



GROWTH MANAGEMENT UPDATE

September 12, 2023

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

- a. **Planning Commission:** August 23, 2023, meeting agenda attached. Next meeting scheduled for Wednesday, September 27, 2023.
- b. **Historic Preservation Commission:** August 2, 2023, cancellation notice attached. Next meeting scheduled for Wednesday, September 6, 2023.
- c. **Board of Zoning Appeals:** August 1, 2023, meeting agenda attached. Next meeting scheduled for Tuesday, September 5, 2023.
- d. **Development Review Committee:** August 2, 23 & 30, 2023 meeting agendas attached. August 9 & 16, 2023 cancellation notices attached. Next meeting scheduled for Wednesday, September 6, 2023.
- e. **Historic Preservation Review Committee:** August 7, 14 & 21, 2023, cancellation notices attached. August 28, 2023 meeting agenda attached. Next meeting scheduled for Tuesday, September 5, 2023.
- f. **Construction Board of Adjustment and Appeals:** August 29, 2023, cancellation notice attached. Next meeting scheduled for Tuesday, September 26, 2023.
- g. **Affordable Housing Committee:** August 3, 2023, meeting agenda attached. Next meeting scheduled for Thursday, September 7, 2023.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance Program.

Fiscal Year 2024 started on July 5th and the approved Neighborhood Assistance Budget is \$290,000.

To date 13 homes have been serviced for home repairs such as roofing and interior repairs totaling \$115,840. Two homes have been serviced for septic pump out, totaling \$800 and one home for tree service totaled at \$5,500. As of today 16, homes have been serviced through the Neighborhood Assistance Program.

Four homes will be visited by staff to evaluate homes for repairs, five homes are waiting on estimates and applications are still being accepted.

ATTACHMENTS:

1. Planning Commission meeting agenda for August 23, 2023.
2. Historic Preservation Commission cancellation notice for Wednesday, August 2, 2023.
3. Board of Zoning Appeals meeting agenda for Tuesday, August 1, 2023.
4. Development Review Committee meeting agendas for August 2, 23 & 30, 2023 and cancellation notices for August 9 & 16, 2023.
5. Historic Preservation Review Committee cancellation notices for August 7, 14 & 21, 2023 and meeting agenda for August 28, 2023.
6. Construction Board of Adjustments and Appeals cancellation notice for Tuesday, August 29, 2023.
7. Affordable Housing Committee meeting agenda for Thursday, August 3, 2023.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2017-2024 (to August 25, 2023).
 - b. Building Permits Issued Per Month FY 2017-2024 (to August 25, 2023).
 - c. Value of Construction FY 2017-2024 (to August 25, 2023).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2017-2024 (to August 25, 2023).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2017-2024 (to August 25, 2023).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2017-2024 (to August 25, 2023).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2017-2024 (to August 25, 2023).
 - h. Planning and Community Development Applications Approved FY 2017-2024 (to August 25, 2023).
 - i. Multi Family Apartments Value FY 2017-2024 (to August 25, 2023).
 - j. Multi Family Apartments Square Footage FY 2017-2024 (to August 25, 2023).
 - k. Multi Family Apartments Total Units FY 2017-2024 (to August 25, 2023).
9. Planning Active Application Report



Planning Commission

Wednesday, August 23, 2023 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. 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. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

1. July 26, 2023 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

1. **Refuel (Certificate of Appropriateness - Highway Corridor Overlay):** A Certificate of Appropriateness to permit the landscape, lighting and architecture for Refuel convenience store and gas station, located along SC Highway 46 across from the May River Xing intersection. It is zoned PUD within the New Riverside PUD and New Riverside Village Master Plan. (COFA-04-23-017905)(Staff - Katie Peterson)

IX. NEW BUSINESS

1. **Compass Commons at New Riverside Village (Development Plan):** A request by Conor Blaney of Ward Edwards Engineering on behalf of Lee Lucier of The Richardson Group LLC for approval of a preliminary development plan application. The applicant proposes to develop 4 commercial buildings, totaling approximately 16,000 SF, and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 2.77 acres identified by tax map numbers R610 036 000 3710 0000 and R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan. (DP-05-23-018058) (Staff - Dan Frazier)

X. DISCUSSION

1. Workshop - Application Manual Update. (Staff - Kevin Icard)

XI. ADJOURNMENT

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. 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.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment is limited to 3 minutes per speaker.*

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION COMMISSION (HPC)

Meeting scheduled for

Wednesday, August 2, 2023 at 6:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, September 6, 2023

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



Board of Zoning Appeals

Tuesday, August 01, 2023 at 6:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Board 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 Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board, Staff or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

A. June 7, 2022 Minutes

B. June 28, 2022 Minutes

VII. ELECTION OF OFFICERS

VIII. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA*

IX. OLD BUSINESS

X. NEW BUSINESS

A. **1203 May River Road (Variance):** The Applicant, Daniel Keefer, on behalf of the property owner, Ed Goeas/ERB Enterprises, LLC, requests a variance from UDO Section 5.3.7.B.2.b to encroach 35' into the 50' Highway Corridor Overlay District buffer. The property is identified by tax map number R610 039 000 0114 0000 and is located at 1203 May River Road in the Neighborhood Core Zoning District.

XI. DISCUSSION

XII. ADJOURNMENT

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. 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.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment is limited to 3 minutes per speaker.*

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



Development Review Committee Meeting

Wednesday, August 02, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Lowcountry Pickleball Club (Development Plan Application):** A request by Richard Maggin of Palmetto Land Associates, LLC, for approval of a final development plan. The project consists of the construction of a commercial pickleball facility including clubhouse and covered courts. The property is zoned Jones Estate PUD and consists of approximately 10.25 acres, identified by tax map numbers R610-036-000-0462-0000, R610-036-000-0461-0000 & R610-036-000-0460-0000 and located at 60 Estate Drive within the Palmetto Point Commercial Master Plan. (DP-04-22-016582) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 9, 2023

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

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.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment is limited to 3 minutes per speaker.*



PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC)

Meeting scheduled for

Wednesday, August 9, 2023 at 1:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, August 16, 2023

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



PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC)

Meeting scheduled for

Wednesday, August 16, 2023 at 1:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, August 23, 2023

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



Development Review Committee Meeting

Wednesday, August 23, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Pulte – Midpoint Phase 1C (Development Plan):** A request by Patterson Farmer of Pulte Home Company on behalf of the property owner Pioneer Land & Timber, LLC for approval of a final development plan. The project consists of 97 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 59 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint of New Riverside Concept Master Plan. (DP-01-23-017570) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 30, 2023

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

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.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment is limited to 3 minutes per speaker.*



Development Review Committee Meeting

Wednesday, August 30, 2023 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **New Riverside Village Parcel 7 (Development Plan):** A request by Brian Searcy of Core States Group on behalf of the property owner, Solomon Property Holdings SC, LLC for approval of a final development plan application. The project consists of a two-story, 15,000 sq. ft. medical office building and supporting parking. The property is zoned New Riverside Planned Unit Development and consists of approximately 1.56 acres identified by tax map number R610 036 000 3214 0000 located along New Riverside Village Way and Parkside Commons within the New Riverside Village Master Plan. (DP-07-22-017024) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 6, 2023

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

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.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment is limited to 3 minutes per speaker.*



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, August 7, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, August 14, 2023

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, August 14, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, August 21, 2023

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, August 21, 2023 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, August 28, 2023

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



Historic Preservation Review Committee

Monday, August 28, 2023 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **12 Tabby Shell Road, Lot 24:** A request by Pearce Scott Architects, on behalf of the owners, Matt and Dianne Donovan, for the review of a Certificate of Appropriateness - HD for the construction of a new single-family residential Carriage House of approximately 1,056 SF, to be located at 12 Tabby Shell Road, Lot 24 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-08-23-018375)(Staff - Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, September 5, 2023

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

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.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment is limited to 3 minutes per speaker.*



PUBLIC NOTICE

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

Tuesday, August 29, 2023, at 6:00 P.M.

has been CANCELED.
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, September 26, 2023.

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



Affordable Housing Committee Meeting

Thursday, August 3, 2023, at 10:00 AM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. June 1, 2023

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY24 Neighborhood Assistance Program Budget Update

