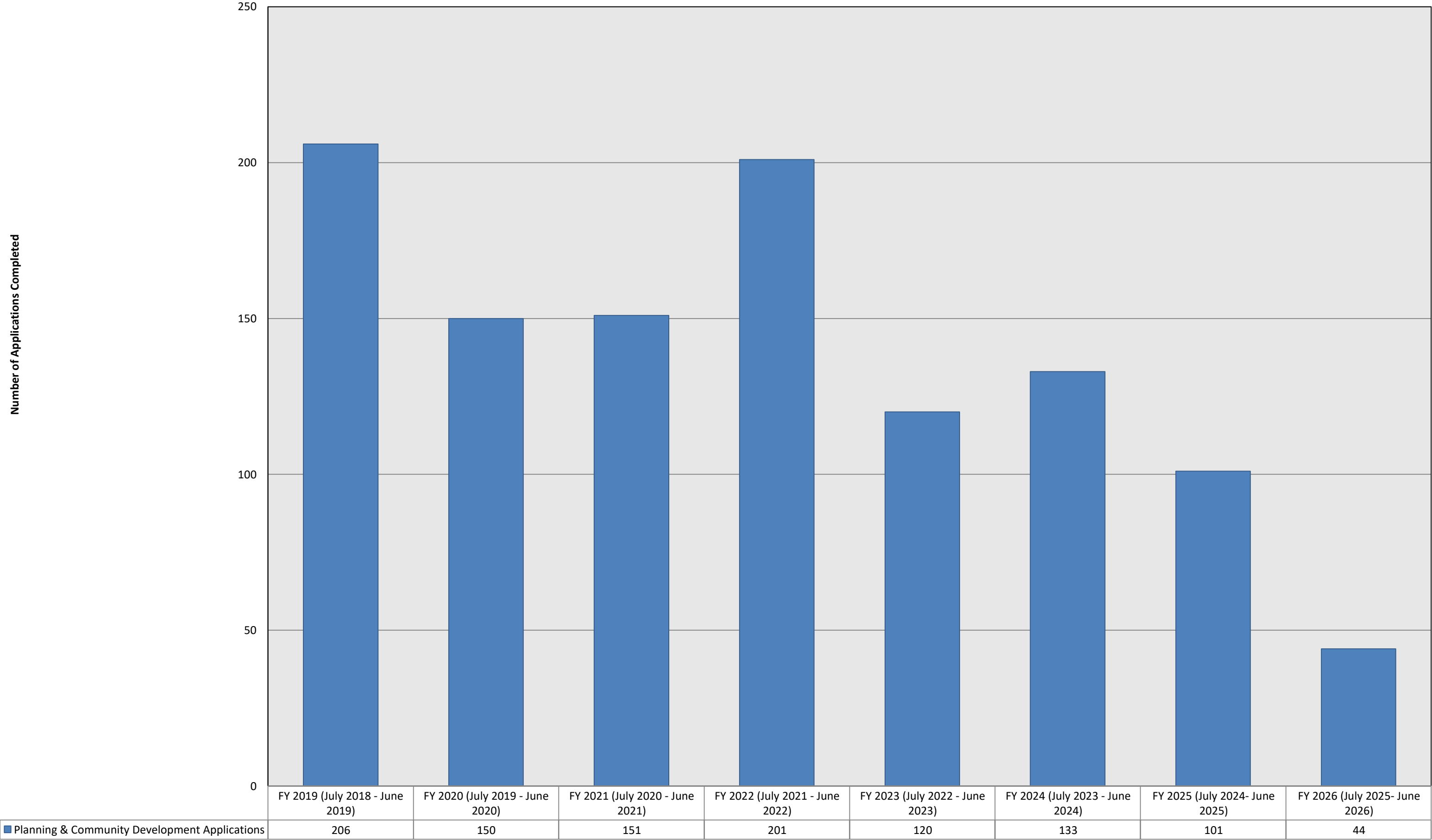
Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2019 - 2026



