



# GROWTH MANAGEMENT UPDATE

January 11, 2022

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

- a. **Planning Commission:** December 15, 2021, cancellation attached. Next meeting scheduled for Wednesday, January 26, 2022.
- b. **Historic Preservation Commission:** December 1, 2021, meeting agenda attached. Next meeting scheduled for Wednesday, January 5, 2022.
- c. **Board of Zoning Appeals:** December 7, 2021, meeting agenda attached. Next meeting scheduled for Tuesday, January 4, 2022.
- d. **Development Review Committee:** December 1 & 15, 2021 cancellation notices & December 8 & 20, 2021 meeting agendas attached. Next meeting scheduled for Wednesday, December 29, 2021.
- e. **Historic Preservation Review Committee:** December 6 & 13, 2021, meeting agenda attached & December 20 & 27, 2021, cancellation notices attached. Next meeting scheduled for Monday, January 3, 2022.
- f. **Construction Board of Adjustment and Appeals:** Tuesday, December 28, 2021, cancellation notice attached. Next meeting scheduled for Tuesday, January 25, 2022.
- g. **Affordable Housing Committee: Community Development / Affordable Housing Committee Work Program:** Thursday, December 2, 2021, meeting agenda attached. Next meeting scheduled for Thursday, January 6, 2022.

## 2. Community Development / Affordable Housing Committee Work Program:

**Neighborhood Assistance Program.** The adopted budget for this FY22 Town Council funded program is \$190,000.00. Town Staff is continuing to process applications for assistance. As of December 30, 2021, \$79,554.52 has been spent. As of December 30, 2021, 22 homes have been assisted.

### ATTACHMENTS:

1. Planning Commission meeting cancellation notice for Monday, December 15, 2021.
2. Historic Preservation Commission meeting agenda for Wednesday, December 1, 2021.
3. Board of Zoning Appeals meeting agenda for Tuesday, December 7, 2021.

January 11, 2022

4. Development Review Committee agendas for December 8 & 20 and cancellations for the 1 & 15, 2021.
5. Historic Preservation Review Committee meeting agendas for December 6 & 13, 2021, are attached. The cancellation notice for December 20, 2021, is also attached.
6. Construction Board of Adjustments and Appeals cancellation notice for Tuesday, December 28, 2021.
7. Affordable Housing Committee meeting agenda notice for Thursday, December 4, 2021.
8. Building Permits and Planning Applications:
  - a. Building Permits Issued 2010-2021 (to December 30, 2021).
  - b. Building Permits Issued Per Month 2010-2020 (to December 30, 2021).
  - c. Value of Construction 2010-2020 (to December 30, 2021).
  - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2020 (to December 30, 2021).
  - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2020 (to December 30, 2021).
  - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2020 (to December 30, 2021).
  - g. New Commercial Construction/Additions Heated Square Footage 2010-2020 (to December 30, 2021).
  - h. Planning and Community Development Applications Approved 2010-2020 (to December 30, 2021).
9. Planning Active Application Report



# **PUBLIC NOTICE**

## THE PLANNING COMMISSION (PC)

Meeting scheduled for

Wednesday, December 15, 2021 at 6:00  
P.M.

has been CANCELED due to a lack of a  
quorum.

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



## Historic Preservation Commission

Wednesday, December 01, 2021 at 6:00 PM

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

### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. NOTICE REGARDING ADJOURNMENT

The 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. NOTICE REGARDING PUBLIC COMMENTS\*

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

#### V. ADOPTION OF THE AGENDA

#### VI. ADOPTION OF MINUTES

1. October 6, 2021 Minutes
2. November 3, 2021 Minutes

#### VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

#### VIII. OLD BUSINESS

#### IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by BFL Builders, for approval of a Certificate of Appropriateness to allow the construction of a new 1.5-story single-family building of approximately 2,113 SF and a Carriage House of approximately 632 SF located at 25 Meriwether Court, identified as Lot 6 in the Landen Oaks Developmet, in the Old Town

Bluffton Historic District and zoned Neighborhood General-HD. (COFA-06-21-015420) (Staff- Katie Peterson)

2. **Certificate of Appropriateness:** A request by James Atkins, on behalf of the owner, Ryan Williamson, for approval of a Certificate of Appropriateness to allow the addition of a standing seam metal roof over two existing stairs on the building identified as The Farm located at 1301 May River Road, identified as Building 11A in the Promenade development, in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-09-21-015852) (Staff- Katie Peterson)
3. **Adoption of 2022 Historic Preservation Commission Meeting Dates:** (Staff - Katie Peterson)
4. **Adoption of 2022 Historic Preservation Review Committee Meeting Dates:** (Staff - Katie Peterson)