VII. PUBLIC COMMENTS

VIII. DISCUSSION

1. 1095 May River Update

IX. ADJOURNMENT

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

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

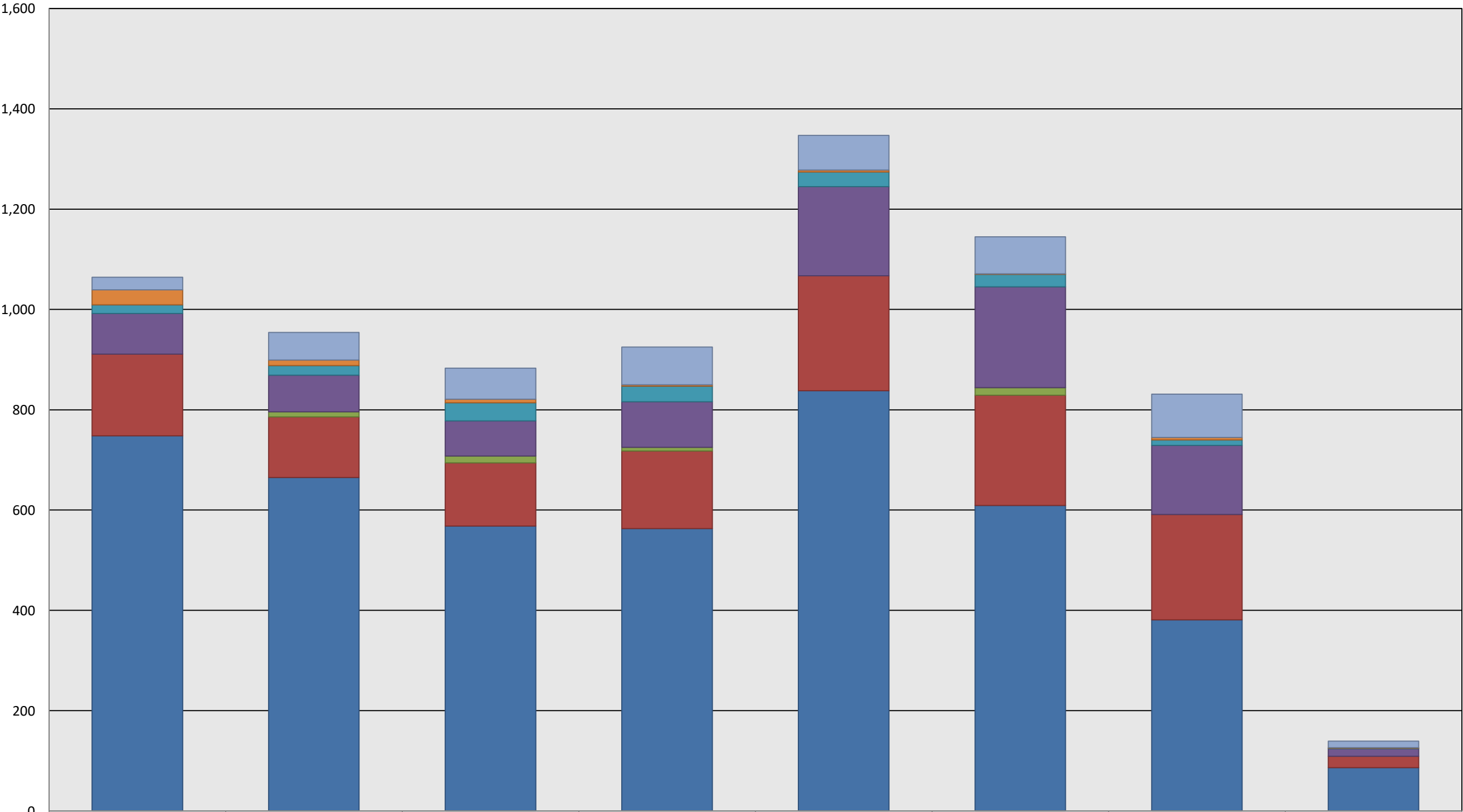
**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

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

Town of Bluffton
Building Permits Issued
FY 2017 - 2024

Attachment 8a

Number of Building Permits Issued

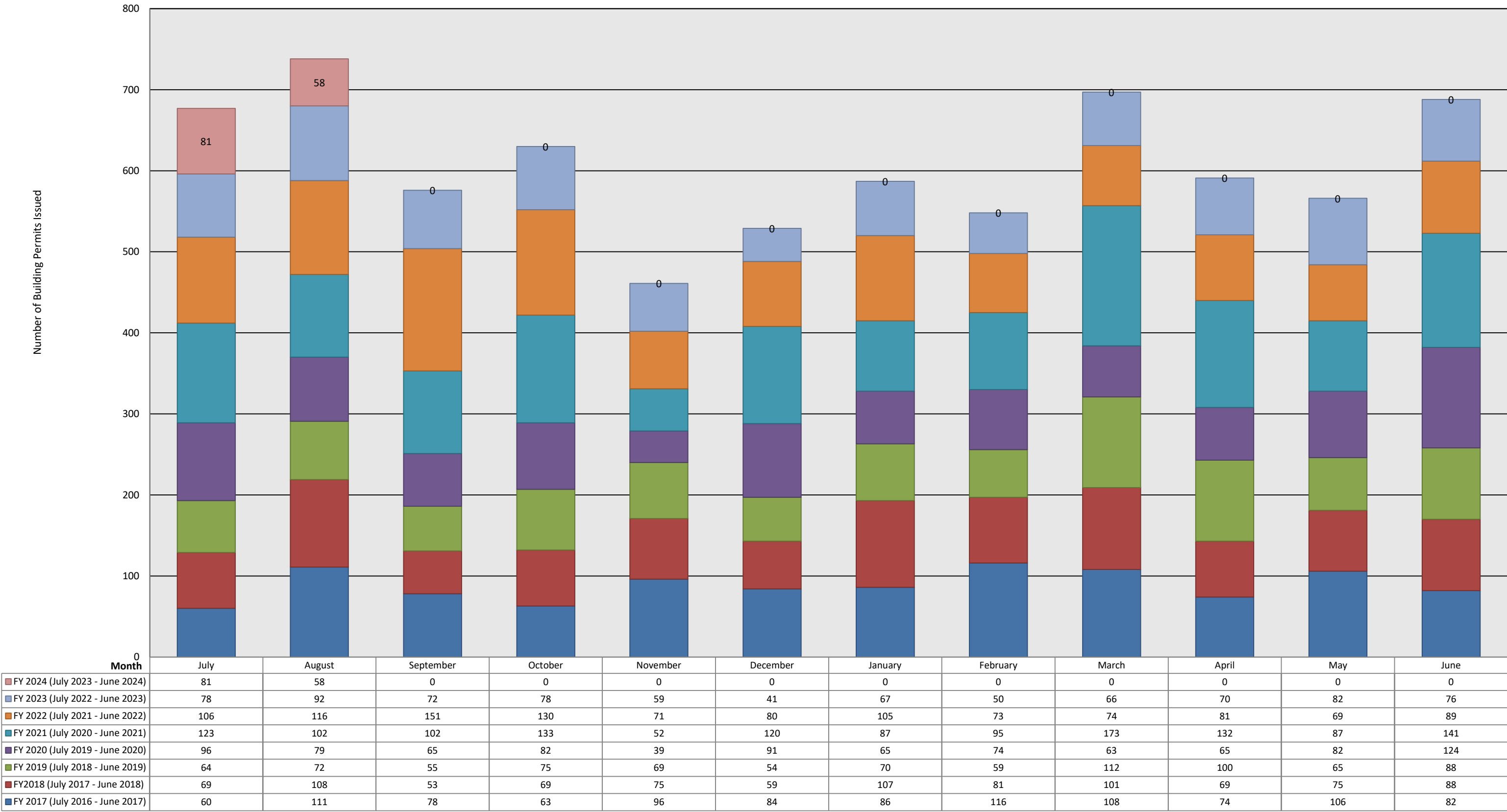


Year	FY 2017 (July 2016 - June 2017)	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)
Other Commercial	25	55	62	75	69	74	86	13
Commercial Addition	30	11	7	3	4	1	5	1
New Commercial Construction/ Tenant Upfit	17	19	36	31	29	25	11	1
Other Residential	81	73	70	91	178	201	138	15
New Multi Family - Apartments	0	10	14	7	0	15	0	0
Residential Addition	163	121	126	155	229	220	210	23
New Single Family	748	665	568	563	838	609	381	86