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

Attachment 8h

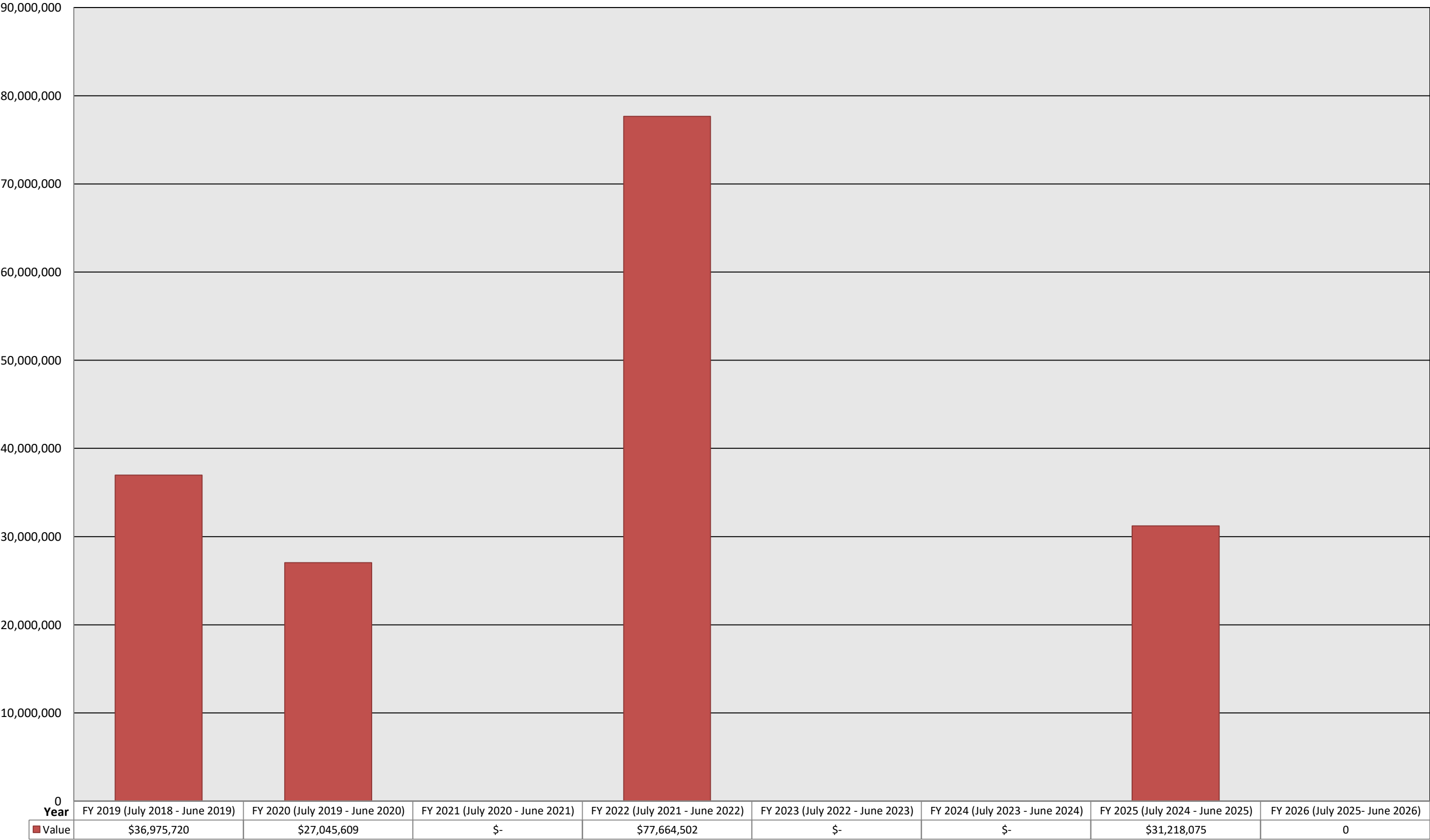
Number of Applications Completed



Town of Bluffton
Multi Family Apartments Value
FY 2018 - 2025

Attachment 8i

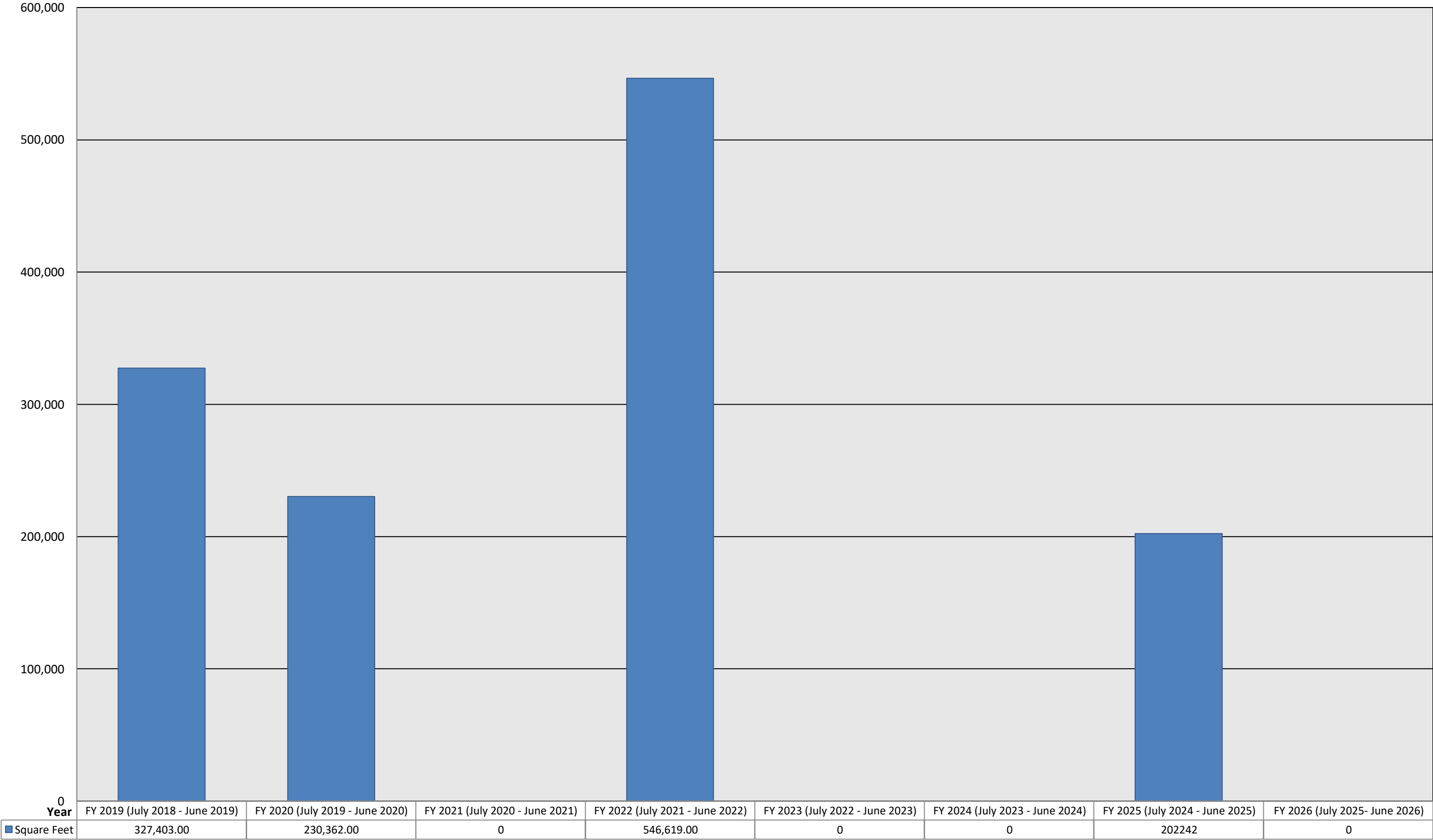
Value of Multi Family Apartments



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

Attachment 8j

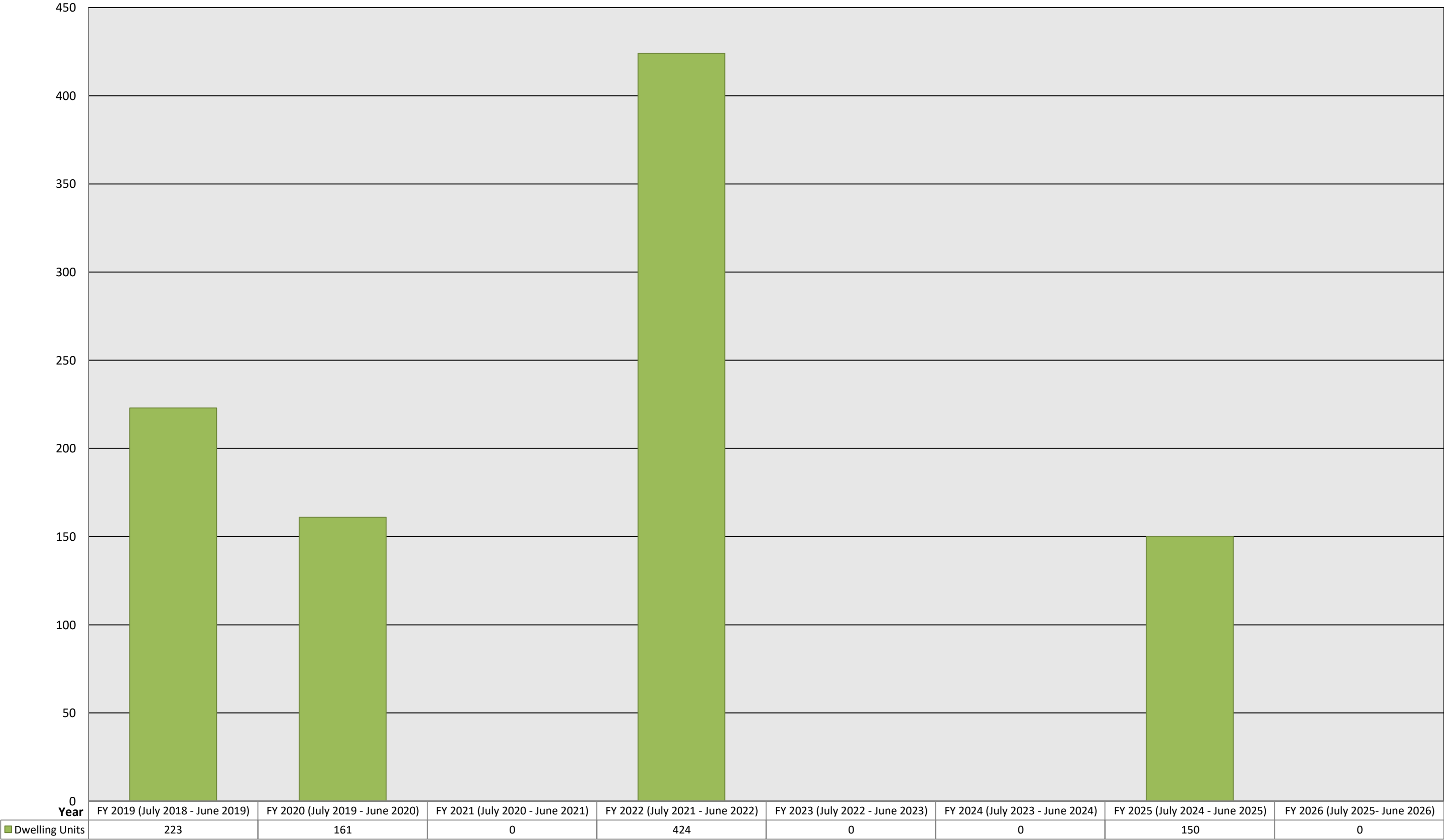
Square Footage of Multi Family Apartments



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

Attachment 8k

Multi Family Apartments Total Units





Growth Management Application Update Report

Attachment 9

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

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

Annexation Petition

100%

ANNX-03-24-019045	03/14/2024		Annexation Petition	Active	Aubrie Giroux
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Applicant: Bryant and Son Trucking Company **Owner:** Bryant and Son Trucking Company

PLAN DESCRIPTION: A request by the applicant and property owner Johnnie Bryant III, for approval of an annexation application. The property is located at 30 Davis Road and consists of approximately 2.14 acres identified by tax map number R600 029 000 0028 0000 and currently zoned T2R Rural in unincorporated Beaufort County. This application is associated with the following zoning map amendment request; ZONE-03-24-019046.

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

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment were recommended for approval at the July 24, 2024, Planning Commission meeting.

STATUS: THE ZMA and CPA were approved at 1st Reading at the August 13, 2024, Town Council Meeting.

STATUS 11-12-24: Town Council APPROVED 2nd and Final Reading of the ZMA and CPA.

PROJECT NAME:

ANNX-09-25-019917	09/03/2025		Annexation Petition	Active	Kevin Icard
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Applicant: Hilton Head Medical Center LLC **Owner:** Hilton Head Medical Center LLC

PLAN DESCRIPTION: The applicant, Hilton Head Medical Center LLC, seeks approval to annex 1.58 acres of land into the Buckwalter PUD, to be designed as part of Grande Oaks Commons. 65.59 acres were recently annexed into the Town of Bluffton, under Buckwalter PUD zoning, and designated Grande Oaks Commons, in which the applicant is now seeking to incorporate the adjacent adjoining property at the corner of Buckwalter Parkway and Lake Point Drive. This 1.58-acre parcel is designated as Parcel 12A, tax map number R600 029 000 2409 0000. The amendment would add an additional 1.58 acres of General Commercial acreage to the total General Commercial development rights within the Buckwalter PUD under this annexation. There will be no change to the total residential Development Rights within the Buckwalter PUD under this annexation application.

PROJECT NAME:

Total Annexation Petition Cases: 2

Certificate of Appropriateness

Highway Corridor Overlay District

Tuesday, September 23, 2025

Page 1 of 35



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-11-22-017422 11/21/2022 255 NEW RIVERSIDE VILLAGE WAY Certificate of Appropriateness Active Katie Peterson

Applicant: Court Atkins **Owner:** Solomon Dental

PLAN DESCRIPTION: The Applicant requests approval of a Certificate of Appropriateness-HCO for a 1.56-acre development consisting of a 15,000 square foot office building for a dental practice and six tenants. The property is identified by tax map number R610 036 000 3714 0000 and is located at 255 New Riverside Village Way. The zoning designation for the property is New Riverside PUD with the Highway Corridor Overlay District.

12.16.2022: Application was approved with conditions at the December 14, 2022 meeting of the Planning Commission. Staff is awaiting revised document submittal to address the Planning Commission conditions.

7.18.23: Have not yet received resubmittal.

10.12.23: Emailed items still outstanding. Awaiting revisions.

Approved Conditionally - Lighting Plan must be updated prior to HCO inspections.

PROJECT NAME: NEW RIVERSIDE VILLAGE

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

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

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

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

7.18.23: Have not yet received resubmittal.

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

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

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

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

PLAN DESCRIPTION: A request by Samantha Kozlowski, Development Manager, on behalf of the owners, EIG14T BBMA SC BLUFFTON, LLC for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the construction of a +/- 11,953 SF Big Blue Marble Academy (child care facility), along with the related infrastructure, landscaping and lighting. The site is identified by tax map number R614 028 000 5285 0000, located at the intersection of Mill Creek Blvd. and Okatie Highway and is zoned Cypress Ridge PUD.

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

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

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

Approved. See attached.

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

PROJECT NAME:

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

Applicant: Pearce Scott Architects **Owner:** GOF, LLC

PLAN DESCRIPTION: JC's Cove Rec Building: A request by Pearce Scott Architects, on behalf of the Owner, Jim Saba, for a review of a Certificate of Appropriateness - HD to construct a new 2-story recreation building of approximately 2,915SF to be located at 1 JCs Cove, identified by tax map number R610 039 000 1129 0000, zoned Agricultural, and located within the Highway Corridor Overlay district.

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

PROJECT NAME: JC'S COVE

Historic District



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-09-25-019927 09/08/2025 4 BLUE CRAB ST STREET Certificate of Appropriateness Active Charlotte Moore

Applicant: Court Atkins Interiors, LLC **Owner:** Patrick Mason Custom Homes

PLAN DESCRIPTION: Construction of a new single family, 2-story home with an attached carriage house.

PROJECT NAME: OLD TOWN

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

Applicant: Court Atkins Architects Inc **Owner:** May River Montessori

PLAN DESCRIPTION: May River Montessori: Awaiting resubmittal:

A request by Court Atkins Architects, Inc., on behalf of the owner, May River Montessori, for review of a Certificate of Appropriateness- HD to allow the construction of a new 2-story building of approximately 5,800 SF located at 58 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD.

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

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

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

STATUS 2.1.2023: The Application was approved with conditions at the 2.1.23 HPC meeting. Staff is awaiting submittal of revised documents addressing all HPC Conditions.
3.27.2023: Revision received - Landscape Plan not in compliance and does not match DP. DP still not approved.

PROJECT NAME: OLD TOWN



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-03-25-019657	03/19/2025	36 WHARF STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Kingfisher Construction - USE THIS ACCOUNT **Owner:** Kathy Barbina

PLAN DESCRIPTION: A request by Jaime Guscio (Kingfisher Construction), on behalf of owners, Kathy Barbina and Tim Harris, for review of a Certificate of Appropriateness-Historic District, to allow construction of a detached Carriage House of approximately 1200 SF located at 36 Wharf Street (Parcel R610 039 00A 0417 0000). The property is within the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).
STATUS (04.14.2025): Application reviewed at April 14 HPRC meeting. Awaiting resubmission.
STATUS (06.05.2025): Final Plan to be reviewed by HPC on August 6, 2025.
STATUS (08.06.2025): Tabled at HPC meeting.
STATUS (09.22.2025): To be reviewed at October 1 HPC.

PROJECT NAME: OLD TOWN

COFA-09-25-019929	09/08/2025	8 BLUE CRAB ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Court Atkins Interiors, LLC **Owner:** Patrick Mason Custom Homes

PLAN DESCRIPTION: Construction of a new single family 2-story home with an attached carriage house.

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-09-24-019336	09/13/2024	5812 GUILFORD PLACE	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Court Atkins

Owner: Walter Strong III

PLAN DESCRIPTION: A request by Court Atkins Architects, Inc., Applicant, on behalf of Property Owner, 5812 Guilford Place, LLC, for approval of a Certificate of Appropriateness-HD to construct a new 2-story main building of approximately 2,400 square feet and a connected 2-story carriage house of approximately 1050 square feet at 5812 Guilford Place in Old Town Bluffton Historic District and the Stock Farm Development. The property is zoned Neighborhood General-HD.

Existing Conditions

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

Proposed Building Construction

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

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

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

STATUS (10.04.2024): To be reviewed by HPRC October 7. Plans have changed since pre-application meeting.

STATUS 10.07.2024: HPRC meeting held October 7. COFA-HD scheduled for 12.04.2024 HPC meeting.

STATUS 12.04.2024: HPC approved application with conditions; awaiting resubmittal addressing those conditions.

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

Applicant: Manuel Studio, LLC **Owner:** Brad & Jacki Rechtfertig - USE THIS ACCOUNT

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.

STATUS 2/2/2023: The HPC Approved the application with conditions at the February 1, 2023 meeting. Staff is awaiting resubmitted documents addressing the HPC conditions. Once received and satisfactorily reviewed, Town Staff will approve and stamp the plans and issue a final Certificate of Appropriateness.

STATUS 2/2/2023: The HPC Approved the application with conditions at the February 1, 2023 meeting. Staff is awaiting resubmitted documents addressing the HPC conditions. Once received and satisfactorily reviewed, Town Staff will approve and stamp the plans and issue a final Certificate of Appropriateness.

STATUS (08.13.2025): Amendment 1 approved for certain changes as noted on the approved drawings.

Approved. Note: A tree removal permit is required prior to ANY LOT CLEARING (Status: Tree Removal Permit issued 1/22/2025 TREE-01-25-0044)

PROJECT NAME: OLD TOWN

COFA-04-25-019686 04/02/2025 215 GOETHE RD ROAD Certificate of Appropriateness Active Charlotte Moore

Applicant: Philipe Madhere **Owner:** Miguel Loarca

PLAN DESCRIPTION: A request by Phil Madhere, on behalf of the owner, Miguel Loarca (Leonex Construction Group), for review of a Certificate of Appropriateness-Historic District, to allow construction of a three-story mixed use Main Street Building (approximately 2,775 SF) and detached Carriage House (approximately 528 SF) located at 215 Goethe Road (Parcel R610 039 00A 0289 0000). The property is within the Old Town Historic District and is zoned Neighborhood Core-Historic District (NC-HD).

STATUS (04.28.2025): Reviewed at April 28 HPRC meeting. Awaiting final submission.