**X. DISCUSSION**

**XI. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, January 5, 2022**

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

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

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



## **Board of Zoning Appeals**

**Tuesday, December 07, 2021 at 6:00 PM**

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

### **AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

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

**IV. NOTICE REGARDING PUBLIC COMMENTS\***

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

**V. ADOPTION OF THE AGENDA**

**VI. ADOPTION OF MINUTES**

A. September 7, 2021

B. November 2, 2021

**VII. PUBLIC COMMENT**

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

A. **ZONE-11-21-016065** – The Applicant, Michael Hughes (Thomas & Hutton Engineering), on behalf of MFH Land, LLC, is requesting a variance from the New Riverside Planned Unit Development Concept Plan Standards to allow a veterinary clinic within 200 feet of a residential structure/or residentially zoned district. The property is identified by Beaufort

County Tax Map Number R610 036 000 3717 0000 and is located along Bridge View Lane in the New Riverside Planned Unit Development. (Staff- Jordan Holloway)

B. **Adoption of 2022 Meeting Dates:** (Staff- Jordan Holloway)

X. **DISCUSSION**

XI. **ADJOURNMENT**

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# **PUBLIC NOTICE**

THE DEVELOPMENT REVIEW  
COMMITTEE (DRC)  
Meeting scheduled for

Wednesday, December 1, 2021 at 1:00 P.M.

has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Wednesday, December 8, 2021

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





## Development Review Committee Meeting

Wednesday, December 8, 2021, at 1:00 PM

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

### AGENDA

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

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC COMMENTS

#### IV. OLD BUSINESS

#### V. NEW BUSINESS

- 1. Parcel 7A Buckwalter Commercial (Final Development Plan Application):** A request by Parcel 7A, LLC, for approval of a Final Development Plan. The project consists of the development of a +/- 13,150 square foot flex-space commercial retail building and associated utilities, parking, and vehicular/pedestrian circulation. The property is zoned Buckwalter Planned Unit Development and consists of 1.5 acres identified by tax map numbers R610 030 000 2003 0000, R610 030 000 2004 0000, R610 030 000 1857 0000. (DP-07-21-015624) (Staff- Will Howard)
- 2. Headwaters Bluffton (Master Plan Amendment):** A request by Rusty Windsor of Thomas & Hutton, on behalf of Southeastern Development Association for approval of a Master Plan Amendment. The applicant is proposing amending the original Buckwalter Commons Initial Master Plan that consisted entirely of commercial development to allow for mixed-use development, to include up to 270 multi-family units in addition to several commercial parcels. The subject property is zoned Buckwalter Planned Unit Development and consists of approximately 59.2 acres identified by tax map numbers R610 021 000 0018 0000, R610 021 000 018D 0000, R610 021 000 018A 0000, R610 021 000 0672 0000, R610 021 000 0672 0000

and R610 021 000 018B 0000 located at the intersection of US HWY 278 and Hampton Parkway. (MPA 11-21-16043) (Staff – Will Howard)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: December 15, 2021**

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# **PUBLIC NOTICE**

## **THE DEVELOPMENT REVIEW COMMITTEE (DRC) Meeting scheduled for**

**Wednesday, December 15, 2021 at 1:00  
P.M.**

**has been CANCELED  
due to lack of agenda items**

**The next meeting is scheduled for  
Monday, December 20, 2021\***

*\*Date moved due to Holiday*

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



## Development Review Committee Meeting

Monday, December 20, 2021, at 1:00 PM

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

### AGENDA

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS

1. **Four Seasons at Carolina Oaks – Phase 2A (Subdivision Application):** A request by Thomas & Hutton, on behalf of K. Hovnanian Homes, for approval of a subdivision. The project consists of a plat of twenty-nine (29) single-family residential lots along with associated right-of-way and common areas. The property is zoned Jones Estate Planned Unit Development and consists of 8.164 acres identified by tax map numbers R614 036 000 0596 0000, R614 036 000 3372 0000, R614 036 000 3707 0000, and is located along Jasmine Way within the Four Seasons at Carolina Oaks Master Plan. (SUB-11-21-016084) (Staff- Jordan Holloway)
2. **May River Pocket Park (Public Project):** A request by Constance Clarkson, on behalf of the Town of Bluffton for approval of a Public Project. The project consists of installing a seating area, sidewalks, and landscaping. The subject property is zoned Neighborhood General and consists of approximately .32 acres identified by tax map number R610 039 000 1539 0000 and is located at 1220E May River Road. (DP-12-21-016137) (Staff – Jordan Holloway)
3. **Buckwalter Place Connector Road (Development Plan Amendment):** A request by BC Buckwalter, LLC, for approval of a Development Plan Amendment. The project consists of wetland earthwork and drainage for a future road connecting Buckwalter Place to Washington Square (Parcel C4). The property is zoned Buckwalter Planned Unit Development

and consists of .25 acres identified by tax map number R610 022 000 1101 0000 and is located within the Buckwalter Place Master Plan. (DP-02-16-009495) (Staff – Jordan Holloway)

