



GROWTH MANAGEMENT UPDATE

December 10, 2024

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

- a. **Planning Commission:** November 20, 2024, meeting agenda attached. Next meeting scheduled for Wednesday, December 18, 2024.
- b. **Historic Preservation Commission:** November 6, 2024, meeting agenda attached. Next meeting scheduled for Wednesday, December 4, 2024.
- c. **Board of Zoning Appeals:** November 5, 2024, cancellation notice attached. Next meeting scheduled for Tuesday, December 3, 2024.
- d. **Development Review Committee:** November 6, 13, 20, & 27, 2024 meeting agendas attached. Next meeting scheduled for Wednesday, December 4, 2024.
- e. **Historic Preservation Review Committee:** November 4, 12, 18, & 25, 2024, cancellation notices attached. Next meeting scheduled for Monday, December 2, 2024.
- f. **Construction Board of Adjustment and Appeals:** November 26, 2024, cancellation notice attached. Next meeting scheduled for Tuesday, December 17, 2024.
- g. **Affordable Housing Committee:** November 7, 2024, meeting agenda attached. Next meeting scheduled for Thursday, December 5, 2024.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance 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.

Nineteen homes have received home repairs at a total of \$115,991.53.

Six homes have been serviced for septic pump outs or plumbing services at a total of \$3,224.

One home has been serviced for tree service at a total of \$200.00

Five homes are currently being serviced for repairs and/or waiting on estimates to be submitted. Three homes will be visited by Town Building Safety to inspect home repair requests in the next week.

On Saturday, October 12 the Bluffton Township Fire District hosted a smoke alarm blitz in the Brendan Woods Community. Staff Smalls represented the AHC. One

hundred & fourteen, ten-year smoke alarms were placed in 33 homes. This was a successful event, all organizations involved are looking forward to working together again.

ATTACHMENTS:

1. Planning Commission meeting agenda for November 20, 2024.
2. Historic Preservation Commission meeting agenda for November 6, 2024.
3. Board of Zoning Appeals cancellation notice for November 5, 2024.
4. Development Review Committee meeting agendas for November 6, 13, 20 & 27, 2024
5. Historic Preservation Review Committee cancellation notices for November 4, 12, 18 & 25, 2024.
6. Construction Board of Adjustments and Appeals cancellation notice for November 26, 2024.
7. Affordable Housing Committee meeting agenda for November 7, 2024.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2018-2025 (to November 19, 2024).
 - b. Building Permits Issued Per Month FY 2018-2025 (to November 19, 2024).
 - c. Value of Construction FY 2018-2025 (to November 19, 2024).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2018-2025 (to November 19, 2024).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2018-2025 (to November 19, 2024).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2018-2025 (to November 19, 2024).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2018-2025 (to November 19, 2024).
 - h. Planning and Community Development Applications Approved FY 2018-2025 (to November 19, 2024).
 - i. Multi Family Apartments Value FY 2018-2025 (to November 19, 2024).
 - j. Multi Family Apartments Square Footage FY 2018-2025 (to November 19, 2024).
 - k. Multi Family Apartments Total Units FY 2018-2025 (to November 19, 2024).
9. Planning Active Application Report



Planning Commission Meeting

Wednesday, November 20, 2024 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 Hargray Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF MINUTES

1. October 23, 2024 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Venture at Okatie Bluff (Certificate of Appropriateness-Highway Corridor Overlay District):** A request by Witmer Jones Keefer, on behalf of Parcel 8A, LLC for approval of a COFA-HCO for the architecture, landscaping and lighting for an apartment complex to include six (6) multi-family residential buildings with approximately 150 dwelling units, four (4) garage buildings, a clubhouse, amenities and associated infrastructure. The subject property consists of approximately 22.0 acres identified as Parcel R610 028 000 5419 0000, located approximately at the northeast corner of the intersection of SC Highway 170 and Gibbet Road, zoned Buckwalter PUD within the Parcel B-1 Master Plan of the Buckwalter Planned Unit Development. (COFA-09-24-019322) (Staff – Charlotte Moore)
2. **Adoption of 2025 Planning Commission Meeting Dates:** (Staff - Dan Frazier)
3. **Adoption of 2025 Development Review Committee Meeting Dates:** (Staff - Dan Frazier)

VIII. DISCUSSION

- 1. Discussion of Amendments to the Town of Bluffton's Southern Lowcountry Stormwater Design Manual and Post-Construction Stormwater Ordinance: (Staff - Andrea Moreno)**

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 18, 2024

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

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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, November 06, 2024 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 Hargray 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. October 2, 2024 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Certificate of Appropriateness (34 Tabby Shell Road, Lot 18):** A request by Clear Cut Construction, on behalf of the owner, William Glover, for approval of a Certificate of Appropriateness-HD to allow the construction of a new two-story Single Family Residential structure of approximately 2,325 square feet and an attached Carriage House structure of approximately 1,174 square feet in the Tabby Roads Development in the Old Town Bluffton Historic District and within a Neighborhood General - HD zoning district. (COFA-03-24-019047) (Staff – Charlotte Moore)
2. **Certificate of Appropriateness (43 Thomas Heyward Street):** A request by Raymond Beach, on behalf of the owner, Megan C. Beach, for the review of a Certificate of Appropriateness-HD to allow an existing one-story Carriage House of approximately 756 unenclosed square feet erected without an approved COFA-HD and without an approved building permit, located at 43 Thomas Heyward Street, in the Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD. (COFA-03-24-019047) (Staff – Charlotte Moore)

3. **Adoption of 2025 Historic Preservation Commission Meeting Dates:** (Staff - Charlotte Moore)
4. **Adoption of 2025 Historic Preservation Review Committee Meeting Dates:** (Staff - Charlotte Moore)

VIII. DISCUSSION

1. **Workshop:** Discussion Regarding Metal Canopies/Carports in Old Town Bluffton Historic District Relating to Upcoming Text Amendment Initiated by an Old Town Bluffton Property Owner (Staff - Charlotte Moore)
2. Historic District Monthly Update. (Staff - Charlotte Moore)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 4, 2024

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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, November 5, 2024, at 6:00 p.m.

Has been CANCELED
due to a lack of agenda items.

The next meeting is scheduled for Tuesday,
December 3, 2024.

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



Development Review Committee Meeting

Wednesday, November 06, 2024 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. **Church of the Cross at Buckwalter (Development Plan Amendment):** A request by Cross Outreach Ministries, Inc. for approval of a Final Development Plan Amendment. The proposed amendment consists of a columbarium with associated walkways, landscaping, and water feature. The property is zoned Buckwalter Planned Unit Development identified by tax map numbers R610 030 000 1853 0000 within the Church of the Cross campus. (DPA-04-17-010844) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 13, 2024

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Development Review Committee Meeting

Wednesday, November 13, 2024 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. **BuiltMart (Development Plan Amendment):** A request by Eugen Pop on behalf of Elite Home Group, LLC for the approval of a Final Development Plan Amendment. The proposed amendment consists of the addition of a fence along the back of the property with associated landscaping. The property is zoned Jones Estate PUD identified by tax map ID number R610 031 000 0960 0000 within the Bluffton Park Master Plan. (DP-03-20-014138) (Staff - Dan Frazier)
2. **PickUp USA Fitness Club at Westbury Park (Development Plan):** 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. (DP-10-24-019391) (Staff - Dan Frazier)
3. **5 Lawton St. (Development Plan Amendment):** A request by Maria Drawdy on behalf of James and Michele Jeffcoat Revocable Trust for approval of a Development Plan Amendment. The project consists of the demolition of the existing storage shed and construction of an accessory dwelling unit with associated parking, landscaping, and infrastructure. The property is zoned Neighborhood Center - Historic District (NC-HD) identified by tax map number R610 039 00A 0093 0000. (DPA-11-24-019439) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT**NEXT MEETING DATE: Wednesday, November 20, 2024**

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Development Review Committee Meeting

Wednesday, November 20, 2024 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. **Holly Hill Road - Alston Park (Subdivision):** A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of John Cardamone of Village Park Communities for approval of a Subdivision application. The project proposes the creation of three new parcels, a shift of undeveloped Holly Hill Road, and enable a quit claim between New Riverside, LLC and Village Park Communities, LLC. The subject property is zoned New Riverside PUD and consists of approximately 4.641 acres identified by tax map numbers R610 035 000 0846, R610 035 000 0019, R614 035 000 0975, R614 035 000 1250, and R614 035 000 1251 and located west of New Riverside Road and south of Grovewood Dr. (SUB-10-24-019402) (Staff – Dan Frazier)
2. **Culver's (Development Plan):** 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. (DP-10-24-019406) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 27, 2024

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Development Review Committee Meeting

Wednesday, November 27, 2024 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. **Lakes at New Riverside Phase 6 (Subdivision):** A request by TJ Behm 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 6. The project consists of the construction of 41 single family residential units with associated right-of-way and common areas. The property is zoned New Riverside Planned Unit Development 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. (SUB-10-24-019408) (Staff - Dan Frazier)
2. **Church of the Cross at Buckwalter (Development Plan Amendment):** A request by Cross Outreach Ministries, Inc. for approval of a Final Development Plan Amendment. The proposed amendment consists of a the expansion of existing flex rooms at the rear entry by 2,770 SF with associated walkways and landscaping. The property is zoned Buckwalter Planned Unit Development identified by tax map numbers R610 030 000 1853 0000 within the Church of the Cross campus. (DPA-04-17-010844) (Staff – Dan Frazier)
3. **Sarah Riley Hooks Cottage (Public Project):** 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. (DP-10-24-019422) (Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT**NEXT MEETING DATE: Wednesday, December 4, 2024**

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PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, November 4, 2024 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, November 12, 2024.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Tuesday, November 12, 2024 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, November 18, 2024.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, November 18, 2024 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, November 25, 2024.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, November 25, 2024 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, December 2, 2024.

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



PUBLIC NOTICE

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

Tuesday, November 26, 2024, at 6:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, December 17, 2024.