STATUS (08.18.2025): Scheduled for September 3 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
Active Cases					
Certificate of Appropriateness					
COFA-05-24-019123	05/09/2024	128 BRIDGE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Manuel Studio, LLC		Owner: Lynda Strong			
PLAN DESCRIPTION: A request by Ansley H Manuel, Architect, on behalf of the Owner Lynda Lee Googe Strong, for review of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House at 128 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. Status: Application is being reviewed and will be heard at the 6/3/2024 HPRC meeting. Status 6.4.2024: Awaiting Final Submittal Status 8.28.2024: The final submittal has been received and is tentatively scheduled for the October HPC Agenda. STATUS 09.06.2024: Scheduled for October 2 HPC. STATUS 10.02.2024: Approved by HPC with conditions to be shown on final plan submission.					
PROJECT NAME:		OLD TOWN			
COFA-08-25-019913	08/29/2025	28 WHARF ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Claxton Properties, LLC		Owner: JRA Holdings LLC			
PLAN DESCRIPTION: A request by Malcolm Claxton (Applicant), on behalf of David Meeder (Owner), for review of a Certificate of Appropriateness-Historic District, to allow the renovation and minor expansion of an existing 1-story house of 1,157 SF and construction of a new detached Carriage House of approximately 538 SF located at 28 Wharf Street (Parcel R610 039 00A 0093 0000). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD). STATUS(09.10.2025): The Concept Plan is scheduled for review by the HPRC on September 29, 2025.					
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-11-24-019458	11/22/2024	17 LAWRENCE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Incircle Architecture		Owner: Jay & Lori Sofianek			
PLAN DESCRIPTION: A request by Christopher Epps (Incircle Architecture), on behalf of owners, Jay and Lori Sofianek, for review of a Certificate of Appropriateness - HD to allow the construction of a 2-story Carriage House of approximately 1199 SF located at 17 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. STATUS (12.09.2024): To be reviewed at 12.16.2024 HPRC meeting. STATUS (12.16.2024): Awaiting submission for HPC review. STATUS (01.27.2025): Scheduled for the 02.05.2025 HPC meeting. STATUS (02.06.2025): Approved by HPC with conditions. Awaiting revised plans to show compliance. STATUS (03.11.2025): Final plan approved and Applicant notified. STATUS (08.25.2025): Amendment 1 - Addition of PT wood shutters to match main house approved.					
PROJECT NAME:		OLD TOWN			
COFA-07-25-019856	07/25/2025	5 LAWTON ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Manuel Studio, LLC		Owner: James W. Jeffcoat Revocable Trust			
PLAN DESCRIPTION: A request by Ansley Manuel (Manuel Studio), Applicant, on behalf James W. Jeffcoat Revocable Trust (Owner), for review of a Certificate of Appropriateness-Historic District, to allow construction of a detached Carriage House of approximately 1,180 SF located at 5 Lawton Street (Parcel R610 039 00A 0093 0000). The property is located in the Old Town Historic District and is zoned Neighborhood Center-Historic District (NG-HD). STATUS (08.04.2025): Concept Plan to be reviewed by HPRC on August 18, 2025. STATUS (09.08.2025): Scheduled for October 1, 2025 HPC meeting.					
PROJECT NAME:		OLD TOWN			
COFA-08-24-019275	08/09/2024	95 GREEN ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Low Tide Designs, Inc.		Owner: Glenda Mikulak			
PLAN DESCRIPTION: A request by Sam Liberti with Low Tide Designs, Inc., on behalf of the owner, Glenda Mikulak Roberts, for review of a Certificate of Appropriateness - HD to construct a new 2-story house of approximately 1,987 SF at 95 Green Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Status: Application is being reviewed and has been placed on the September 3, 2024 HPRC Agenda. Status (9/4): Awaiting Final Plan submission.					
PROJECT NAME:		OLD TOWN			



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-03-25-019628	03/05/2025	6 BLUE CRAB ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Patrick Mason Custom Homes **Owner:** Blue Crab LLC

PLAN DESCRIPTION: A request by Patrick Mason (Patrick Mason Custom Homes), on behalf of the owners, Blue Crab, LLC, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 2-story Main Residence and attached Carriage House of approximately 3,335 SF located at 6 Blue Crab Street in the Tabby Roads Development (Lot 50, Parcel R610 039 000 1230 0000). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).
STATUS: Scheduled for HPRC review on March 31, 2025.
STATUS (03.31.2025): Revisions will be reviewed at second HPRC meeting.

PROJECT NAME: OLD TOWN

COFA-05-18-011989	05/07/2018	27 BRIDGE ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins Architects, Inc. **Owner:** Mike Nerhus

PLAN DESCRIPTION: Residential: A Certificate of Appropriateness to allow the construction a new 1.5 story single-family residence of approximately 4,120 SF and a Carriage House structure of approximately 1,188 SF located at 27 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD
STATUS: The application was reviewed at the May 21, 2018 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

STATUS: A revised conceptual application was received and will be heard at the February 28, 2022 meeting of the HPRC.

STATUS: The Application was heard at the April 7, 2022 meeting of the HPC and approved with conditions. Staff is awaiting submittal of revised materials addressing the HPC Conditions. Once received Town Staff will stamp the plans and issue the Final Certificate of Appropriateness.

Per K. Icard, plans approved by Glen Umberger 8/24.

STATUS 6.13.23: Plans did not include any Landscape Conditions being met. Upon receipt of revised plans (5/24/23) addressing the Landscaping Conditions, additional changes to the structure and site plan were made. Awaiting resubmitted documents addressing comments resulting from modified plans and HPC Conditions of approval.

STATUS 8.7.2023: Approved - See Attached approval package.

STATUS 9.3.2024: Amendment 1 Approval.

STATUS 9.10.2024: Amendment 2 to allow a roof material change approved.

STATUS (08.06.2025): Amendment 3 (foundation) tabled at 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-05-25-019752	05/14/2025	43 THOMAS HEYWARD ST STREET	Certificate of Appropriateness	Active	Sam Barrow
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Applicant: GTH Construction LLC - USE THIS ACCOUNT **Owner:** Megan Beach

PLAN DESCRIPTION: A request by George Hutson (Applicant), on behalf of Megan C. Beach (Property Owner) for review of a Certificate of Appropriateness - HD to allow a second-floor loft renovation to an existing single family detached residence to be located mostly within the existing hip roof and partially within a side shed roof addition. The property is located at 43 Thomas Heyward Street in the Old Town Bluffton Historic District and zoned Neighborhood General-Historic District (NG-HD) district. (COFA-05-25-019752) (STATUS) 06.09.2025. Application reviewed at June 9 HPRC. Awaiting final submission.
STATUS (07.07.2025): Scheduled for August 6 HPC meeting.
STATUS (08.06.2025): Approved by HPC.

PROJECT NAME: OLD TOWN

COFA-09-25-019941	09/16/2025	1 GARFIELDS WAY WAY	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Manuel Studio, LLC **Owner:** Samuel Kopotic

PLAN DESCRIPTION: The property owner wishes to add a 4-bedroom main residence with an attached 1-bedroom carriage house to an existing vacant lot.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-07-22-017007	07/26/2022	30 LAWRENCE ST	Certificate of Appropriateness	Active	Glen Umberger
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Applicant: Robert Breger **Owner:** Robert Breger

PLAN DESCRIPTION: A request by Robert Breger for review of a Certificate of Appropriateness- HD to allow the construction of a new 2 story Carriage House of approximately 1,200 SF located at 30 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

Status: The Application will be heard at the August 22, 2022 meeting of the HPRC.

STATUS [8.24.2022]: The application was reviewed at the 8.22.2022 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

STATUS (01.13.2023): The application was heard at HPC on 12.7.2022 and approved with conditions (see attached approval letter). Conditions outlined in letter will need to be met for permit to be issued.

STATUS (11.20.2024): Sent property owner email that COFA-HD expires on 12.7.2024 and that an extension for one year can be requested.

STATUS (12.03.2024). Extension obtained. Approval package emailed to property owner.

PROJECT NAME: OLD TOWN

COFA-04-25-019723	04/24/2025	54 STOCK FARM ROAD	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Pearce Scott Architects **Owner:** Erik & Paige Blechinger

PLAN DESCRIPTION: A request by Amanda Denmark (Pearce Scott Architects), on behalf of the owners, Erik and Paige Blechinger, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 1.5-story Main Residence (an Additional Building Type) of approximately 3,008 SF and a 1-story detached Carriage House of approximately 602 SF located at 54 Stock Farm Road (Parcel R610 039 000 0324 0000). The property is in Old Town Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019626)

(05.10.2025) Application received. Scheduled for HPRC review on May 19.

STATUS (05.20.2025) Reviewed at May 19 HPRC meeting. Awaiting final submission.

STATUS (05.21.2025): The property was readdressed from 43 and 45 Verdier Cove Rd to 54 Stock Farm Rd.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-08-24-019268	08/02/2024	60 BRUIN RD ROAD	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Pearce Scott Architects

Owner: Chris Dalzell

PLAN DESCRIPTION: A request by Sarah Kepple with Pearce Scott Architects, on behalf of the owners, Chris Dalzell and Prestige Worldwide Properties, LLC, for review of a Certificate of Appropriateness - HD to construct a new 2-story Commercial Office structure of approximately 4,220 SF and Commercial Carriage House of approximately 1,100 SF at 60 Bruin Road, Lot 23 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD
Status: Conceptual application is being reviewed and will be placed on the August 26, 2024 HPRC Agenda.
STATUS: HPRC meeting held. Awaiting resubmittal to take back to HPC.
STATUS (12.16.2024): Scheduled for January 8, 2025 HPC meeting.
STATUS (01.08.2025): Final Plan approved with conditions by HPC. Awaiting resubmittal of plan to show conformance.