4. **The Lakes at New Riverside – Phase 3 (Final Development Plan):** A request by Thomas & Hutton, on behalf of K. Hovnanian Homes, LLC, for approval of a Final Development Plan. The project consists of eighty-one (81) residential lots and the associated infrastructure. The subject property is zoned New Riverside Planned Unit Development and consists of 26.5 acres identified by tax map number R610 044 000 0143 0000 and is located within The Lakes at New Riverside Master Plan. (DP-03-21-015153) (Staff – Will Howard)

## VI. DISCUSSION

## VII. ADJOURNMENT

**NEXT MEETING DATE: December 29, 2021**

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



## Historic Preservation Review Committee

Monday, December 06, 2021 at 4:00 PM

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

### AGENDA

#### PUBLIC COMMENT\*

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC COMMENT

#### IV. OLD BUSINESS

#### V. NEW BUSINESS

1. **58 Calhoun Street:** 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. (COFA-11-21-016057) (Staff - Katie Peterson)
2. **125 Pritchard Street:** A request by Angela B. Taylor, on behalf of Grant Cully, for review of a Certificate of Appropriateness- HD to allow the renovation to and addition of approximately 330 SF to the existing 2.5-story single-family residence located at 125 Pritchard Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-11-21-016064) (Staff - Katie Peterson)
3. **55 Stock Farm Road:** A request by Webb Construction, Inc., on behalf of the owners, Bill and Liza McCracken, for review of a Certificate of Appropriateness- HD to allow the construction of a new 1.5-story building of approximately 1,714 SF located at 55 Stock Farm Road, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-11-21-016062) (Staff - Katie Peterson)
4. **41 Bridge Street:** A request by Pearce Scott Architects, on behalf of the owners, Rusty Pistachio and Debbie Wunder, for review of a Certificate of Appropriateness- HD to allow the the renovation to, and addition of approximately 528 heated SF and 315 unheated SF to the existing 1,008 SF structure located at 41 Bridge Street, in the Old Town Bluffton Historic

District and zoned Neighborhood Conservation-HD. (COFA-11-21-016079) (Staff - Katie Peterson)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

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## Historic Preservation Review Committee

Monday, December 13, 2021 at 4:00 PM

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

### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC COMMENT

#### IV. OLD BUSINESS

#### V. NEW BUSINESS

1. **135 Bridge Street:** A request by Pernell Smith, on behalf of Brenda Dunaway, for review of a Certificate of Appropriateness- HD to allow the screened porch to be enclosed with windows on the existing 2-story single-family residence located at 135 Bridge Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-11-21-016093) (Staff - Katie Peterson)

#### VI. DISCUSSION

#### VII. ADJOURNMENT

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# **PUBLIC NOTICE**

## **THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)**

Meeting scheduled for

Monday, December 20, 2021 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Monday, December 27, 2021

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



# **PUBLIC NOTICE**

## **THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)**

Meeting scheduled for

Monday, December 27, 2021 at 4:00 P.M.

has been CANCELED  
due to lack of agenda items

The next meeting is scheduled for  
Monday, January 3, 2022

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, December 28, 2021, at 6:00 P.M.

has been CANCELED.  
due to lack of agenda items.

The next meeting is scheduled for  
Tuesday, January 25, 2022.

If you have questions, please contact.  
Growth Management at: 843-706-4522



## Affordable Housing Committee Meeting

Thursday, December 2, 2021, at 10:00 AM

Electronic Meeting

### AGENDA

This meeting can be viewed on the Town of Bluffton's [Website](#)

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ADOPTION OF THE AGENDA**
- IV. ADOPTION OF MINUTES**
  - 1. November 4, 2021
- V. ADOPTION OF THE 2022 MEETING DATES**
  - 1. 2022 Meeting Dates
- VI. PUBLIC COMMENTS**
- VII. OLD BUSINESS**
- VIII. NEW BUSINESS**
  - 1. Neighborhood Assistance Program Budget Update
- IX. DISCUSSION**
- X. ADJOURNMENT**

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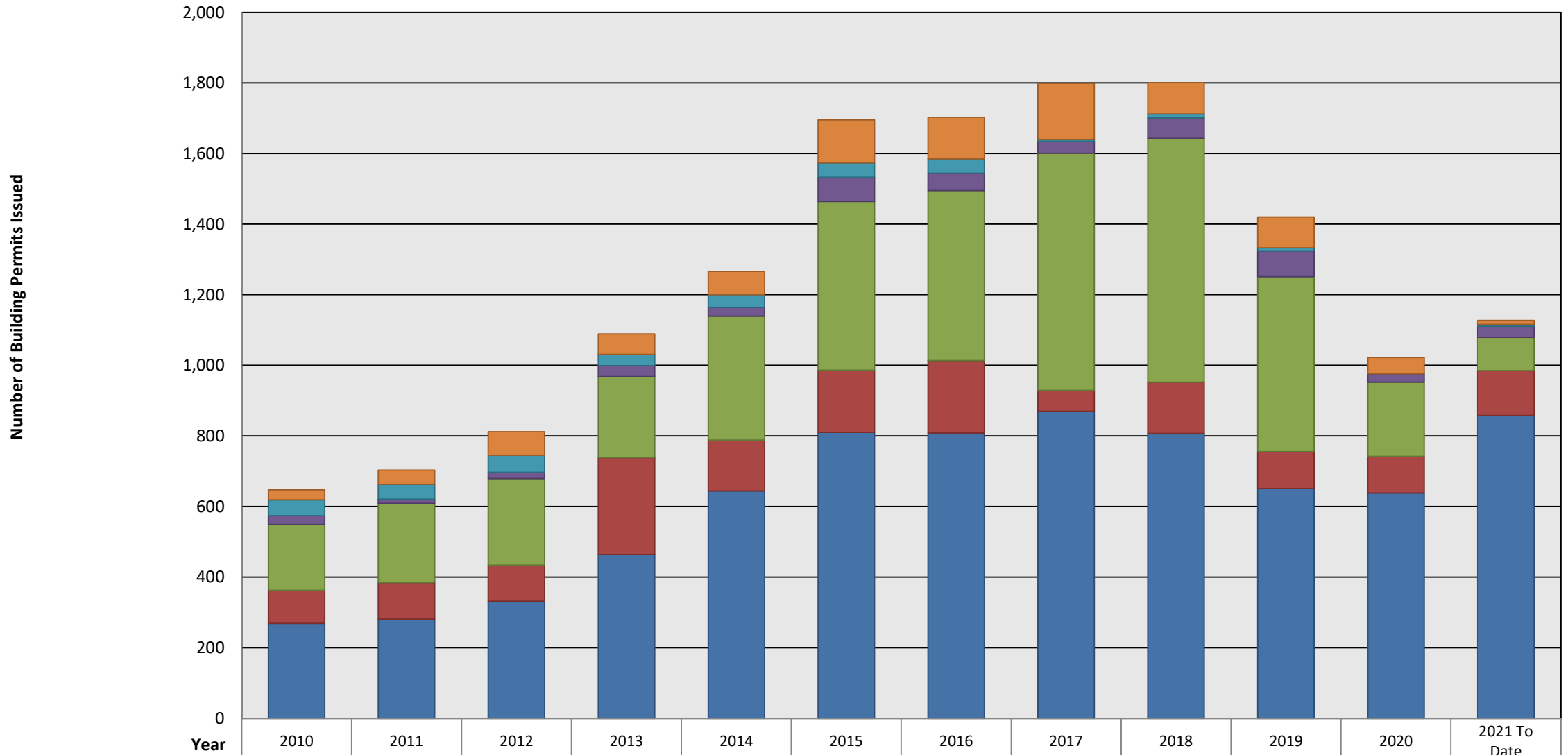
*“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”*

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# Town of Bluffton Building Permits Issued 2010-2021