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



Affordable Housing Committee Meeting

Thursday, November 07, 2024 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 [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

September 5, 2024

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF MINUTES

1. September 5, 2024

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY2025 Neighborhood Assistance Program Budget Update
2. Adoption of 2025 Affordable Housing Meeting Dates

VII. DISCUSSION

1. Habitat for Humanity of the Lowcountry, Brenda Dooley, CEO

VIII. ADJOURNMENT

NEXT MEETING DATE: Thursday, December 5, 2024

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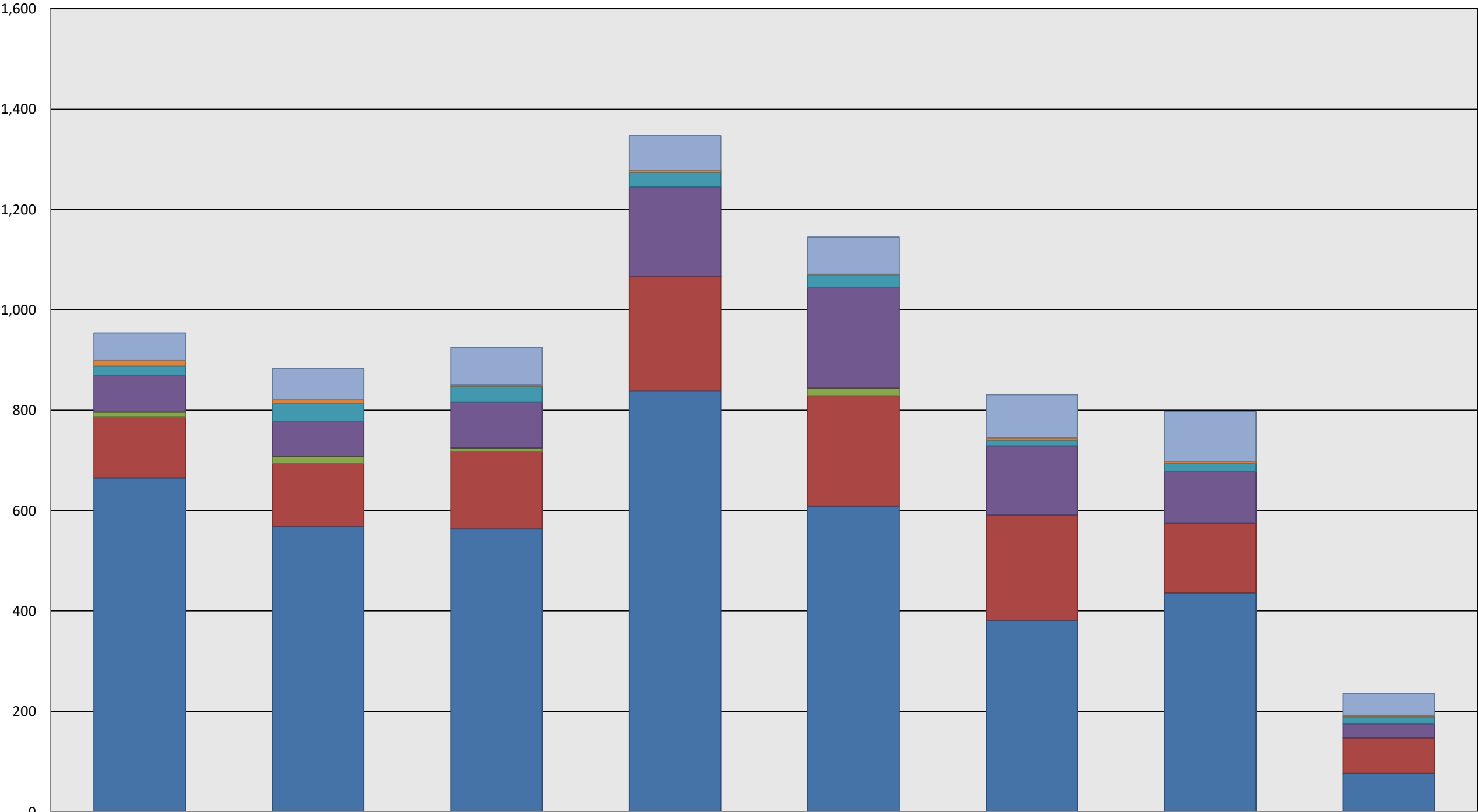
<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Town of Bluffton
Building Permits Issued
FY 2018 - 2025

Attachment 8a

Number of Building Permits Issued

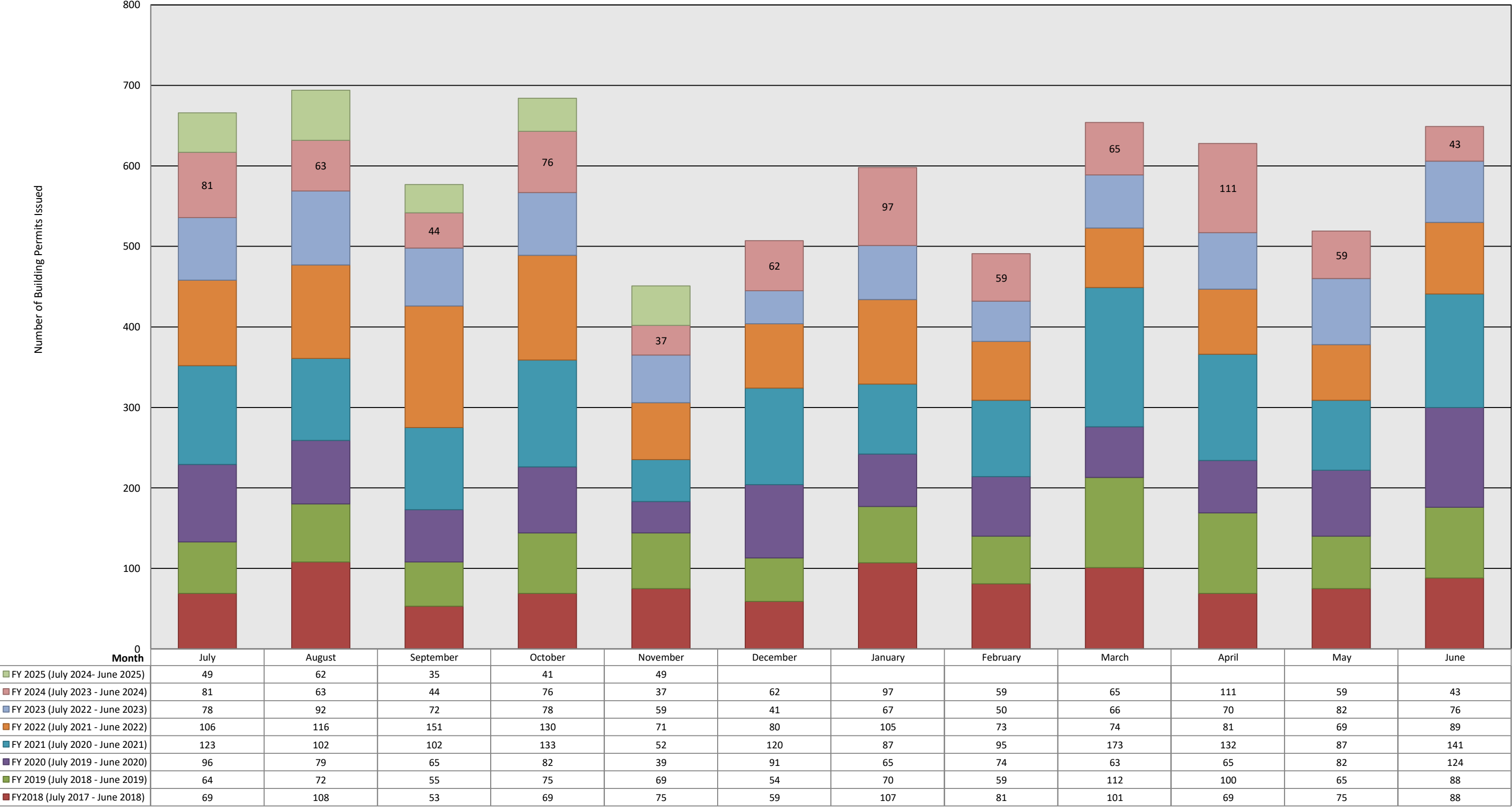


Year	FY2018 (July 2017 - June 2018)	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024- June 2025)
Other Commercial	55	62	75	69	74	86	99	44
Commercial Addition	11	7	3	4	1	5	4	3
New Commercial Construction/ Tenant Upfit	19	36	31	29	25	11	16	14
Other Residential	73	70	91	178	201	138	104	28
New Multi Family - Apartments	10	14	7	0	15	0	0	0
Residential Addition	121	126	155	229	220	210	138	71
New Single Family	665	568	563	838	609	381	436	76