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

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

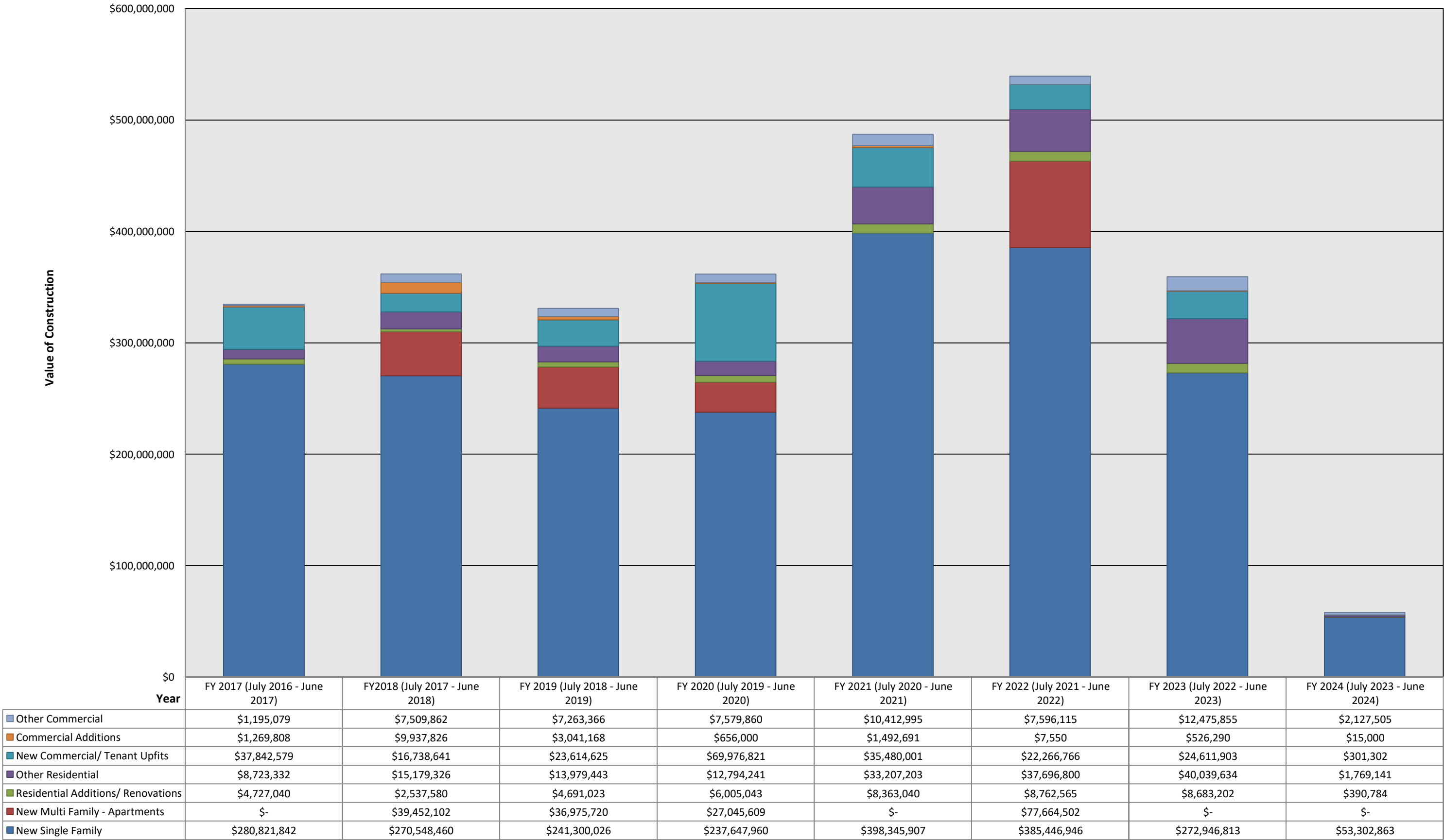
Attachment 8b



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

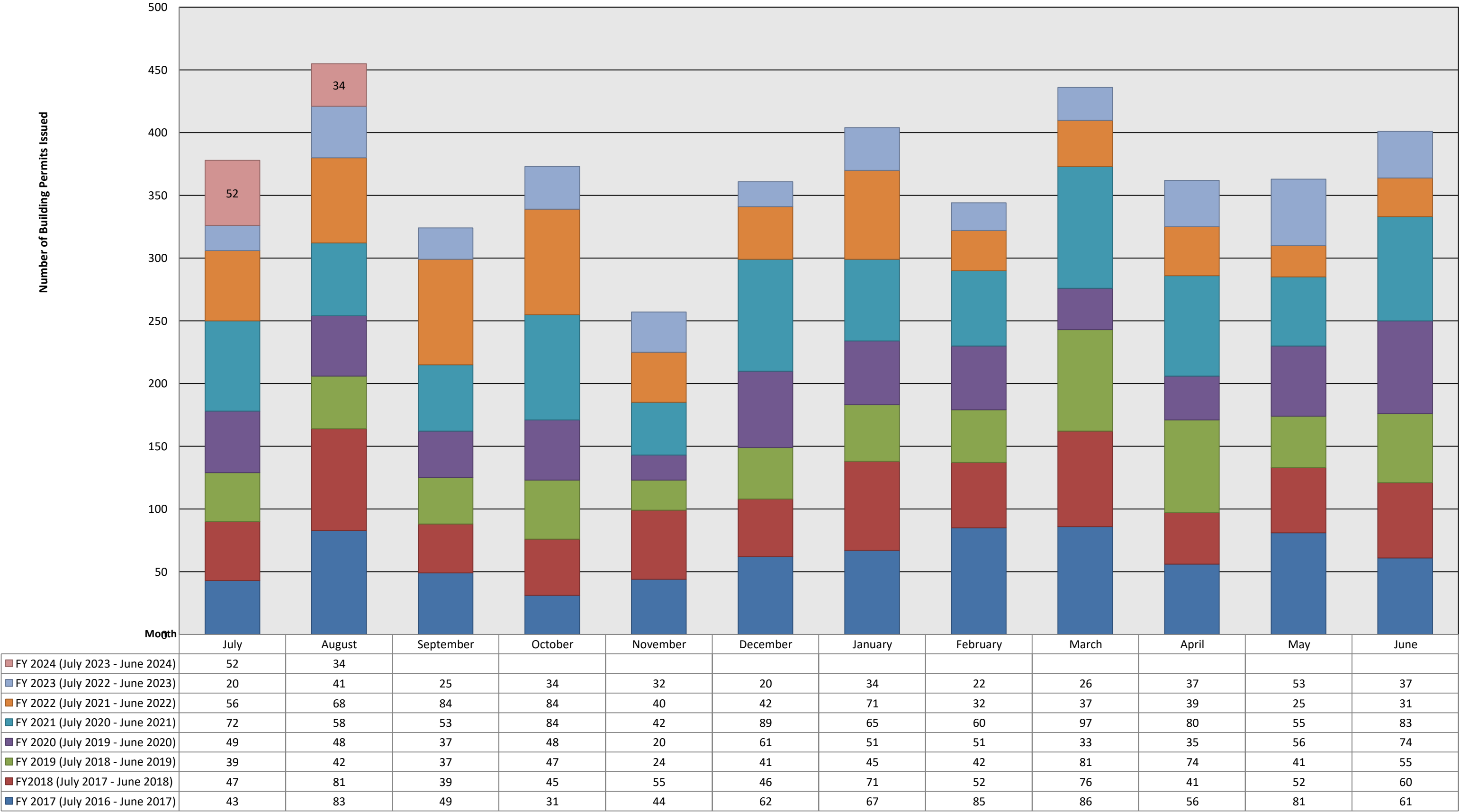
Town of Bluffton
Value of Construction
FY 2017 - 2024