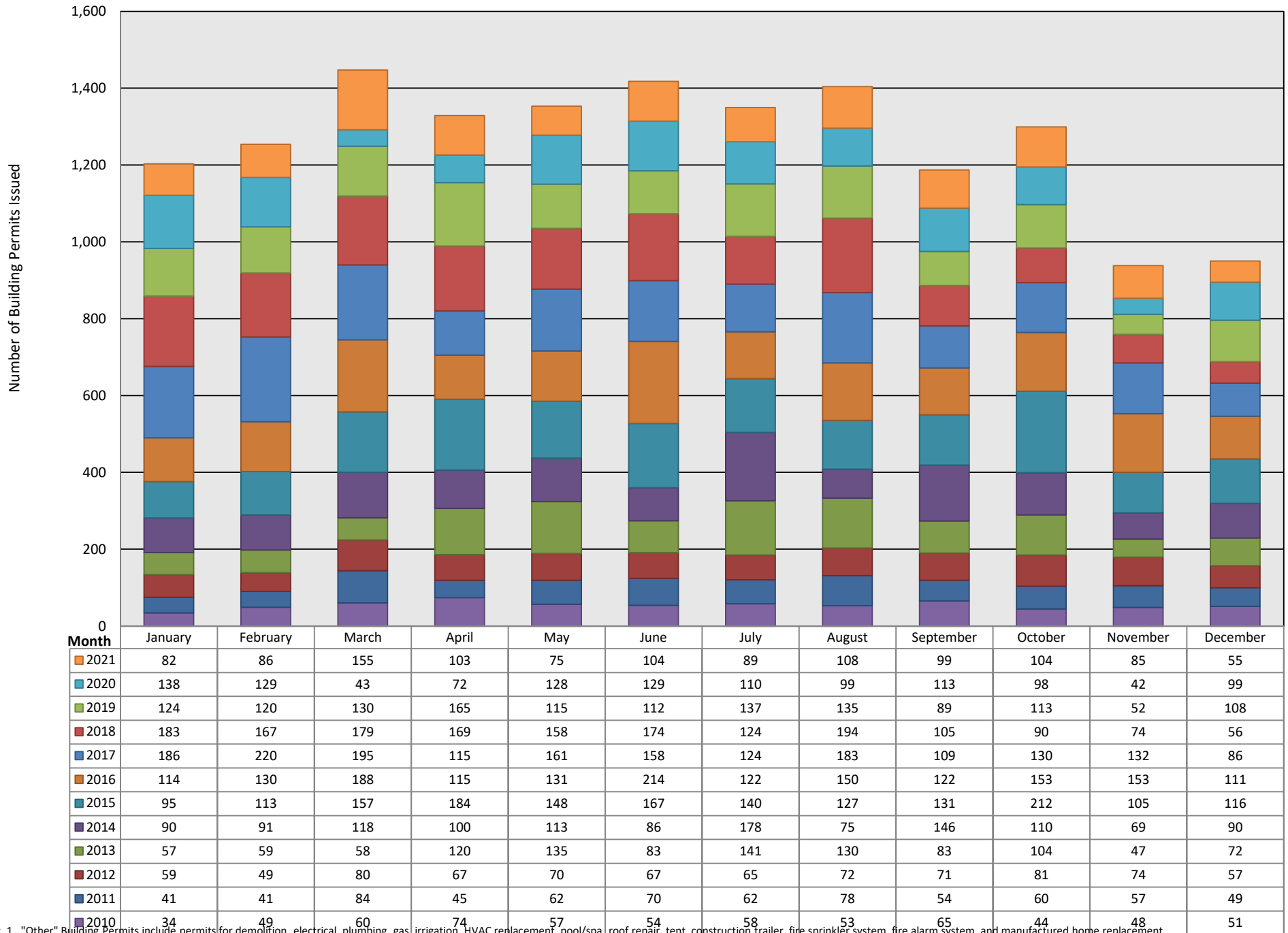
## Attachment 8a



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 To Date
Other Commercial	28	40	67	58	66	121	118	159	89	87	46	11
Commercial Addition	45	42	48	32	36	41	41	5	11	9	0	5
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	49	34	58	73	24	32
Other Residential	186	224	245	229	351	478	482	672	691	496	210	94
Residential Addition	94	104	102	275	144	176	205	59	145	104	104	127
New Single Family/ Multi-Family Residential	269	281	332	464	644	810	808	870	807	651	638	858

Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.  
 2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.  
 3. The monthly average of building permits issued in 2018 (year to 12/01/2018) is 150 per month which is a 1.5% increase of building permits issued on a monthly basis from 2017.

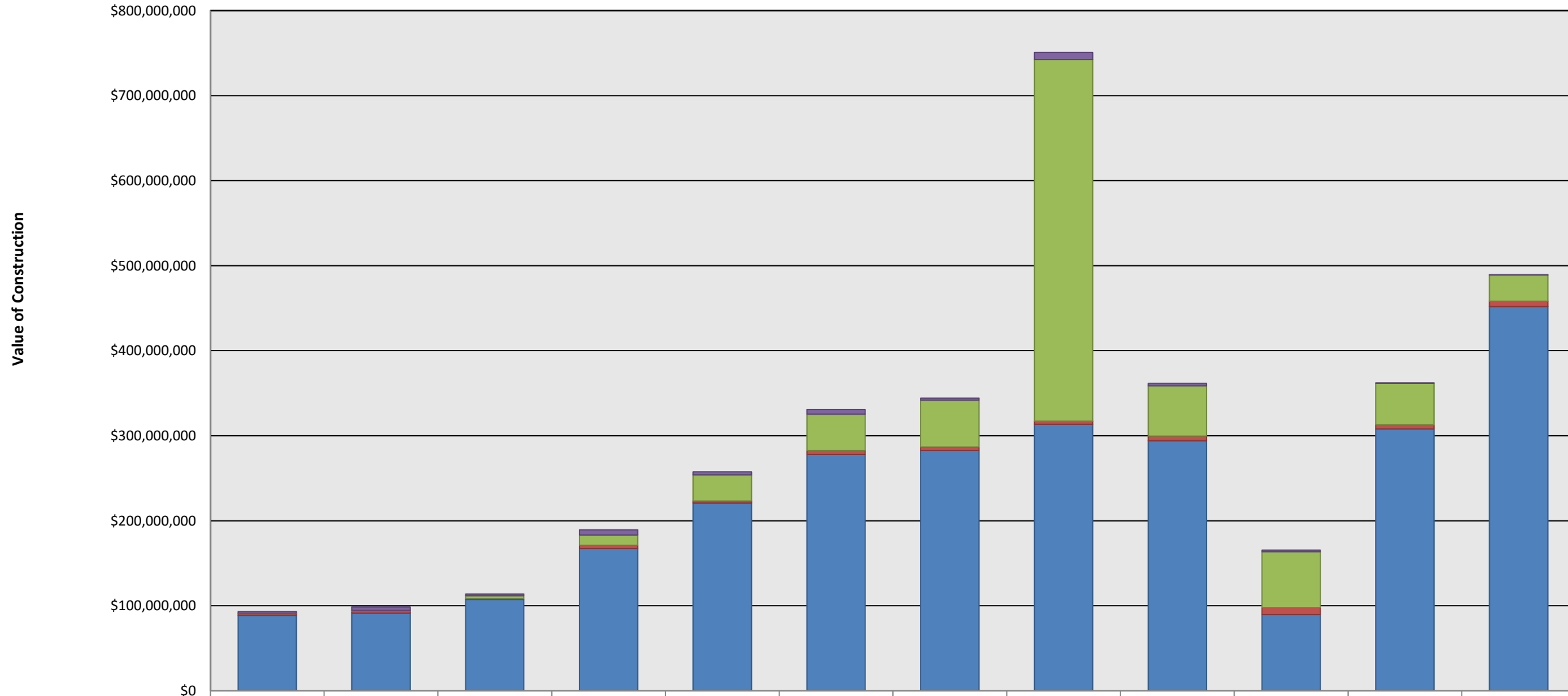
# Town of Bluffton Building Permits Issued Per Month 2010-2021



Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.  
 2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

# Town of Bluffton Value of Construction 2010-2021

## Attachment 8c

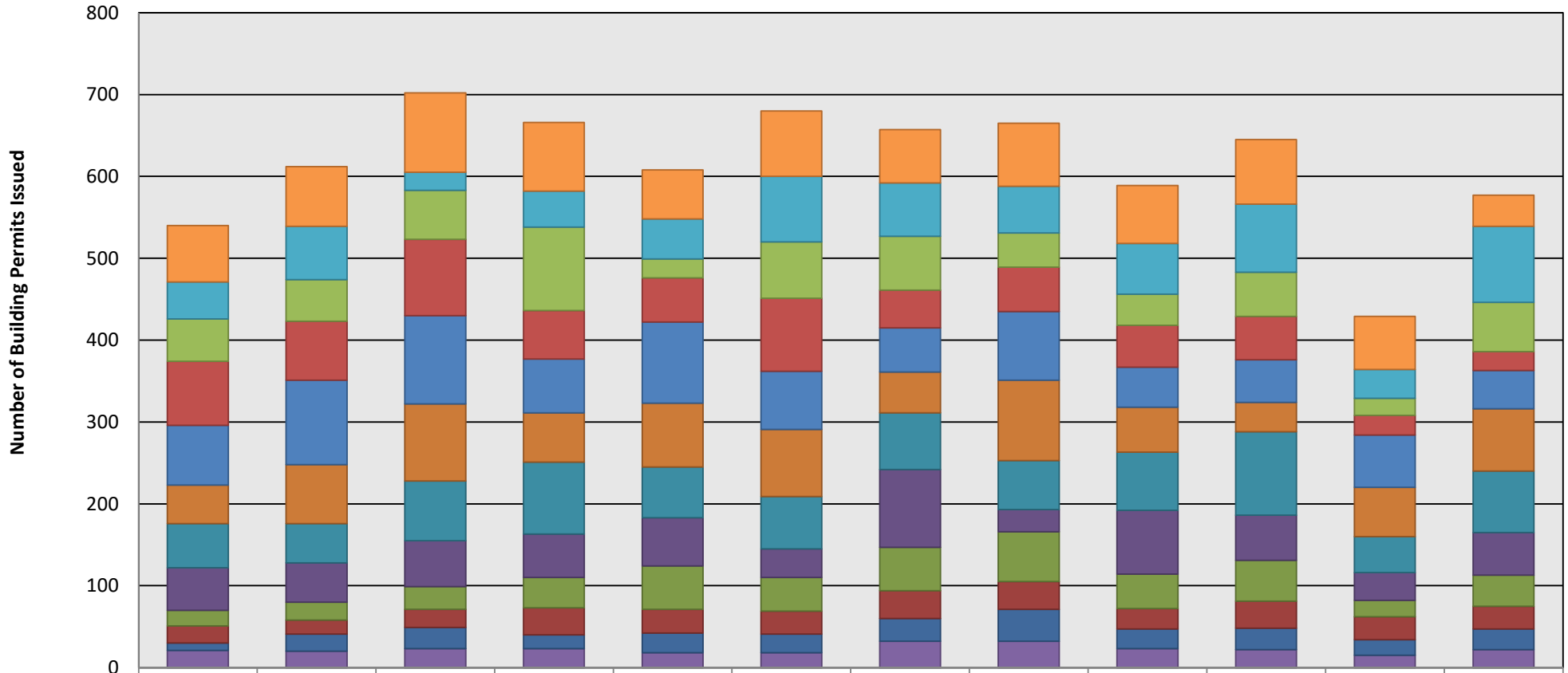


	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 To Date
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708	\$2,395,534	\$8,535,713	\$2,736,915	\$1,864,126	\$446,060	\$49,550
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253	\$54,982,666	\$425,223,725	\$59,076,385	\$65,475,875	\$48,961,453	\$30,930,525
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$4,652,929	\$4,241,365	\$3,563,611	\$5,461,103	\$8,346,412	\$4,846,921	\$6,179,037
New Single Family/ Multi-Family	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$278,078,709	\$282,548,601	\$313,502,148	\$294,166,940	\$89,627,180	\$307,962,223	\$451,993,739