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

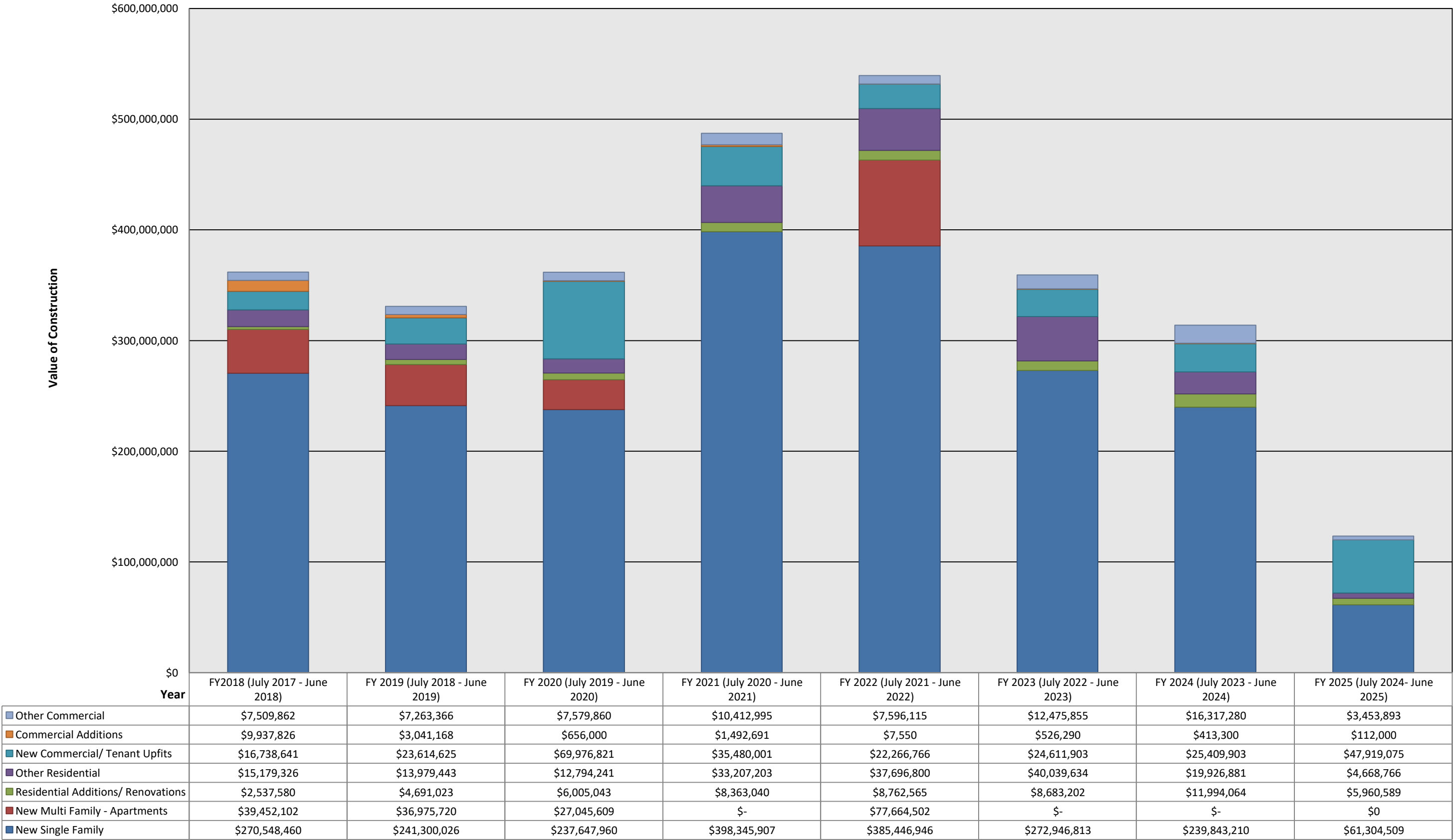
Attachment 8b



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

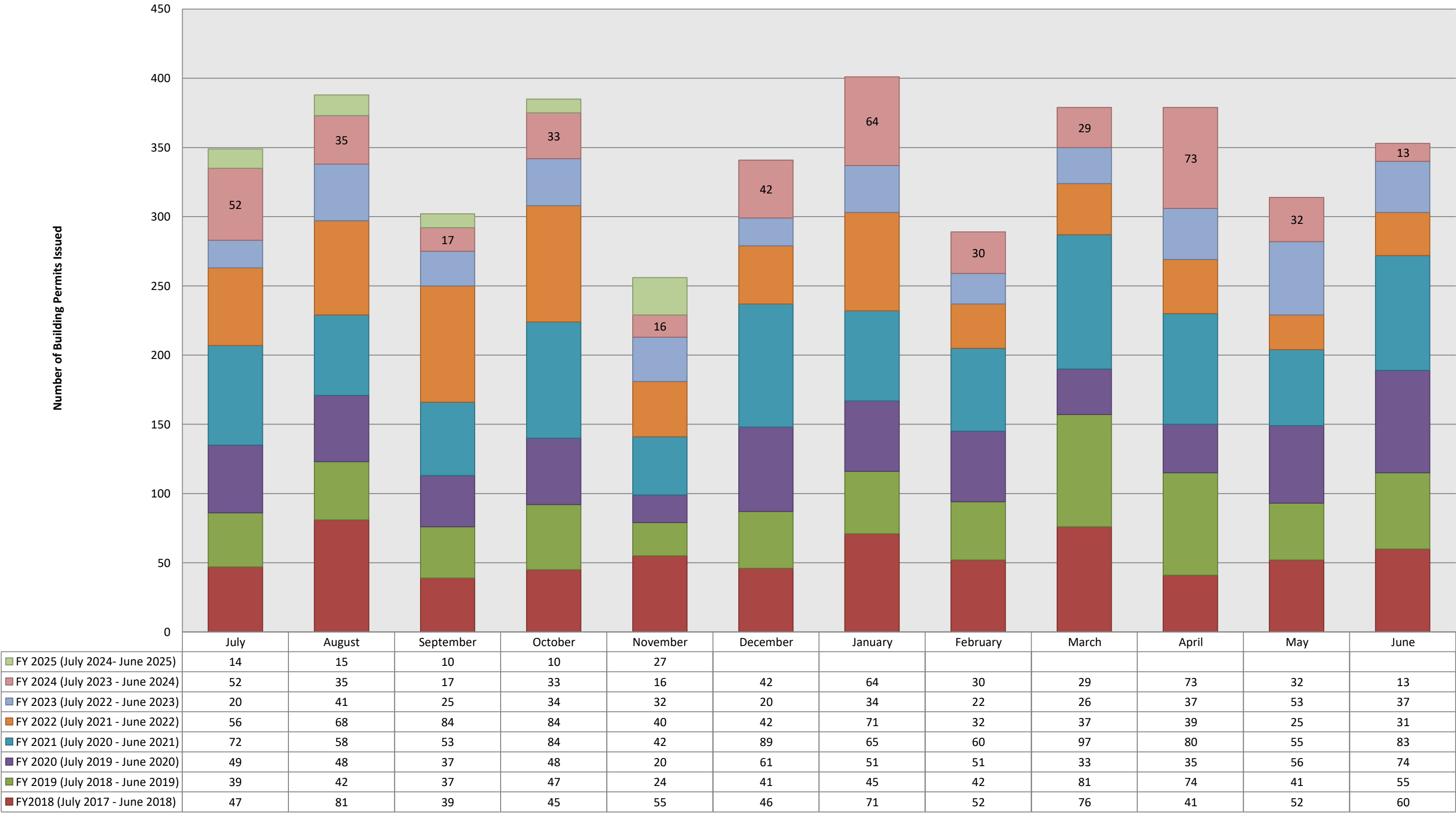
Town of Bluffton
Value of Construction
FY 2018 - 2025

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.

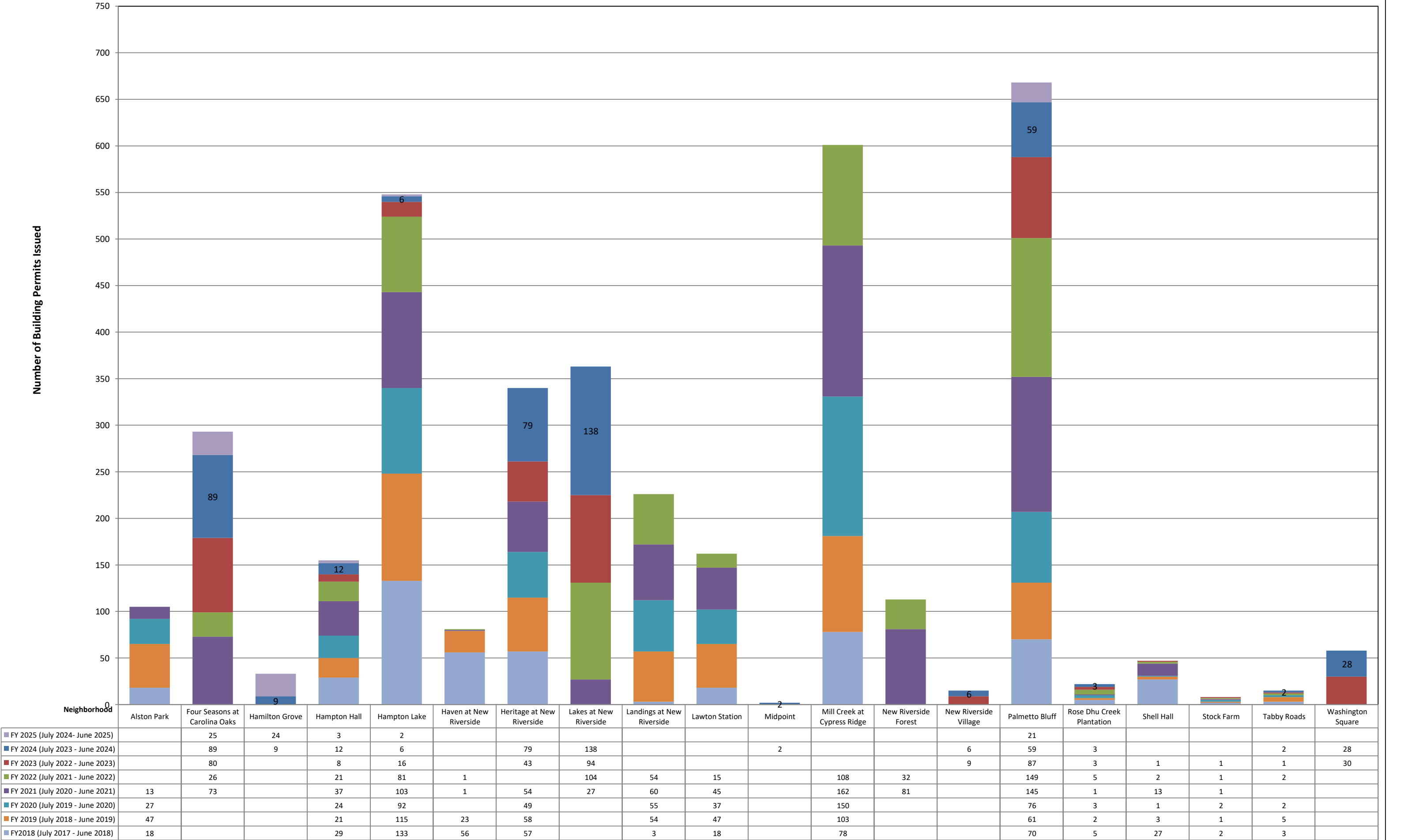
New Single Family Residential Building Permits Issued Per Month
FY 2018 - 2025