Attachment 8c



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

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

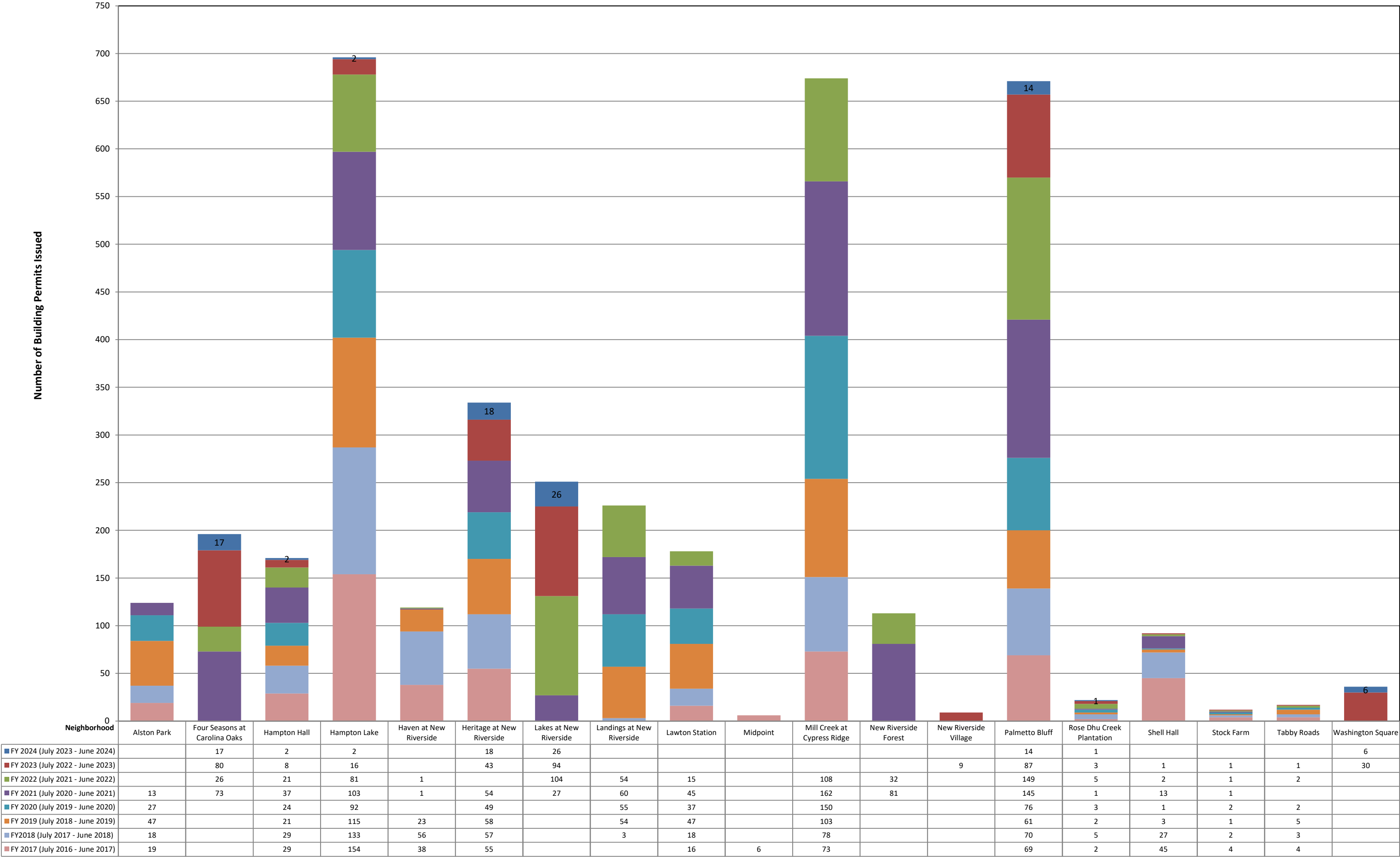


Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

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

Attachment 8e

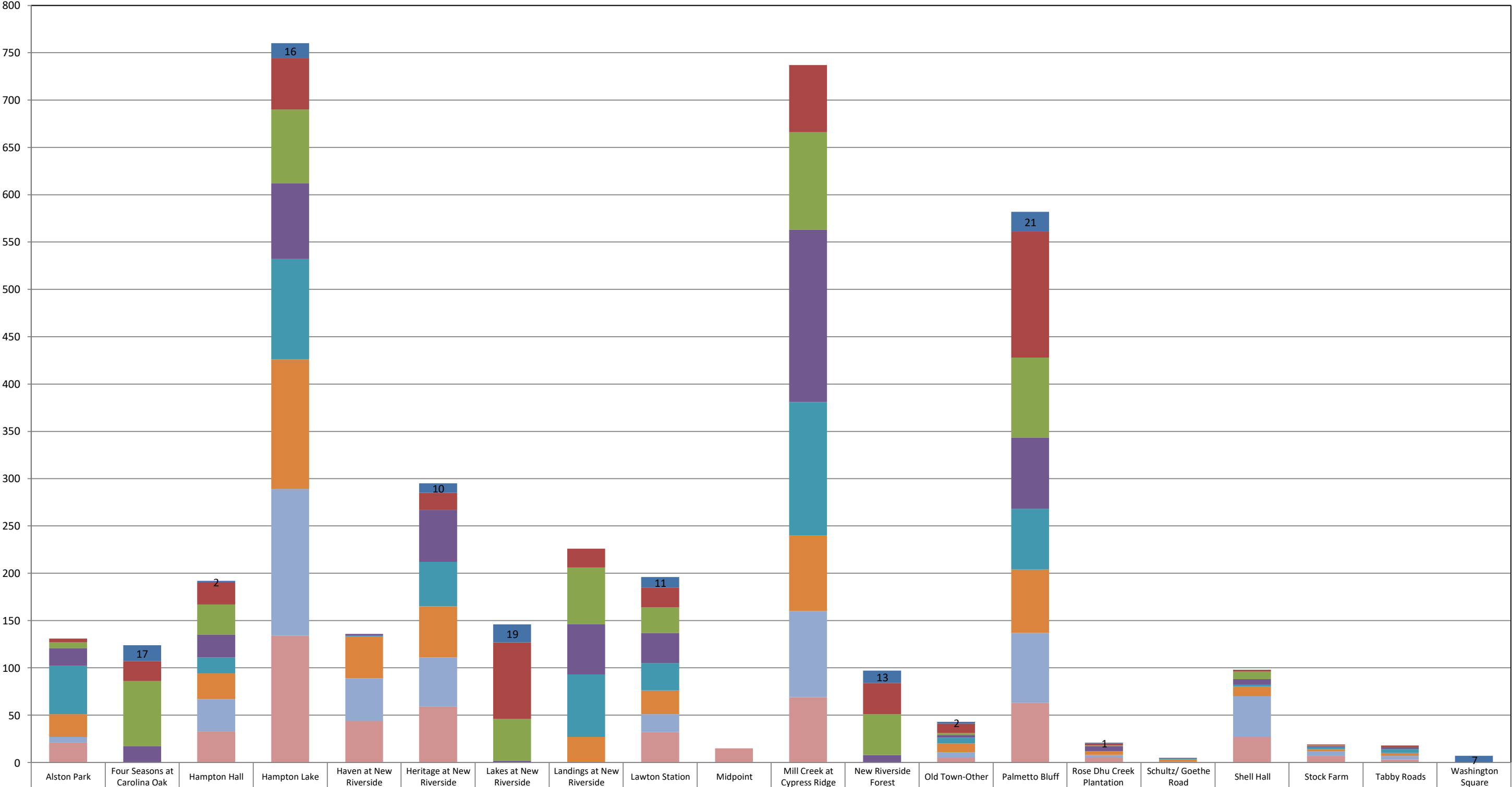
Number of Building Permits Issued



Town of Bluffton

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

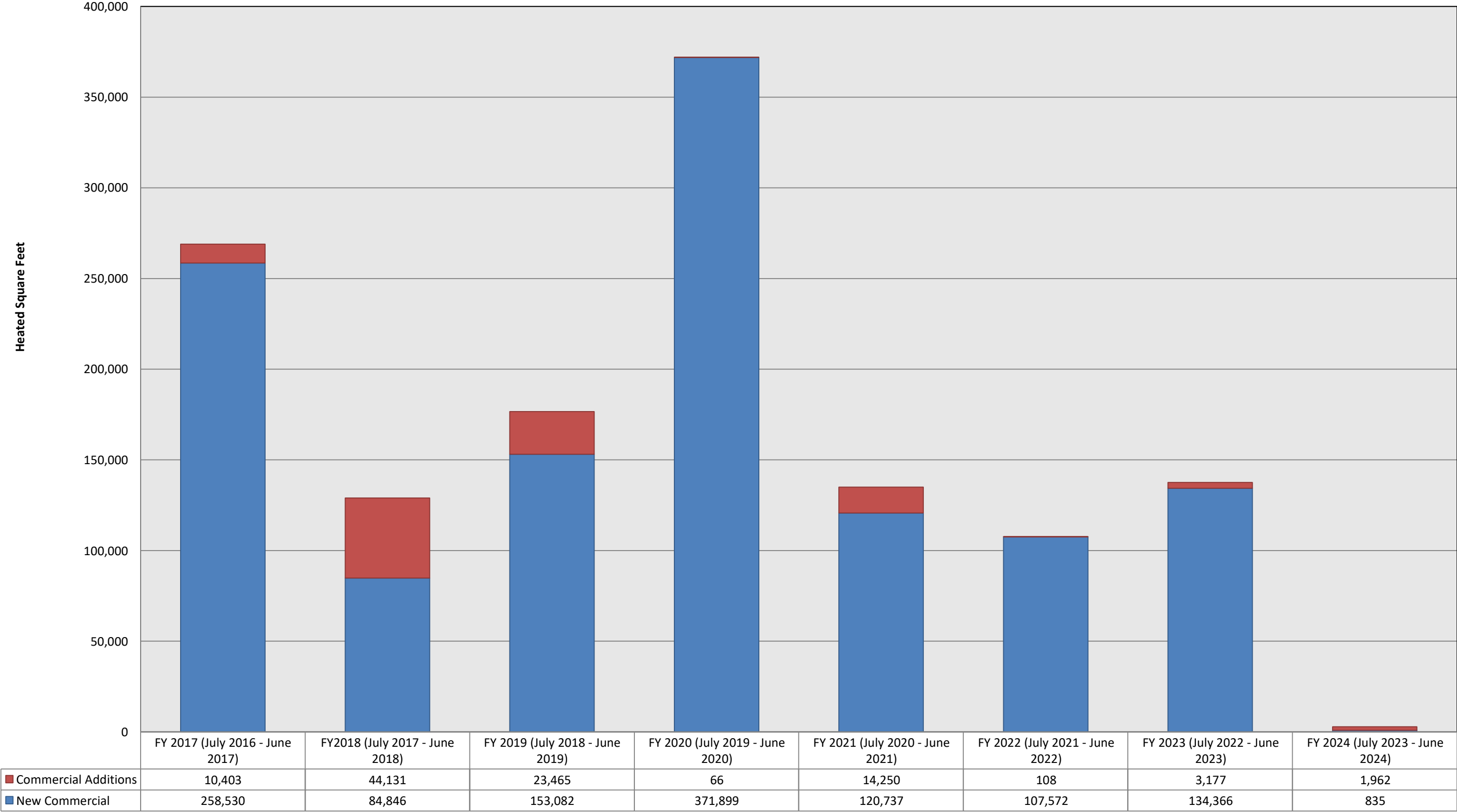
Number of New Housing Starts



FY 2024 (July 2023 - June 2024)		17	2	16		10	19		11			13	2	21	1				7
FY 2023 (July 2022 - June 2023)	4	21	23	54		18	81	20	21		71	33	10	133	2		2	1	2
FY 2022 (July 2021 - June 2022)	6	69	32	78			44	60	27		103	43	2	85	1		8	1	
FY 2021 (July 2020 - June 2021)	19	17	24	80	2	55	2	53	32		182	8	3	75	5	1	6	1	2
FY 2020 (July 2019 - June 2020)	51		17	106	1	47		66	29		141		6	64		1	2	2	4
FY 2019 (July 2018 - June 2019)	24		27	137	44	54		27	25		80		9	67	4	2	10	2	3
FY2018 (July 2017 - June 2018)	6		34	155	45	52			19		91		6	74	3	1	43	5	4
FY 2017 (July 2016 - June 2017)	21		33	134	44	59			32	15	69		5	63	5		27	7	3