Note: The Value of Construction is added to each respective property where the improvement was constructed. This increases the overall value, also referred to as market value, of the property used to which is used determine its assessed value which is subject to Town Millage. This increased value is realized in the following year's tax roll.



New Single Family/ Multi-Family Residential Building Permits Issued Per Month  
2010-2021



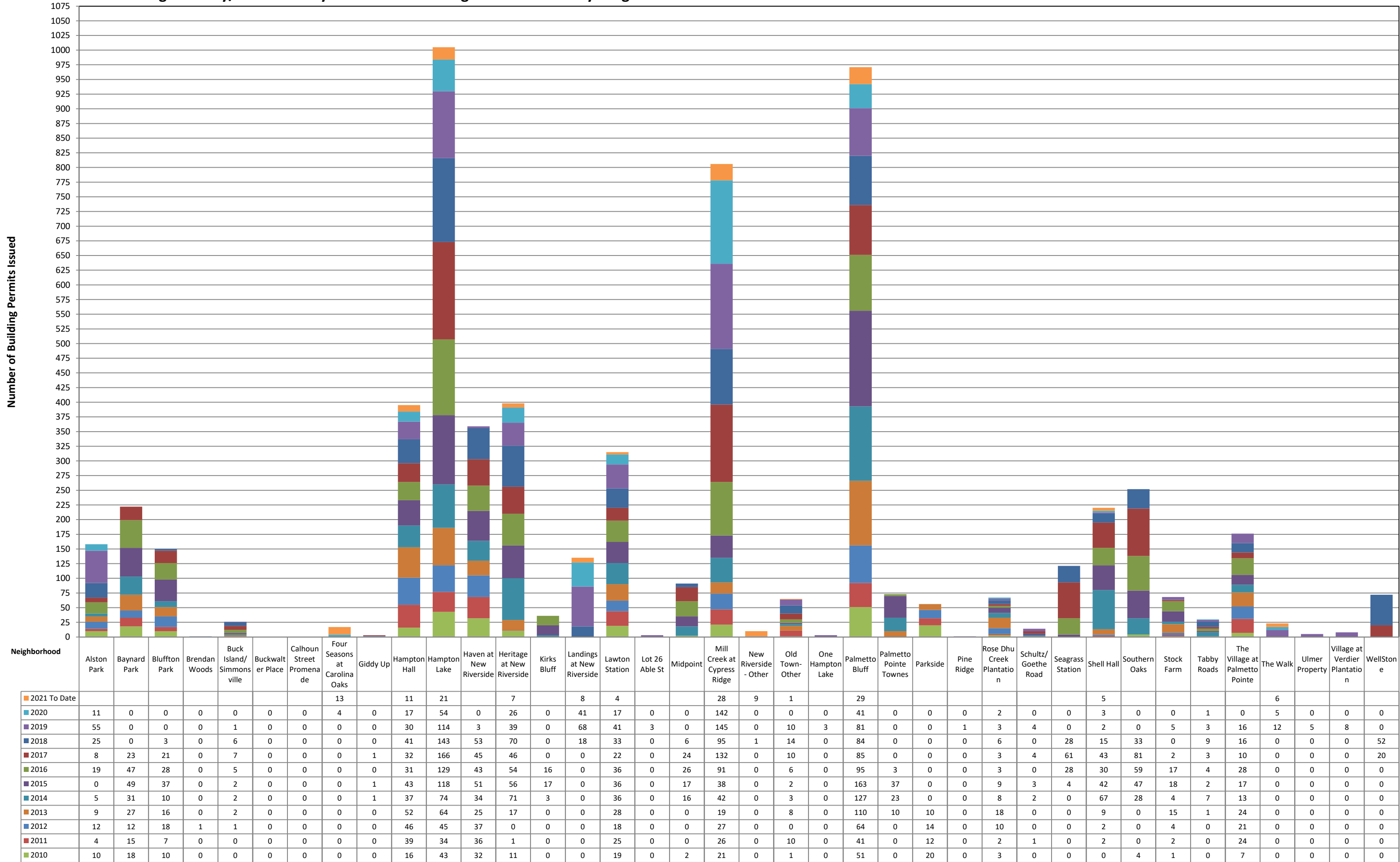
Month	January	February	March	April	May	June	July	August	September	October	November	December
2021	69	73	97	84	60	80	65	77	71	79	65	38
2020	45	65	22	44	49	80	65	57	62	83	35	93
2019	52	51	60	102	23	69	66	42	38	54	21	60
2018	78	72	93	59	54	89	46	54	51	53	24	23
2017	73	103	108	66	99	71	54	84	49	52	64	47
2016	47	72	94	60	78	82	50	98	55	36	60	76
2015	54	48	73	88	62	64	69	60	71	102	44	75
2014	52	48	56	53	59	35	95	27	78	55	34	52
2013	19	22	28	37	53	41	53	61	42	50	20	38
2012	21	17	22	33	29	28	34	34	25	33	28	28
2011	9	21	26	17	24	23	28	39	24	26	19	25
2010	21	20	23	23	18	18	32	32	23	22	15	22