PROJECT NAME: OLD TOWN

COFA-11-23-018694	11/28/2023	1 BLUE CRAB STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Court Atkins

Owner: Palmetto Pops

PLAN DESCRIPTION: A request by Court Atkins Group, on behalf of the owner, April Perez, for a review of a Certificate of Appropriateness - HD to construct a new 2.5 story live/work building of approximately 3,180 SF with business and production facility on the first floor and a 1.5-story residential unit above, and a 2-story Carriage House of approximately 1,060 SF, to be located at 1 Blue Crab Street, Lot 27 in the Tabby Roads Development, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District.
Status: Application is on HOLD. See attached email.
STATUS 5.10.2024: Hold has been removed and application has been placed on the May 20, 2024 HPRC Agenda.
Status 5.21.2024: Application was heard at the May 20th HPRC meeting where comments were provided to the applicant. Awaiting final submittal.
STATUS (11.06.2024): Scheduled for December HPC meeting.
STATUS (12.04.2024): Application approved with conditions at 12.04.2024 HPC meeting. Awaiting resubmittal addressing conditions.

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-01-25-019522 01/03/2025 15 MERIWETHER COURT Certificate of Appropriateness Active Charlotte Moore

Applicant: MHB, LLC **Owner:** BFL Builders, LLC

PLAN DESCRIPTION: A request by BFL Builders, owner and applicant, for review of a Certificate of Appropriateness-Historic District, to allow construction of a single-family residence of approximately 1,637 SF and an attached Carriage House of approximately 840 SF located at 15 Meriwether Court in the Landon Oaks Development (Parcel R610 039 00A 0388 000). The property is in Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).
(04.17.2025): Scheduled for May 5, 2025 HPRC meeting
STATUS (05.06.2025): Reviewed at May 5 HPRC meeting. Awaiting Final Plan submission.
STATUS (06.11.2025): Reviewed at HPC meeting and continued to the July 2 HPC meeting.
STATUS (07.02.2025): Tabled at the July 2 HPC by the applicant.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 25

Comprehensive Plan Amendment

Comprehensive 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

Comprehensive Plan Amendment

COMP-01-24-018844	01/11/2024		Comprehensive Plan Amendment	Active	Aubrie Giroux
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Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: Town Comprehensive Plan Amendment of the Future Land Use Map. This application is associated and will run concurrently with University Investment's applications for annexation, rezoning, Buckwalter PUD Text Amendment to create a new Land Use Tract to be known as Grande Oaks Commons, Buckwalter Development Agreement Amendment, and Buckwalter Concept Plan Amendment for parcels 12D, 14A, 14 & 16 which are currently part of the Grande Oaks PUD and located at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Drive. This application is associated with the following requests; ANNEX-11-23-018624, CPA-01-24-018845, ZONE-01-24-018840 (Map), ZONE-02-24-018991 (Text), and DAA-01-24-018842.

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

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

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment was held at the July 24, 2024, Planning Commission meeting.

STATUS: The Ordinance 1st Reading took place at the September 10, 2024 Town Council Meeting.

STATUS: The Ordinance 2nd Reading and final reading was approved at the November 12, 2024 Town Council meeting.

PROJECT NAME:

Total Comprehensive Plan Amendment Cases: 1

Concept Plan Amendment

Concept Plan Amendment

CPA-11-24-019441	11/08/2024		Concept Plan Amendment	Active	Dan Frazier
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Applicant: Lauren Niemiec

Owner: MFH LAND, LLC

PLAN DESCRIPTION: Applicant is requesting to convert commercial development to allocate for residential development for property owner by MFH Land, LLC with the community of New Riverside Village. The owner would like to convert seven and 29/100 acres of its commercial development into additional twenty-nine (29) units of residential allocation allowed by right under the terms of the Jones Estate Development Agreement and the New Riverside Concept Plan, both as amended, and the Partial Assignment of Development Right's and Obligations under Concept Plan.

PROJECT NAME: NEW RIVERSIDE VILLAGE



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

Concept Plan Amendment

CPA-05-25-019741	05/08/2025	335 BUCKWALTER PKWY PARKWAY	Concept Plan Amendment	Active	Dan Frazier
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Applicant: Livewell Terrace, LP **Owner:** Beaufort County Memorial Hospital

PLAN DESCRIPTION: 120 Unit Affordable Apartment Complex and 6000SF Medical Office Building.

PROJECT NAME:

Total Concept Plan Amendment Cases: 2

Dev Agreement Amendment

PUD

DAA-05-25-019739	05/08/2025	335 BUCKWALTER PKWY PARKWAY	Dev Agreement Amendment	Active	Dan Frazier
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Applicant: Livewell Terrace, LP **Owner:** Beaufort County Memorial Hospital

PLAN DESCRIPTION: 120 Unit Affordable Apartment Complex and 6000SF Medical Office Building.

PROJECT NAME:

DAA-02-25-019617	02/26/2025	380 FORDING ISLAND RD ROAD	Dev Agreement Amendment	Active	Dan Frazier
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Applicant: Beaufort County School District **Owner:** Indian Hill Associates LLC

PLAN DESCRIPTION: Amendment to the terms and obligations for the construction of the future North South Connector Road as established by the Buckwalter Development Agreement & Concept Plan 9th Amendment and other terms deemed necessary for certain properties located at 380 Fording Island Rd that are part of the Willow Run Tract which the Beaufort County School District has under contract.

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

Dev Agreement Amendment

DAA-11-24-019440	11/08/2024		Dev Agreement Amendment	Active	Dan Frazier
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Applicant: Lauren Niemiec

Owner: MFH LAND, LLC

PLAN DESCRIPTION: Applicant is requesting to convert commercial development to allocate for residential development for property owner by MFH Land, LLC with the community of New Riverside Village. The owner would like to convert seven and 29/100 acres of its commercial development into additional twenty-nine (29) units of residential allocation allowed by right under the terms of the Jones Estate Development Agreement and the New Riverside Concept Plan, both as amended, and the Partial Assignment of Development Right's and Obligations under Concept Plan.

PROJECT NAME:

Total Dev Agreement Amendment Cases: 3

Development Plan

Development Plan

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

Owner:

PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a preliminary development plan. The project consists of general clearing, installation of water and sewer utilities, 2 sanitary sewer pump stations, dry utilities, storm drainage infrastructure and a pervious paver roadway to serve the proposed 31 single-family residential lots. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 52.8 acres identified by tax map numbers R614 057 000 0001 0000 and R614 058 000 0001 0000, located east of the intersection of Old Anson Road and Bighouse Plantation Road, and includes Long Island and the adjacent causeway.
STATUS 11/9/23: Staff comments on the preliminary development plan application were heard at the November 8, 2023, meeting of the DRC. Awaiting final development plan submittal.
STATUS 9/17/25: The Applicant is working through final details with BJWSA and will submit FDP prior to the PDP expiration date of 11/8/25.

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-02-25-019603	02/19/2025		Development Plan	Active	Dan Frazier
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Applicant: University Investments LLC

Owner: University Investments

PLAN DESCRIPTION: A request by Jake Reed on behalf of University Investments, LLC for approval of a Preliminary Development Plan application. The project consists of two commercial buildings with associated infrastructure. The property is within the Buckwalter PUD consists of approximately 8.8 acres identified by tax map number R610 030 000 0116 0000 and located at east of Buckwalter Parkway south of Buckwalter Towne Boulevard.

STATUS: This item was heard at the March 26, 2025 Development Review Committee meeting.

STATUS: This item was conditionally approved at May 28, 2025 Planning Commission meeting subject to the following:

1. Provide an exhibit at time of final development plan submittal that illustrates how a future alignment of Bluffton Parkway (80-ft right-of-way) could be built on the subject property with the currently proposed Parcel 11A site plan layout.

PROJECT NAME:

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

Owner: ERB Enterprises, LLC

PLAN DESCRIPTION: A request by Anna Petitgout of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, one commercial lot and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203 – 1217 May River Road and 15 - 19 Jason Street,

STATUS: Comments on the preliminary development plan were reviewed at the June 14, 2023, meeting of the DRC.

STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal.

STATUS: The final development plan was heard at the July 10, 2024 meeting of the DRC.

STATUS: A final development plan resubmittal was received on 9/10/24.

STATUS 4/21/25: The project is awaiting an approved SCDOT Encroachment Permit.