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

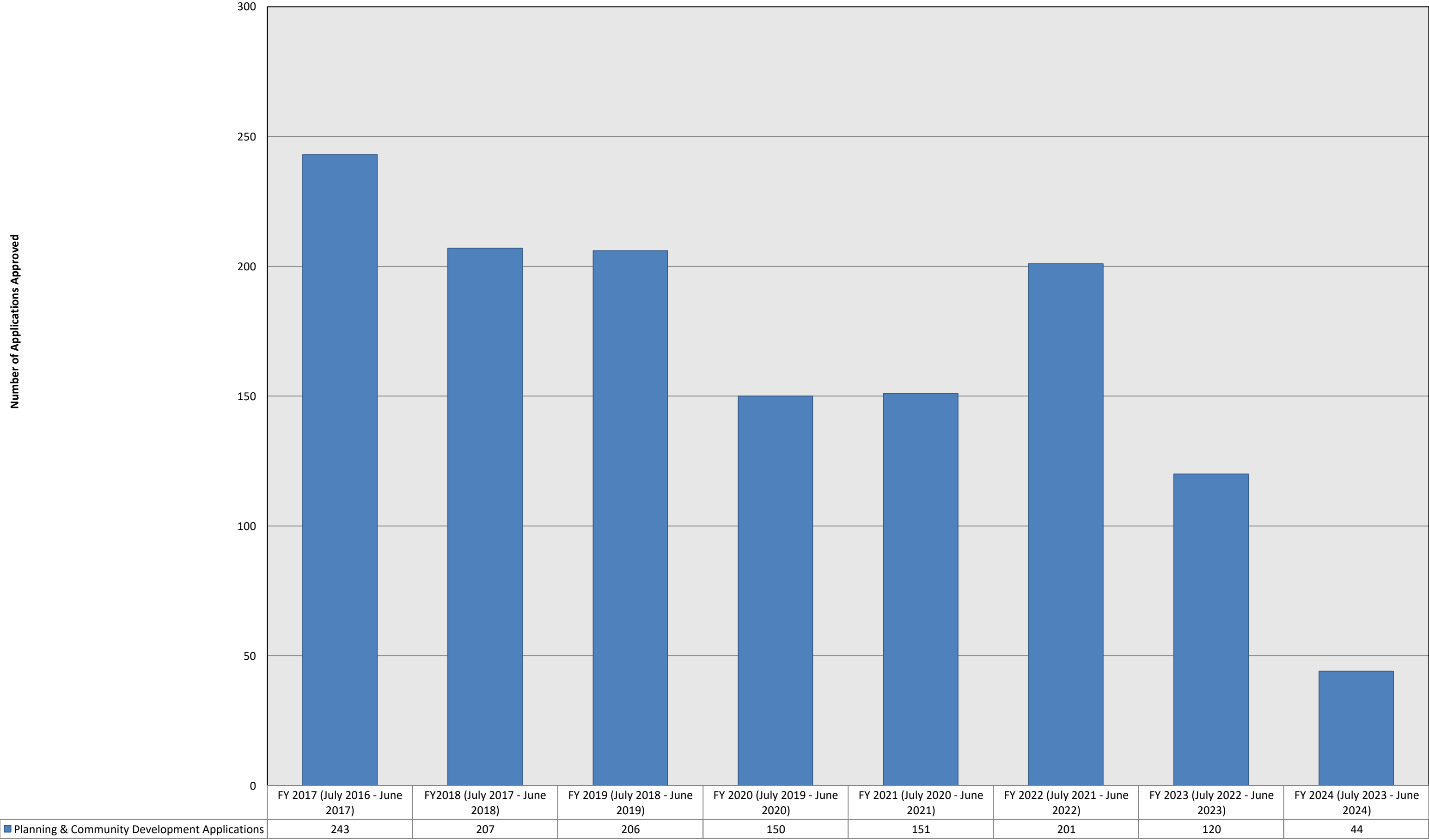
Attachment 8g



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

Attachment 8h

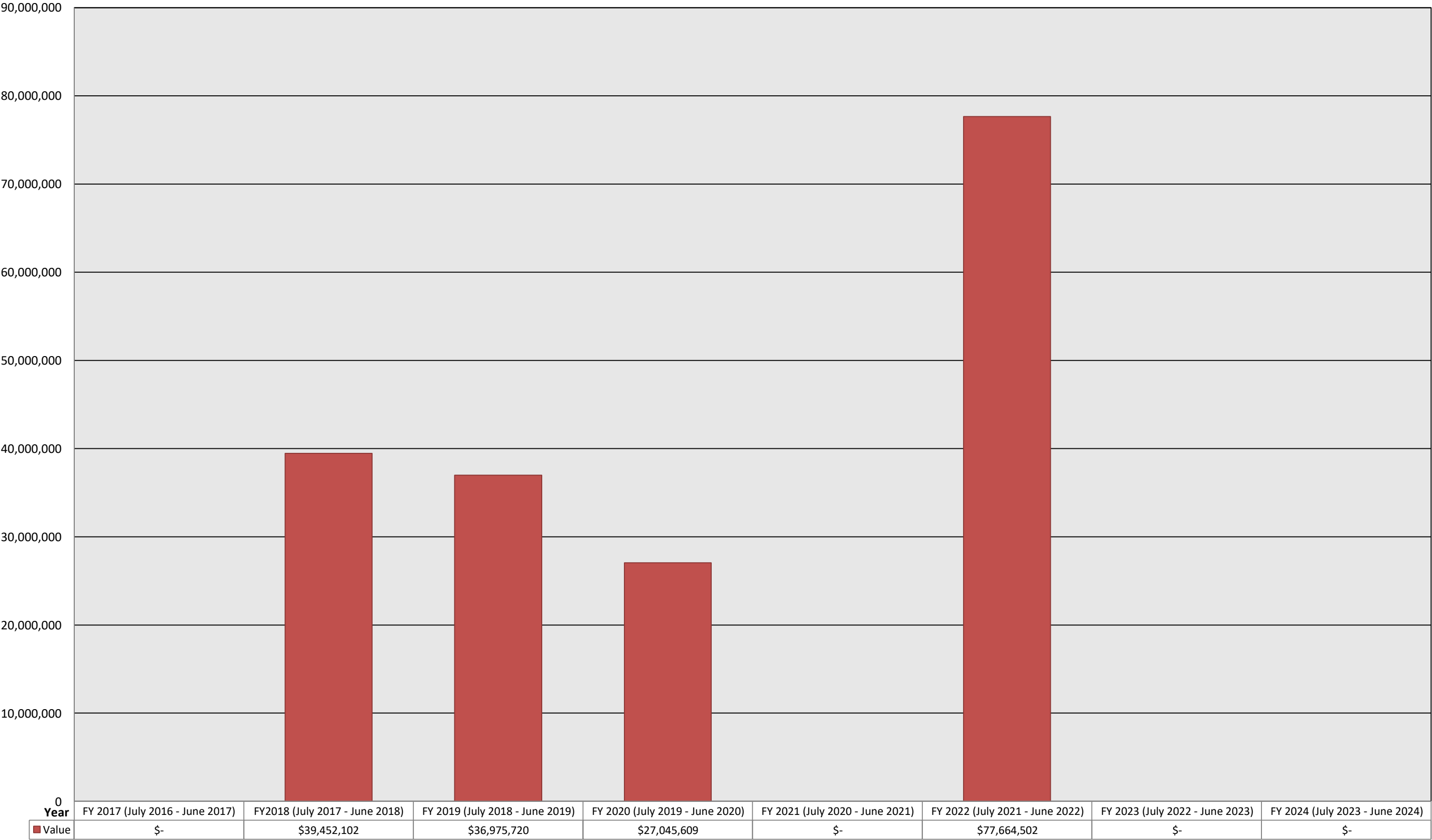
Number of Applications Approved



Town of Bluffton
Multi Family Apartments Value
FY 2017 - 2024

Attachment 8i

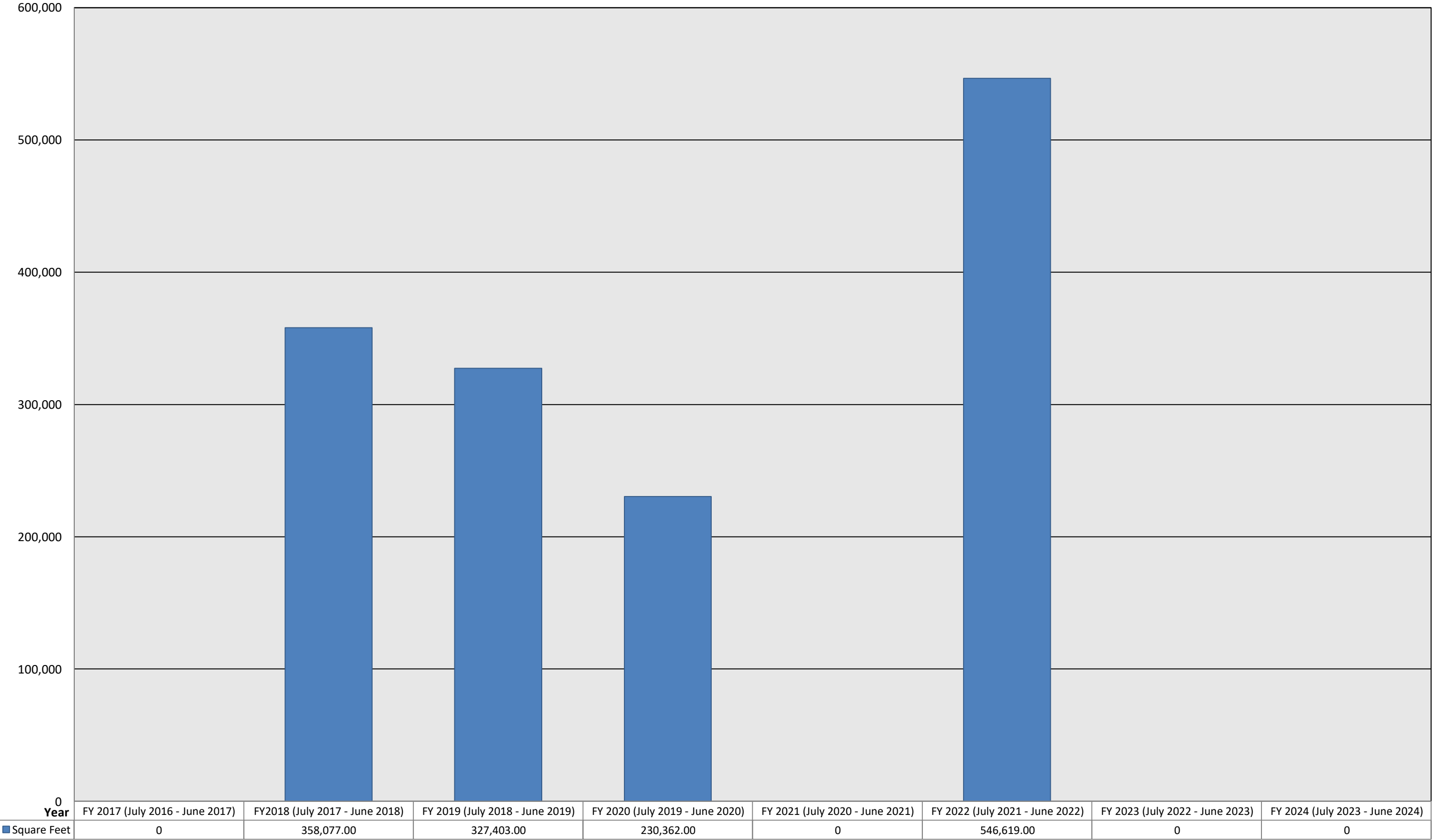
Value of Multi Family Apartments



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

Attachment 8j

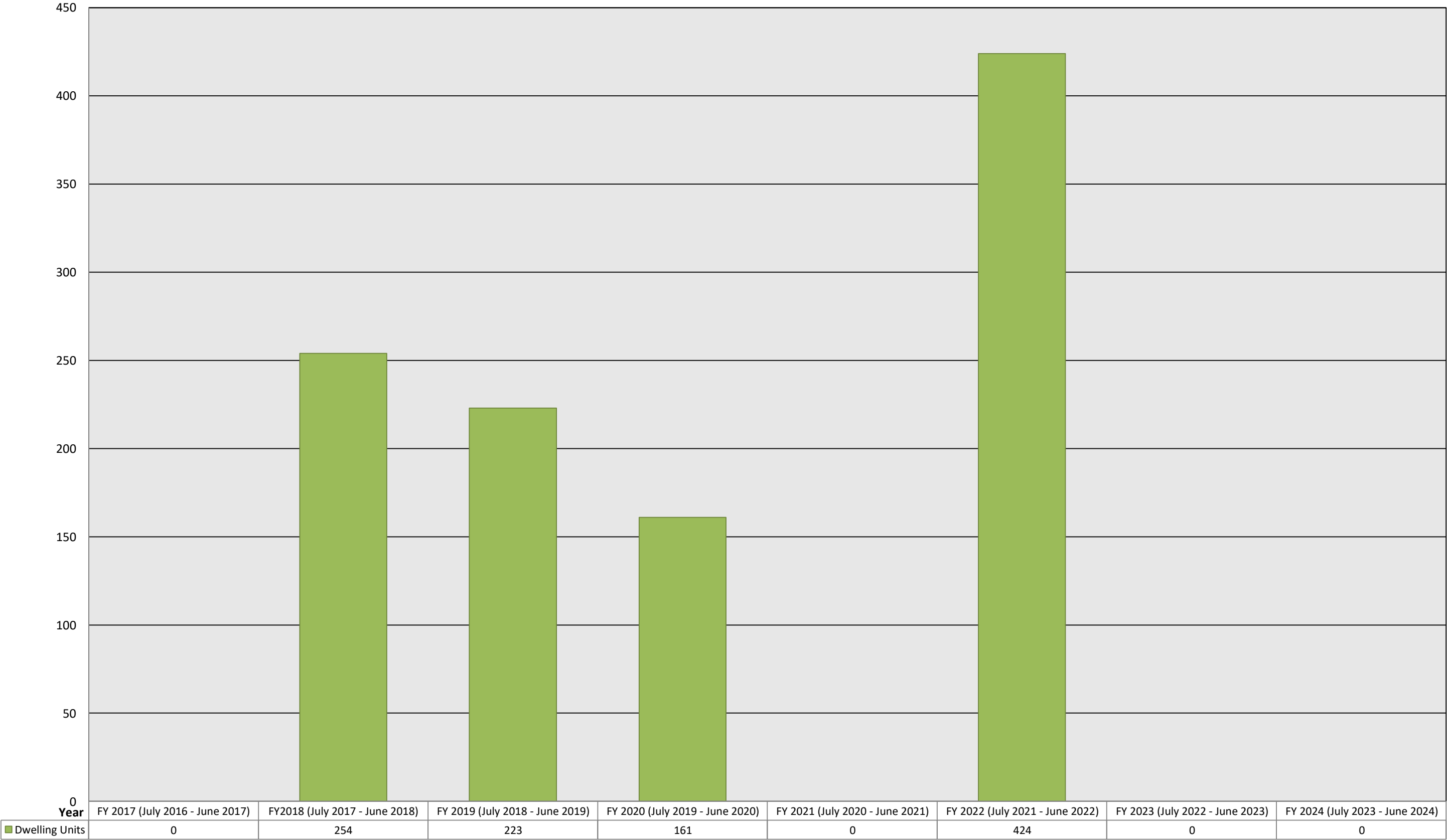
Square Footage of Multi Family Apartments



