



PLAN REVIEW COMMENTS FOR SUB-05-26-020263

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type:	Historic District	Apply Date:	05/12/2026
Plan Status:	Active	Plan Address:	34 Thomas Heyward St Street BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 00A 0223 0000
Plan Description:	A request by Daniel Keefer on behalf of Witmer Jones Keefer, Ltd., on behalf of Southern Coastal Homes for approval of a Subdivision application. The project consists of the subdivision of one (1) existing lot into seven (7) lots for the purpose of building six (6) residential dwelling units and one (1) parcel reserved for open space to be deeded to the Town of Bluffton. The property consists of approximately 2.05-acres identified by tax map number R610 039 00A 0223 0000 within the Neighborhood Conservation-Historic District (NC-HD) within Old Town Bluffton Historic District. STATUS: This item will be heard at the June 17, 2026 Development Review Committee meeting.		

Development Review Committee Sub

Submission #: 1 Received: 05/12/2026 Completed: 06/12/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	06/12/2026	Caroline Luke	Approved with Conditions

Comments:

1. Comments may be provided at time of DRC.

Planning Review	06/12/2026	Dan Frazier	Approved with Conditions
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Comments:

- The proposed subdivision must be completed in the following steps:
 - Subdivide and deed the proposed Park parcel to the Town of Bluffton.
 - Complete the demolition of the existing structures. Under the current Unified Development Ordinance (UDO), the demolition of the garage structure will require a separate Certificate of Appropriateness - Historic District (COFA-HD). An amendment to the UDO regarding the demolition of non-contributing resources is currently being processed. If approved by Town Council, the demolition of the garage structure will only require a Site Feature-Historic District (SFHD) application. A SFHD is reviewed and approved administratively.
 - Continue with the review of proposed Subdivision application.
- Consider the use of shared access to the proposed lots in order to maintain the existing tree line adjacent to Thomas Heyward Street.
- Note: Future development must make every reasonable effort to maximize the preservation of existing canopy to be in compliance with UDO Section 5.3.3.C.

Planning Review - Address	06/12/2026	Ethan Greeley	Approved
Transportation Department Review	06/12/2026	Mark Maxwell	Approved
Watershed Management Review	06/11/2026	Samantha Crotty	Approved
Beaufort Jasper Water and Sewer Review	06/03/2026	Matthew Michaels	Approved

Plan Review Case Notes: