



GROWTH MANAGEMENT UPDATE

July 8, 2025

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

- a. **Planning Commission:** June 25, 2025, meeting agenda attached. Next meeting scheduled for Wednesday, July 23, 2025.
- b. **Historic Preservation Commission:** June 11, 2025, meeting agenda attached. Next meeting scheduled for Wednesday, July 2, 2025.
- c. **Board of Zoning Appeals:** June 3, 2025, cancellation notice attached. Next meeting scheduled for Tuesday, July 1, 2025.
- d. **Development Review Committee:** June 4, 18 & 25, 2025, meeting agendas attached. June 11, 2025, cancellation notice attached. Next meeting scheduled for Wednesday, July 2, 2025.
- e. **Historic Preservation Review Committee:** June 9 & 30, 2025 meeting agendas attached. June 2, 16 & 23 cancellation notices attached. Next meeting scheduled for Monday, July 7, 2025.
- f. **Construction Board of Adjustment and Appeals:** June 24, 2025, cancellation notice attached. Next meeting scheduled for Tuesday, July 22, 2025.
- g. **Affordable Housing Committee:** June 5, 2025, meeting agenda attached. Next meeting scheduled for Thursday, July 10, 2025.

2. Community Development / Affordable Housing Committee Work Program:

The budget for the Neighborhood Assistance Program for FY 2025 has been approved at \$400,000 by Town Council. An additional \$144,000 was added to the budget by a grant awarded to the program by Beaufort Jasper Housing Trust on August 22. That brings the 2025 fiscal year budget to \$544,000.

Forty - two homes have received home repairs through the Neighborhood Assistance Program at a total of \$363,530.

The Town and Save the Shutters have repaired 3 homes together for fiscal year 2025.

ATTACHMENTS:

1. Planning Commission meeting agenda for June 25, 2025.
2. Historic Preservation Commission meeting agenda notice for June 11, 2025.
3. Board of Zoning Appeals cancellation notice for June 3, 2025.
4. Development Review Committee meeting agendas for June 4, 18 & 25, 2025. June 11, 2025, cancellation notice.
5. Historic Preservation Review Committee meeting agendas for June 9 & 30, 2025. June 2, 16 & 23 cancellation notices.
6. Construction Board of Adjustments and Appeals cancellation notice for June 24, 2025.
7. Affordable Housing Committee meeting agenda for June 5, 2025.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2018-2025 (to June 20, 2025).
 - b. Building Permits Issued Per Month FY 2018-2025 (to June 20, 2025).
 - c. Value of Construction FY 2018-2025 (to June 20, 2025).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2018-2025 (to June 20, 2025).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2018-2025 (to June 20, 2025).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2018-2025 (to June 20, 2025).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2018-2025 (to June 20, 2025).
 - h. Planning and Community Development Applications Approved FY 2018-2025 (to June 20, 2025).
 - i. Multi Family Apartments Value FY 2018-2025 (to June 20, 2025).
 - j. Multi Family Apartments Square Footage FY 2018-2025 (to June 20, 2025).
 - k. Multi Family Apartments Total Units FY 2018-2025 (to June 20, 2025).
9. Planning Active Application Report



Planning Commission Meeting

Wednesday, June 25, 2025 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. May 28, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Fifth Third Bank at May River Crossing (Development Plan):** A request by Angelina Makowski of BDG Architects on behalf of property owner, First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a new freestanding 2,400 SF bank facility with associated parking, landscaping, and infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan north of May River Road east of May River Crossing. (DP-03-25-019666) (Staff - Dan Frazier)
2. **The Bluffton Bookshop (Development Plan):** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Preliminary Development Plan application. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD)

and consists of approximately 0.3 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District. (DP-04-25-019713) (Staff - Dan Frazier)

3. **121 Burnt Church (Development Plan):** A request by Anthony Morse of Macad One Consulting Services, LLC on behalf of the property owner My Nash Realty Corp for approval of a Preliminary Development Plan application. The project consists of a 4,464 SF commercial building with drive through, parking and associated infrastructure. The property is zoned Neighborhood Core (NC) and consists of approximately 0.83 acres identified by tax map number R610 040 000 0164 0000 and located within the Highway Corridor Overlay District. (DP-03-25-019673) (Staff - Dan Frazier)
4. **Chase Bank - Belfair Village (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Dynamic Engineering Consultants, PC on behalf of owner Jane Cooper, LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District. The project consists of the renovation of the existing restaurant to a bank with drive through, and associated parking, landscaping, and infrastructure. The property consists of 0.77 acres identified by tax map number R610 031 000 1085 0000 within the Belfair Planned Unit Development located at 15 Towne Drive. (COFA-03-25-019625) (Staff-Sam Barrow)
5. **Livewell Terrace (Workshop - No Action):** A request by Livewell Terrace L.P. (Woda Cooper Group), with authorization from the Property Owner Beaufort Memorial Hospital, for the acquisition of sixty (60) Residential Dwelling Units owned by the Town of Bluffton and held in the Town's Development Rights Bank and a 100% density bonus pursuant to Section 6.5.4 of the Unified Development Ordinance for the affordable/workforce housing project to be known as Livewell Terrace located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 - Workshop - Kevin Icard, AICP, Director of Growth Management

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 23, 2025

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

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

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

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

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

Public comment is limited to 3 minutes per speaker.



Historic Preservation Commission Meeting

Wednesday, June 11, 2025 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. May 7, 2025 Minutes
2. May 19, 2025 Special Meeting Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **82 Pritchard Street:** A request by Keith Martelli (Martelli Architects), on behalf of the Owners, Mark and Kim Driscoll, for approval of a Certificate of Appropriateness-HD to alter an existing 2-story garage (Carriage House) of approximately 1198 square feet located at 82 Pritchard Street, in Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD District. (COFA-02-25-019576) (Staff - Charlotte Moore)
2. **32 Tabby Shell :** A request by Drew Vann (Palmetto Star Construction), on behalf of owner, Scott Ready, for review of a Certificate of Appropriateness-Historic District, to allow the construction of a new 2-story Carriage House of approximately 1,162 enclosed square feet at 32 Tabby Shell Road (Lot 17) in the Tabby Roads Development. The property is zoned Neighborhood General-HD (NG-HD) and is in Old Town Bluffton Historic District. (COFA-03-25-019654) (Staff - Charlotte Moore)

3. **68 Pritchard Street:** A request by Tony and Alyssa Pressley, Applicants and Owners, for approval of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House of approximately 800 SF at 68 Pritchard Street in Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-24-019155) (Staff – Charlotte Moore)
4. **41 Stock Farm Road:** A request by Dylan and Amanda Mingard, Applicants and Owners, for approval of a Certificate of Appropriateness-HD to allow the construction of a 1-story carport or Carriage House of approximately 396 square feet and a Breezeway of approximately 301 square feet which will connect the Carriage House to the existing main structure located at 41 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-02-25-019610) (Staff - Sam Barrow)
5. **15 Meriwether Court:** A request by BFL Builders, Owner and Applicant, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 2-story single-family residence of approximately 1,637 square feet and an attached 2-story Carriage House of approximately 840 square feet located at 15 Meriwether Court (Lot 1) in the Landon Oaks Development. The property is in Old Town Historic District and is zoned Neighborhood General-Historic District. (COFA-01-25-019522)(Staff - Sam Barrow)
6. **71 Bridge Street:** A request by Ed Johns, Jr. (LowCountry Custom Built Homes), Applicant, on behalf Jim and Julie Lewellyn, Owners, for approval of a Certificate of Appropriateness - HD to allow the construction of a 2-story main residence of approximately 3,168 square feet and a 2-story Carriage House of approximately 1,196 square feet located at 71 Bridge Street in Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-11-24-019447)(Staff - Charlotte Moore)
7. **22 Bruin Road:** A request by Greg Harrold, Applicant, on behalf of Bertha Wooten, Owner, for approval of a Certificate of Appropriateness - HD to construct a new 1-story single family residence of approximately 1,695 square feet with an attached Carriage House of approximately 697 square feet, to be located at 22 Bruin Road, in Old Town Bluffton Historic district and zoned Neighborhood General- HD District. (COFA-01-24-018816) (Staff - Charlotte Moore)
8. **42 Wharf Street:** A request by John Montgomery, Applicant and Property Owner, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a new 2-story Single Family structure of approximately 2,120 square feet and 2-story Carriage House of approximately 1,120 square feet located at 42 Wharf Street. The property is within Old Town Historic District and is zoned Neighborhood General-Historic District. (COFA-04-24-019070) (Staff - Sam Barrow)
9. **135 Bridge Street:** A request by Tom Parker, Jr.(PDG | Architects), Applicant, on behalf of Brenda Dunaway, Owner, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a new Center Hall House of approximately 5,240 SF and two Carriage Houses of 800 SF and 1,198 SF located at 135 Bridge Street. The property is within Old Town Historic District and is zoned Riverfront Edge Historic District. (COFA-04-25-019700) (Staff - Sam Barrow)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

IX. ADJOURNMENT**NEXT MEETING DATE: Wednesday, July 2, 2025**

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Public comment is limited to 3 minutes per speaker.*



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, June 3, 2025 at 6:00 p.m.

Has been CANCELED
due to a lack of agenda items.

The next meeting is scheduled for Tuesday,
July 1, 2025.

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



Development Review Committee Meeting

Wednesday, June 04, 2025 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SCIIP May River/Stoney Creek Water & Sewer Improvements Phase 2 (Public Project):** A request by Beth Lowther on behalf of Beaufort-Jasper Water & Sewer Authority (BJWSA) for approval of a Public Project. The project consists of the installation of approximately 10,500 linear feet of HDPE low pressure sewer lines and 5,500 linear feet of water lines and related infrastructure to provide service to 28 properties. The 0.29 acre area of disturbance located within Town of Bluffton jurisdiction is zoned Planned Unit Development (PUD) and located within the May River Road right-of-way. (DP-04-25-019705) (Staff - Dan Frazier)
2. **Oyster Factor Park Road Surface Improvements (Public Project):** A request by Charles Savino on behalf of the Town of Bluffton, for the approval of a Public Project. The project consists of improvements and repairs to the food truck access road, boat ramp connection, and associated pedestrian paths. The property is zoned Riverfront Edge Historic District (RV-HD) and consists of approximately 2.3 acres, identified by tax map numbers R610 039 00A 0191 0000, R610 039 00A 0190 0000, R610 039 00A 0165 0000, R610 039 00A 0262 000, and R610 039 00A 0261 0000 and located at 55 Wharf Street within the Oyster Factory Park Master Plan. (DP-01-22-016299) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 11, 2025

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PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC)

Meeting scheduled for

Wednesday, June 11, 2025 at 1:00 P.M.

has been CANCELED
due to a lack of agenda items.

The next meeting is scheduled for
Wednesday, June 18, 2025.

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



Development Review Committee Meeting

Wednesday, June 18, 2025 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **32 Bruin Road (Subdivision):** A request by ABPAL, LLC for approval of a Subdivision application. The project consists of the subdivision of the single 1.22 acre lot into two (2) lots per pending development plan approval (DP-12-24-019469): Lot 1 at 0.909 acres and Lot 2 at 0.311 acres, including a 22' wide shared access easement off the existing curb cut located off Bruin Road. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identified by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street. (SUB-05-25-019755) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 25, 2025

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Development Review Committee Meeting

Wednesday, June 25, 2025 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **32 Bruin Road (Development Plan):** A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of James Atkins of ABPAL, LLC for approval of a Final Development Plan. The project proposes two commercial lots, including an existing office and a maximum 1,200 SF accessory structure on Lot 1, and an approximate 3,000 SF two-story office/retail build and maximum 1,200 SF accessory structure on Lot 2, parking and associated infrastructure. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identified by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street. (DP-12-24-019469) (Staff - Dan Frazier)
2. **Palmetto Bluff Block M6 (Development Plan):** A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a Final Development Plan application. The project consists of creating 23 single family lots with associate infrastructure. The property is identified by tax map numbers R614-045-000-0024-0000, R614-046-000-0062-0000, R614-052-000-0059-0000, R614-057-000-0001 -0000, R614-057-000-0002-0000 and consists of 39.5 acres located along Old Moreland Road within the Palmetto Bluff PUD. (DP-03-24-019033) (Staff - Dan Frazier)
3. **Fifth Third Bank – May River Crossing (COFA- HCOD)** A request by Angelina Makowski, of BDG Architects, on behalf of owner Paul Scott, for a review of a Certificate of Appropriateness- Highway Corridor Overlay District. The project consists of construction of a new freestanding 2,400 SF bank facility with associated parking, landscaping and infrastructure. The property is located within the Jones Estate Planned Unit Development (PUD) and consists of 1.11 acres

identified by tax map number R610 036 000 3213 0000 within the located at 2901 May River Crossing. (COFA 05-25-019759) (Staff-Sam Barrow)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, July 2, 2025

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Public comment is limited to 3 minutes per speaker.*



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, June 2, 2025 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, June 9, 2025.

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



Historic Preservation Review Committee Meeting

Monday, June 09, 2025 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **4 Head of the Tide:** A request by Andrew Brown, Applicant, on behalf of Henry Savage, Owner, for review of a Certificate of Appropriateness - HD to expand the existing kitchen of a main residence by enclosing a 126 square foot portion of an existing side porch at 4 Head of the Tide, in Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.(COFA-05-25-019747) (Staff - Sam Barrow)
2. **43 Thomas Heyward Street:** A request by GTH Construction, Applicant, on behalf of Megan C. Beach, Owner, for review of a Certificate of Appropriateness - HD to convert a portion of the attic space of an existing main residence into an additional bedroom and bathroom of approximately 240 square feet at 43 Thomas Heyward Street, in Old Town Bluffton Historic District and zoned Neighborhood General-HD.(COFA-05-25-019752) (Staff - Sam Barrow)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, June 16, 2025

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, June 16, 2025 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, June 23, 2025.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, June 23, 2025 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, June 30, 2025.

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



Historic Preservation Review Committee Meeting

Monday, June 30, 2025 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **32 Bruin Rd:** A request by Court Atkins Group, Applicant, on behalf of Abpal LLC, Owner, for a Certificate of Appropriateness-HD to construct a new two-story commercial building of approximately 3,000 SF at 32 Bruin Road (R610 039 000 0274 0000). This parcel located in the Old Town Bluffton Historic District and is zoned Neighborhood General-HD (COFA 05-25-019766) (Staff – Sam Barrow)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, July 7, 2025

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

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

Tuesday, June 24, 2025, at 6:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, July 22, 2025.

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



Affordable Housing Committee Meeting

Thursday, June 05, 2025 at 10:00 AM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF MINUTES

1. May 1, 2025

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY25 Neighborhood Assistance Program Budget Update

VII. DISCUSSION

1. The May Update

VIII. ADJOURNMENT

NEXT MEETING DATE: Thursday, July 10, 2025

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

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

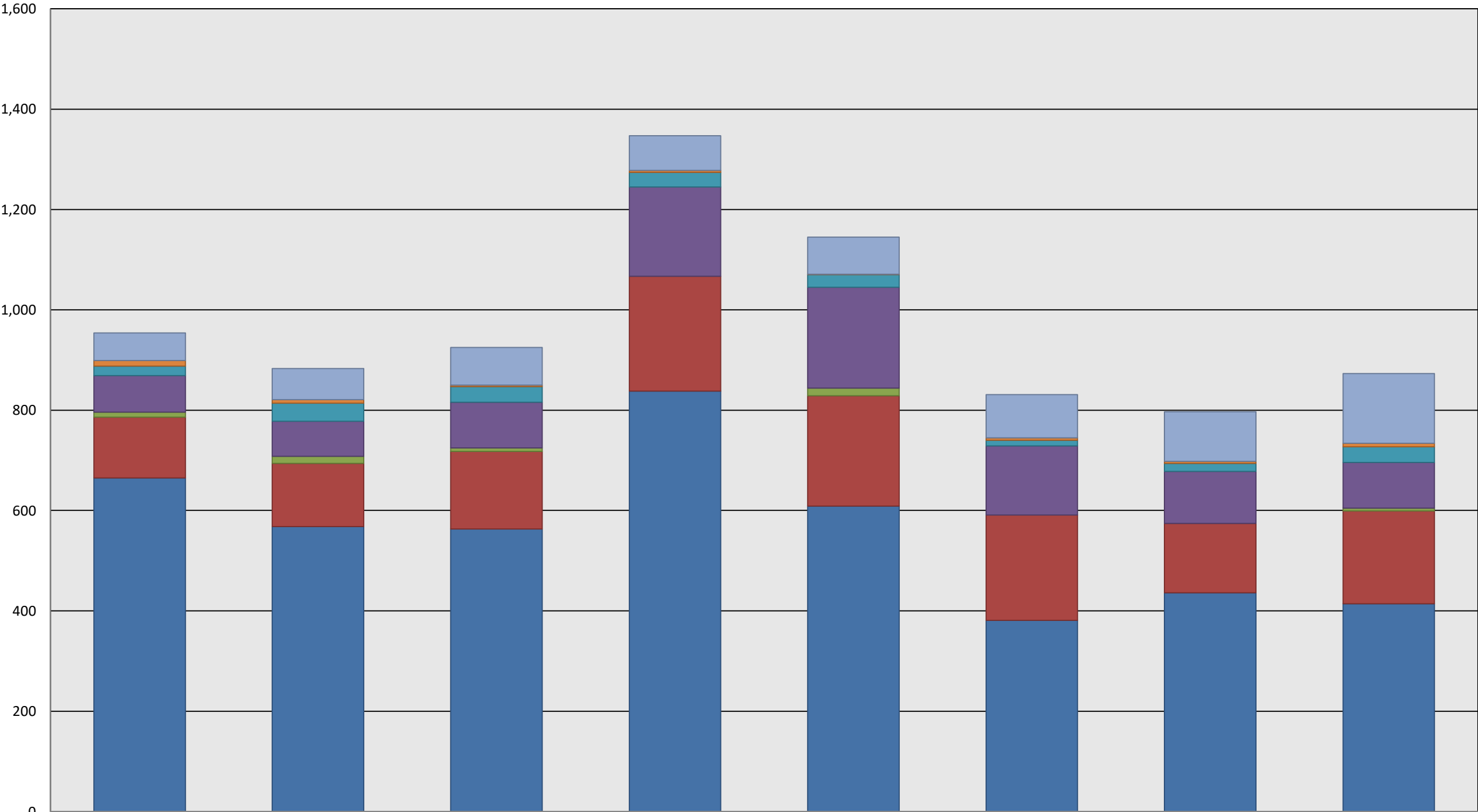
<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Town of Bluffton
Building Permits Issued
FY 2018 - 2025

Attachment 8a

Number of Building Permits Issued

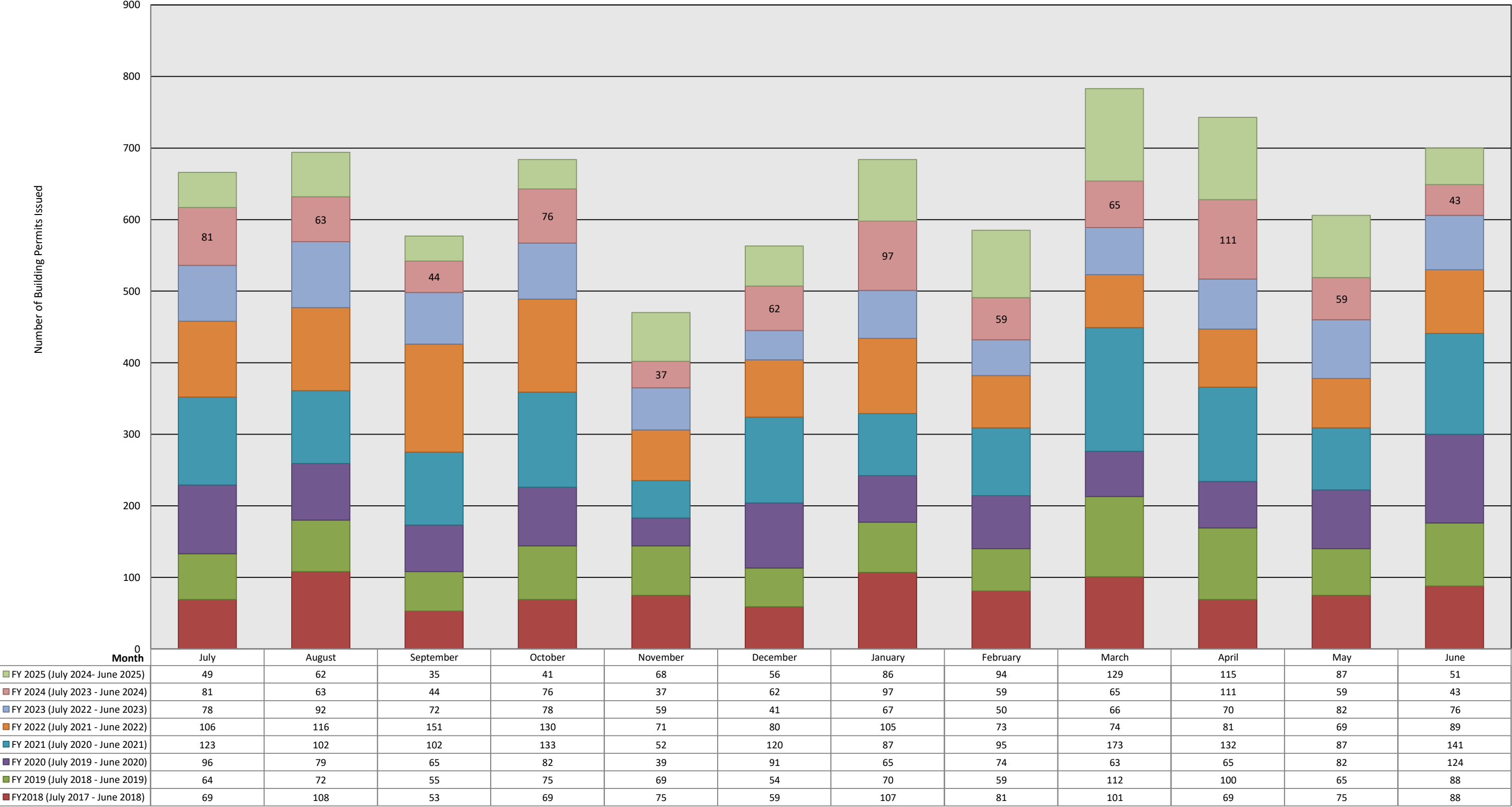


Year	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024- June 2025)
Other Commercial	55	62	75	69	74	86	99	139
Commercial Addition	11	7	3	4	1	5	4	7
New Commercial Construction/ Tenant Upfit	19	36	31	29	25	11	16	31
Other Residential	73	70	91	178	201	138	104	91
New Multi Family - Apartments	10	14	7	0	15	0	0	6
Residential Addition	121	126	155	229	220	210	138	185
New Single Family	665	568	563	838	609	381	436	414

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 2018 - 2025

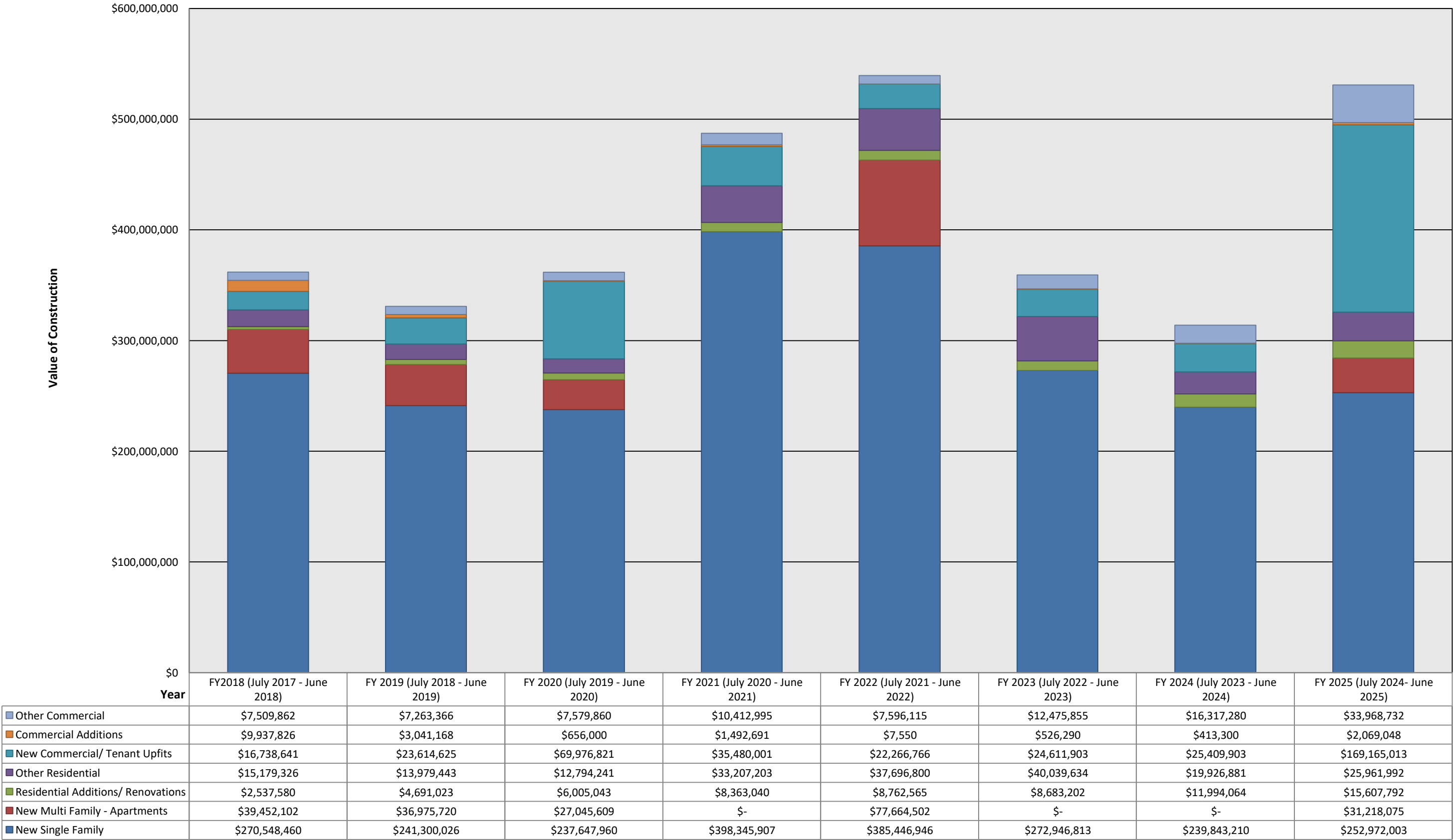
Attachment 8b



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

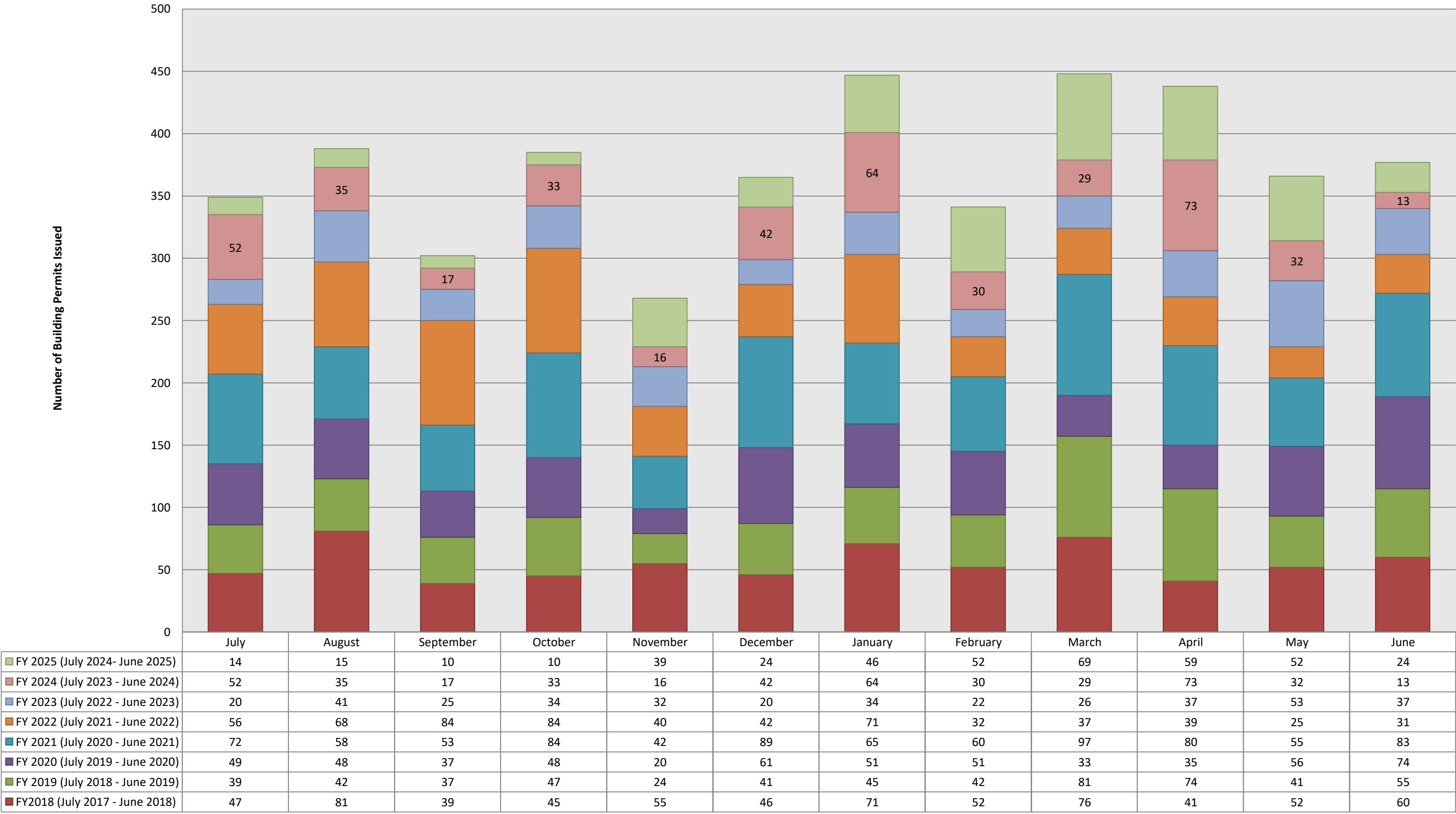
Town of Bluffton
Value of Construction
FY 2018 - 2025

Attachment 8c



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

New Single Family Residential Building Permits Issued Per Month
FY 2018 - 2025

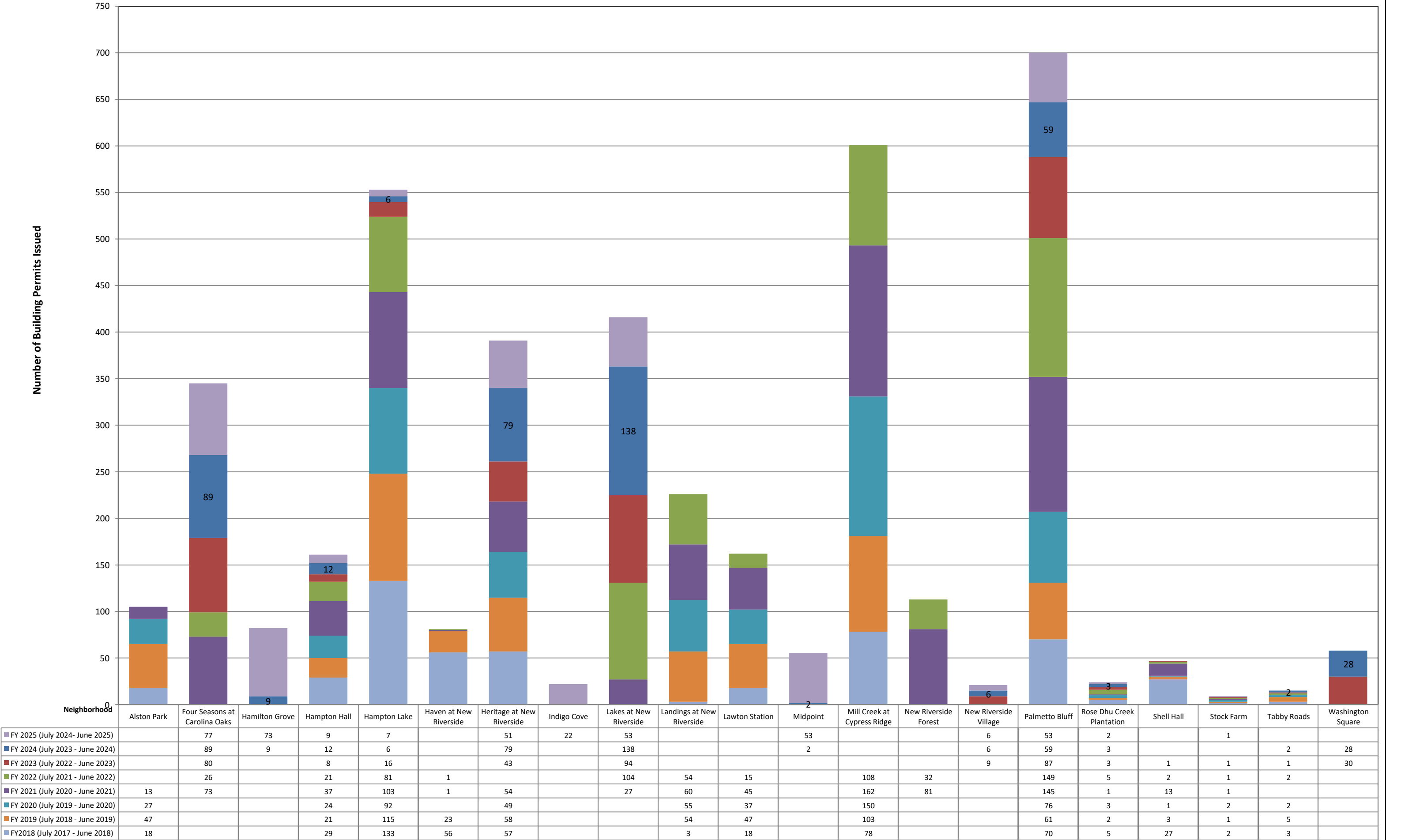


Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton

New Single Family Residential Building Permits Issued by Neighborhood FY 2018 -2025

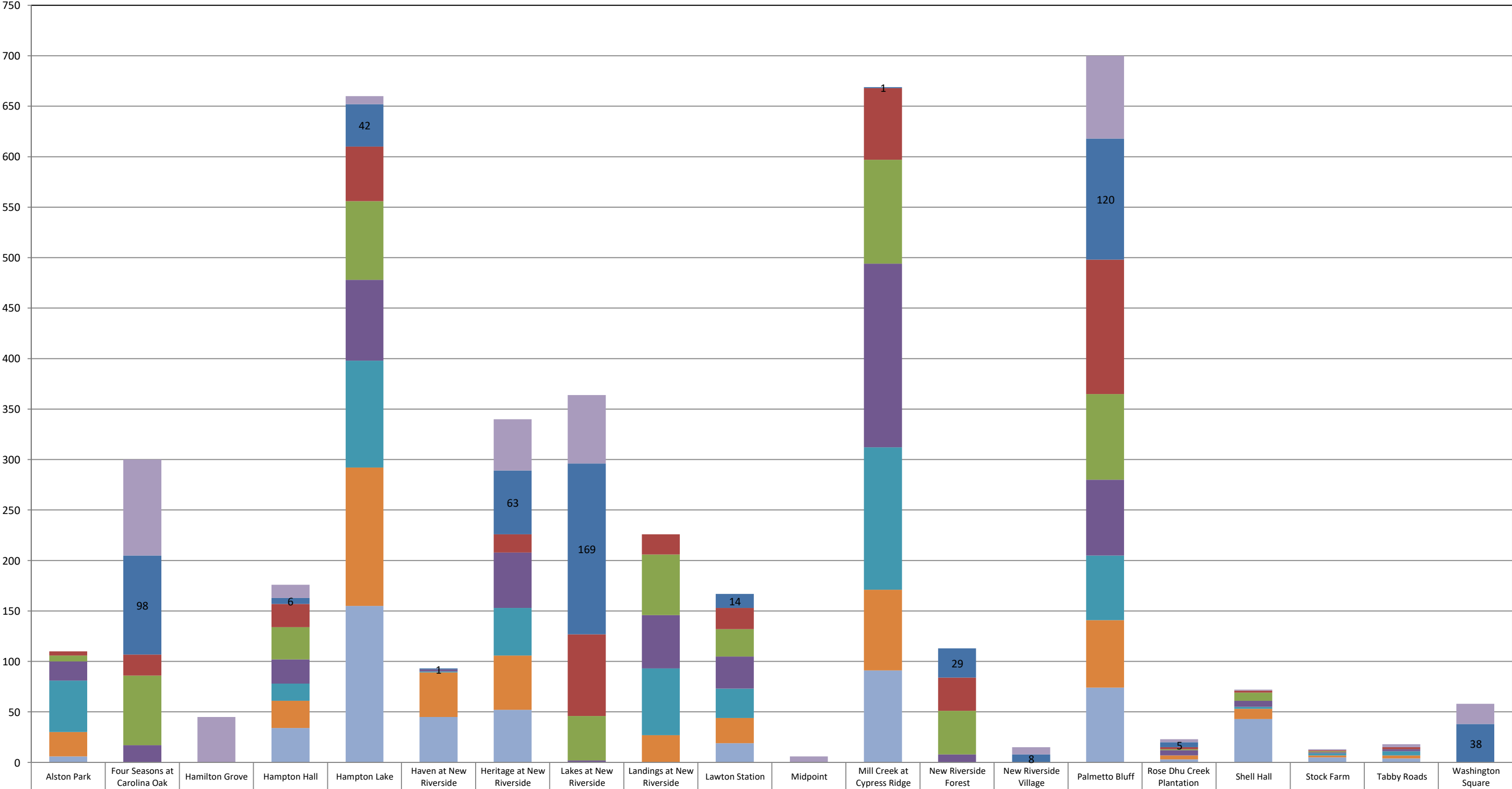
Attachment 8e



Town of Bluffton

New Single Family Certificates of Occupancy Issued by Neighborhood FY 2018 - 2025

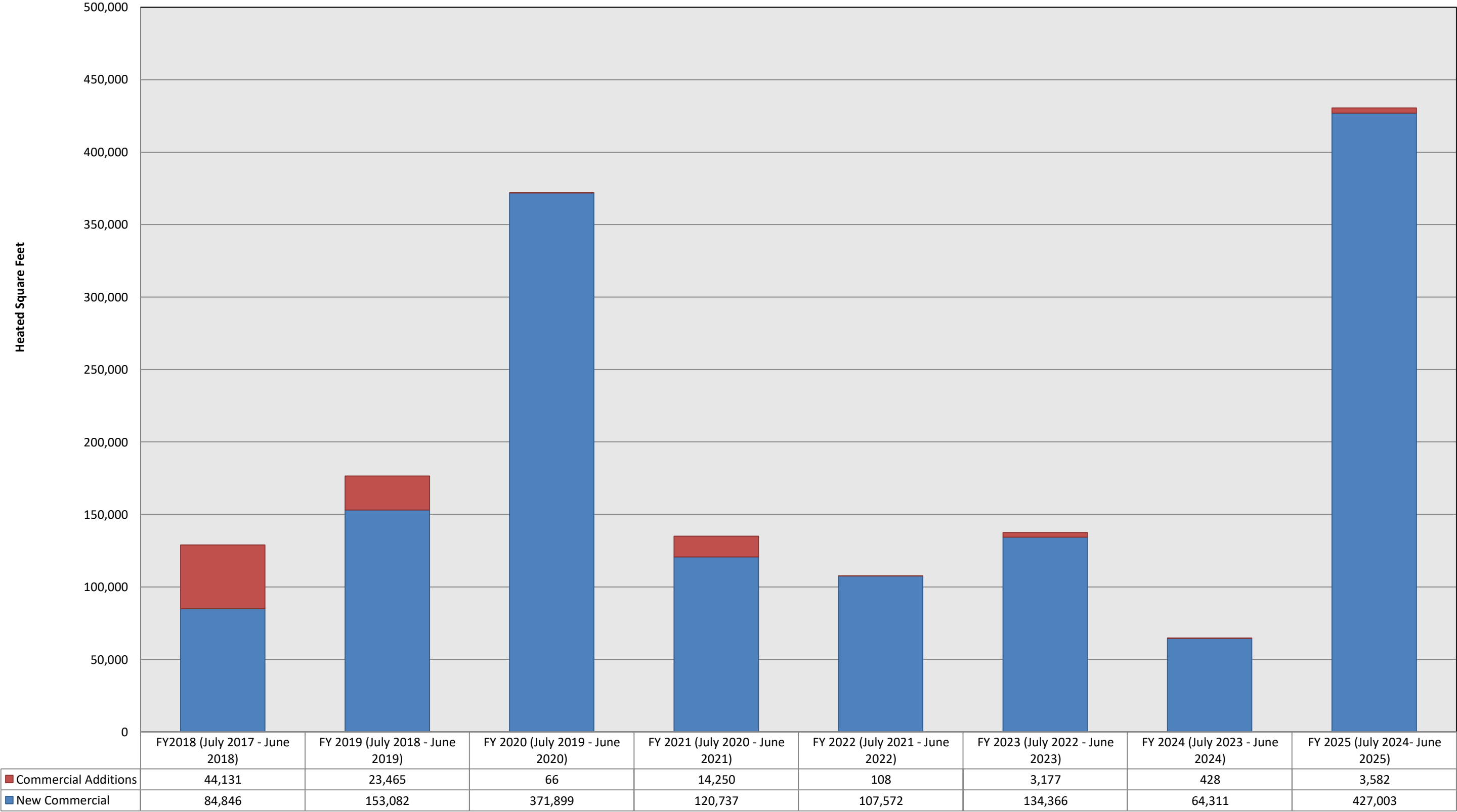
Number of New Housing Starts



FY 2025 (July 2024 - June 2025)		95	45	13	8		51	68		6			7	82	3	1	1	3	20
FY 2024 (July 2023 - June 2024)		98		6	42	1	63	169	14		1	29	8	120	5				38
FY 2023 (July 2022 - June 2023)	4	21		23	54		18	81	20	21	71	33		133	2	2	1	2	
FY 2022 (July 2021 - June 2022)	6	69		32	78			44	60	27	103	43		85	1	8	1		
FY 2021 (July 2020 - June 2021)	19	17		24	80	2	55	2	53	32	182	8		75	5	6	1	2	
FY 2020 (July 2019 - June 2020)	51			17	106	1	47		66	29	141			64		2	2	4	
FY 2019 (July 2018 - June 2019)	24			27	137	44	54		27	25	80			67	4	10	2	3	
FY2018 (July 2017 - June 2018)	6			34	155	45	52		19		91			74	3	43	5	4	

Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2018 - 2025

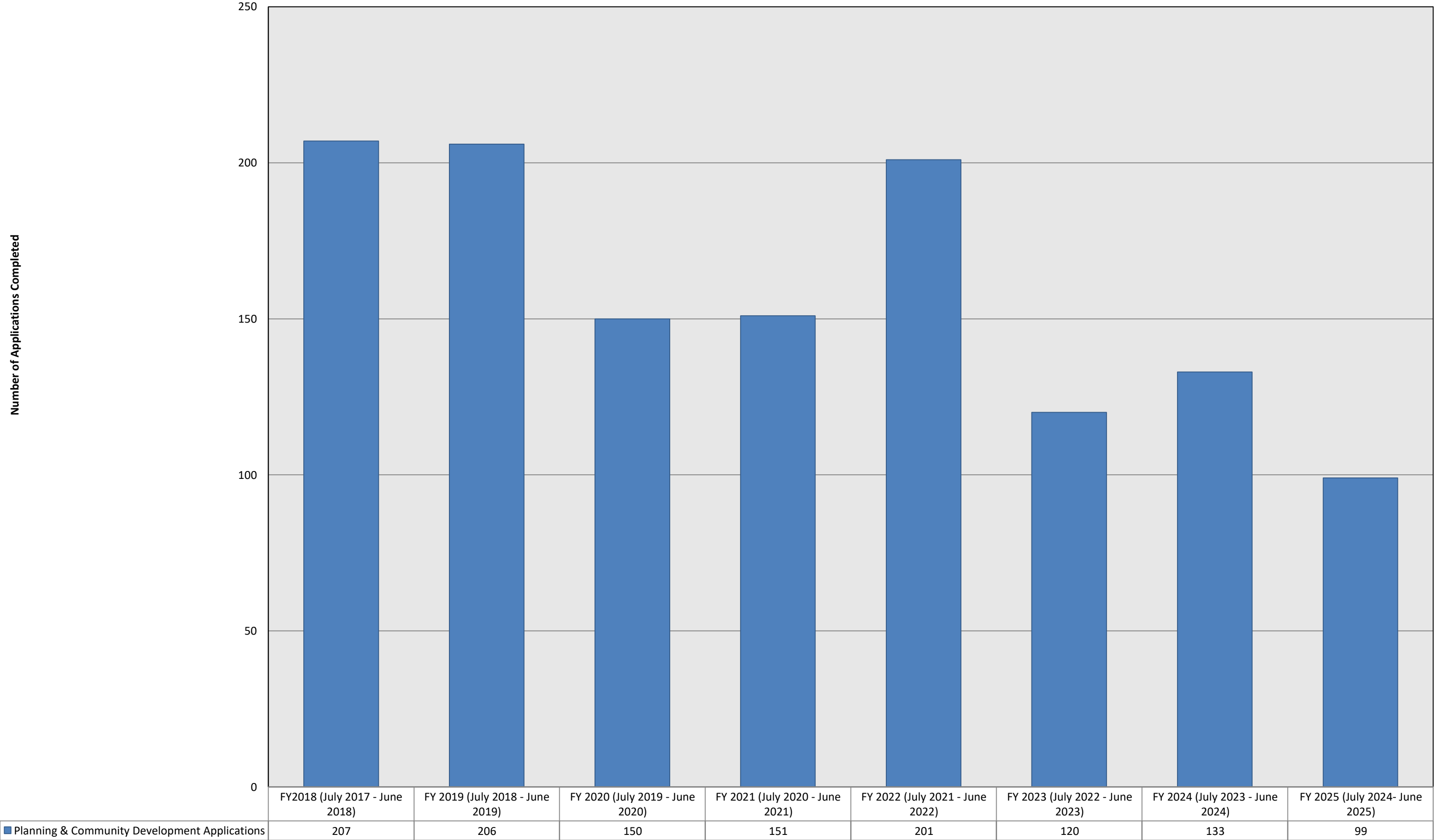
Attachment 8g



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

Attachment 8h

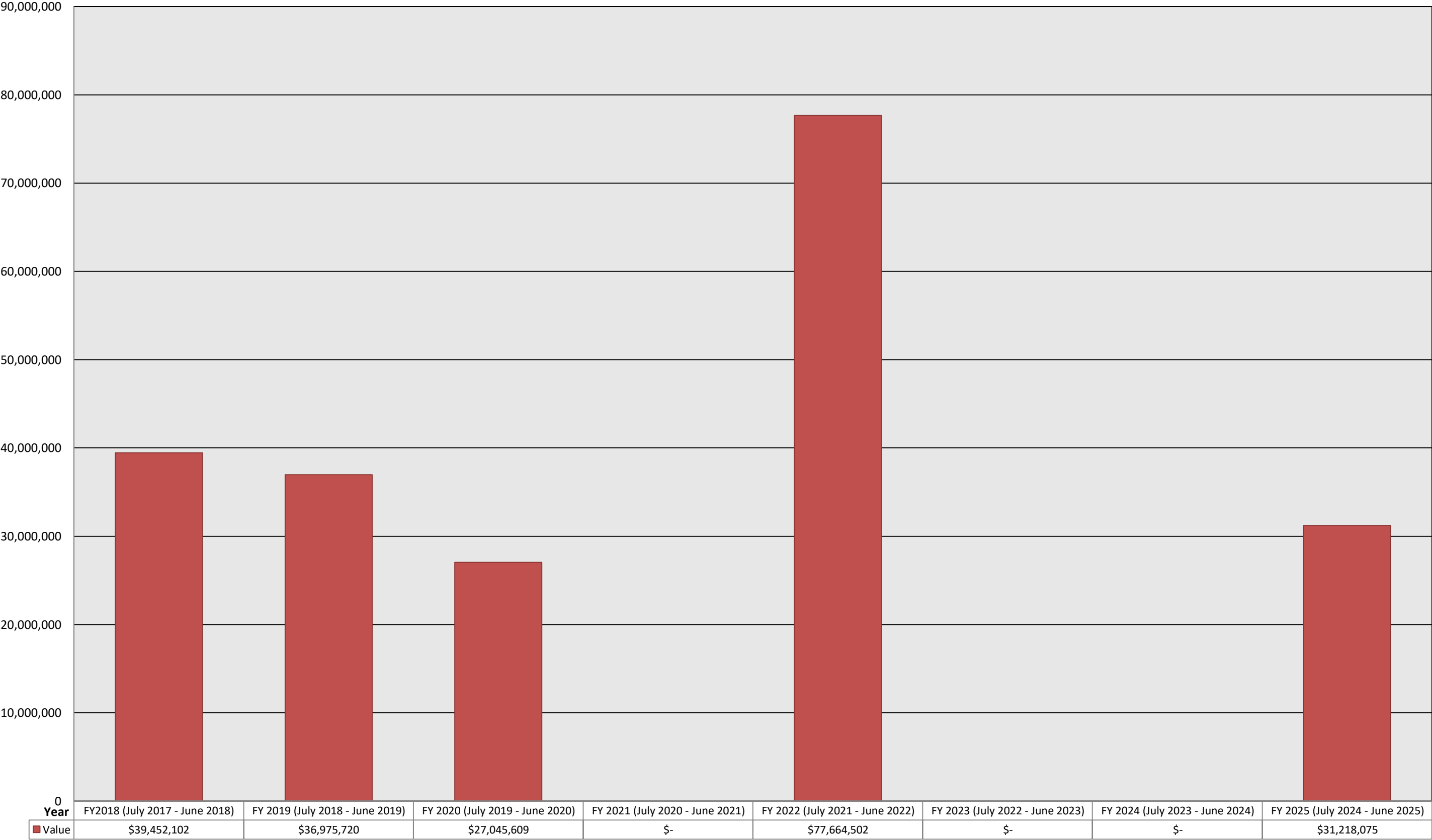
Number of Applications Completed



Town of Bluffton
Multi Family Apartments Value
FY 2018 - 2025

Attachment 8i

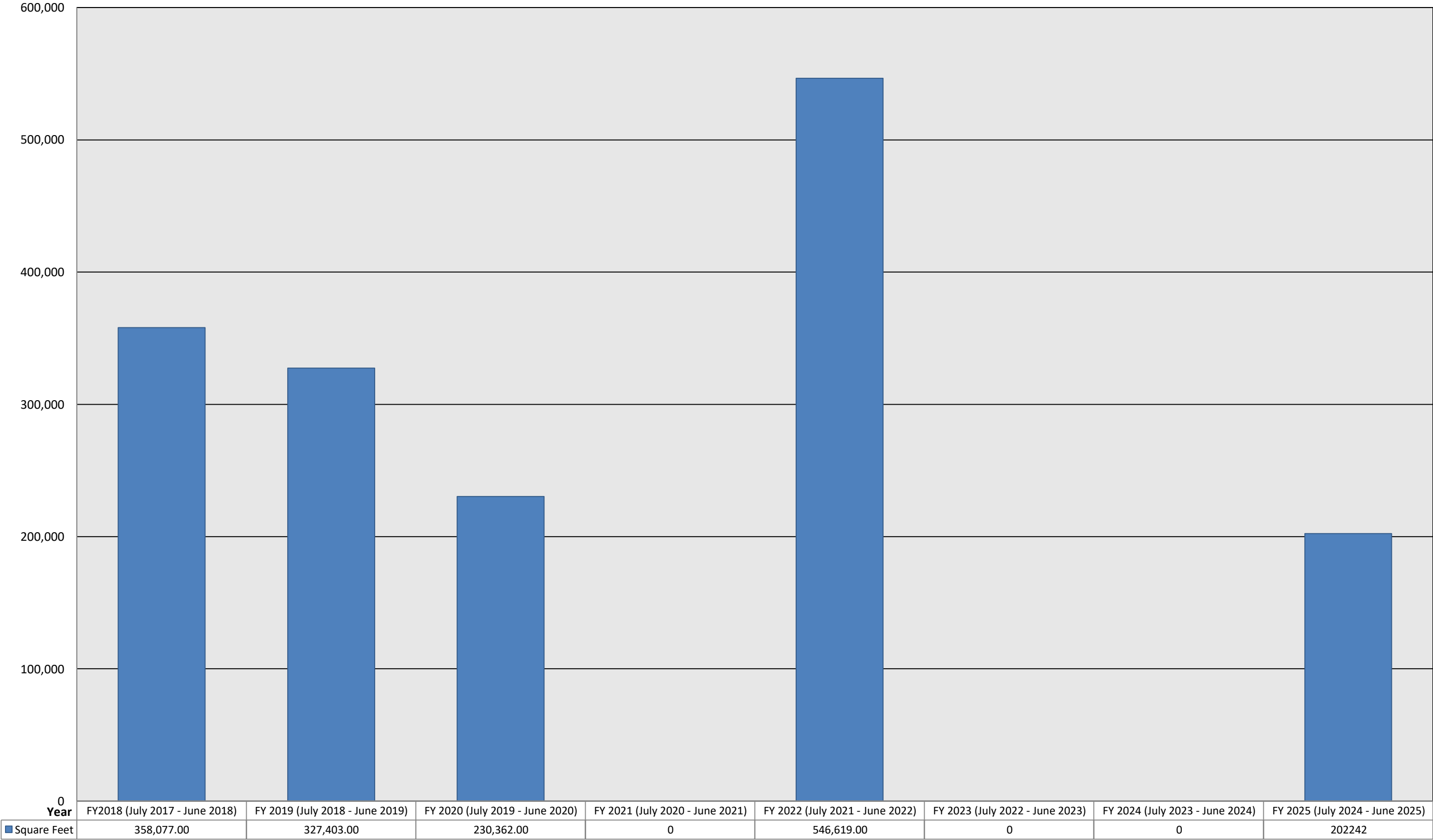
Value of Multi Family Apartments



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

Attachment 8j

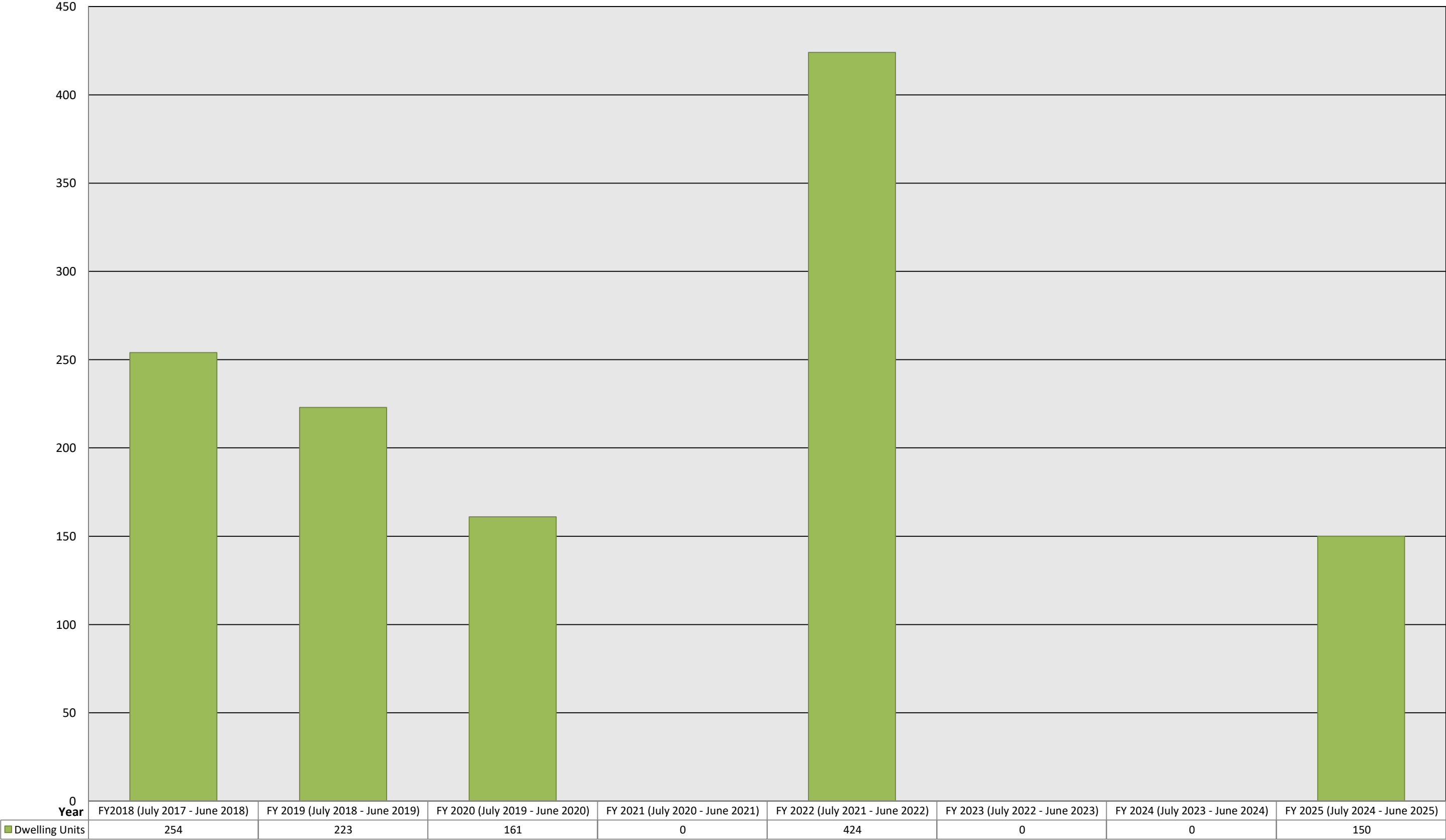
Square Footage of Multi Family Apartments



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

Attachment 8k

Multi Family Apartments Total Units





Growth Management Application Update Report

Attachment 9

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

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

Annexation Petition

100%

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

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

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

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

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

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

PROJECT NAME:

ANNX-11-23-018624	11/01/2023		Annexation Petition	Active	Aubrie Giroux
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Applicant: University Investments **Owner:** University Investments

PLAN DESCRIPTION: annexation and rezoning of parcel 12D , part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and lake point Dr into buckwalter PUD. Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons. This application is associated with the following requests; COMP-01-24-018844, ZONE-01-24-018840 (Map), ZONE-02-24-018991 (Text), DAA-01-24-018842, and CPA-01-24-018845.

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

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

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

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

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

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Annexation Petition

ANNX-02-25-019605	02/19/2025		Annexation Petition	Active	Kevin Icard
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Applicant: Beaufort County School District **Owner:** Beaufort County School District

PLAN DESCRIPTION: A request to annex a new early childhood school to serve Bluffton.

STATUS: A Planning Commission Workshop was held on March 26, 2025.

STATUS: A Public Hearing and Recommendation to Town Council is scheduled for the April 23, 2025 Planning Commission meeting.

PROJECT NAME:

Total Annexation Petition Cases: 3

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

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

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

7.18.23: Have not yet received resubmittal.

10.12.23: Emailed items still outstanding. Awaiting revisions.

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

PROJECT NAME: NEW RIVERSIDE VILLAGE



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-08-22-017145	08/31/2022	6201 JENNIFER COURT	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Witmer Jones Keefer Ltd.

Owner: Micheal Bradley Holdings LLC

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

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

7.18.23: Have not yet received resubmittal.

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

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

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

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

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

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

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

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

Approved. See attached.

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

PROJECT NAME:

COFA-05-25-019759 05/16/2025 2901 MAY RIVER XING CROSSING Certificate of Appropriateness Active Charlotte Moore

Applicant: Angelina Makowski **Owner:** First Chatham Bank

PLAN DESCRIPTION: Fifth Third Bank is seeking authorization to construct a financial institution to be located at 2500 May River Crossing in the Town of Bluffton South Carolina. The project site is located within a previously developed commercial subdivision. Site lighting, landscaping and irrigation have been designed in compliance with the UDO standards. Building design is consistent with UDO standards. Application submittal complies with the requirements on the Highway Corridor application with the intent of securing the Certificate of Appropriateness. This submittal includes certified plans, digital files, recorded deed and plat, and the material samples.

PROJECT NAME: TOWNE CENTRE AT NEW RIVERSIDE



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-01-24-018868	01/17/2024	1 JCS CV COVE	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Pearce Scott Architects		Owner: GOF, LLC			
PLAN DESCRIPTION:		JC's Cove Rec Building: A request by Pearce Scott Architects, on behalf of the Owner, Jim Saba, for a review of a Certificate of Appropriateness - HD to construct a new 2-story recreation building of approximately 2,915SF to be located at 1 JCs Cove, identified by tax map number R610 039 000 1129 0000, zoned Agricultural, and located within the Highway Corridor Overlay district. Status: The Conceptual Application was heard by the DRC at their February 21, 2024 meeting and comments provided to applicant. Awaiting final submittal.			
PROJECT NAME:		JC'S COVE			
COFA-03-25-019625	03/04/2025	15 TOWNE DR DRIVE	Certificate of Appropriateness	Active	Sam Barrow
Applicant: Dynamic Engineering Consultants, PC		Owner: Jane Cooper LLC			
PLAN DESCRIPTION:		A request by Dynamic Engineering Consultants, PC on behalf of owner Jane Cooper, LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District. The project consists of the renovation of the existing restaurant to a bank with drive through, and associated parking, landscaping, and infrastructure. The property consists of 0.77 acres identified by tax map number R610 031 000 1085 0000 within the Belfair Planned Unit Development located at 15 Towne Drive. Status: The application was heard at the April 9, 2025, meeting of the Development Review Committee. STATUS: A resubmittal was received on May 1, 2025. The COFA-HCO is tentatively scheduled to be placed on the June 25, 2025 Planning Commission agenda.			
PROJECT NAME:		BELFAIR TOWNE VILLAGE			
Historic District					
COFA-05-25-019747	05/13/2025	4 HEAD OF THE TIDE	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Brown Contract Services, LLC		Owner: Henry Savage			
PLAN DESCRIPTION:		A request by Andrew Brown, Applicant, on behalf of Henry Savage, Owner, for review of a Certificate of Appropriateness - HD to expand the existing kitchen of a main residence by enclosing a 126 square foot portion of an existing side porch at 4 Head of the Tide, in Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-05-25-019747) (06.01.2025): Concept Plan to be reviewed by HPRC on 06.09.2025. STATUS: Application reviewed at June 9 HPRC meeting. Awaiting final submission.			
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

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

Owner: May River Montessori

PLAN DESCRIPTION: May River Montessori: Awaiting resubmittal:

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

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

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

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

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

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

PROJECT NAME: OLD TOWN

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

Owner: Kathy Barbina

PLAN DESCRIPTION: A request by Jaime Guscio (Kingfisher Construction), on behalf of owners, Kathy Barbina and Tim Harris, for review of a Certificate of Appropriateness-Historic District, to allow construction of a detached Carriage House of approximately 1200 SF located at 36 Wharf Street (Parcel R610 039 00A 0417 0000). The property is within the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).

STATUS (04.14.2025): Application reviewed at April 14 HPRC meeting. Awaiting resubmission.

STATUS (06.05.2025): Final Plan to be reviewed by HPC on July 2, 2025.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-04-24-019070	04/01/2024	42 WHARF ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: John Montgomery **Owner:** John Montgomery

PLAN DESCRIPTION: A request by John Montgomery, for review of a Certificate of Appropriateness-Historic District, to allow construction of a new 2-story Single Family Structure (approximately 2,120 SF) and 2-story Carriage House structure (approximately 1,120 SF) located at 42 Wharf Street (Parcel R610 039 00A 185A 0000). The property is within the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).

STATUS (04.17.2025): New Concept scheduled for review at April 28 HPRC meeting.

Application History

04.22.2024: Application reviewed at HPRC meeting. Awaiting final submission.

9/16/2024: Conceptual application under review and will be placed on the September 30, 2024 HPRC Agenda.

09.30.2024: Application reviewed at HPRC meeting. Awaiting final submission.

03.26.2025: Final submission submitted but requires revisions. May return to HPRC depending on changes.

04.22.2025: Third submission scheduled for April 28 HPRC meeting.

04.28.2025: Application reviewed at April 28 HPRC meeting. Awaiting final submission.

STATUS (06.11.2025): Final Plan approved by HPC with conditions. Awaiting final submission.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

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

Owner: Walter Strong III

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

Existing Conditions

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

Proposed Building Construction

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

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

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

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

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

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

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-03-25-019626	03/05/2025	106 BRIDGE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Patrick Mason Custom Homes

Owner: Jeff Zehel

PLAN DESCRIPTION: 106 Bridge (COFA-03-25-019626): A request by Patrick Mason (Patrick Mason Custom Homes), on behalf of the owner, Jeffrey Zehel, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 1-story Main Residence of approximately 2,130 SF and a 2-story Carriage House of approximately 648 SF located at 106 Bridge Street (Parcel R610 039 00A 0423). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD). Scheduled for HPRC review on March 31, 2025.
(03.31.2025): Revisions will be reviewed at second HPRC meeting.
(04.29.2025): Second submission to be reviewed at May 12 HPRC meeting.
STATUS (05.12.2025): Reviewed at May 12 HPRC meeting. Awaiting final submission.

PROJECT NAME: OLD TOWN

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

Owner: Miguel Loarca

PLAN DESCRIPTION: A request by Phil Madhere, on behalf of the owner, Miguel Loarca (Leonex Construction Group), for review of a Certificate of Appropriateness-Historic District, to allow construction of a three-story mixed use Main Street Building (approximately 2,775 SF) and detached Carriage House (approximately 528 SF) located at 215 Goethe Road (Parcel R610 039 00A 0289 0000). The property is within the Old Town Historic District and is zoned Neighborhood Core-Historic District (NC-HD).
STATUS (04.28.2025): Reviewed at April 28 HPRC meeting. Awaiting final submission.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-05-24-019123	05/09/2024	128 BRIDGE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Manuel Studio, LLC

Owner: Lynda Strong

PLAN DESCRIPTION: A request by Ansley H Manuel, Architect, on behalf of the Owner Lynda Lee Googe Strong, for review of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House at 128 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.
Status: Application is being reviewed and will be heard at the 6/3/2024 HPRC meeting.
Status 6.4.2024: Awaiting Final Submittal
Status 8.28.2024: The final submittal has been received and is tentatively scheduled for the October HPC Agenda.
STATUS 09.06.2024: Scheduled for October 2 HPC.
STATUS 10.02.2024: Approved by HPC with conditions to be shown on final plan submission.

PROJECT NAME: OLD TOWN

COFA-04-25-019700	04/10/2025	135 BRIDGE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Tom Parker

Owner: Brenda Dunaway

PLAN DESCRIPTION: A request by Tom Parker Jr, on behalf of owner, Brenda Dunaway, for review of a Certificate of Appropriateness-Historic District, to allow construction of a Center Hall House of 5,240 SF and two Carriage Houses of 800 SF and 1,198 SF located at 135 Bridge Street located at 135 Bridge Street (Parcel R61003900A198B). The property is within the Old Town Historic District and is zoned Riverfront Edge Historic District (RV-HD).
(04.10.2025): Scheduled for May 5 HPRC meeting.
STATUS (05.06.2025): Reviewed at May 5 HPRC meeting. Awaiting final submission.
STATUS (05.08.2025): Scheduled for the June 11 HPC meeting.
STATUS (06.11.2025): Preliminary Final Plan approved with conditions that must be satisfied before the Final Plan can be stamped 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-02-25-019610	02/20/2025	41 STOCK FARM RD ROAD	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Dylan and Amanda Mingard		Owner: Dylan and Amanda Mingard			
PLAN DESCRIPTION: A request by Dylan and Amanda Mingard, applicants and property owners, for review of a Certificate of Appropriateness - HD to allow the construction of a 1-story Carriage House of approximately 792 SF, as well as a breezeway to connect the Carriage House and main structure, located at 41 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (03.18.2025): HPRC Review held. Awaiting final submission. STATUS (05.06.2025): Final Submission Received. Scheduled for June 11 HPC meeting. STATUS (06.11.2025): Preliminary Final Plan approved with conditions. Awaiting resubmittal.					
PROJECT NAME:		OLD TOWN			
COFA-08-24-019275	08/09/2024	95 GREEN ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Low Tide Designs, Inc.		Owner: Glenda Mikulak			
PLAN DESCRIPTION: A request by Sam Liberti with Low Tide Designs, Inc., on behalf of the owner, Glenda Mikulak Roberts, for review of a Certificate of Appropriateness - HD to construct a new 2-story house of approximately 1,987 SF at 95 Green Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Status: Application is being reviewed and has been placed on the September 3, 2024 HPRC Agenda. Status (9/4): Awaiting Final Plan submission.					
PROJECT NAME:		OLD TOWN			
COFA-03-25-019628	03/05/2025	6 BLUE CRAB ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Patrick Mason Custom Homes		Owner: Blue Crab LLC			
PLAN DESCRIPTION: A request by Patrick Mason (Patrick Mason Custom Homes), on behalf of the owners, Blue Crab, LLC, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 2-story Main Residence and attached Carriage House of approximately 3,335 SF located at 6 Blue Crab Street in the Tabby Roads Development (Lot 50, Parcel R610 039 000 1230 0000). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD). STATUS: Scheduled for HPRC review on March 31, 2025. STATUS (03.31.2025): Revisions will be reviewed at second HPRC meeting.					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

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

Owner: Mike Nerhus

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

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

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

PLANS APPROVED BY GLEN UMBERGER 8/24.

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

STATUS 8.7.2023: Approved - See Attached approval package.

STATUS 9.3.2024: Amendment 1 Approval.

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

PROJECT NAME: OLD TOWN

COFA-05-25-019752	05/14/2025	43 THOMAS HEYWARD ST STREET	Certificate of Appropriateness	Active	Sam Barrow
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Applicant: GTH Construction LLC - USE THIS ACCOUNT

Owner: Megan Beach

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

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-01-24-018816	01/05/2024	22 BRUIN RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Sean Lewis

Owner: Bertha Wooten

PLAN DESCRIPTION: A request by Greg Harrold, on behalf of the Owner, Bertha Wooten, for a review of a Certificate of Appropriateness - HD to construct a new 1-story single family residence (1,695 SF) with attached Carriage House (697 SF), to be located at 22 Bruin Road, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

1.5.2024: The Application is being reviewed and will be placed on the 1/29/2024 HPRC Agenda.

1.30.24: Comments provided to the applicant. Awaiting final submittal.

(STATUS) 05.13.2025: Final Submittal received Scheduled for June 11 HPC meeting.

STATUS (06.11.2025): Preliminary Final Plan approved with conditions. Awaiting resubmission.

PROJECT NAME: OLD TOWN

COFA-11-23-018646	11/08/2023	5818 GUILFORD PLACE	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins

Owner: TripleBCo, LLC

PLAN DESCRIPTION: A request by Court Atkins Architects, Inc., on behalf of the owner, TripleBCo, LLC, for a review of a Certificate of Appropriateness - HD to construct a new 2-story commercial structure of approximately 2,290 SF, to be located at 5818 Guilford Place, Lot 13 in the Stock Farm Development, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

Status: The Application is being reviewed and is slated to be placed on the December 11, 2023 HPRC Agenda.

The Final Application will be heard at the 2.7.2024 HPC meeting.

Approved 5.9.2024 See attached approval package.

PROJECT NAME: STOCK FARM



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-11-24-019448 11/18/2024 3 BLUE CRAB ST STREET Certificate of Appropriateness Active Charlotte Moore

Applicant: Vaccaro Architect, Inc.

Owner: Jennifer and Carl Myers

PLAN DESCRIPTION: A request by Mike Vaccaro (Vaccaro Architecture, Inc.), on behalf of owners, Jennifer and Carl Myers, for review of a Certificate of Appropriateness - HD to allow the construction of a new 1.5-story Carriage House of approximately 678 SF and a new Carriage House of approximately 1013 SF attached to the main residence located at 3 Blue Crab Street in the Tabby Roads Development, Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS (12.09.2024): To be reviewed by HPRC on 12.16.2024.

PROJECT NAME: OLD TOWN

COFA-03-25-019654 03/18/2025 32 TABBY SHELL RD ROAD Certificate of Appropriateness Active Charlotte Moore

Applicant: Palmetto Star Construction LLC - USE THIS ACCOUNT

Owner: Scott Ready

PLAN DESCRIPTION: A request by Drew Vann (Palmetto Star Construction), on behalf of owner, Scott Ready, for review of a Certificate of Appropriateness-Historic District, to allow construction of a detached Carriage House of approximately 643 SF located at 32 Tabby Shell Road in the Tabby Roads Development (Lot 17, Parcel R610 039 000 1197 0000). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).
STATUS (04.28.2025): Reviewed at April 28 HPRC. Awaiting final submission.
STATUS (05.07.2025): Final Plan scheduled for June 11 HPC meeting.
STATUS (06.11.2025) Final Plan approved by HPC with conditions. Awaiting resubmittal.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-11-24-019447	11/15/2024	71 BRIDGE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Johns, Edwin Jr.

Owner: Jim & Julie Lewellyn

PLAN DESCRIPTION: A request by Ed Johns, Jr. (LowCountry Custom Built Homes), on behalf of owners, Jim and Julie Lewellyn, for review of a Certificate of Appropriateness - HD to allow the construction of a 2-story main residence of approximately 3412 SF and a 2-story Carriage House of approximately 1196 SF located at 71 Bridge Street (Parcel R610 039 00A 0248 0000) in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD).
(12.09.2024): Scheduled for 12.16.2024 HPRC meeting.
(12.16.2024): Main structure size and height too large for district. Revision to be reviewed by HPRC.
STATUS (02.24.2025): Revisions provided; will be scheduled for March 10 HPRC meeting. Rescheduled for March 17.
STATUS (03.17.2025): HPRC review held. Awaiting final plan submission.
STATUS (04.29.2025): Final Plan received. Scheduled for June 11, 2025 HPC meeting.
STATUS (06.11.2025): Preliminary Final Plan approved with conditions that must be satisfied before final approval will be granted.

PROJECT NAME: OLD TOWN

COFA-04-25-019723	04/24/2025	54 STOCK FARM ROAD	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Pearce Scott Architects

Owner: Erik & Paige Blechinger

PLAN DESCRIPTION: A request by Amanda Denmark (Pearce Scott Architects), on behalf of the owners, Erik and Paige Blechinger, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 1.5-story Main Residence (an Additional Building Type) of approximately 3,008 SF and a 1-story detached Carriage House of approximately 602 SF located at 54 Stock Farm Road (Parcel R610 039 000 0324 0000). The property is in Old Town Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019626)
(05.10.2025) Application received. Scheduled for HPRC review on May 19.
STATUS (05.20.2025) Reviewed at May 19 HPRC meeting. Awaiting final submission.
STATUS (05.21.2025): The property was readdressed from 43 and 45 Verdier Cove Rd to 54 Stock Farm Rd.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-03-25-019642	03/11/2025	89 BRIDGE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Pearce Scott Architects Inc. - USE THIS ACCOUNT **Owner:** Jamie & Allyn Oliver

PLAN DESCRIPTION: A request by Amanda Denmark (Pearce Scott Architects), on behalf of owners, Jamie and Allyn Oliver, for review of a Certificate of Appropriateness-Historic District, to allow the conversion of an existing single-family residence into a bookstore with an associated icer located at 89 Bridge Street. The property is located in the Old Town Bluffton Historic District and is zoned Neighborhood Conservation-Historic District (NCV-HD).
STATUS: HPRC Review complete (April 7, 2025). Awaiting resubmission and Development Plan Review.
STATUS: Scheduled for July 11, 2025 HPC meeting.

PROJECT NAME: OLD TOWN

COFA-02-25-019576	02/03/2025	82 PRITCHARD ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Martelli Architects LLC **Owner:** Kim Driscoll

PLAN DESCRIPTION: A request by Keith Martelli (Martelli Architects), on behalf of the Owners, Mark and Kim Driscoll, for a review of a Certificate of Appropriateness - HD to alter an existing 2-story Carriage House of approximately 1198 square feet located at 82 Pritchard Street, in the Old Town Bluffton Historic district and zoned Neighborhood Conservation- HD zoning District. The Carriage House is presently a garage and second-story bonus floor. The double car garage will be converted into a single car garage with a partial living space (bedroom and bathroom). The second floor bonus space will be converted into a kitchen and living space. A rear patio will be added, and the existing stairwell will have treads and railings replaced.
(02.04.2025): Scheduled for February 24, HPRC meeting.
(02.24.2025): Awaiting submittal for HPC.
STATUS (05.12.2025): Submittal received. Scheduled for June 11 HPC meeting.
STATUS (06.11.2025): Final Plan approved by HPC with conditions. Awaiting resubmission.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

COFA-05-24-019155 05/24/2024 68 PRITCHARD ST STREET Certificate of Appropriateness Active

Applicant: Tony Pressley **Owner:** Tony & Alyssa Pressley

PLAN DESCRIPTION: A request by Tony and Alyssa Pressley for review of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House of approximately 800 SF at 68 Pritchard Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
Status: The Conceptual Application will be reviewed at the June 17, 2024 HPRC meeting.
Status 6.20.2024: Awaiting final Submittal.
STATUS 10.07.2024: Final plan submitted; awaiting Town review.
STATUS 10.16.2024: Scheduled for November 6 HPC meeting.
STATUS (12.06.2024): Item was not scheduled for November agenda. Emailed applicant on 12.06.24 to check status of submission.
STATUS (01.31.2025): Emailed applicant with 2025 HPC submission schedule and meeting dates as there has been no contact since last Fall.
STATUS (06.11.2025): Preliminary Final Plan approved with conditions by HPC.

PROJECT NAME: OLD TOWN

COFA-08-24-019268 08/02/2024 60 BRUIN RD ROAD Certificate of Appropriateness Active Charlotte Moore

Applicant: Pearce Scott Architects **Owner:** Chris Dalzell

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

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

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

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

PROJECT NAME: OLD TOWN

COFA-01-25-019522	01/03/2025	15 MERIWETHER COURT	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: MHB, LLC **Owner:** BFL Builders, LLC

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

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
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Active Cases

Certificate of Appropriateness

COFA-04-25-019719	04/23/2025	34 THOMAS HEYWARD ST STREET	Certificate of Appropriateness	Active	Glen Umberger
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Applicant: Jason Alexander

Owner: Jason Alexander

PLAN DESCRIPTION: A request by Jason Alexander, Applicant and Property Owner, for review of a Certificate of Appropriateness-Historic District-Demolition, to allow the demolition of an existing house located at 34 Thomas Heyward Street (Parcel R610 039 00A 0223 0000). The cottage is a Contributing Resource to the Old Town Bluffton Historic District and is known as the Nellie and Leroy Brown Cottage. The property is zoned Neighborhood Conservation-Historic District (NCV-HD).
STATUS (05.15.2025): Concept Plan to be reviewed by the HPRC on May 27.
STATUS 906.05.2025) Application will be heard by the HPC on July 2

PROJECT NAME: OLD TOWN

COFA-03-25-019646	03/13/2025	5 LAWTON ST STREET	Certificate of Appropriateness	Active	Sam Barrow
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Applicant: Manuel Studio, LLC

Owner: James W. Jeffcoat Revocable Trust

PLAN DESCRIPTION: A request by Ansley Manuel (Manuel Studio), on behalf of the owner, James W. Jeffcoat Revocable Trust, for the review of a Certificate of Appropriateness-HD to allow the demolition of a non-contributing storage shed located at 5 Lawton Street in the Old Town Bluffton Historic District within the Neighborhood Center - HD zoning district.
STATUS: Concept Plan to be reviewed by HPRC April 14.
STATUS: Final Plan to be reviewed by HPC on July 2, 2025.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 34

Comprehensive Plan Amendment

Comprehensive Plan Amendment



Growth Management Application Update Report

Attachment 9

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

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

Comprehensive Plan Amendment

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

Owner: University Investments

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

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

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

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

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

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

PROJECT NAME:

Total Comprehensive Plan Amendment Cases: 1

Concept Plan Amendment

Concept Plan Amendment

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

Owner: MFH LAND, LLC

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

PROJECT NAME: NEW RIVERSIDE VILLAGE



Growth Management Application Update Report

Attachment 9

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

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

Concept Plan Amendment

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

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

PROJECT NAME:

Total Concept Plan Amendment Cases: 2

Dev Agreement Amendment

PUD

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

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

PROJECT NAME:

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

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

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Dev Agreement Amendment

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

Owner: MFH LAND, LLC

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

PROJECT NAME:

Total Dev Agreement Amendment Cases: 3

Development Plan

Development Plan

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

Owner:

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

PROJECT NAME: Palmetto Bluff



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

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

Owner: University Investments

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

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

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

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

PROJECT NAME:

DP-03-24-019033	03/08/2024	224 MORELAND ROAD	Development Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton - USE THIS ACCOUNT

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

PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of May River Forest, LLC, for approval of a preliminary development plan application. The project consists of creating 26 single family lots with associate infrastructure. The property is identified by tax map numbers R614-045-000-0024-0000, R614-046-000-0062-0000, R614-052-000-0059-0000, R614-057-000-0001 -0000, R614-057-000-0002-0000 and consists of 48.9 acres located along Old Moreland Road within the Palmetto Bluff PUD.

Status: Staff comments on the Preliminary Plan were heard at the April 17, 2024 meeting of the DRC. Awaiting final submittal.

STATUS: The Final Development Plan will be heard at the June 25, 2025 Development Review Committee meeting.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-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. STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal. STATUS: The final development plan was heard at the July 10, 2024 meeting of the DRC. STATUS: A final development plan resubmittal was received on 9/10/24. STATUS 4/21/25: The project is awaiting an approved SCDOT Encroachment Permit.					
PROJECT NAME: VAUX PROPERTY					
DP-03-25-019635	03/10/2025	21 MAIDEN LN LANE	Development Plan	Active	Dan Frazier
Applicant: Sturre Engineering		Owner: Hinton Vacation Properties			
PLAN DESCRIPTION: A request by Sturre Engineering, on behalf of Hinton Vacation Properties for approval of a Preliminary Development Plan application. The project proposes the development of a 10 (10) lot mixed-use subdivision containing eight (8) single family residential lots and two mixed used lots with common open space and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consists of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street. STATUS: This item was heard at the April 9, 2025, Development Review Committee meeting.					
PROJECT NAME: OLD TOWN					



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-09-23-018499	09/21/2023	26 BRUIN RD ROAD	Development Plan	Active	Dan Frazier
Applicant: Maria Drawdy Owner: Alljoy DC, LLC					
PLAN DESCRIPTION: A request by Maria Drawdy on behalf of Troy Derda for approval of a preliminary land development application. The project consists of a two story building with a donut shop on the first floor and a residential unit on the second floor, associated parking and infrastructure. The property is identified by tax map number R610 039 00A 0416 0000 and consists of .21 acres located at 26 Bruin Road in the Neighborhood General Historic District.					
STATUS: Comments on the preliminary development plan were heard at the October 25, 2023 DRC Meeting.					
STATUS: The preliminary development plan was resubmitted on 11/20/23.					
STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.					
PROJECT NAME: OLD TOWN					
DP-10-24-019406	10/16/2024		Development Plan	Active	Dan Frazier
Applicant: William Heintz Owner: Rolling Dough Properties LLC					
PLAN DESCRIPTION: A request by William Heintz of Kimley-Horn, on behalf of Rolling Dough Properties, LLC, for approval of a Preliminary Development Plan. The project consists of a 4,400 SF quick service restaurant with associated parking and infrastructure. The property is zoned Buckwalter PUD and consists of approximately 1.52 acres identified by tax map number R610 030 000 2002 000 and located at the southeast corner of Buckwalter Place Blvd and Innovation Drive within the Buckwalter Place Master Plan.					
STATUS: This application was heard at the November 20, 2024 Development Review Committee meeting.					
STATUS: The preliminary development plan application was approved at the January 22, 2025, Planning Commission meeting. Awaiting final development plan submittal.					
PROJECT NAME: Buckwalter					



Growth Management Application Update Report

Attachment 9

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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 Brightwater Master Plan. STATUS: Staff comments were heard at the June 28, 2023, meeting of the DRC. Awaiting re-submittal. STATUS: The preliminary development plan was resubmitted on 11/22/23. STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.					
PROJECT NAME:					
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:					
DP-02-25-019581	02/04/2025	335 BUCKWALTER PARKWAY	Development Plan	Active	Dan Frazier
Applicant: Carolina Engineering Consultants, Inc.		Owner: Beaufort County			
PLAN DESCRIPTION: Proposing a 120 unit apartment complex with a leasing office and a future medical building.					
PROJECT NAME:		Buckwalter			



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-03-25-019673	03/27/2025	121 BURNT CHURCH RD ROAD	Development Plan	Active	Dan Frazier
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Applicant: Anthony Morse

Owner: My-Nash Realty Corp

PLAN DESCRIPTION: A request by Anthony Morse on behalf of the property owner My-Nash Realty Corp for review of a preliminary development plan. The project consists of a 4,464 SF commercial building with drive through, parking and associated infrastructure. The property is zoned Neighborhood Core (NC) and consists of approximately 0.83 acres identified by tax map number R610 040 000 0164 0000 and located within the Highway Corridor Overlay District.
STATUS: The preliminary development plan was reviewed at the May 21, 2025, DRC Meeting.
STATUS: This item will be heard at the June 25, 2025 Planning Commission meeting.

PROJECT NAME: LEE/BURNT CHURCH RD

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

Owner: Cleland Site Prep

PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 38 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan.
STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC.
STATUS: The final development plan application was heard at the May 1, 2024, meeting of the DRC.
STATUS: The project is awaiting NPDES approval.
STATUS 12/26/24: The Applicant will submit a revised final development plan application to show 9 lots. This application will be routed for a 10-day review prior to going to DRC for consideration.
STATUS 5/20/25: The Applicant has provided a Final Development Plan resubmittal. It was heard at the 5/28 Development Review Committee meeting.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-03-25-019666	03/24/2025	2901 MAY RIVER XING CROSSING	Development Plan	Active	Dan Frazier
Applicant: Angelina Makowski		Owner: First Chatham Bank			
PLAN DESCRIPTION: A request by Angelina Makowski of BDG Architects on behalf of property owner, First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a new freestanding 2,400 SF bank facility with associated parking, landscaping, and infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan north of May River Road east of May River Crossing. STATUS: This application was heard at the April 30, 2025 Development Review Committee meeting. STATUS: This application will be heard at the June 25, 2025 Planning Commission meeting.					
PROJECT NAME:		TOWNE CENTRE AT NEW RIVERSIDE			
DP-12-24-019469	12/02/2024	32 BRUIN ROAD	Development Plan	Active	Dan Frazier
Applicant: Witmer Jones Keefer Ltd.		Owner: ABPAL, LLC			
PLAN DESCRIPTION: A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of James Atkins of ABPAL, LLC for approval of a Preliminary Development Plan. The project proposes two commercial lots, including an existing office and a maximum 1,200 SF accessory structure on Lot 1, and an approximate 3,000 SF two-story office/retail build and maximum 1,200 SF accessory structure on Lot 2, parking and associated infrastructure. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identified by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street. STATUS: This item will be heard at the January 8, 2025 Development Review Committee meeting. STATUS: The Applicant provided a resubmittal on February 7, 2025. STATUS: The Preliminary Development Plan application was approved as submitted at the March 26, 2025 Planning Commission meeting. Awaiting final development plan submittal. STATUS: The Final Development Plan will be heard at the June 25, 2025 Development Review Committee meeting.					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

Attachment 9

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
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					
DP-10-24-019391	10/10/2024		Development Plan	Active	Dan Frazier
Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT Owner: Eric Zwilsky					
PLAN DESCRIPTION: A request by Brad Buss of Ward Edwards Inc., on behalf of Eric Zwilsky of 1 Corinthians, LLC, for approval of a Preliminary Development Plan. The project consists of a 15,400 SF basketball-focused fitness facility with associated access, parking, utilities and stormwater infrastructure. The property is zoned General Mixed Use (GMU) and consists of approximately 6.0 acres identified by tax map numbers R610 031 000 0212 0000 and R610 031 000 0173 0000. STATUS: This item was heard at the November 13, 2024 Development Review Committee meeting. STATUS: This request has been added to the December 18, 2024 Planning Commission agenda. STATUS: The Preliminary Development Plan was APPROVED. Awaiting final development plan submittal.					
PROJECT NAME: WESTBURY PARK COMMERCIAL					



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-10-24-019407	10/18/2024	45 CAMP EIGHT ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Palmetto Bluff Uplands, LLC / May River Forest, LLC			
PLAN DESCRIPTION: Palmetto Bluff is continuing development with the Commissary Campus. The project is located within the Palmetto Bluff PUD at the southwestern corner of the Old Moreland Road and Laurel Oak Bay Road intersection, north of The Farm. The project area includes parcels R614-045-000-0026-0000 and R614-046-000-0062-0000.The total project area is +/- 38.4 acres. The Project scope shall consist of general clearing, grading, water, storm, and sewer infrastructure, and parking areas to serve the commissary kitchen building, storage structure, and future development within the project area.					
PROJECT NAME:		PALMETTO BLUFF PHASE 1			
DP-04-25-019712	04/15/2025	89 BRIDGE STREET	Development Plan	Active	Dan Frazier
Applicant: Witmer Jones Keefer Ltd.		Owner: Jamie & Allyn Oliver			
PLAN DESCRIPTION: A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Preliminary Development Plan. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD) and consists of approximately 0.3 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District. STATUS: This item was heard at the May 21, 2025 Development Review Committee meeting. STATUS: This item will be heard at the June 25, 2025 Planning Commission meeting.					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

Attachment 9

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-03-24-019066	03/26/2024	9 BRUIN ROAD	Development Plan	Active	Dan Frazier
Applicant: Witmer Jones Keefer Ltd.		Owner: Eugene Marks			
PLAN DESCRIPTION: A request by Jonathan Marsh of Witmer Jones Keefer, Ltd, on behalf of the property owner, Eugene Marks of JOHA LLC, for approval of a preliminary development plan. The project proposes the installation of site infrastructure including internal drive, access, parking, walks, utilities, drainage, and stormwater infrastructure to support one existing residential unit and the future development of three mixed-use commercial lots and two mixed-use carriage houses for a combined total square footage of +/- 19,100 SF. The property is zoned Neighborhood Commercial – Historic District (NC-HD) and consists of approximately 0.79 acres identified by tax map number R610 039 00A 0021 0000 located at the northeast corner of Bluffton Road and Bruin Road. Status: Staff comments on the preliminary development plan was heard at the May 1, 2024, meeting of the DRC. Status: The preliminary development plan application was approved at the June 26, 2024 Planning Commission agenda. Awaiting final development plan submittal.					
PROJECT NAME:		OLD TOWN			
DP-06-25-019796	06/10/2025		Development Plan	Active	Dan Frazier
Applicant: Kathleen Duncan		Owner: Speyside Partners LLC			
PLAN DESCRIPTION: Applicant is proposing Child Care Center with 13 classrooms, 1 STEM room with an estimated staff of 26 persons.					
PROJECT NAME:		WASHINGTON SQUARE			
DP-01-25-019535	01/13/2025		Development Plan	Active	Dan Frazier
Applicant: R. Stewart Design, LLC		Owner: Olympia Rymko			
PLAN DESCRIPTION: A request by Randolph Stewart , on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of lots, each with one mixed use building and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street. STATUS: This item was heard at the February 19, 2025 Development Review Committee meeting. Awaiting Resubmittal. STATUS: A resubmittal was received on 4/15/25. The project is tentatively scheduled to be heard at the May 28, 2025, Planning Commission meeting.					
PROJECT NAME:		OLD TOWN			



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-06-24-019163	06/06/2024	87 SIMMONSVILLE ROAD	Development Plan	Active	Dan Frazier
Applicant: Carolina Engineering Consultants, Inc.		Owner: One Bluff Park LLC			
PLAN DESCRIPTION: A request by David Karlyk, PE of Carolina Engineering, on behalf of One Bluff Park for approval of a Preliminary Development Plan. The project consists of constructing a 4,265 sq. ft. automated car wash with associated parking and infrastructure. The property is zoned Shultz PUD and consists of approximately 1.49 acres identified by tax map number R610 031 000 1691 0000 and located at the northeast corner of Bluffton Parkway and Simmonsville Road within the Bluffton Park Master Plan. STATUS: The preliminary development plan was heard at the Development Review Committee meeting on July 17, 2024. A resubmittal was provided on July 22, 2024. STATUS: The Preliminary Development Plan was approved at the 8/28/24 Planning Commission Meeting. Awaiting final DP submittal.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
DP-06-25-019806	06/18/2025	1271 MAY RIVER RD ROAD	Development Plan	Active	Dan Frazier
Applicant: Kathleen Duncan		Owner: Sharan Patel			
PLAN DESCRIPTION: Proposing a mixed-use professional building (2.5 stories) and carriage house (2 stories). The building will remain under the ownership of Ms. Patel. The specific tenets are to be determined. Possible tenet uses may include office/service, retail business, personal service establishment, professional office, or medical office. The professional building offers 2 residential units on the second floor and 2 residential units on the half story on the 3rd floor. The carriage house also offers an accessory dwelling unit on the second floor.					
PROJECT NAME:		OLD TOWN			
DP-04-25-019716	04/18/2025	201E MIDPOINT BOULEVARD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner:			
PLAN DESCRIPTION: A request by John Paul Moore of Thomas and Hutton on behalf of Sam Bellock of Pulte Home Company for approval of a preliminary development plan application. The project consists of 66 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 33.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Concept Master Plan. STATUS: This Preliminary Development Plan will be heard at the May 21, 2025 Development Review Committee meeting.					
PROJECT NAME:		MIDPOINT AT NEW RIVERSIDE			



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-06-22-016804	06/01/2022	6201 JENNIFER CT	Development Plan	Active	Dan Frazier
Applicant: Witmer-Jones-Keefer, Ltd. Owner: Michael Bradley Holdings, LLC					
PLAN DESCRIPTION: A request by Witmer Jones Keefer, Ltd for approval of a preliminary development plan application. The project proposes the construction of a ±50,000 SF two-story building that includes a +/-20,000 square foot production brewery, and a +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room. The property is zoned Neighborhood Core (NC), identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located on three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road. STATUS UPDATE: Staff comments were heard at the July 6 meeting of the DRC. STATUS UPDATE: The application was approved with conditions at the August 24, 2022, Planning Commission meeting. STATUS UPDATE: Staff comments on the final development plan were heard at the November 30, 2022 meeting of the DRC. STATUS UPDATE: Final development plans were resubmitted on December 7, 2023. STATUS UPDATE: Staff provided the applicant with comments on the final development plan re-submittal on December 22, 2023. STATUS: Awaiting resubmittal.					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					
DP-03-24-019067	03/26/2024	2800 MAY RIVER CROSSING	Development Plan	Active	Dan Frazier
Applicant: Ryan Lyle Owner: First Chatham Bank					
PLAN DESCRIPTION: A request by Ryan Lyle of Davis & Floyd, Inc on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan. Status: Staff comments on the preliminary development plan were heard at the May 1, 2024, meeting of the DRC. Resubmittal was made 5/14/24 for June 26, 2024 Planning Commission consideration. Status: The preliminary development plan application was conditionally approved at the June 26, 2024 Planning Commission meeting. Awaiting final development plan submittal.					
PROJECT NAME: May River Crossing					



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-08-23-018338	08/01/2023	1 JCS COVE	Development Plan	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC		Owner: James Saba			
PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, for approval of a preliminary development plan application. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC's Cove. The property is zoned Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129 0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road. STATUS: Staff comments on the preliminary development plan was reviewed at the September 6, 2023 meeting of the DRC. STATUS: The preliminary development plan was heard at the September 27, 2023, Planning Commission meeting. Conceptual COFA was heard at the 2/21/24 DRC meeting. Awaiting final development plan submittal.					
PROJECT NAME:		JC'S COVE			
DP-09-24-019351	09/19/2024	45 CAMP EIGHT ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Palmetto Bluff Uplands, LLC / May River Forest, LLC			
PLAN DESCRIPTION: A request by Drew Lonker of Thomas and Hutton on behalf of May River Forest, LLC for approval of a Preliminary Development Plan. The project consists of 59 single family residential lots and associated infrastructure. The property is zoned Palmetto Bluff Planned Unit Development and consists of approximately 80.1 acres identified by tax map number R614 045 000 0026 0000, R610 045 000 0576 0000, R614 046 000 0062 0000, R614 046 000 0401 0000 located at the intersection of Old Moreland Road and Laurel Oak Bay Road within the Palmetto Bluff Tract Master Plan. STATUS: This item was heard at the October 23, 2024 Development Review Committee Meeting. Awaiting final development plan submittal.					
PROJECT NAME:		PALMETTO BLUFF PHASE 1			
DP-07-24-019259	07/30/2024	1W WHITEHOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Will Howard			
PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC for approval of a Preliminary Development Plan. The project scope consists of general clearing, installation of water and sewer utilities, a sanitary sewer pump station, dry utilities, storm drainage infrastructure and a asphalt roadway to serve the proposed 12 single-family residential lots. The property consists of approximately 27.35 acres identified by tax map numbers R614 045 000 0024 0000 and R614 046 000 0062 0000 and located within the Palmetto Bluff PUD. STATUS: This item was heard at the September 4, 2024 Development Review Committee meeting. Awaiting resubmittal.					
PROJECT NAME:					



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

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

Owner: Cornerstone Church

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

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

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

PROJECT NAME: NEW RIVERSIDE VILLAGE

Public Project

DP-04-25-019705	04/14/2025	62 OLD PALMETTO BLUFF RD ROAD	Development Plan	Active	Dan Frazier
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Applicant: BJWSA

Owner: BJWSA

PLAN DESCRIPTION: A request by Beth Lowther on behalf of Beaufort-Jasper Water & Sewer Authority (BJWSA) for approval of a Public Project. The project consists of the installation of approximately 18,225 linear feet of HDPE low pressure sewer lines and 12,200 linear feet of water lines and related infrastructure to provide service to 39 properties. The properties located within Town of Bluffton jurisdiction are zoned Planned Unit Development (PUD) and located within the May River Road, Stoney Creek Drive, Palmetto Bluff Road, and associated side streets right-of-way.

STATUS: This Public Project (Phase 1) application was heard at the April 30, 2025 Development Review Committee Meeting.

STATUS 5/1/25: SCIIP May River/Stoney Creek Water & Sewer Improvements Phase 1 (Public Project) is APPROVED.

STATUS: SCIIP May River/Stoney Creek Water & Sewer Improvements Phase 2 was heard at the June 4, 2025 DRC Meeting.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-10-24-019422 10/30/2024 72 BRIDGE ST STREET Development Plan Active Dan Frazier

Applicant: Kathleen Duncan

Owner: Town of Bluffton

PLAN DESCRIPTION: A request by Kathleen Duncan of J.K. Tiller Associates, on behalf of the Town of Bluffton, for the approval of a Public Project. The project proposes the redevelopment of the Sarah Riley Hooks Cottage. The property is identified by tax map numbers R610 039 00A 159B 0000, R610 039 00A 159A 0000, and R610 039 00A 0159 0000, consists of 0.948 acres and is located at 76 Bridge Street in the Neighborhood General Historic District.

STATUS: This item will be heard at the November 27, 2024 Development Review Committee meeting.

STATUS: Meadors, Inc. provided architectural drawings for the demolition of the Contributing Resource and the construction of a new structure using as much historic material as possible will be heard for comment only at the February 5, 2025 Historic Preservation Commission meeting.

PROJECT NAME: OLD TOWN

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

Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: A request by Constance Clarkson on behalf of the Town of Bluffton for the approval of a Public Project application. The project consists of roadway, sidewalk, parking and drainage improvements in the Bridge Street right-of-way in Old Town Bluffton.

STATUS: This item was heard at the December 18, 2024 Development Review Committee meeting.

PROJECT NAME: OLD TOWN

Total Development Plan Cases: 33

Development Plan Amendment

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					
Development Plan Amendment					
DPA-02-25-019598	02/18/2025	15 TOWNE DR DRIVE	Development Plan Amendment	Active	Dan Frazier
Applicant: Dynamic Engineering Consultants, PC		Owner: Jane Cooper LLC			
PLAN DESCRIPTION: A request by Dynamic Engineering Consultants, PC on behalf of owner Jane Cooper, LLC for approval of a Development Plan Amendment. The project consists of the renovation of the existing restaurant to a bank with drive through, and associated parking, landscaping, and infrastructure. The property consists of 0.77 acres identified by tax map number R610 031 000 1085 0000 within the Belfair Planned Unit Development. STATUS: This item was heard at the March 26, 2025 Development Review Committee meeting.					
PROJECT NAME:		BELFAIR TOWNE VILLAGE			
DPA-04-25-019691	04/08/2025	190 GOETHE ROAD	Development Plan Amendment	Active	Dan Frazier
Applicant: Witmer Jones Keefer Ltd.		Owner: James Fraser			
PLAN DESCRIPTION: A request by Witmer Jones Keefer, Ltd., on behalf of property owner James C. Fraser, Jr., for approval of a Development Plan Amendment. The project consists of the addition of parking, landscaping, and ADA accessibility to the existing restaurant. The property is zoned Neighborhood Core identified by tax map number R610 039 00A 0093 0000 located at 196 Goethe Road. STATUS: This item will be heard at the May 14, 2025 Development Review Committee meeting.					
PROJECT NAME:		SCHULTZ/GOETHE RD			
DPA-09-22-017226	09/23/2022		Development Plan Amendment	Active	Dan Frazier
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. STATUS (03.21.2025): Application expired. HOA will submit a new application.					
PROJECT NAME:		TABBY ROADS PHASE 1			



Growth Management Application Update Report

Attachment 9

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

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

Total Development Plan Amendment Cases: 3

Master Plan

NA

MP-01-25-019524	01/03/2025		Master Plan	Active	Dan Frazier
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Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner: University Investments LLC

PLAN DESCRIPTION: A request by Jake Reed of University Investments, LLC, for approval of an Initial Master Plan application. The project will be developed in accordance with the standards set forth in the Buckwalter PUD Concept Plan and exact locations of buildings, roads, open space, and associated infrastructure may vary at the time of Development Permit applications based on market conditions and environmental constraints. The property is zoned Buckwalter PUD and consists of approximately 114.55 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, R600 029 000 2410 0000, R600 029 000 2487 0000, R600 029 000 0014 0000, and R600 029 000 2484 0000 and located at the southwest corner of the intersection of Buckwalter Parkway and Bluffton Parkway. STATUS: This Initial Master Plan application was heard at the February 12, 2025 Development Review Committee meeting.
STATUS: The applicant resubmitted on February 26, 2025. At the March 26, 2025 Planning Commission meeting, the Planning Commission recommended conditional approval to the Town Council.

PROJECT NAME:

Total Master Plan Cases: 1

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-09-24-019356	09/23/2024	154 CAROLINA OAKS AVE AVENUE	Subdivision Plan	Active	Dan Frazier
Applicant: Thomas and Hutton		Owner: K Hovnanian Four Seasons			
PLAN DESCRIPTION: A request by TJ Behm of Thomas & Hutton, on behalf of Steven Baker of K. Hovnanian Homes for approval of a Subdivision application. The project consists of creating 50 single-family lots out of one existing parcel, identified by tax map number R614 028 000 0002 0000, with associated right-of-way and common areas. The property is zoned Jones Estate PUD and consists of approximately 39.463 acres located west along Carolina Oaks Ave and South along Brandywine Lane. STATUS: This item will be heard at the October 30, 2024 Development Review Committee meeting.					
PROJECT NAME:		Four Seasons at Carolina Oaks			
SUB-09-24-019348	09/18/2024	97 GOETHE RD ROAD	Subdivision Plan	Active	Dan Frazier
Applicant: Pearce Scott Architects		Owner: Clifford Bush, III			
PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of Clifford Bush, III, for approval of a Subdivision application. The project consists of subdividing 0.28 acres to create a Western parcel, 0.11 acres, and an Eastern Parcel, 0.17 acres. The property is zoned Residential General and consists of approximately 0.28 acres identified by tax map number R610 039 000 040B 0000. STATUS: This item will be heard at the October 2, 2024 Development Review Committee Meeting.					
PROJECT NAME:		Schultz/Goethe			
SUB-09-24-019334	09/12/2024		Subdivision Plan	Active	Dan Frazier
Applicant: Thomas & Hutton		Owner: LSSD New Riverside, LLC			
PLAN DESCRIPTION: A request by Tyler Vaughn of Thomas and Hutton, on behalf of LSSD New Riverside, LLC, for approval of a subdivision application. The project consists of the subdivision to create 83 single-family lots with associated right of way and common areas for Phase 9 of Heritage at New Riverside. The property is zoned New Riverside PUD and consists of approximately 26.9 acres identified by tax map numbers R614 035 000 1362 0000 and R614 035 000 1318 0000 and located West of the HWY46/170 intersection within the Heritage at New Riverside Master Plan. STATUS: This item was heard at the October 16, 2024 Development Review Committee Meeting.					
PROJECT NAME:		HERITAGE AT NEW RIVERSIDE PHASE 8 & 9			



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-08-24-019301	08/26/2024		Subdivision Plan	Active	Dan Frazier
Applicant: Thomas and Hutton		Owner: K Hovnanian Four Seasons			
PLAN DESCRIPTION: A request by TJ of Thomas and Hutton, on behalf of Steven Baker of K Hovnanian Homes for approval of a Subdivision application for the Lakes at New Riverside Phase 5. The project consists of the construction of 103 single family residential units lots with associated right-of-way and common areas. The property is zoned New Riverside Planned Unit Development and consists of approximately 31.017 acres identified by tax map numbers R610 044 000 04430 0000 through R610 044 000 0560 0000 and located within Parcel 9 of the New Riverside Concept Master Plan. STATUS: This item will be heard at the October 2, 2024 Development Review Committee meeting.					
PROJECT NAME:		NEW RIVERSIDE -PARCEL 9			
SUB-01-25-019561	01/28/2025	8241 PINELLAS DR DRIVE	Subdivision Plan	Active	Dan Frazier
Applicant: Jennifer Tosky		Owner: Pinellas Park LLC			
PLAN DESCRIPTION: A request by Jen Tosky for the approval of a Subdivision application. The project consists of creating two lots from the existing single lot. The property is zoned Buckwalter PUD identified by tax map number R610 022 000 1143 0000 and consists of approximately 1.5 acres within the Buckwalter Commons Master Plan. STATUS: This item will be heard at the February 26, 2025 Development Review Committee meeting.					
PROJECT NAME:		BUCKWALTER COMMONS			
SUB-08-24-019309	08/29/2024		Subdivision Plan	Active	Dan Frazier
Applicant: Ward Edwards, Inc.		Owner: Millstone Management LLC			
PLAN DESCRIPTION: A request by Adrien Dannemiller of Okatie Bluffs Owner LLC, on behalf of Parcel 8, LLC for approval of a Subdivision application. The application consists of subdividing Parcel B-1, approximately 21.68 acres, into six (6) parcels, including access easements, to support the development of Venture at Okatie Bluffs (DP-10-23-018564). The property is zoned Buckwalter Planned Unit Development identified by tax map number R610 028 000 0921 0000 and located within the Parcel B-1 Master Plan. STATUS: This item will be heard at the October 2, 2024 Development Review Committee meeting.					
PROJECT NAME:		Buckwalter			



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-09-24-019370	09/30/2024	84 B SHULTS RD ROAD	Subdivision Plan	Active	Dan Frazier
Applicant: Miguel Zuniga		Owner: Cleven Bush			
PLAN DESCRIPTION: A request by Miguel Antonio Zuniga on behalf of Cleven Bush for approval of a Subdivision application. The project consists of creating two (2) lots out of one (1) existing lot, identified by tax map number R610 039 000 0153 0000, with associated access easement. The property is zoned Residential General and consists of approximately 0.51 acres located west of Goethe Road. STATUS: This item will be heard at the October 30, 2024 Development Review Committee Meeting.					
PROJECT NAME:		SHULTZ TRACT			
SUB-05-25-019755	05/15/2025	32 BRUIN RD ROAD	Subdivision Plan	Active	Dan Frazier
Applicant: ABPAL, LLC		Owner: ABPAL, LLC			
PLAN DESCRIPTION: A request by ABPAL, LLC for approval of a Subdivision application. The project consists of the subdivision of the single 1.22 acre lot into two (2) lots per pending development plan approval (DP-12-24-019469): Lot 1 at 0.909 acres and Lot 2 at 0.311 acres, including a 22' wide shared access easement off the existing curb cut located off Bruin Road. The property is zoned Neighborhood General - Historic District (NC-HD) and consists of approximately 1.22 acres identified by tax map number R610 039 000 0274 0000 and located on the corner of Bruin Road and Pritchard Street. STATUS: This item will be heard at the June 18, 2025 Development Review Committee meeting.					
PROJECT NAME:		OLD TOWN			
SUB-02-25-019578	02/04/2025	149 SIMMONSVILLE RD ROAD	Subdivision Plan	Active	Dan Frazier
Applicant: Jason Frazier		Owner: Benjamin & Leah Frazier			
PLAN DESCRIPTION: A request by Jason Frazier on behalf of Benjamin Frazier for the approval of a Subdivision application. The project consists of the subdivision of a single lot into three lots with associated access and utility easements. The property is zoned Residential General (RG) identified by tax map number R600 031 000 0168 0000 and consists of approximately 0.91 acres located on Simmonsville Road. STATUS: This item will be heard at the March 12, 2025 Development Review Committee meeting.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



Growth Management Application Update Report

Attachment 9

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

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

Total Subdivision Plan Cases: 9

Zoning Action

UDO Text Amendment

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

Owner:

PLAN DESCRIPTION: Request for inclusion of carports in the UDO.
STATUS 09.24.2024: Requires a pre-application meeting. Staff will contact applicant.

PROJECT NAME: OLD TOWN

ZONE-03-18-011836	03/26/2018		Zoning Action	Active	Kevin Icard
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Applicant: Town of Bluffton

Owner: Town of Bluffton

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

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

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

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

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

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

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

PROJECT NAME:



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-03-25-019653	03/17/2025		Zoning Action	Active	Dan Frazier
Applicant: Town of Bluffton Town of Bluffton		Owner: Town of Bluffton Town of Bluffton			
PLAN DESCRIPTION: Update Table 4.3 of the UDO to allow Schools as a by-right use in the Preserve Zoning district.					
PROJECT NAME:					
Zoning Map Amendment					
ZONE-02-25-019606	02/19/2025		Zoning Action	Active	Dan Frazier
Applicant: Beaufort County School District		Owner: Beaufort County School District			
PLAN DESCRIPTION: A zoning map amendment request by Beaufort County School District for a new early childhood school to serve Bluffton.					
STATUS: A Planning Commission Workshop was held on March 26, 2025.					
STATUS: A Public Hearinging and Recommendation to Town Council is scheduled for the April 23, 2025 Planning Commission meeting.					
PROJECT NAME:					
ZONE-06-24-019188	06/17/2024	332 BUCK ISLAND RD ROAD	Zoning Action	Active	Dan Frazier
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: A request by the Town of Bluffton for Zoning Map Amendment of approximately 1.38 acres located at 328, 330 and 332 Buck Island Road identified as Beaufort County Tax Map Numbers R 610 039 000 0016 0000 (328 and 330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road) to Rezone the Subject Property to the Light Industrial (LI) District.					
STATUS 8/29/24: The workshop was held at the July 24, 2024 Planning Commission meeting. The Public Hearing and Recommendation to Town Council is tentatively scheduled for September 25, 2024 Planning Commission meeting.					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					



Growth Management Application Update Report

Attachment 9

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

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

Zoning Action

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

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

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

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

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

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

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

PROJECT NAME:

Zoning Permit

ZONE-06-25-019780 06/03/2025 158 BLUFFTON RD ROAD Zoning Action Active Dan Frazier

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

PLAN DESCRIPTION: Verizon Wireless to install a new wooden pole in the public right of way for small cell equipment. Verizon Wireless to own & maintain the pole and all associated equipment. Cell tower #4

PROJECT NAME:

ZONE-06-25-019782 06/03/2025 871 FORDING ISLAND RD ROAD Zoning Action Active Dan Frazier

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

PLAN DESCRIPTION: Verizon Wireless to install a new wooden pole in the public right of way for small cell equipment. Verizon Wireless to own & maintain the pole and all associated equipment. Cell tower #7

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

Town of Bluffton
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Zoning Action					
ZONE-06-25-019781	06/03/2025	40 DR MELLICHAMP	Zoning Action	Active	Dan Frazier
Applicant: Cellco Partnership DBA Verizon Wireless		Owner:			
PLAN DESCRIPTION:		Verizon Wireless to install a new wooden pole in the public right of way for small cell equipment. Verizon Wireless to own & maintain the pole and all associated equipment. Cell tower #5			
PROJECT NAME:					
ZONE-06-25-019783	06/03/2025	883 FORDING ISLAND RD ROAD	Zoning Action	Active	Dan Frazier
Applicant: Cellco Partnership DBA Verizon Wireless		Owner:			
PLAN DESCRIPTION:		Verizon Wireless to install a new wooden pole in the public right of way for small cell equipment. Verizon Wireless to own & maintain the pole and all associated equipment. Cell tower #8			
PROJECT NAME:					
ZONE-06-25-019784	06/03/2025	928 FORDING ISLAND RD ROAD	Zoning Action	Active	Dan Frazier
Applicant: Cellco Partnership DBA Verizon Wireless		Owner:			
PLAN DESCRIPTION:		Verizon Wireless to install a new wooden pole in the public right of way for small cell equipment. Verizon Wireless to own & maintain the pole and all associated equipment. Cell tower #11			
PROJECT NAME:					

Zoning Variance



Growth Management Application Update Report

Attachment 9

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

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

Zoning Action

ZONE-05-25-019734 05/05/2025 107 SEAGRASS STATION RD ROAD Zoning Action Active Dan Frazier

Applicant: Thomas Boyle **Owner:** Encompass Health South Carolina Real Estate LLC

PLAN DESCRIPTION: Encompass Health is requesting a variance from the 50' wetlands buffer to the previous requirement of a 25' wetlands buffer. The proposed access drive encroaches into the 50' buffer. This circular drive around the entire building is needed to meet fire safety regulations.

PROJECT NAME: VILLAGE AT VERDIER PLANTATION

ZONE-04-25-019696 04/09/2025 Zoning Action Active Angie Castrillon

Applicant: Tri Pointe Homes **Owner:** New South Living LLC

PLAN DESCRIPTION: The Applicant, John Hoff, requests a variance from the recently approved pending ordinance doctrine amending Section 5.10.7 of the Unified Development Ordinance (UDO) requiring a 50-foot wetland buffer to impact 0.11 acres of non-jurisdictional wetlands within the proposed single-family detached residential development. The property is identified by tax map numbers R610 039 000 0745 0000, R610 039 000 1588 0000, R610 039 000 0179 0000, and R610 039 000 0202 000 in the Residential General (RG).

PROJECT NAME:

Total Zoning Action Cases: 13

Total Active Cases: 102

Total Plan Cases: 102