PROJECT NAME: VAUX PROPERTY



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-03-25-019635	03/10/2025	21 MAIDEN LN LANE	Development Plan	Active	Dan Frazier
Applicant: Sturre Engineering		Owner: Hinton Vacation Properties			
PLAN DESCRIPTION: A request by Sturre Engineering, on behalf of Hinton Vacation Properties for approval of a Preliminary Development Plan application. The project proposes the development of a 10 (10) lot mixed-use subdivision containing eight (8) single family residential lots and two mixed used lots with common open space and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consists of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street. STATUS: This item was heard at the April 9, 2025, Development Review Committee meeting. Awaiting resubmittal.					
PROJECT NAME:		OLD TOWN			
DP-09-23-018499	09/21/2023	26 BRUIN RD ROAD	Development Plan	Active	Dan Frazier
Applicant: Maria Drawdy		Owner: Alljoy DC, LLC			
PLAN DESCRIPTION: A request by Maria Drawdy on behalf of Troy Derda for approval of a preliminary land development application. The project consists of a two story building with a donut shop on the first floor and a residential unit on the second floor, associated parking and infrastructure. The property is identified by tax map number R610 039 00A 0416 0000 and consists of .21 acres located at 26 Bruin Road in the Neighborhood General Historic District. STATUS: Comments on the preliminary development plan were heard at the October 25, 2023 DRC Meeting. STATUS: The preliminary development plan was resubmitted on 11/20/23. STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.					
PROJECT NAME:		OLD TOWN			
DP-10-24-019406	10/16/2024		Development Plan	Active	Dan Frazier
Applicant: William Heintz		Owner: Rolling Dough Properties LLC			
PLAN DESCRIPTION: A request by William Heintz of Kimley-Horn, on behalf of Rolling Dough Properties, LLC, for approval of a Preliminary Development Plan. The project consists of a 4,400 SF quick service restaurant with associated parking and infrastructure. The property is zoned Buckwalter PUD and consists of approximately 1.52 acres identified by tax map number R610 030 000 2002 000 and located at the southeast corner of Buckwalter Place Blvd and Innovation Drive within the Buckwalter Place Master Plan. STATUS: This application was heard at the November 20, 2024 Development Review Committee meeting. STATUS: The preliminary development plan application was approved at the January 22, 2025, Planning Commission meeting. Awaiting final development plan submittal.					
PROJECT NAME:		Buckwalter			



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-05-23-018081 05/23/2023 Development Plan Active Dan Frazier

Applicant: Sturre Design & Development, LLC

Owner:

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

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

STATUS: The preliminary development plan was resubmitted on 11/22/23.

STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.

STATUS: Requested status update 7/23/25.

PROJECT NAME:

DP-02-25-019581 02/04/2025 335 BUCKWALTER PARKWAY Development Plan Active Dan Frazier

Applicant: Carolina Engineering Consultants, Inc.

Owner: Beaufort County

PLAN DESCRIPTION: A request by Livewell Terrace LP on behalf of property owner Beaufort County for approval of a Preliminary Development Plan. The project consists of the construction of a 120-unit apartment complex with a leasing office and future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan.

STATUS: This application was heard at the July 9, 2025 Development Review Committee meeting.

STATUS: This preliminary development plan was approved at the August 27, 2025 Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: Buckwalter



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-03-25-019673	03/27/2025	121 BURNT CHURCH RD ROAD	Development Plan	Active	Dan Frazier
Applicant: Anthony Morse		Owner: My-Nash Realty Corp			
PLAN DESCRIPTION: A request by Anthony Morse on behalf of the property owner My-Nash Realty Corp for review of a preliminary development plan. The project consists of a 4,464 SF commercial building with drive through, parking and associated infrastructure. The property is zoned Neighborhood Core (NC) and consists of approximately 0.83 acres identified by tax map number R610 040 000 0164 0000 and located within the Highway Corridor Overlay District. STATUS: The preliminary development plan was reviewed at the May 21, 2025, DRC Meeting. STATUS: This item was heard and tabled at the June 25, 2025 Planning Commission meeting. STATUS: The preliminary development plan was approved at the August 27, 2025 Planning Commission meeting. Awaiting Final Development Plan submittal.					
PROJECT NAME:		LEE/BURNT CHURCH RD			
DP-08-25-019903	08/20/2025		Development Plan	Active	Dan Frazier
Applicant: Village Park Communities, LLC		Owner: Village Park Communities, LLC			
PLAN DESCRIPTION: A request by John Cardamone of Village Park Communities, LLC, for approval of a preliminary development plan application. The project consists of 76 single family detached residential lots, open space, right-of-way, and associated infrastructure. The property is zoned New Riverside PUD and consists of approximately 63.4 acres identified by tax map numbers R610 035 000 0019 0000 and R610 035 000 0864 0000 and commonly referred to as New Riverside Parcel 5A South located east of New Riverside Road. STATUS: This item will be heard at the September 24, 2025 Development Review Committee meeting.					
PROJECT NAME:		ALSTON PARK			
DP-10-24-019391	10/10/2024		Development Plan	Active	Dan Frazier
Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT		Owner: Eric Zwilsky			
PLAN DESCRIPTION: A request by Brad Buss of Ward Edwards Inc., on behalf of Eric Zwilsky of 1 Corinthians, LLC, for approval of a Preliminary Development Plan. The project consists of a 15,400 SF basketball-focused fitness facility with associated access, parking, utilities and stormwater infrastructure. The property is zoned General Mixed Use (GMU) and consists of approximately 6.0 acres identified by tax map numbers R610 031 000 0212 0000 and R610 031 000 0173 0000. STATUS: This item was heard at the November 13, 2024 Development Review Committee meeting. STATUS: This request has been added to the December 18, 2024 Planning Commission agenda. STATUS: The Preliminary Development Plan was APPROVED. Awaiting final development plan submittal.					
PROJECT NAME:		WESTBURY PARK COMMERCIAL			



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-10-24-019407	10/18/2024	45 CAMP EIGHT ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Palmetto Bluff Uplands, LLC / May River Forest, LLC			
PLAN DESCRIPTION: Palmetto Bluff is continuing development with the Commissary Campus. The project is located within the Palmetto Bluff PUD at the southwestern corner of the Old Moreland Road and Laurel Oak Bay Road intersection, north of The Farm. The project area includes parcels R614-045-000-0026-0000 and R614-046-000-0062-0000.The total project area is +/- 38.4 acres. The Project scope shall consist of general clearing, grading, water, storm, and sewer infrastructure, and parking areas to serve the commissary kitchen building, storage structure, and future development within the project area.					
PROJECT NAME:		PALMETTO BLUFF PHASE 1			
DP-06-25-019799	06/16/2025		Development Plan	Active	Dan Frazier
Applicant: Moore Civil Consulting, Inc.		Owner: Girishkumar Patel			
PLAN DESCRIPTION: A request by Girishkumar Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 6,000 SF convenience store, fueling station with associated infrastructure. The property is within the Village at Verdier Planned Unit Development (PUD) consists of 5.46 acres identified by tax map numbers R610 021 000 0652 0000 and R610 021 000 0824 0000 at the intersection of HWY 170 and Seagrass Station Road. STATUS: This item was heard at the July 23, 2025 Development Review Committee meeting. STATUS: This item will be heard at the August 27, 2025 Planning Commission meeting.					
PROJECT NAME:					
DP-07-25-019862	07/29/2025		Development Plan	Active	Dan Frazier
Applicant: Jason Adkins		Owner:			
PLAN DESCRIPTION: A request by Hilton Head Medical Center, LLC, for approval of a Preliminary Development Plan application. The project consists of three (3) story 243,800 SF hospital with associated infrastructure. The property is within the Buckwalter Planned Unit Development (PUD) and consists of approximately 17.8 acres identified by the tax map numbers R610 029 000 2487 0000 and R600 029 000 2410 0000 located west of Buckwalter Parkway south of Bluffton Parkway within the Parkway Corners Initial Master Plan. STATUS: This application will be heard at the September 3, 2025, Development Review Committee 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
Active Cases					
Development Plan					
DP-03-24-019066	03/26/2024	9 BRUIN ROAD	Development Plan	Active	Dan Frazier
Applicant: Witmer Jones Keefer Ltd. Owner: Eugene Marks					
PLAN DESCRIPTION: A request by Jonathan Marsh of Witmer Jones Keefer, Ltd, on behalf of the property owner, Eugene Marks of JOHA LLC, for approval of a preliminary development plan. The project proposes the installation of site infrastructure including internal drive, access, parking, walks, utilities, drainage, and stormwater infrastructure to support one existing residential unit and the future development of three mixed-use commercial lots and two mixed-use carriage houses for a combined total square footage of +/- 19,100 SF. The property is zoned Neighborhood Commercial – Historic District (NC-HD) and consists of approximately 0.79 acres identified by tax map number R610 039 00A 0021 0000 located at the northeast corner of Bluffton Road and Bruin Road. Status: Staff comments on the preliminary development plan was heard at the May 1, 2024, meeting of the DRC. Status: The preliminary development plan application was approved at the June 26, 2024 Planning Commission agenda. Awaiting final development plan submittal.					
PROJECT NAME: OLD TOWN					
DP-06-25-019796	06/10/2025		Development Plan	Active	Dan Frazier
Applicant: Kathleen Duncan Owner: Speyside Partners LLC					
PLAN DESCRIPTION: A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of David Johnson of Speyside Partners LLC for approval of a Preliminary Development Plan. The project consists of the construction of a two-story day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan. STATUS: This item was heard at the July 9, 2025 Development Review Committee meeting. STATUS: This item will be heard at the August 27, 2025 Planning Commission meeting.					
PROJECT NAME: WASHINGTON SQUARE					