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

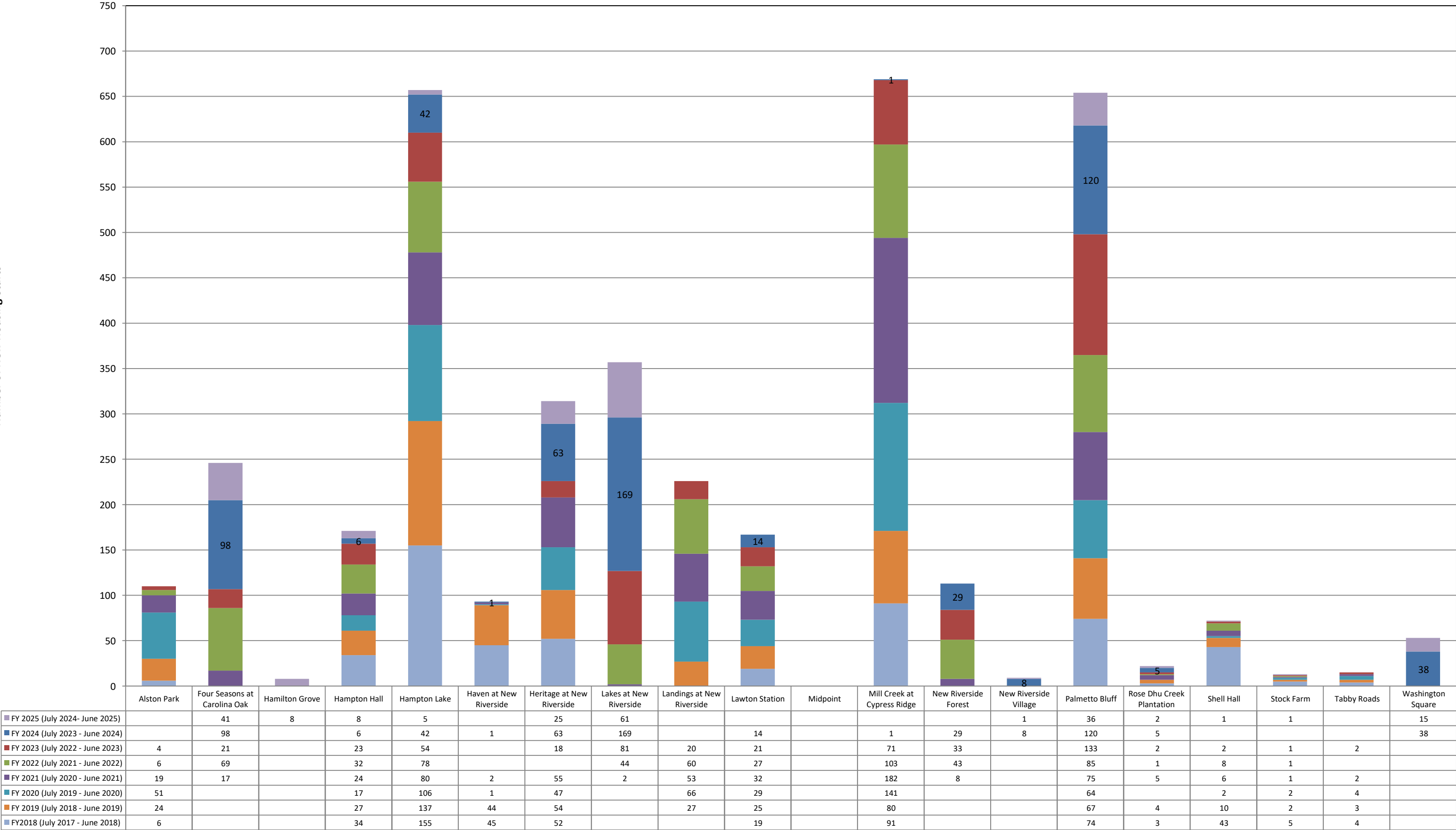
Attachment 8e



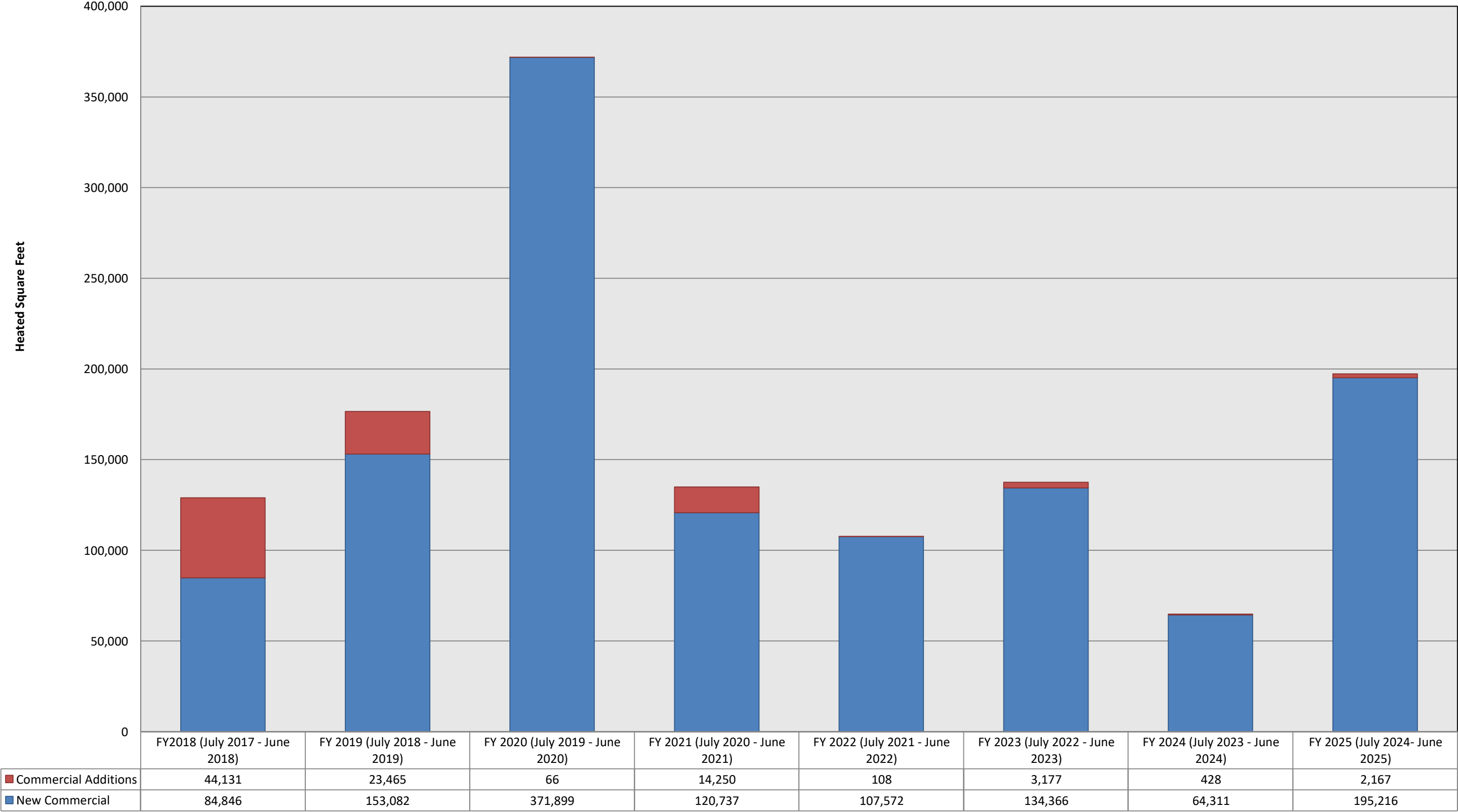
Town of Bluffton

Attachment 8f

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



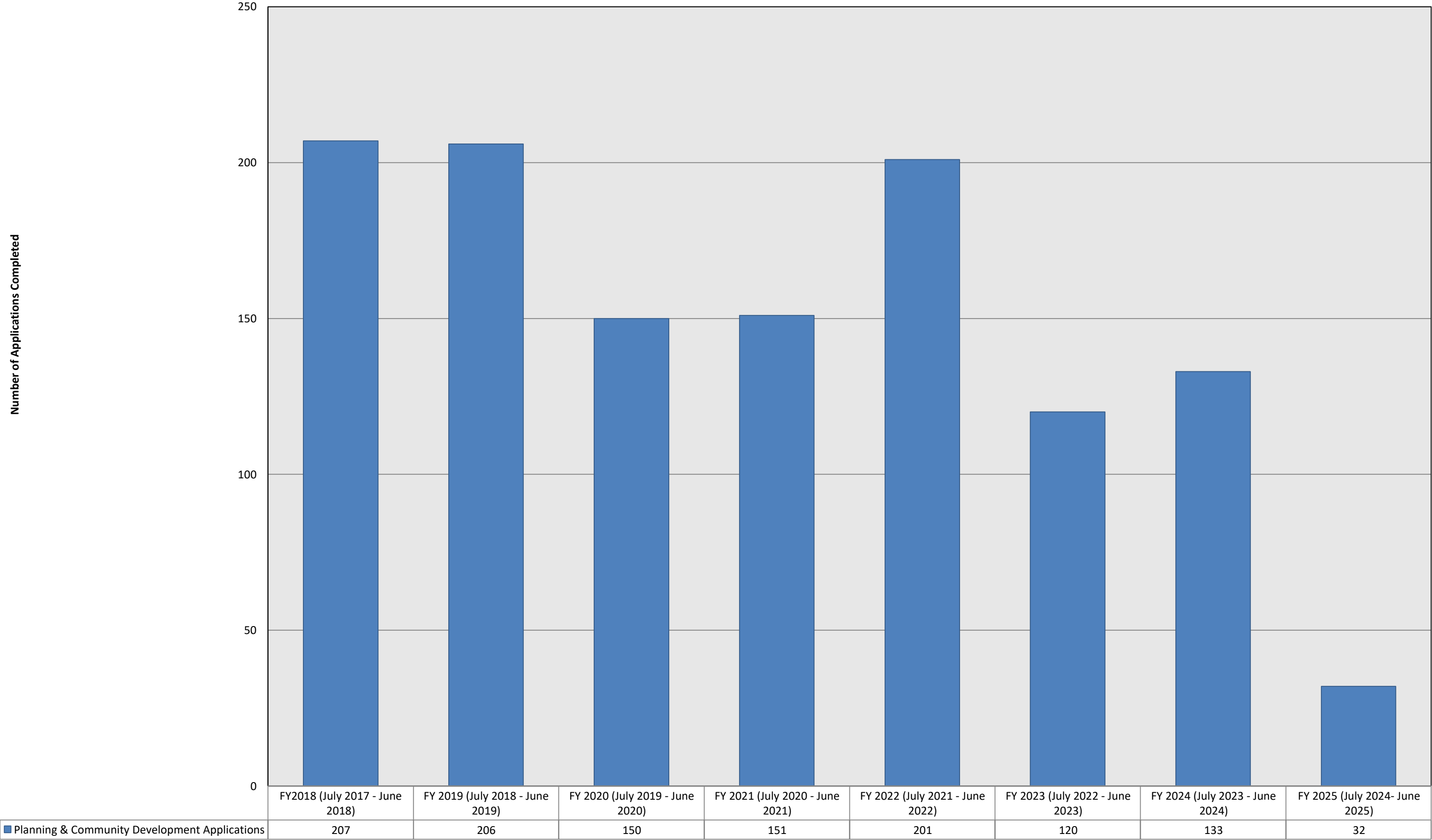
Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2018 - 2025