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

Attachment 8k

Multi Family Apartments Total Units





Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
Highway Corridor Overlay District					
COFA-11-22-017422	11/21/2022	255 NEW RIVERSIDE VILLAGE WAY	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Court Atkins		Owner: Solomon Dental			
<p>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.</p> <p>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.</p> <p>7.18.23: Have not yet received resubmittal.</p>					
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			
<p>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.</p> <p>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.</p> <p>7.18.23: Have not yet received resubmittal.</p>					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



Growth Management Application Update Report

Attachment 9

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

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

Active Cases

Certificate of Appropriateness

COFA-03-23-017836 03/28/2023 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.

PROJECT NAME:

Historic District

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

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

PLAN DESCRIPTION: Awaiting resubmittal:

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

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

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

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

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

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

PROJECT NAME: OLD TOWN



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-06-23-018189 06/23/2023 77 BRIDGE ST STREET Certificate of Appropriateness Active Katie Peterson

Applicant: Manuel Studio, LLC **Owner:** Sara Kelly

PLAN DESCRIPTION: A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,676 SF and a new one-story Carriage House of approximately 676 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD

STATUS: The Application was heard at the July 17, 2023 meeting of the HPRC. Once the Demolition request is heard by the DRC, a Final Application may be submitted to be heard by the HPC. Note: Demolition must be heard prior to new construction.

PROJECT NAME: OLD TOWN

COFA-05-23-018094 05/30/2023 1282 MAY RIVER ROAD Certificate of Appropriateness Active Katie Peterson

Applicant: Pearce Scott Architects **Owner:** CEH Real Estate Bluffton, LLC

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the Owner CEH Real Estate Bluffton, LLC, for the review of a Certificate of Appropriateness - HD for the renovation to the single-story Contributing Resource, known as the Red Dot, and addition of 653 SF, located at 1282 May River Road, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD.

STATUS: The Application has been placed on the 6/26/2023 HPRC Agenda.

7.18.23: The Application was heard at the 6.26.23 HPRC Meeting. A Final Development Plan must be reviewed by the DRC prior to submittal of a Final COFA Application to be heard by the HPC.

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

Applicant: Pearce Scott Architects

Owner: 5824 Guilford Place LLC

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

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

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

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

PROJECT NAME: OLD TOWN

COFA-08-23-018375	08/14/2023	12 TABBY SHELL RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	------------------------	--------------------------------	--------	----------------

Applicant: Pearce Scott Architects

Owner: Donovan, Matthew

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the owners, Matt and Dianne Donovan, for the review of a Certificate of Appropriateness- HD for the construction of a new single-family residential Carriage House of approximately 1,056 SF, to be located at 12 Tabby Shell Road, Lot 24 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

Status 8.28.23: The Application was heard by the Historic Preservation Review Committee at the 8/28/23 meeting where comments were provided to the Applicant. Awaiting Final submittal.

PROJECT NAME: TABBY ROADS PHASE 1



Growth Management Application Update Report

Attachment 9

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

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

Active Cases

Certificate of Appropriateness

COFA-10-22-017359 10/31/2022 47 STOCK FARM RD Certificate of Appropriateness Active Katie Peterson

Applicant: Webb Construction Inc - USE THIS ACCOUNT **Owner:** Gilbert Carter

PLAN DESCRIPTION: A request by Webb Construction, on behalf of the owners, Gilbert and Mary Reid Carter, for review of a Certificate of Appropriateness - HD to enclose the existing front porch for the addition of 297 SF on the existing residential structure located at 47 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.

STATUS: The Application is under review and is slated for the February 27, 2022 agenda of the HPRC.

3.1.2023 STATUS: The Application was heard at the 2/27/23 meeting of the HPRC where comments were provided to the Applicant. Awaiting Final Submittal addressing comments.

PROJECT NAME: OLD TOWN

COFA-08-23-018346 08/02/2023 94 CALHOUN ST STREET Certificate of Appropriateness Active Glen Umberger

Applicant: Randy Ladermann **Owner:** Steve Thomas

PLAN DESCRIPTION: renovation to residence; work was undertaken above what was approved under SFHD-01-23-0109 and SFHD-03-23-0309; will need COFA approved by HPC

UPDATE: 08.17.2023 Scheduled for HPC on 09.06.2023

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-06-23-018105	06/01/2023	7 BLUE CRAB STREET	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	--------------------	--------------------------------	--------	----------------

Applicant: Ernest & Andrea Suozzi

Owner: Ernest & Andrea Suozzi

PLAN DESCRIPTION: A request by Ernie and Andrea Suozzi for the review of a Certificate of Appropriateness - HD for the construction of a new 2-story single-family structure of approximately 2,304 SF, and Carriage House of approximately 720 SF, located at 7 Blue Crab Street, in the Old Town Bluffton Historic District, identified as Lot 24 of the Tabby Roads development and zoned Neighborhood General-HD.

STATUS: The Application has been placed on the 6/26/2023 HPRC Agenda.

7.18.23: The Application was heard at the 6.26.23 HPRC meeting where comments were provided to the Applicant. Awaiting Final submittal to be heard the by the HPC.

7.26.23: A Final Application has been submitted and it is slated to be heard at the September 6, 2023 HPC meeting.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-06-23-018141	06/07/2023	1268 MAY RIVER ROAD	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	---------------------	--------------------------------	--------	----------------

Applicant: Shifting Tides, LLC

Owner: May River Project LLC

PLAN DESCRIPTION: A request by Shifting Tides, LLC on behalf of the owner, May River Project, LLC, for a review of a Certificate of Appropriateness - HD to renovate the Contributing Resource, known as Nathaniel Brown's Cottage, to include enclosing the rear porch, replacing windows, renovating the front porch, and adding a side patio with ramp, and the renovation of the CMU Carriage House Structure to include removing the shed-roof side addition, and replacing windows and updating the structure. The site is located at 1268 May River Road, in the Old Town Bluffton Historic District and is zoned Neighborhood General- HD.

Status 7.3.23: The Application is slated to be on the July 17, 2023 HPRC agenda.

7.18.23: Application was heard at the 7.17.23 HPRC where comments were provided to the Applicant. Awaiting DP Review. Once the Final DP has been heard by the DRC, a Final COFA Application may be submitted to be heard by the HPC.

PROJECT NAME: OLD TOWN

Historic District - Demolition



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-07-23-018245	07/10/2023	77 BRIDGE ST STREET	Certificate of Appropriateness	Active	Katie Peterson
-------------------	------------	---------------------	--------------------------------	--------	----------------

Applicant: Manuel Studio, LLC **Owner:** 77 Bridge Street

PLAN DESCRIPTION: A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD Demolition for the removal, in whole, of the existing 800 SF single-family residence and 120 SF shed located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD.

STATUS 8.28.23: The Application was heard at the July 17, 2023 meeting of the HPRC and 7/26 DRC meeting. Awaiting Final Submittal.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 13

Designation of a Contributing Resource

Designation of a Contributing Resource

DCR-06-23-018161	06/13/2023	9 BRUIN ROAD	Designation of a Contributing Resource	Active	Glen Umberger
------------------	------------	--------------	----------------------------------------	--------	---------------

Applicant: Eugene Marks **Owner:** Eugene Marks

PLAN DESCRIPTION: Request to Remove a Contributing Resource and Amend the Town of Bluffton Contributing Resources Map; Will schedule for HPC August 2, 2023 meeting for recommendation to Town Council to have the Resource removed from the Map; will schedule for Town Council September meeting

UPDATE: Being rescheduled for HPC on September 6, 2023 meeting for recommendation to Town Council to have the Resource removed from/retained on the Contributing Resources Map; will schedule for Town Council October meeting

UPDATE: Scheduled for HPC 09.06.2023

PROJECT NAME: OLD TOWN

Total Designation of a Contributing Resource Cases: 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
Active Cases					
Development Plan					
Development Plan					
DP-02-23-017662	02/09/2023	1215 MAY RIVER ROAD	Development Plan	Active	Dan Frazier
Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT		Owner: ERB Enterprises, LLC			
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. Awaiting re-submittal.					
PROJECT NAME: VAUX PROPERTY					
DP-10-22-017324	10/17/2022		Development Plan	Active	Dan Frazier
Applicant: Reed Commercial Ventures		Owner: Reed Commercial Ventures			
PLAN DESCRIPTION: A request by the applicant and property owner, Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-9,500 sq. ft. office building and associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 1.6 acres, identified by tax map number R610-029-000-0613-0000 and located within the Parcel 10-D / Raider Drive Master Plan. STATUS: Staff comments were reviewed at the November 23, 2022, meeting of the DRC. STATUS: The preliminary development plan was approved with conditions at the January 25, 2023, Planning Commission meeting. Awaiting final development plan submittal. STATUS: The Applicant is actively pursuing SWP as of August 8, 2023.					
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-07-22-016969 07/14/2022 Development Plan Active Dan Frazier

Applicant: 814 Acquisitions LLC/814 CRE, LLC **Owner:** DR Horton Inc

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

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

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

STATUS: Comments on the Final Development Plan were heard at the May 10, 2023, meeting of the DRC.