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-01-25-019535	01/13/2025		Development Plan	Active	Dan Frazier
Applicant: R. Stewart Design, LLC		Owner: Olympia Rymko			
PLAN DESCRIPTION: A request by Randolph Stewart , on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of lots, each with one mixed use building and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street. STATUS: This item was heard at the February 19, 2025 Development Review Committee meeting. Awaiting Resubmittal. STATUS: A resubmittal was received on 4/15/25. The project is tentatively scheduled to be heard at the May 28, 2025, Planning Commission meeting. STATUS: The application was heard and withdrawn at the May 28, 2025 Planning Commission meeting. Awaiting resubmittal. STATUS 6/13/25: The Applicant met with select PC Staff Members to work through concerns that planning commission members raised during the May 28, 2025, PC meeting.					
PROJECT NAME:		OLD TOWN			
DP-06-24-019163	06/06/2024	87 SIMMONSVILLE ROAD	Development Plan	Active	Dan Frazier
Applicant: Carolina Engineering Consultants, Inc.		Owner: One Bluff Park LLC			
PLAN DESCRIPTION: A request by David Karlyk, PE of Carolina Engineering, on behalf of One Bluff Park for approval of a Preliminary Development Plan. The project consists of constructing a 4,265 sq. ft. automated car wash with associated parking and infrastructure. The property is zoned Shultz PUD and consists of approximately 1.49 acres identified by tax map number R610 031 000 1691 0000 and located at the northeast corner of Bluffton Parkway and Simmonsville Road within the Bluffton Park Master Plan. STATUS: The preliminary development plan was heard at the Development Review Committee meeting on July 17, 2024. A resubmittal was provided on July 22, 2024. STATUS: The Preliminary Development Plan was approved at the 8/28/24 Planning Commission Meeting. Awaiting final DP submittal.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
DP-06-25-019806	06/18/2025	1271 MAY RIVER RD ROAD	Development Plan	Active	Dan Frazier
Applicant: Kathleen Duncan		Owner: Sharan Patel			
PLAN DESCRIPTION: A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of property owner Sharan Pyari Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 5,259 SF mixed use building and one (1) 1,200 SF carriage house with associated infrastructure. The property is zoned Neighborhood General - Historic District (NG-HD) consists of 0.34 acres identified by tax map numbers R610 039 000 0557 0000 within the Old Town Bluffton Historic District. STATUS: This item was heard at the July 23, 2025 Development Review Committee meeting. STATUS: This item will be heard at the August 27, 2025 Planning Commission 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
Active Cases					
Development Plan					
DP-04-25-019716	04/18/2025	201E MIDPOINT BOULEVARD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner:			
PLAN DESCRIPTION: A request by John Paul Moore of Thomas and Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a preliminary development plan application. The project consists of 66 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 33.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Concept Master Plan. STATUS: This Preliminary Development Plan will be heard at the May 21, 2025 Development Review Committee meeting.					
PROJECT NAME:		MIDPOINT AT NEW RIVERSIDE			
DP-06-22-016804	06/01/2022	6201 JENNIFER CT	Development Plan	Active	Dan Frazier
Applicant: Witmer-Jones-Keefer, Ltd.		Owner: Michael Bradley Holdings, LLC			
PLAN DESCRIPTION: A request by Witmer Jones Keefer, Ltd for approval of a preliminary development plan application. The project proposes the construction of a ±50,000 SF two-story building that includes a +/-20,000 square foot production brewery, and a +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room. The property is zoned Neighborhood Core (NC), identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located on three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road. STATUS UPDATE: Staff comments were heard at the July 6 meeting of the DRC. STATUS UPDATE: The application was approved with conditions at the August 24, 2022, Planning Commission meeting. STATUS UPDATE: Staff comments on the final development plan were heard at the November 30, 2022 meeting of the DRC. STATUS UPDATE: Final development plans were resubmitted on December 7, 2023. STATUS UPDATE: Staff provided the applicant with comments on the final development plan re-submittal on December 22, 2023. STATUS: Awaiting resubmittal.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-12-16-010401	12/22/2016		Development Plan	Active	William Howard
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Applicant: Thomas & Hutton **Owner:** Security Bank of Kansas City

PLAN DESCRIPTION: The applicant is requesting approval for a preliminary development plan to construct a 46,000 plus square foot rehabilitation hospital and associated infrastructure in the Seagrass Station Development formerly known as Village at Verdier Plantation.

STATUS: Comments were provided on Preliminary Development Plan at DRC meeting 01/17/17. Waiting on re-submittal.

STATUS 02/21/17: Final Development plan has been submitted, with comments due 02/24/17 and DRC Meeting 02/24/17.

STATUS 02/24/17: Comment provided at DRC meeting. Revisions required by Stormwater Management. Awaiting re-submittal.

STATUS 04/03/17: Plans were re-submitted for review with comments due 04/10/17.

STATUS 04/18/17: Comments have been provided to the Applicant with Revisions required for Stormwater Management. Awaiting re-submittal.

STATUS 05/15/17: APPROVED

STATUS: An amendment for the addition of 12 hospital beds/dialysis suite and therapy expansion has been applied for and will be heard at the September 24, 2025 Development Review Committee meeting.

PROJECT NAME: HEALTH SOUTH REHABILITATION HOSPITAL

DP-03-24-019067	03/26/2024	2800 MAY RIVER CROSSING	Development Plan	Active	Dan Frazier
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Applicant: Ryan Lyle **Owner:** First Chatham Bank

PLAN DESCRIPTION: A request by Ryan Lyle of Davis & Floyd, Inc on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan.

Status: Staff comments on the preliminary development plan were heard at the May 1, 2024, meeting of the DRC. Resubmittal was made 5/14/24 for June 26, 2024 Planning Commission consideration.

Status: The preliminary development plan application was conditionally approved at the June 26, 2024 Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: May River Crossing



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-08-23-018338	08/01/2023	1 JCS COVE	Development Plan	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC		Owner: James Saba			
PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, for approval of a preliminary development plan application. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC’s Cove. The property is zoned Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129 0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road. STATUS: Staff comments on the preliminary development plan was reviewed at the September 6, 2023 meeting of the DRC. STATUS: The preliminary development plan was heard at the September 27, 2023, Planning Commission meeting. Conceptual COFA was heard at the 2/21/24 DRC meeting. Awaiting final development plan submittal.					
PROJECT NAME:		JC'S COVE			
DP-09-24-019351	09/19/2024	45 CAMP EIGHT ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Palmetto Bluff Uplands, LLC / May River Forest, LLC			
PLAN DESCRIPTION: A request by Drew Lonker of Thomas and Hutton on behalf of May River Forest, LLC for approval of a Preliminary Development Plan. The project consists of 59 single family residential lots and associated infrastructure. The property is zoned Palmetto Bluff Planned Unit Development and consists of approximately 80.1 acres identified by tax map number R614 045 000 0026 0000, R610 045 000 0576 0000, R614 046 000 0062 0000, R614 046 000 0401 0000 located at the intersection of Old Moreland Road and Laurel Oak Bay Road within the Palmetto Bluff Tract Master Plan. STATUS: This item was heard at the October 23, 2024 Development Review Committee Meeting. Awaiting final development plan submittal.					
PROJECT NAME:		PALMETTO BLUFF PHASE 1			



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-07-24-019259	07/30/2024	1W WHITEHOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner: Will Howard

PLAN DESCRIPTION: [PALMETTO BLUFF BLOCK M7] A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC for approval of a Preliminary Development Plan. The project scope consists of general clearing, installation of water and sewer utilities, a sanitary sewer pump station, dry utilities, storm drainage infrastructure and a asphalt roadway to serve the proposed 13 single-family residential lots. The property consists of approximately 27.35 acres identified by tax map numbers R614 057 000 0217 0000 and located within the Palmetto Bluff PUD.

STATUS: This item was heard at the September 4, 2024 Development Review Committee meeting. Awaiting resubmittal.

STATUS: The Final Development Plan application will be heard at the September 3, 2025 Development Review Committee meeting.

PROJECT NAME:

DP-02-25-019597	02/14/2025	11 GRASSEY LANE	Development Plan	Active	Dan Frazier
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Applicant: Sturre Design & Development, LLC

Owner: Cornerstone Church

PLAN DESCRIPTION: A request by Sturre Engineering on behalf of Cornerstone Church for approval of a Preliminary Development Plan application. The project consists of site improvements to accommodate a new assembly hall and offices for church operations including stormwater, parking and associated infrastructure. The property is zoned Agricultural (AG) and Rural Mixed Use (RMU) and consists of approximately 41.3 acres identified by tax map number R610 036 000 0014 0000 and located south of May River Road approximately 600 feet east of Stardust Lane.

STATUS: This item was heard at the March 26, 2025 Development Review Committee meeting.

STATUS: This item was heard at the April 23, 2025 Planning Commission Meeting.