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

Attachment 8h

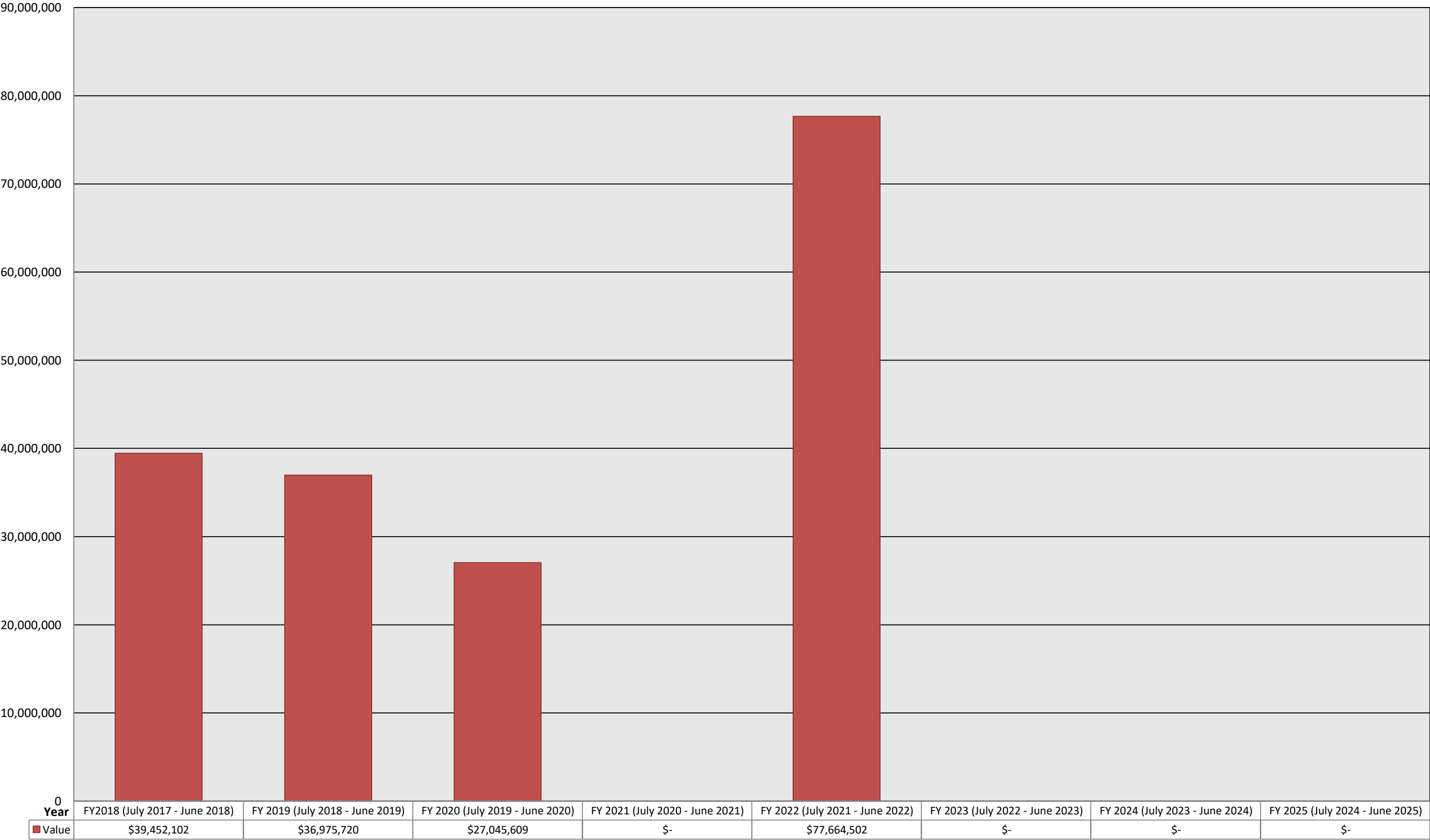
Number of Applications Completed



Town of Bluffton
Multi Family Apartments Value
FY 2018 - 2025

Attachment 8i

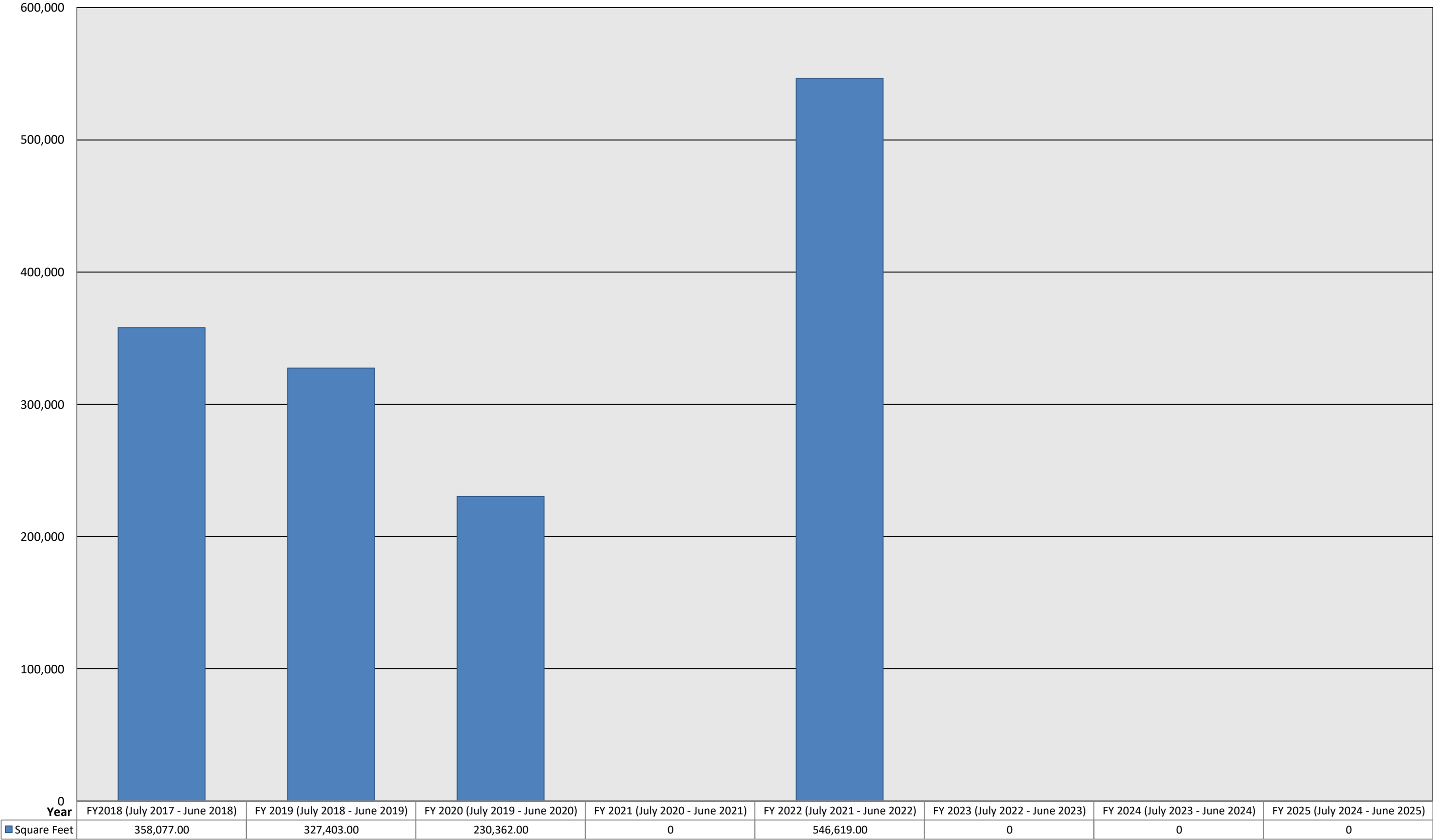
Value of Multi Family Apartments



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

Attachment 8j

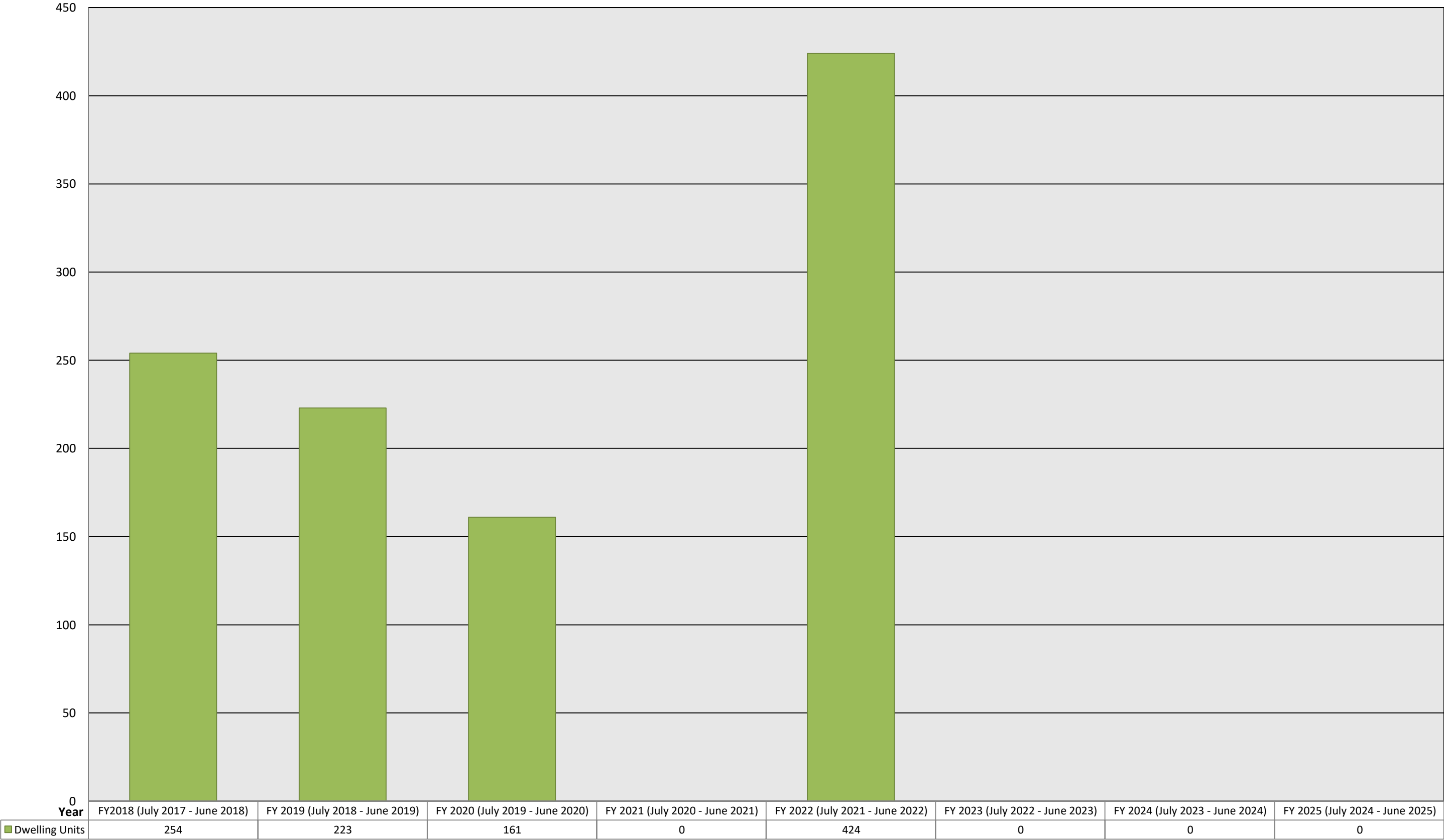
Square Footage of Multi Family Apartments



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 are tentatively scheduled for the July 24, 2024, Planning Commission meeting.

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 are tentatively scheduled for the July 24, 2024, Planning Commission meeting.

PROJECT NAME:

Total Annexation Petition Cases: 2



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

Highway Corridor Overlay District

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
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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-09-24-019322	09/04/2024		Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Brian Witmer **Owner:** Millstone Management LLC

PLAN DESCRIPTION: A request by Witmer Jones Keefer, on behalf of Parcel 8A, LLC, for review of a Certificate of Appropriateness - Highway Corridor Overlay application. The project consists of six residential buildings, to include approximately 150 units, four garage buildings, a clubhouse, amenities and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan.

STATUS: The conceptual COFA was heard at the October 9, 2024, Development Review Committee meeting.

STATUS: A resubmittal was provided on October 23, 2024 and is tentatively scheduled for the November 20, 2024 Planning Commission 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

Certificate of Appropriateness

COFA-09-24-019355	09/23/2024	9220 EVAN WAY	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Breck Delaney

Owner: CVS 75651 SC, LLC

PLAN DESCRIPTION: A request by Shelbi D'Avignon of Boos Development Group, Inc. on behalf of CVS 7651 SC, LLC, for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The project consists of an 11,286 SF retail, clinic and pharmacy with drive through and associated infrastructure. The property is zoned Jones Estate PUD and consists of approximately 1.911 acres, identified by tax map number 6R610 036 000 0979 0000 located within the May River Crossing Master Plan and falls within the Town of Bluffton Highway Corridor Overlay District. (See DP-04-24-019111 for development plan set)
STATUS: This item will be heard at the October 30, 2024 Development Review Committee Meeting.
STATUS: COFA-HCO reviewed at 10.30.2024 DRC meeting. Awaiting final plan submission.

PROJECT NAME: TOWNE CENTRE AT NEW RIVERSIDE

COFA-08-23-018440	08/31/2023	2411 OKATIE HWY HIGHWAY	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Witmer Jones Keefer Ltd.

Owner: Charlie and Brown

PLAN DESCRIPTION: Car Village: A request by Dan Keefer on behalf of Charlie and Brown LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The project consists of 10,000 SF of commercial/luxury car dealership space, 10,000 SF of clubhouse space, 5 buildings divided into 31 office/condos with a car garage underneath and associated infrastructure. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road.
Status: The application will be placed on the October 4, 2023 Development Review Committee Agenda for review.
Status 10.4.2023: The Application was heard at the 10.4. DRC. Awaiting Stormwater and Final DP review prior to submittal of a Final COFA application. PC members at the DRC meeting provided comment on the mass and scale facing 170, and indicated that if they send an informal resubmittal prior to Final submittal, staff and DRC members of the PC could provide feedback.
Status: Application is slated for the January 24 PC Agenda.
Status: The application was approved with conditions at the 1.24.2024 PC meeting. Awaiting resubmitted materials addressing PC conditions.
DRC Okay with revised windows. Awaiting color board/materials for all buildings and DP Approval.
7.17.2024: Still have not received Color board/materials for all buildings.
STATUS 10.09.2024: Reviewed by DRC. Awaiting final plan submittal for Planning Commission review.

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

Certificate of Appropriateness

COFA-01-24-018868	01/17/2024	1 JCS CV COVE	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Pearce Scott Architects

Owner: GOF, LLC

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

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

PROJECT NAME: JC'S COVE

Historic District

COFA-03-24-019047	03/15/2024	34 TABBY SHELL RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Clear Cut Construction

Owner: William Glover

PLAN DESCRIPTION: A request by Clear Cut Construction, on behalf of the owner, William Glover, for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Single Family Residential Structure of approximately 2,325 SF and Carriage House structure of approximately 1,174 SF, located at 34 Tabby Shell Road, Lot 18 in the Tabby Roads Development, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district.

Status: The Application was heard at the April 15, 2024 HPRC meeting where comments were provided to the Applicant. Awaiting Final Submittal.

STATUS 09.19.2024: Final Plan received 09.03.2024. Scheduled for November 6 HPC.

STATUS (11.06.2024): Tabled to January 2025 meeting to address multiple HPC comments.

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

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-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: Residential: A request by John Montgomery for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Single Family Structure of approximately 2,120 SF and 2-story Carriage House structure of approximately 1,120 SF, to be located at 42 Wharf Street, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district.

Status: The Application was heard at the 4.22.2024 HPRC meeting, awaiting final submittal.