STATUS: The applicant re-submitted for final development plan approval on May 24, 2023.

PROJECT NAME:

DP-06-19-013211 06/03/2019 56 CALHOUN ST Development Plan Active William Howard

Applicant: Town of Bluffton **Owner:** Elizabeth Fund, LLC

PLAN DESCRIPTION: Office Bldg - The Applicant is proposing to construct a mixed use building with associated infrastructure and parking.
STATUS 06/20/2019: Comments on the Preliminary Plan were provided at the June 19 meeting of the DRC. Awaiting re-submittal for presentation to the Planning Commission.
STATUS 08/28/2019: The Preliminary Plan is approved by the Planning Commission.
STATUS 10/22/2019: Comments on the Final Development Plan were reviewed at the Oct. 16 meeting of the DRC. Awaiting re-submittal to address comments.
STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire.
STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.
STATUS 08/25/2020: The applicant has provided re-submittal documents to satisfy Conditions of Approval. The Final Development Plan is APPROVED.
STATUS 08/25/2022: The Applicant has requested an extension of the approved Final Development Plan. In accordance with Section 3.10.5. of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 08/25/2023.
STATUS 08/08/2023: The Applicant has requested an extension of the approved Final Development Plan. In accordance with Section 3.10.5. of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 08/26/2024.

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-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 Hampton Lake Master Plan.

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

PROJECT NAME:

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

Applicant: Thomas & Hutton

Owner:

PLAN DESCRIPTION: A request by Michael Hughes of Thomas & Hutton on behalf of May River Forest, LLC for approval of a development plan. The project consists of the general clearing, installation of utilities, drainage, grading and paving for +/- 5 miles of Old Anson Road beginning near the intersection of Old Moreland Road and Big House Landing Road and terminating on Big House Island near the Anson Marina. The property is zoned Palmetto Bluff PUD and consists of approximately 110.0 acres identified by tax map numbers R614 046 000 0062 0000, R614 052 000 0059 0000, R614 045 000 0024 0000, R614 045 000 0026 0000, and R614 057 000 0001 0000 located within the Palmetto Bluff Master Plan.

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

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

PROJECT NAME:



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-10-22-017341	10/21/2022	110 PALMETTO BLUFF ROAD	Development Plan	Active	Dan Frazier
-----------------	------------	-------------------------	------------------	--------	-------------

Applicant: Thomas & Hutton

Owner: Cleland Site Prep

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

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

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

PROJECT NAME:

DP-03-23-017841	03/29/2023		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Thomas and Hutton

Owner: University Investments, LLC *

PLAN DESCRIPTION: A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 not currently included in a master plan.

Status: Staff comments were reviewed at the May 17, 2023, meeting of the DRC.

STATUS: The preliminary development plan was approved with one condition at the June 28, 2023, Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Active Cases

Development Plan

DP-07-22-017024	07/28/2022	255 NEW RIVERSIDE VILLAGE WAY	Development Plan	Active	Dan Frazier
-----------------	------------	-------------------------------	------------------	--------	-------------

Applicant: Core States Group **Owner:** Solomon Property Holdings SC

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

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

STATUS: The Applicant resubmitted on October 24, 2022.

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

STATUS: Staff comments on the Final Development Plan will be reviewed at the August 30, 2023 meeting of the DRC.

PROJECT NAME:

DP-07-21-015654	07/27/2021		Development Plan	Active	Jordan Holloway
-----------------	------------	--	------------------	--------	-----------------

Applicant: EMC Engineering Services, Inc. **Owner:** Hlyer Ground Veterinary Service, Inc.

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

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

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Active Cases

Development Plan

DP-05-21-015280	05/06/2021		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Winchester Homes of SC

Owner: Indigo Cove LLC

PLAN DESCRIPTION: A request by Winchester Homes on behalf of PKP Group LLC, for the approval of a Preliminary Development Plan. The project consists of 83 townhome units with associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 23.8 acres located at the northeast corner of Buck Island Road and Bluffton Parkway. The property is zoned residential general and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance.

STATUS: Item is on the 1-12-22 DRC agenda.

STATUS: Plan revisions were submitted to staff and were reviewed at 3/9/22 DRC. STATUS: Awaiting 2nd re-submittal.

STATUS: The Preliminary Development Plan was approved at the 4/27/22 Planning Commission Meeting.

STATUS: Submitted Final Development Plans on 6/12/23.

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

PROJECT NAME:

DP-04-22-016574	04/07/2022	58 CALHOUN ST	Development Plan	Active	Dan Frazier
-----------------	------------	---------------	------------------	--------	-------------

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner: May River Montessori

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

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

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

STATUS: The Applicant resubmitted on July 28, 2022.

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

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

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

PROJECT NAME: OLD TOWN



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-08-22-017076	08/15/2022		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Dan Keefer

Owner: Charlie and Brown

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

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

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

STATUS: The application was approved at the July 26, 2023, Planning Commission Meeting. Awaiting final development plan submittal.

PROJECT NAME:

DP-09-22-017188	09/13/2022		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Witmer Jones Keefer Ltd.

Owner:

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

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

STATUS: The Applicant resubmitted on November 14, 2022.

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

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



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-06-23-018155	06/09/2023	1282 MAY RIVER ROAD	Development Plan	Active	Dan Frazier
-----------------	------------	---------------------	------------------	--------	-------------

Applicant: Sturre Design & Development, LLC

Owner: CEH Real Estate Bluffton, LLC

PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering, on behalf of Dixie Cope, representing the property owners CEH Real Estate Bluffton, LLC, for the approval of a Preliminary Development Plan. The project proposes to construct parking, walkways, and infrastructure associated with the redevelopment of the Historic Coburn Liquor Store. The property is zoned Neighborhood Core – HD (NC-HD and consists of approximately 0.24 acres, identified by tax map number R610-039-00A-0337-0000 located on the southeast corner of May River Road and Dubois Lane.

STATUS: Staff comments were reviewed at the July 19, 2023, meeting of the DRC. Awaiting re-submittal.

PROJECT NAME: OLD TOWN

DP-11-22-017440	11/29/2022	1268 MAY RIVER RD	Development Plan	Active	Dan Frazier
-----------------	------------	-------------------	------------------	--------	-------------

Applicant: Sturre Design & Development, LLC

Owner: May River Project LLC

PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner, May River Project, LLC for approval of a preliminary development plan application. The project proposes the construction of a concrete apron, gravel access drive, gravel parking spaces and a concrete van accessible ADA space to accommodate conversion of the site use from residential to commercial. The property is zoned Neighborhood General – Historic District (NG-HD), consists of approximately 0.7 acres identified by tax map number R610 039 00A 0147 0000, and is located on the south side of May River Road.

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

STATUS: The applicant provided a resubmittal on February 20, 2023. The resubmittal represents a substantial modification from the original preliminary development plan request. Staff comments on the revised preliminary development plan were heard at the March 22, 2023 meeting of the DRC.

STATUS: The preliminary development plan was approved at the April 26, 2023, Planning Commission meeting.

STATUS: Staff comments on the final development plan application will be heard at the September 6, 2023, meeting of the DRC.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Active Cases

Development Plan

DP-02-23-017687	02/15/2023		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: G3 Engineering & Surveying LLC

Owner: Vaquero Bluffton Parters

PLAN DESCRIPTION: A request by G3 Engineering & Surveying, LLC on behalf of the property owner, Vaquero Bluffton Partners, LP for approval of a development plan application. The project proposes a 2,500 SF commercial building to serve as a Starbucks coffeehouse. The property is zoned Buckwalter Planned Unit Development and consists of 1.03 acres identified by tax map number R614 022 000 1131 0000 located within the Berkeley Place Parcel C4 Master Plan and the Washington Square Development Plan.

STATUS: Staff comments on the preliminary development plan were reviewed at the March 22, 2023 meeting of the DRC.

STATUS: The preliminary development plan was approved with conditions at the April 26, 2023, Planning Commission meeting.

STATUS: Staff comments on the final development plan will be reviewed at the September 6, 2023, meeting of the DRC.

PROJECT NAME: WASHINGTON SQUARE

DP-04-22-016582	04/08/2022	60 ESTATE DRIVE	Development Plan	Active	Dan Frazier
-----------------	------------	-----------------	------------------	--------	-------------

Applicant: Carolina Engineering Consultants, Inc.

Owner:

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

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

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

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

STATUS: The Applicant resubmitted on September 1, 2022.

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

STATUS: The final development plan was submitted on June 29, 2023. This submittal has removed the proposed restaurant building from this phase of the development, labeling it as future development. The final development plan application will be heard at the August 2 meeting of the DRC.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-09-22-017236	09/28/2022	315 GIBBET ROAD	Development Plan	Active	Dan Frazier
Applicant: Amsdell Companies		Owner: MFF Enterprises			
<p>PLAN DESCRIPTION: A request by Jonathan Steele of Compass TPC, LLC, on behalf of the property owner, Marilyn Faulkner of MFF Enterprises, LLC, for approval of a preliminary development plan application. The project consists of two 2-story climate-controlled storage buildings totaling 113,544 square feet including a retail sales/rental office and incidental truck rentals. The property is zoned Jones Estate PUD and consists of approximately 3.21 acres identified by tax map numbers R610-036-000-0458-0000 and R610-036-000-0459-0000 and located at the intersection of Gibbet Road and Highway 170 within the Palmetto Point Commercial Master Plan.</p> <p>STATUS: Staff comments were reviewed at the November 2, 2022, meeting of the DRC.</p> <p>STATUS: Preliminary development plans were resubmitted and staff comments were heard at the January 11, 2023 meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:		PALMETTO POINTE COMMERCIAL			
DP-11-22-017433	11/28/2022	8241 PINELLAS DRIVE	Development Plan	Active	Dan Frazier
Applicant: Moore Civil Consultants, Inc.		Owner:			
<p>PLAN DESCRIPTION: A request by Jared Thompson of Moore Civil Consulting, Inc., on behalf of the property owner Ken Toskey for approval of a preliminary development plan. The project consists of the construction of three office buildings totaling 12,600 S.F., associated driveways, parking areas, and bioretention areas. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.5 acres identified by tax map numbers R610 022 000 1143 0000 located within the Buckwalter Commons Phase 1 Master Plan.</p> <p>STATUS: Staff comments on the preliminary development plan were reviewed at the January 4, 2023 meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.</p> <p>STATUS: The Applicant is actively pursuing SWP as of August 8, 2023.</p>					
PROJECT NAME:		PARCEL C2-E BUCKWALTER PLAZA			



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-03-23-017822	03/23/2023		Development Plan	Active	Dan Frazier
-----------------	------------	--	------------------	--------	-------------

Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner: Khovnanian Homes

PLAN DESCRIPTION: A request by Mike Hughes of Thomas & Hutton on behalf of Jack McSweeney of K. Hovnanian Homes for approval of a preliminary development plan. The project consists of 51 single family residential lots, open space, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 22.0 acres identified by tax map numbers R614 028 000 0002 0000 located within the Cypress Ridge Master Plan.
STATUS: Comments on the preliminary development plan were reviewed at the April 26, 2023, meeting of the DRC.
STATUS 5/22/23: The Preliminary Development Plan resubmitted on May 8, 2023, is APPROVED.

PROJECT NAME: Four Seasons at Carolina Oaks

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. 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
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Development Plan

DP-05-23-018058	05/16/2023	395E PARKSIDE COMMONS	Development Plan	Active	Dan Frazier
-----------------	------------	-----------------------	------------------	--------	-------------

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner:

PLAN DESCRIPTION: A request by Conor Blaney of Ward Edwards Engineering on behalf of Lee Lucier of The Richardson Group LLC for approval of a preliminary development plan application. The applicant proposes to develop 4 commercial buildings, totaling approximately 16,000 SF, and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 2.77 acres identified by tax map numbers R610 036 000 3710 0000 and R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan.
STATUS: Staff comments were reviewed at the June 21, 2023, meeting of the DRC.
STATUS: The applicant re-submitted on June 29, 2023.
STATUS: Staff comments for the re-submittal were heard at the July 19, 2023, meeting of the DRC.
STATUS: This application will be heard at the August 23, 2023 Planning Commission meeting.

PROJECT NAME:

DP-02-23-017665	02/10/2023	120 PERSIMMON STREET	Development Plan	Active	Dan Frazier
-----------------	------------	----------------------	------------------	--------	-------------

Applicant: Sam Connor

Owner:

PLAN DESCRIPTION: A request by Sam Connor on behalf of the property owner, James Jeffcoat for approval of a preliminary development plan application. The project proposes a 6,600 SF commercial building including 1,880 SF of office space and 4,800 SF of storage space. The property is zoned Schultz Planned Unit Development and consists of 0.68 acres identified by tax map number R610 031 000 1437 0000 located within the Bluffton Park Master Plan.
STATUS: Comments for the preliminary development plan were reviewed at the March 15, 2023 meeting of the DRC.
STATUS: The preliminary development plan was approved at the April 26, 2023, Planning Commission meeting.
STATUS: Comments on the final development plan will be reviewed at the July 26, 2023 meeting of the DRC.

PROJECT NAME: BLUFFTON PARK PHASE D-1/D-3



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

Applicant: Witmer Jones Keefer

Owner: Pacific Pointe Partners

PLAN DESCRIPTION: A request by Caleb King of Witmer Jones Keefer, Ltd. on behalf of the property owner, University Investments, LLC for approval of a preliminary development plan. The project proposes the construction of two 3-story buildings totaling 10,000 sq. ft. each, one single-story building of 6,730 sq. ft., and the associated access, parking, and utilities to serve the buildings. The property is zoned Buckwalter PUD and consists of approximately 5.31 acres, identified by tax map numbers R614-029-000-0784-0000 and R614-029-000-0485-0000 located within the Brightwater at Hampton Lake Master Plan and the Hampton Lake Master Plan.

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

STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: HAMPTON LAKE

Public Project

DP-08-23-018408	08/22/2023	5 RECREATION CT COURT	Development Plan	Active	Dan Frazier
-----------------	------------	-----------------------	------------------	--------	-------------

Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: installation of +/- 1,500 SF splash pad

PROJECT NAME: OSCAR FRAZIER COMMUNITY PARK

DP-08-23-018390	08/16/2023	1095 MAY RIVER RD ROAD	Development Plan	Active	Dan Frazier
-----------------	------------	------------------------	------------------	--------	-------------

Applicant: Workforce State of Mind, LLC

Owner: Town of Bluffton

PLAN DESCRIPTION: Workforce State of Mind, LLC, in conjunction with the Town of Bluffton, SC, is proposing to construct 12 townhome units on an existing 1.78 acre vacant lot in Bluffton, SC along the May River Road (SC 46) corridor. The proposed multi-family complex will house eight (8), 3 Bedroom, 2.5 Bath townhome units and four (4), 2 Bedroom, 1.5 Bath townhome units. The project will utilize the Workforce/Affordable Housing Density Bonus presented in Section 6.5.4 of the current Town of Bluffton UDO to achieve a 75% density bonus by providing at least seven (7) Workforce/affordable housing unit

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
-------------	------------------	------------------	-----------	-------------	----------

Active Cases

Total Development Plan Cases: 27

Development Plan Amendment

NA

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

Applicant: Tabby Road HOA

Owner: Tabby Road HOA

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

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

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

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

PROJECT NAME: TABBY ROADS PHASE 1

Total Development Plan Amendment Cases: 1

Master Plan

NA



Growth Management Application Update Report

Attachment 9

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

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

Active Cases

Master Plan

MP-06-23-018137	06/06/2023		Master Plan	Active	Dan Frazier
-----------------	------------	--	-------------	--------	-------------

Applicant: Witmer Jones Keefer, Ltd.

Owner: Millstone Ventures

PLAN DESCRIPTION: A request by Brian Witmer of Witmer Jones Keefer, Ltd, on behalf of Millstone Ventures, LLC, and with the approval of the property owner, Parcel 8A, LLC, for approval of an initial master plan application. The project proposes 16.02 acres of residential development and 5.9 acres of commercial development. The property is zoned Buckwalter PUD and consists of 21.92 acres identified by tax map number R610 028 000 0921 0000 and located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road.

STATUS: Staff comments on the initial master plan were heard at the June 28, 2023 meeting of the DRC.

STATUS: The preliminary development plan application will be heard at the July 26, 2023, Planning Commission meeting.

PROJECT NAME:

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

Applicant: Village Park Communities, LLC

Owner: Village Park Communities, LLC

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

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

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

PROJECT NAME: ALSTON PARK

Total Master Plan Cases: 2

Subdivision Plan

General



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-04-23-017885	04/10/2023		Subdivision Plan	Active	Jordan Holloway
Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT		Owner: Indigo Cove LLC			
PLAN DESCRIPTION: A request by Ward Edwards Engineering on behalf of Indigo Cove LLC for approval of a subdivision application. The project consists of creating 82 single family residential attached townhomes including an amenity center, access drives, parking, landscaping, open space areas, and associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 12.7 acres located at the northeast corner of Buck Island Road and Bluffton Parkway. The property is zoned Residential General.					
Status: This item is on the July 19, 2023 DRC Meeting agenda.					
Status: This item was conditionally approved at the July 19, 2023 DRC Meeting. However, the status will remain active until a surety is provided for the development.					
PROJECT NAME:					
SUB-03-21-015079	03/04/2021	32 HILDERBRAND	Subdivision Plan	Active	Jordan Holloway
Applicant: Alexander Graham		Owner: Alexander Graham			
PLAN DESCRIPTION: The applicant is requesting approval of a subdivision plan to divide a .50 acre lot into 2 - .25 acre parcels.					
Status: Comments were provided to the applicant and reviewed at the April 7, 2021 meeting of the DRC. Awaiting re-submittal to address comments.					
Status 8-3-2023: Applicant is actively working with a surveyor to update the site plans.					
PROJECT NAME: OLD TOWN					
SUB-08-23-018358	08/08/2023	8 JASMINE WAY	Subdivision Plan	Active	Jordan Holloway
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: K. Hovnanian Homes			
PLAN DESCRIPTION: K. Hovnanian Homes is proposing a subdivision to create 44 single-family lots along with associate right-of-way and common areas for this phase. The current parcel numbers is R614 036 000 0595 0000 and R614 029 000 0002 0000, and is located west of Jasmine Way, and north of Knotty Pine Drive in Phase 3.					
PROJECT NAME: Four Seasons at Carolina Oaks					



Growth Management Application Update Report

Attachment 9

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

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

Active Cases

Subdivision Plan

SUB-09-21-015880	09/23/2021	100 GOETHE RD ROAD	Subdivision Plan	Active	Jordan Holloway
------------------	------------	--------------------	------------------	--------	-----------------

Applicant: Kathleen Duncan

Owner: LENNITT BLIGEN

PLAN DESCRIPTION: Property owner is requesting a subdivision of the parcel into 3 parcels.
This item is on the agenda for the October 27, 2021 DRC meeting.
Per comments at the 10-27-21 DRC meeting, revisions will be required. Awaiting resubmittal.

Status 7-23-23: Emailed applicant about expiration if no response within 10 days.

PROJECT NAME: Schultz/Goethe

Total Subdivision Plan Cases: 4

Zoning Action

UDO Text Amendment



Growth Management Application Update Report

Attachment 9

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

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

Active Cases

Zoning Action

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

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

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

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

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

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

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

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

PROJECT NAME:

Total Zoning Action Cases: 1

Total Active Cases: 49

Total Plan Cases: 49