PROJECT NAME: NEW RIVERSIDE VILLAGE

Public Project



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-11-24-019435 11/04/2024 74 BRIDGE ST STREET Development Plan Active Dan Frazier

Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: A request by Constance Clarkson on behalf of the Town of Bluffton for the approval of a Public Project application. The project consists of roadway, sidewalk, parking and drainage improvements in the Bridge Street right-of-way between Calhoun Street and Thomas Heyward Street in Old Town Bluffton.
STATUS: This item was heard at the December 18, 2024 Development Review Committee meeting.
STATUS: A resubmittal will be heard at the September 24, 2025 Development Review Committee meeting.

PROJECT NAME: OLD TOWN

Total Development Plan Cases: 28

Development Plan Amendment

NA

DPA-04-25-019691 04/08/2025 190 GOETHE ROAD Development Plan Amendment Active Dan Frazier

Applicant: Witmer Jones Keefer Ltd.

Owner: James Fraser

PLAN DESCRIPTION: A request by Witmer Jones Keefer, Ltd., on behalf of property owner James C. Frazer, Jr., for approval of a Development Plan Amendment. The project consists of the addition of parking, landscaping, and ADA accessibility to the existing restaurant. The property is zoned Neighborhood Core identified by tax map number R610 039 00A 0093 0000 located at 196 Goethe Road.
STATUS: This item will be heard at the May 14, 2025 Development Review Committee meeting.

PROJECT NAME: SCHULTZ/GOETHE RD

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

Development Plan Amendment

DPA-04-17-010844 04/19/2017 495 BUCKWALTER PKWY Development Plan Amendment Active Dan Frazier

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT **Owner:** Cross Outreach Ministries

PLAN DESCRIPTION: The Applicant is requesting approval of a Development Plan Amendment for (PD.08.01.553) for the addition of classroom wing for 7-12 and to expand the multi-purpose/worship facility.

STATUS 05/09/17: The Development Plan Amendment is Approved.

STATUS 08/24/2017: The Applicant is requesting approval of a Development Plan Amendment to re-configure "Pond 3" to allow for expansion of the multi-purpose field to a regulation sized soccer field. The Development Plan Amendment is scheduled for the Sept. 12 meeting of the DRC.

STATUS 09/13/2017: The Sept 12 meeting of the DRC was cancelled to Hurricane Irma. Comments on the Development Plan Amendment will be reviewed at the Sept 19 meeting of the DRC.

STATUS 09/21/2017: Comments on the Development Plan Amendment were provided at the Sept. 19 meeting of the DRC. Revisions are required for approval. Awaiting re-submittal.

STATUS 06/21/2018: An Amendment to introduce additional phases of construction APPROVED.

STATUS 01/20/2019: An application to amend the development plan to construct a chapel have been submitted for review. Comments will be reviewed at the Jan 22 meeting of the DRC.

STATUS 02/19/2019: Comments were provided at the Jan. 22 meeting of the DRC. Awaiting re-submittal for Final Approval.

STATUS 02/25/2019: Re-submittal materials approved by the Fire Marshall. Final Development Plan is APPROVED.

STATUS 10/22/2019: Address created for Chapel, 491 Buckwalter PKWY.

STATUS 12/120/2020: A Development Plan Amendment to construct an additional classroom building has been submitted for review.

STATUS 2/10/2021: The Development Plan Amendment is APPROVED.

STATUS 10/29/2024: The Development Plan Amendment for the Cross Schools Columbarium was heard at the November 6, 2024 Development Review Committee meeting. The DPA is conditionally approved pending stormwater review and approval.

STATUS 10/29/2024: The Development Plan Amendment for the Cross Schools Cafeteria Expansion will be heard at the November 27, 2024 Development Review Committee meeting.

STATUS 11/8/24: The Development Plan Amendment for the Cross Schools Columbarium is APPROVED.

STATUS 11/20/24: The Applicant has submitted a Development Plan Amendment for the expansion of the cafeteria. This item was heard at the November 27, 2024 Development Review Committee meeting.

STATUS 1/27/25: The project received MS4 Auto-coverage Approval - waiting on BMP Maintenance Agreement prior to DPA approval.

STATUS 2/5/25: The Development Plan Amendment for the Cafeteria Expansion is APPROVED.

STATUS 8/13/25: A Development Plan Amendment application for a temporary classroom trailer was heard at the August 20, 2025 Development Review Committee meeting.

PROJECT NAME: CHURCH OF THE CROSS AT BUCKWALTER



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 Development Plan Amendment Cases: 2

Subdivision Plan

General

SUB-07-25-019867	07/31/2025		Subdivision Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton - USE THIS ACCOUNT

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

PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a Subdivision plan application. The project consists of creating thirteen (13) single family lots with associated infrastructure. The property is in the Palmetto Bluff Planned Unit Development (PUD) consists of 27.35 acres identified by tax map number R614 057 000 0217 0000 along Old Moreland Road.

STATUS: This item will be heard at the September 3, 2025 Development Review Committee Meeting.

PROJECT NAME: PALMETTO BLUFF

SUB-08-25-019893	08/15/2025	201E MIDPOINT BLVD BOULEVARD	Subdivision Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner: Pulte Group

PLAN DESCRIPTION: A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 70 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 and located at the intersections of Midpoint Boulevard and Sea Glass Lane, Midpoint Boulevard and Golden Poppy Lane, and Coral Cove Road within the Midpoint at New Riverside Master Plan.

STATUS: This item will be heard at the September 17, 2025 Development Review Committee meeting.

PROJECT NAME: MIDPOINT AT NEW RIVERSIDE



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-02-25-019578	02/04/2025	149 SIMMONSVILLE RD ROAD	Subdivision Plan	Active	Dan Frazier
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Applicant: Jason Frazier

Owner: Benjamin & Leah Frazier

PLAN DESCRIPTION: A request by Jason Frazier on behalf of Benjamin Frazier for the approval of a Subdivision application. The project consists of the subdivision of a single lot into three lots with associated access and utility easements. The property is zoned Residential General (RG) identified by tax map number R600 031 000 0168 0000 and consists of approximately 0.91 acres located on Simmonsville Road.

STATUS: This item was heard at the March 12, 2025 Development Review Committee meeting.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Total Subdivision Plan Cases: 3

Zoning Action

UDO Text Amendment

ZONE-09-24-019360	09/24/2024	41 THOMAS HEYWARD ST STREET	Zoning Action	Active	Charlotte Moore
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Applicant: Keith Fisher

Owner:

PLAN DESCRIPTION: Request for inclusion of carports in the UDO.

STATUS 09.24.2024: Requires a pre-application meeting. Staff will contact applicant.

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

Zoning Action

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

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

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

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

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

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

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

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

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

PROJECT NAME:

Zoning Map Amendment

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

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

PLAN DESCRIPTION: A request by the Town of Bluffton for Zoning Map Amendment of approximately 1.38 acres located at 328, 330 and 332 Buck Island Road identified as Beaufort County Tax Map Numbers R 610 039 000 0016 0000 (328 and 330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road) to Rezone the Subject Property to the Light Industrial (LI) District.

STATUS 8/29/24: The workshop was held at the July 24, 2024 Planning Commission meeting. The Public Hearing and Recommendation to Town Council is tentatively scheduled for September 25, 2024 Planning Commission meeting.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Attachment 9

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

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

Zoning Action

ZONE-03-24-019046 03/14/2024 Zoning Action Active Dan Frazier

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

PLAN DESCRIPTION: A request by the applicant and property owner Johnnie Bryant III, for approval of a zoning map amendment application. The property is located at 30 Davis Road and consists of approximately 2.14 acres identified by tax map number R600 029 000 0028 0000 and currently zoned T2R Rural in unincorporated Beaufort County. This application is associated with the following annexation request; ANN-03-24-019045.

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

STATUS: The Public Hearing for the zoning map amendment and comprehensive plan amendment were recommended for approval at the July 24, 2024, Planning Commission meeting.

STATUS: THE ZMA and CPA were approved at 1st Reading at the August 13, 2024, Town Council Meeting.

STATUS 11-12-24: Town Council APPROVED 2nd and Final Reading of the ZMA and CPA.

PROJECT NAME:

Zoning Permit

ZONE-07-25-019851 07/24/2025 200 BLUFFTON RD ROAD Zoning Action Active Dan Frazier

Applicant: Cellco Partnership DBA Verizon Wireless **Owner:**

PLAN DESCRIPTION: This project consists of the installation of a proposed metal pole and new small cell equipment along with associated electrical components, mounting hardware (as needed), and all associated work. Power to be routed by local utility company. Fiber to be permitted separately. Cell tower #6

PROJECT NAME: OLD TOWN

Total Zoning Action Cases: 5

Total Active Cases: 71



Growth Management Application Update Report

Attachment 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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