9/3/24: Applicant plans to build a 1.5story cottage on the property. House will have a covered porch in the front & screened porch off the kitchen in the middle of the house facing north. The building will be 1206 sq ft on the first and 800 sq ft on the second floor. It is a 3 bed 3 bath house which has been designed by Alison Ramsey Architects, a notable architect in Beaufort who has 40 years experience building houses in the low country including many in Bluffton. He has kept this house in tradition of the historic district in terms of building materials and design. The house will be within the ten foot setback on both sides of the house. In the backyard we will have a firepit in the yard as well as a landscaped turnaround for cars as shown in the landscape plan.

STATUS 9/16/24: A request by John Montgomery, applicant and owner, for review of a Certificate of Appropriateness - HD to construct a new 2-story residential structure of approximately 2,006 SF at 42 Wharf Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Conceptual application is being reviewed and will be placed on the September 30, 2024 HPRC Agenda.

STATUS 09.30.24: HPRC meeting held. 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: Project Description

The Alair Homes Office is a proposed 2 Story Building with a connected 2 Story Carriage House in the Neighborhood General Historic District in Bluffton, located in the Stock Farm development.

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.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-05-24-019123	05/09/2024	128 BRIDGE ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Manuel Studio, LLC		Owner: Lynda Strong			
PLAN DESCRIPTION:		A request by Ansley H Manuel, Architect, on behalf of the Owner Lynda Lee Googe Strong, for review of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House at 128 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. Status: Application is being reviewed and will be heard at the 6/3/2024 HPRC meeting. Status 6.4.2024: Awaiting Final Submittal Status 8.28.2024: The final submittal has been received and is tentatively scheduled for the October HPC Agenda. STATUS 09.06.2024: Scheduled for October 2 HPC. STATUS 10.02.2024: Approved by HPC with conditions to be shown on final plan submission.			
PROJECT NAME:		OLD TOWN			
COFA-08-24-019275	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-08-24-019280	08/13/2024	50 PRITCHARD ST STREET	Certificate of Appropriateness	Active	Charlotte Moore
Applicant: Manuel Studio, LLC		Owner: Beth Boeke McHugh			
PLAN DESCRIPTION:		A request by Ansley H. Manuel, architect, on behalf of the owner, Beth McHugh, for review of a Certificate of Appropriateness - HD for a proposed 1-story addition of approximately 595 SF, deck addition, and new metal porch roof located at 50 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General. STATUS: This item will be heard at the September 9, 2024 Historic Preservation Review Committee meeting. STATUS 09.09.2024: Reviewed at 9/9 HPRC meeting. Awaiting plan submission for HPC review.			
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-01-24-018816	01/05/2024	22 BRUIN RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Sean Lewis		Owner: Bertha Wooten			
PLAN DESCRIPTION: A request by Sean A. Lewis, on behalf of the Owner, Bertha Wooten, for a review of a Certificate of Appropriateness - HD to construct a new 1-story of approximately 1,695 with attached Carriage House of approximately 697 SF, to be located at 22 Bruin Road, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District. Status 1.5.2024: The Application is being reviewed and will be placed on the 1/29/2024 HPRC Agenda. Status 1.30.24: Comments provided to the applicant. Awaiting final submittal.					
PROJECT NAME: OLD TOWN					
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: This project is for the addition of an attached garage and carriage house to the existing 2-story primary home. Every structure is physically connect with a covered breezeway.					
PROJECT NAME: OLD TOWN					
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.					
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-08-24-019268	08/02/2024	60 BRUIN RD ROAD	Certificate of Appropriateness	Active	Charlotte Moore
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Applicant: Sarah Kepple

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.

PROJECT NAME: OLD TOWN

COFA-11-23-018694	11/28/2023	1 BLUE CRAB STREET	Certificate of Appropriateness	Active	Katie Peterson
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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 1/2 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.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 18

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 is tentatively scheduled for the November 12, 2024 Town Council meeting.

PROJECT NAME:

COMP-06-24-019187	06/17/2024	332 BUCK ISLAND RD ROAD	Comprehensive Plan Amendment	Active	Dan Frazier
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Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: A request by the Town of Bluffton for a Comprehensive Plan 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 change the Future Land Use Map Designation from Suburban Living to Neighborhood Center.

STATUS: This item was heard at the September 25, 2024 Planning Commission meeting.

STATUS: The First Reading is tentatively scheduled for the November 12, 2024 Town Council 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

Comprehensive Plan Amendment

COMP-05-24-019139	05/16/2024		Comprehensive Plan Amendment	Active	Aubrie Giroux
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Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: A request for Comp Plan Amendment for approximately 2.14 acres located at 30 Davis Road and identified by Beaufort County Tax Map No. R600 029 000 0028 0000 to rezone the subject property to the Residential General (RG) District.
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 heard and recommendation approved at the July 24, 2024, Planning Commission meeting.
STATUS: First reading of ordinance at September 10, 2024 Town Council Meeting.

PROJECT NAME:

Total Comprehensive Plan Amendment Cases: 3

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-01-24-018845	01/11/2024		Concept Plan Amendment	Active	Dan Frazier
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Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: A request by the property owner, Jake Reed of University Investments LLC, for approval of a concept plan amendment. The applicant is requesting to amend the Buckwalter Tract Development Agreement and Concept Plan to add 65.59 acres as Grande Oaks Commons, including an additional 32.0 acres of General Commercial acreage. The properties are currently zoned Grande Oaks Planned Unit Development in unincorporated Beaufort County and consist of 65.59 acres identified by tax map numbers R600-029-000-2410-0000 and R600-029-000-0014-0000 located in the northwest corner of the intersection of Buckwalter Parkway and Lake Point Drive. This application is associated with the following requests; ANNX-11-23-018624, COMP-01-24-018844, ZONE-01-24-018840 (Map), ZONE-02-24-018991 (Text), and DAA-01-24-018842.

STATUS: Comments on this application 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 heard 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 is tentatively scheduled for the November 12, 2024 Town Council meeting.

PROJECT NAME:

Total Concept Plan Amendment Cases: 2

Dev Agreement Amendment

PUD

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:



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

Total Dev Agreement Amendment Cases: 1

Development Agreement

Development Agreement

DA-01-24-018842	01/11/2024		Development Agreement	Active	Aubrie Giroux
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Applicant: University Investments **Owner:** University Investments

PLAN DESCRIPTION: 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; ANNX-11-23-018624, CPA-01-24-018845, ZONE-01-24-018840 (Map), ZONE-02-24-018991 (Text), and COMP-01-24-018844.

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 are tentatively scheduled for the July 24, 2024, Planning Commission meeting.

PROJECT NAME:

Total Development Agreement Cases: 1

Development Plan

Development Plan



Growth Management Application Update Report

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Office of Planning and Community Development
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-10-23-018541	10/05/2023	3000 BIG HOUSE PLANTATION ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner:			
<p>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.</p> <p>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.</p>					
PROJECT NAME:		Palmetto Bluff			
DP-03-24-019033	03/08/2024	224 MORELAND ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Palmetto Bluff Uplands, LLC / May River Forest, LLC			
<p>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.</p>					
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-02-23-017662	02/09/2023	1215 MAY RIVER ROAD	Development Plan	Active	Dan Frazier
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Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT **Owner:** ERB Enterprises, LLC

PLAN DESCRIPTION: A request by Anna Petitgout of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, one commercial lot and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203 – 1217 May River Road and 15 - 19 Jason Street,
STATUS: Comments on the preliminary development plan were reviewed at the June 14, 2023, meeting of the DRC.
STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal.
STATUS: The final development plan was heard at the July 10, 2024 meeting of the DRC.
STATUS: A final development plan resubmittal was received on 9/10/24.

PROJECT NAME: VAUX PROPERTY

DP-09-23-018499	09/21/2023	26 BRUIN RD ROAD	Development Plan	Active	Dan Frazier
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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



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					
Development Plan					
DP-10-24-019406	10/16/2024		Development Plan	Active	Dan Frazier
Applicant: William Heintz		Owner: Rolling Dough Properties LLC			
<p>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.</p> <p>STATUS: This application will be heard at the November 20, 2024 Development Review Committee meeting.</p>					
PROJECT NAME:		Buckwalter			
DP-01-23-017616	01/27/2023	17 BUCKHEAD BAY ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner:			
<p>PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton, on behalf of the property owner Citadel Bluffton, LLC for approval of a preliminary development plan. The project consists of the construction of one (1) 40,750 S.F. first floor and 30,000 S.F. second floor building consisting of storage units and 30 covered parking spaces. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 3.2 acres identified by tax map number R614 046 000 0643 0000 located within the Palmetto Bluff Tract Master Plan.</p> <p>Status: The preliminary development plan application was heard at the March 1, 2023 DRC meeting.</p> <p>Status: Comments on the final development plan application were heard at the November 15, 2023, DRC meeting. Awaiting re-submittal.</p> <p>STATUS: Additional comments were heard at the March 25, 2024 Development Review Committee meeting. Awaiting resubmittal.</p>					
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
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Active Cases

Development Plan

DP-05-23-018081	05/23/2023		Development Plan	Active	Dan Frazier
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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
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Applicant: Thomas & Hutton

Owner:

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

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

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

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-06-24-019202	06/27/2024		Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Pulte Group			
<p>PLAN DESCRIPTION: A request by Sam Bellock of Pulte Home Company for approval of a Preliminary Development Plan for Phase 4 of Midpoint at New Riverside. The project consists of 90 single family lots, open space and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 32.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Initial Master Plan.</p> <p>STATUS: Comments on the Preliminary Development Plan were reviewed at the July 31, 2024, meeting of the DRC. Awaiting Final DP submittal.</p>					
PROJECT NAME:		MIDPOINT AT NEW RIVERSIDE			
DP-10-22-017341	10/21/2022	110 PALMETTO BLUFF ROAD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton		Owner: Cleland Site Prep			
<p>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.</p> <p>STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC.</p> <p>STATUS: The final development plan application was heard at the May 1, 2024, meeting of the DRC.</p> <p>STATUS: The project is awaiting NPDES approval.</p>					
PROJECT NAME:					
DP-09-24-019346	09/18/2024		Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Pulte Group			
<p>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. The project consists of 70 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint of New Riverside Concept Master Plan.</p> <p>STATUS: This item was heard at the October 23, 2024 Development Review Committee meeting. Awaiting final development plan submittal.</p>					
PROJECT NAME:		MIDPOINT AT NEW RIVERSIDE			



Growth Management Application Update Report

Attachment 9

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

Development Plan

DP-08-24-019315	08/30/2024		Development Plan	Active	Dan Frazier
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Applicant: Pulte Group

Owner:

PLAN DESCRIPTION: A request by Sam Bellock of Pulte Home Company for the approval of a Preliminary Development Plan. The project consists of an amenity center, swimming pool, playground, pickle ball courts, and associated site infrastructure. The property is zoned New Riverside PUD and consists of approximately 3.1 acres identified by tax map number R610 044 000 0012 0000 and located at Mint Meadows and Sea Glass Lane within the Midpoint at New Riverside Master Plan.

STATUS: This item was heard at the October 9, 2024 Development Review Committee Meeting.

PROJECT NAME: MIDPOINT AT NEW RIVERSIDE

DP-05-24-019117	05/03/2024	4E INNOVATION DRIVE	Development Plan	Active	Dan Frazier
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Applicant: Ryan Lyle

Owner: PARCEL 6 LLC %TOM ZINN

PLAN DESCRIPTION: 10 INNOVATION DRIVE - UPDATE ADDRESS

A request by South of Broad Healthcare for review of a preliminary development plan. The project consists of a 91,000 SF hospital and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 12.52 acres identified by tax map numbers R610 030 000 1705 0000, R610 030 000 1845 0000 and R610 030 000 1846 0000 located within the South of Broad Master Plan at the northwest corner of the Bluffton Parkway and Buckwalter Parkway Intersection, east of Innovation Drive.

STATUS: The Application was heard at the June 12, 2024 DRC meeting.

STATUS: The Applicant provided a re-submittal on June 26, 2024.

STATUS: This preliminary development plan was APPROVED WITH CONDITIONS at the July 24, 2024 Planning Commission meeting. Awaiting stormwater permit and Final DP submittal.

PROJECT NAME:



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
Active Cases					
Development Plan					
DP-12-23-018802	12/27/2023	21 MAIDEN LANE	Development Plan	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC		Owner:			
<p>PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties, LLC, for approval of a preliminary development plan application. The project proposes the development of a thirteen (13) lot mixed-use subdivision containing eleven (11) single-family residential lots, two (2) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street.</p> <p>STATUS: Comments on the preliminary development plan were reviewed at the January 31, 2024, meeting of the DRC.</p> <p>STATUS: The preliminary development plan was re-submitted on February 26, 2024. STATUS 02/28/24: The Applicant requested to withdraw the application as submitted and may provide a re-submittal in the future.</p> <p>STATUS: Comments on the preliminary development plan resubmittal was reviewed at the May 1, 2024, meeting of the DRC. The Application was placed on the 5/22 Agenda for the Planning Commission. The Applicant withdrew the application from the agenda during the discussion to address PC Concerns.</p> <p>Awaiting resubmittal for Planning Commission</p> <p>STATUS: Pre-app held for new design 09/05/2024. Awaiting submittal for preliminary.</p>					
PROJECT NAME:		OLD TOWN			
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			
<p>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.</p> <p>STATUS: Development plan comments were reviewed at the 5/11/22 meeting of the DRC.</p> <p>STATUS: At the June 22, 2022, Planning Commission meeting, the applicant requested "withdrawal of the application to provide additional information".</p> <p>STATUS: The Applicant resubmitted on July 28, 2022.</p> <p>STATUS: The preliminary development plan was approved with conditions at the September 28, 2022, Planning Commission meeting.</p> <p>STATUS: Staff comments on the final development plan were heard at the February 1, 2023 meeting of the DRC. Awaiting resubmittal.</p> <p>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.</p>					
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-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 will be heard at the November 13, 2024 Development Review Committee meeting.					
PROJECT NAME:		WESTBURY PARK COMMERCIAL			
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-09-22-017188	09/13/2022		Development Plan	Active	Dan Frazier
Applicant: Witmer Jones Keefer Ltd.		Owner:			
PLAN DESCRIPTION: A request by Carey Levow of Crowne at Buck Island, Limited Partnership on behalf of the property owner, Buck Island Partners, LLC for approval of a preliminary development plan application. The project consists of an apartment complex containing 4 proposed 4 story multi-family buildings and associated open space, amenities, parking, and stormwater management. The property is zoned Light Industrial and consists of approximately 10.11 acres identified by tax map number R610 039 000 0180 0000 located at 412 Buck Island Road. STATUS: Staff comments on the preliminary development plan were reviewed at the October 19, 2022 meeting of the DRC. STATUS: The Applicant resubmitted on November 14, 2022. STATUS: The Preliminary Development Plan was approved at the December 14, 2022, Planning Commission. Awaiting Final Development Plan submittal,					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



Growth Management Application Update Report

Attachment 9

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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-03-24-019066	03/26/2024	9 BRUIN ROAD	Development Plan	Active	Dan Frazier
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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-04-24-019111	04/30/2024	9220 EVAN WAY	Development Plan	Active	Dan Frazier
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Applicant: Breck Delaney

Owner: CVS 75651 SC LLC

PLAN DESCRIPTION: A request by Shelbi D'Avignon on behalf of the property owner CVS 75651 SC LLC for review of a preliminary development plan. The project consists of an 11,286 SF retail, clinic and pharmacy with drive through, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.911 acres identified by tax map number R610 036 000 0979 0000 located within the May River Crossing Master Plan.

STATUS: The preliminary development plan was reviewed at the June 5, 2024 DRC meeting.

STATUS: A Preliminary Development Plan resubmittal was provided on July 17, 2024.

STATUS: The Preliminary Development Plan will be considered at the 8/28/24 Planning Commission Meeting.

STATUS 8/29/24: The Preliminary Development Plan was APPROVED. Awaiting stormwater permit and final DP submittal.

PROJECT NAME:



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
Active Cases					
Development Plan					
DP-06-24-019190	06/18/2024	4 PARKSIDE DRIVE	Development Plan	Active	Dan Frazier
Applicant: Joel Taylor		Owner: Parcel C5 LLC			
<p>PLAN DESCRIPTION: A request by Joel C. Taylor of Tenet Healthcare, on behalf of Parcel C5 LLC, for approval of a Preliminary Development Plan. The project consists of a free-standing emergency department and medical offices in a single building to include approximately 50,250 SF. Proposed drives, parking, landscaping, utilities and supporting infrastructure. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres identified by tax map numbers R610 022 000 1073 0000, R610 022 000 1081 0000, R610 022 000 1082 0000, R610 022 000 1084 0000 and located on the southeast corner of Buckwalter Parkway and Parkside Drive within the Buckwalter Commons. Status: The preliminary development plan application was heard at the July 24, 2024 meeting of the Development Review Committee. The application was resubmitted on July 31, 2024.</p> <p>STATUS: The Preliminary Development Plan was approved at the 8/28/24 Planning Commission Meeting. Awaiting Final DP submittal.</p>					
PROJECT NAME:					
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			
<p>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.</p> <p>STATUS: The Preliminary Development Plan was approved at the 8/28/24 Planning Commission Meeting. Awaiting final DP submittal.</p>					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-03-23-017728	03/03/2023	62 OLD PALMETTO BLUFF RD	Development Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: Cleland Site Prep			
<p>PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a preliminary development plan. The project consists of 144 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 48.9 acres identified by tax map numbers R610 044 000 0143 0000 and R610 044 000 0002 0000 located within Parcel 9 of the New Riverside Concept Master Plan.</p> <p>STATUS: Staff comments on the Preliminary Development Plan were reviewed at the April 12, 2023, meeting of the DRC. Awaiting resubmittal.</p> <p>STATUS: The applicant submitted Final Development Plans on October 23, 2023.</p> <p>STATUS: Staff comments on the Final Development Plan will be heard at the November 29, 2023 meeting of the DRC.</p> <p>STATUS 12/4/23: The final development plan is APPROVED.</p> <p>STATUS 7/3/24: A Development Plan Amendment (re-phasing of Phase 5) was reviewed at the July 10, 2024, meeting of the DRC.</p> <p>STATUS 8/29/24: Awaiting resubmittal.</p>					
PROJECT NAME:		NEW RIVERSIDE -PARCEL 9			

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			
<p>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.</p> <p>STATUS UPDATE: Staff comments were heard at the July 6 meeting of the DRC.</p> <p>STATUS UPDATE: The application was approved with conditions at the August 24, 2022, Planning Commission meeting.</p> <p>STATUS UPDATE: Staff comments on the final development plan were heard at the November 30, 2022 meeting of the DRC.</p> <p>STATUS UPDATE: Final development plans were resubmitted on December 7, 2023.</p> <p>STATUS UPDATE: Staff provided the applicant with comments on the final development plan re-submittal on December 22, 2023.</p> <p>STATUS: Awaiting resubmittal.</p>					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

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

PLAN DESCRIPTION: A request by Ryan Lyle of Davis & Floyd, Inc on behalf of Russell Baxley of Beaufort Memorial Hospital for approval of a preliminary development plan. The project consists of the construction of a 5,000 SF medical office building with associated parking and pedestrian access. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.37 acres identified by tax map number R610 036 000 3212 0000 and located within the May River Crossing Master Plan.
Status: Staff comments on the preliminary development plan were heard at the May 1, 2024, meeting of the DRC. Resubmittal was made 5/14/24 for June 26, 2024 Planning Commission consideration.
Status: The preliminary development plan application was conditionally approved at the June 26, 2024 Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: May River Crossing

DP-08-23-018338	08/01/2023	1 JCS COVE	Development Plan	Active	Dan Frazier
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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



Growth Management Application Update Report

Attachment 9

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

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

Development Plan

DP-09-24-019351	09/19/2024	45 CAMP EIGHT 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 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
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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:

Public Project



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-12-23-018739	12/05/2023	3829 OKATIE HWY HIGHWAY	Development Plan	Active	Dan Frazier
Applicant: Town of Bluffton		Owner: Town of Bluffton			
<p>PLAN DESCRIPTION: A request by Constance Clarkson on behalf of the Town of Bluffton for approval of a public project. The project consists of surface improvements to the New River Linear Trail, construction of a pier at the southern trail terminus and restroom facilities at the trailhead parking lot. The properties are zoned Jones Estate Planned Unit Development and New Riverside Planned Unit Development and consists of approximately 42.7 acres identified by tax map numbers R610 028 000 0018 0000, R610 035 000 0016 0000 and R614 035 000 0011 0000, and located within the Cypress Ridge Master Plan and Heritage at New Riverside Master Plan.</p> <p>STATUS: Comments for the public project were reviewed at the January 3, 2024, meeting of the DRC. Awaiting resubmittal.</p> <p>STATUS 03/15/24: The project manager is negotiating an easement agreement with Central Electric and Santee Cooper.</p> <p>STATUS 08/28/24: Awaiting easement agreement. Projected end of September.</p>					
PROJECT NAME:					
DP-10-24-019422	10/30/2024	72 BRIDGE ST STREET	Development Plan	Active	Dan Frazier
Applicant: Kathleen Duncan		Owner: Town of Bluffton			
<p>PLAN DESCRIPTION: Reconstruct the house, add a deck & accessible entrance. The project includes adding walkways, access around the property to the pier and pergola for marsh use.</p>					
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			
<p>PLAN DESCRIPTION: Roadway, sidewalk, parking and drainage improvements in the Bridge street right-of-way.</p>					
PROJECT NAME: OLD TOWN					



Growth Management Application Update Report

Attachment 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-10-23-018587	10/19/2023	800 BUCKWALTER PARKWAY	Development Plan	Active	Dan Frazier
Applicant: Wood and Partners, Inc.		Owner: Town of Bluffton			
PLAN DESCRIPTION: A request by Eric Walsnovich of Wood + Partners, Inc, on behalf of the property owner, Town of Bluffton, for approval of a public project. The project proposes the construction of four new soccer fields; a new restroom building; renovations to the existing restroom building; new parking areas, driveways and sidewalks; storm water management facilities; associated utilities; lighting; site furnishings and landscaping. The property is zoned Buckwalter Planned Unit Development and consists of approximately 142.9 acres identified by tax map number R610 038 000 0053 0000 located within the Buckwalter Recreation Center Master Plan. Status: Comments on the public project were reviewed at the November 15, 2023, meeting of the DRC. Status 4/15/24: The applicant has submitted for Stormwater Permit and it is currently under review.					
PROJECT NAME:					
DP-08-24-019296	08/20/2024	22 WATER ST STREET	Development Plan	Active	Dan Frazier
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: A request by Charles Savino on behalf of the Town of Bluffton for approval of a Public Project. The project consists of the installation of sewer mains and sewer lateral for parcels within the Old Town Bluffton Historic District. The project also includes connection of a dwelling to the sewer main. The work areas are located in the ROW of Water Street, Green Street, Lawrence Street, and will include encroachments into Boundary Street. STATUS: This item was heard at the September 18, 2024 Development Review Committee Meeting. Awaiting resubmittal.					
PROJECT NAME: OLD TOWN					
DP-11-24-019429	11/04/2024		Development Plan	Active	Dan Frazier
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: {BUCKWALTER PLACE PARK PHASE 2, 3, & 4} Phase 2 Park sidewalks, NW entrance, lighting, raised crosswalk, and restroom expansion; East-slab & pavilion. Phase 3 west & east entrances improvements, misting station, trellis swings, and pavilions. Phase 4 shade sails, amphitheater awning, exercise area, and sunken art area.					
PROJECT NAME: Buckwalter					

Total Development Plan Cases: 34



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					
NA					
DPA-10-24-019420	10/29/2024	400 BUCKWALTER PLACE BOULEVARD	Development Plan Amendment	Active	Dan Frazier
Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT		Owner: Core Buckwalter Place LLC			
PLAN DESCRIPTION: Renovating an existing healthcare building to support ambulatory servicing center and office.					
PROJECT NAME:		BUCKWALTER PLACE			
DPA-11-24-019439	11/06/2024	5 LAWTON ST STREET	Development Plan Amendment	Active	Dan Frazier
Applicant: Maria Drawdy		Owner: James Jeffcoat			
PLAN DESCRIPTION: A request by Maria Drawdy on behalf of James and Michele Jeffcoat Revocable Trust for approval of a Development Plan Amendment. The project consists of the demolition of the existing storage shed and construction of an accessory dwelling unit with associated parking, landscaping, and infrastructure. The property is zoned Neighborhood Center - Historic District identified by tax map number R610 039 00A 0093 0000.					
PROJECT NAME:		OLD TOWN			
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.					
PROJECT NAME:		TABBY ROADS PHASE 1			

PUD



Growth Management Application Update Report

Attachment 9

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

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

Development Plan Amendment

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

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

PLAN DESCRIPTION: The Applicant is requesting approval of a Development Plan Amendment for (PD.08.01.553) for the addition of classroom wing for 7-12 and to expand the multi-purpose/worship facility.
STATUS 05/09/17: The Development Plan Amendment is Approved.
STATUS 08/24/2017: The Applicant is requesting approval of a Development Plan Amendment to re-configure "Pond 3" to allow for expansion of the multi-purpose field to a regulation sized soccer field. The Development Plan Amendment is scheduled for the Sept. 12 meeting of the DRC.
STATUS 09/13/2017: The Sept 12 meeting of the DRC was cancelled to Hurricane Irma. Comments on the Development Plan Amendment will be reviewed at the Sept 19 meeting of the DRC.
STATUS 09/21/2017: Comments on the Development Plan Amendment were provided at the Sept. 19 meeting of the DRC. Revisions are required for approval. Awaiting re-submittal.
STATUS 06/21/2018: An Amendment to introduce additional phases of construction APPROVED.
STATUS 01/20/2019: An application to amend the development plan to construct a chapel have been submitted for review. Comments will be reviewed at the Jan 22 meeting of the DRC.
STATUS 02/19/2019: Comments were provided at the Jan. 22 meeting of the DRC. Awaiting re-submittal for Final Approval.
STATUS 02/25/2019: Re-submittal materials approved by the Fire Marshall. Final Development Plan is APPROVED.

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

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

STATUS 2/10/2021: The Development Plan Amendment is APPROVED.
STATUS 10/29/2024: The Development Plan Amendment for the Cross Schools Columbarium was heard at the November 6, 2024 Development Review Committee meeting. The DPA is conditionally approved pending stormwater review and approval.
STATUS 10/29/2024: The Development Plan Amendment for the Cross Schools Cafeteria Expansion will be heard at the November 27, 2024 Development Review Committee meeting.
STATUS 11/8/24: The Development Plan Amendment for the Cross Schools Columbarium is APPROVED.

PROJECT NAME: CHURCH OF THE CROSS AT BUCKWALTER

Total Development Plan Amendment Cases: 4



Growth Management Application Update Report

Attachment 9

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

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

Master Plan

NA

MP-04-22-016566	04/06/2022		Master Plan	Active	Dan Frazier
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Applicant: Village Park Communities, LLC

Owner: Village Park Communities, LLC

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

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

STATUS: The Initial Master Plan request received a recommendation of approval at the February 22, 2023, Planning Commission meeting.

STATUS 04/01/24: The Holly Hill Lane Plat is being recorded. A community meeting is tentatively scheduled for May 1, 2024. The application will advance to Town Council once the plat is recorded and the community meeting has been held.

STATUS 4/15/24: A community meeting is was held on May 14, 2024.

STATUS: Awaiting receipt of recorded plat prior to advancing to Town Council. SUB-10-24-019402

PROJECT NAME: ALSTON PARK

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-10-24-019402	10/15/2024		Subdivision Plan	Active	Dan Frazier
Applicant: Daniel Keefer		Owner: Village Park Communities, LLC			
PLAN DESCRIPTION: A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of John Cardamone of Village Park Communities for approval of a Subdivision application. The project proposes the creation of three new parcels, a shift of undeveloped Holly Hill Road, and enable a quit claim between New Riverside, LLC and Village Park Communities, LLC. The subject property is zoned New Riverside PUD and consists of approximately 4.641 acres identified by tax map numbers R610 035 000 0846, R610 035 000 0019, R614 035 000 0975, R614 035 000 1250, and R614 035 000 1251 and located west if New Riverside Road and south of Grovewood Dr. STATUS: This item will be heard at the November 20, 2024 Development Review Committee Meeting.					
PROJECT NAME:		NEW RIVERSIDE VILLAGE			



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					
Subdivision Plan					
SUB-09-24-019334	09/12/2024		Subdivision Plan	Active	Dan Frazier
Applicant: Thomas & Hutton		Owner: Lamar Smith Signature Homes, 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 will be heard at the October 16, 2024 Development Review Committee Meeting.					
PROJECT NAME:		HERITAGE AT NEW RIVERSIDE PHASE 8 & 9			
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-10-24-019408	10/21/2024		Subdivision Plan	Active	Dan Frazier
Applicant: Thomas & Hutton - USE THIS ACCOUNT		Owner: K Hovnanian Four Seasons			
PLAN DESCRIPTION: Plat of 41 single-family residential lots along with associated right of way and common areas.					
PROJECT NAME:		NEW RIVERSIDE -PARCEL 9			



Growth Management Application Update Report

Attachment 9

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

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

Subdivision Plan

SUB-08-24-019309	08/29/2024		Subdivision Plan	Active	Dan Frazier
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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

SUB-09-24-019370	09/30/2024	84 B SHULTS RD ROAD	Subdivision Plan	Active	Dan Frazier
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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

Total Subdivision Plan Cases: 8

Zoning Action

UDO Text Amendment



Growth Management Application Update Report

Attachment 9

Town of Bluffton
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Office of Planning and Community Development
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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Zoning Action					
ZONE-09-24-019360	09/24/2024	41 THOMAS HEYWARD ST STREET	Zoning Action	Active	Charlotte Moore
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
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: A request by the Unified Development Ordinance Administrator for consideration of revisions to the following sections of the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance: 1.1.8 Activities That Do Not Constitute Development; 2.2 Establishment; 3.2 General Application Approval Process; 3.9 PUD Master Plan; 3.18 Certificate of Appropriateness – Historic District (HD); 3.19 Site Feature – Historic District (HD); 3.20.2 Applicability; 3.25 Designation of Contributing Structure; 3.26 Appeals; 4.4 Conditional Use Standards; 5.3.7 Specific Landscaping Standards; 5.15 Old Town Bluffton Historic District; 7.2.2. Illegal Nonconformities; 7.9 Nonconforming Sites Resulting from Right-Of-Way Dedication or Acquisition; 9.2 Definitions; 9.3 Interpretation of Dimensional Standards; and, 9.4 Description of Uses of Land and Buildings STATUS: 1/29/2019 The Application was heard at the January 23, 2019 Planning Commission meeting where it was recommended for approval to Town Council with conditions related specifically to Public Projects, Minor and Major PUD Master Plans, Development Plans, requiring public notice for various projects and to include language related to appeals. STATUS: 2/18/2019 The Application will be heard at the March 12th Town Council meeting. STATUS: 5/28/2019 A portion of the text amendments were approved by Town Council at their March 12, meeting. Additional items will be presented to Town Council at a future date. STATUS: 4/21/2020 Various UDO text amendments are being reviewed by Planning Commission, and Town Council over the coming months. STATUS:4/22/2024 - Staff continues to bring forth UDO edits to be reviewed by Planning Commission, and Town Council.					
PROJECT NAME:					

Zoning Map Amendment



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-06-24-019188	06/17/2024	332 BUCK ISLAND RD ROAD	Zoning Action	Active	Dan Frazier
Applicant: Town of Bluffton		Owner: Town of Bluffton			
<p>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.</p> <p>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.</p>					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					
ZONE-02-24-018921	02/02/2024	11 GRASSEY LANE	Zoning Action	Active	Dan Frazier
Applicant: Sturre Design & Development, LLC		Owner:			
<p>PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owners Cornerstone Church of Bluffton and Lalie Ann Mole, for approval of a zoning map amendment. The applicant is requesting to rezone two parcels from the Planned Unit Development (PUD) zone district to a mix of Agricultural (AG) and Rural Mixed Use (RMU) zoning districts. The properties are zoned Mindstream Academy Planned Unit Development and consists of approximately 43.3 acres identified by tax map numbers R610 036 000 0014 0000 and R610 036 000 014B 0000 located south of May River Road approximately 600 feet east of Stardust Lane.</p> <p>STATUS: A required Planning Commission Workshop was held on February 28, 2024. STATUS 03/27/24: The Planning Commission recommended approval of the request at the March 27, 2024, Planning Commission Meeting.</p> <p>STATUS: First reading of the Zoning Map Amendment was approved at the April 9, 2024, meeting of Town Council.</p> <p>STATUS: Public Hearing and Second & Final Reading of the Zoning Map Amendment request will approved at the May 14, 2024, meeting of Town Council.</p>					
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

Zoning Action

ZONE-01-24-018840 01/11/2024 Zoning Action Active Dan Frazier

Applicant: University Investments **Owner:** University Investments

PLAN DESCRIPTION: A request by University Investments, LLC, for a Zoning Map Amendment for approximately 65.592 acres located at the northwest corner of the intersection of Buckwalter Parkway and Lake Point Drive and identified by Beaufort County Tax Map Nos. R600 029 000 2410 0000 and R600 029 000 0014 0000 to rezone the subject property to Buckwalter Planned Unit Development (PUD) subject to a new Grande Oaks Commons Land Use Tract to be established through a Buckwalter PUD Text Amendment. This application is associated with the following requests; ANNEX-11-23-018624, CPA-01-24-018845, COMP-01-24-018844, 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 are tentatively scheduled for the July 24, 2024, Planning Commission meeting.

STATUS 8/29/24: The zoning map amendment and comprehensive plan amendment were heard at the July 24, 2024 Planning Commission meeting. Tentatively scheduled for the September 10, 2024 Town Council meeting for first reading.

PROJECT NAME:

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 are tentatively scheduled for the July 24, 2024, Planning Commission meeting.

STATUS 8/29/24: The zoning map amendment and comprehensive plan amendment were heard at the Planning Commission meeting. The amendments were heard at the August 13, 2024 Town Council meeting for First Hearing. The Second Hearing is tentatively scheduled for October 8, 2024 Town Council Meeting.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Total Zoning Action Cases: 6

Total Active Cases: 80

Total Plan Cases: 80