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

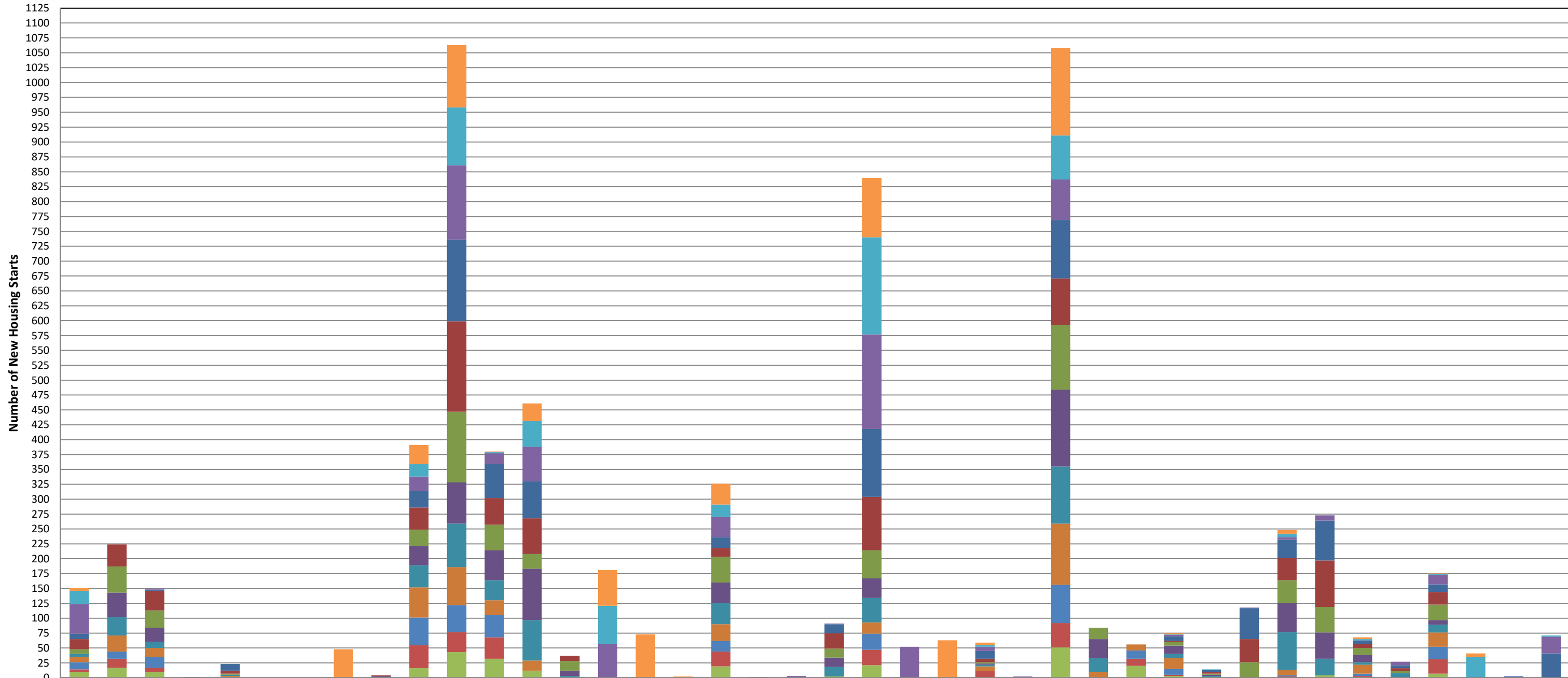
Town of Bluffton

New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2021

Attachment 8e

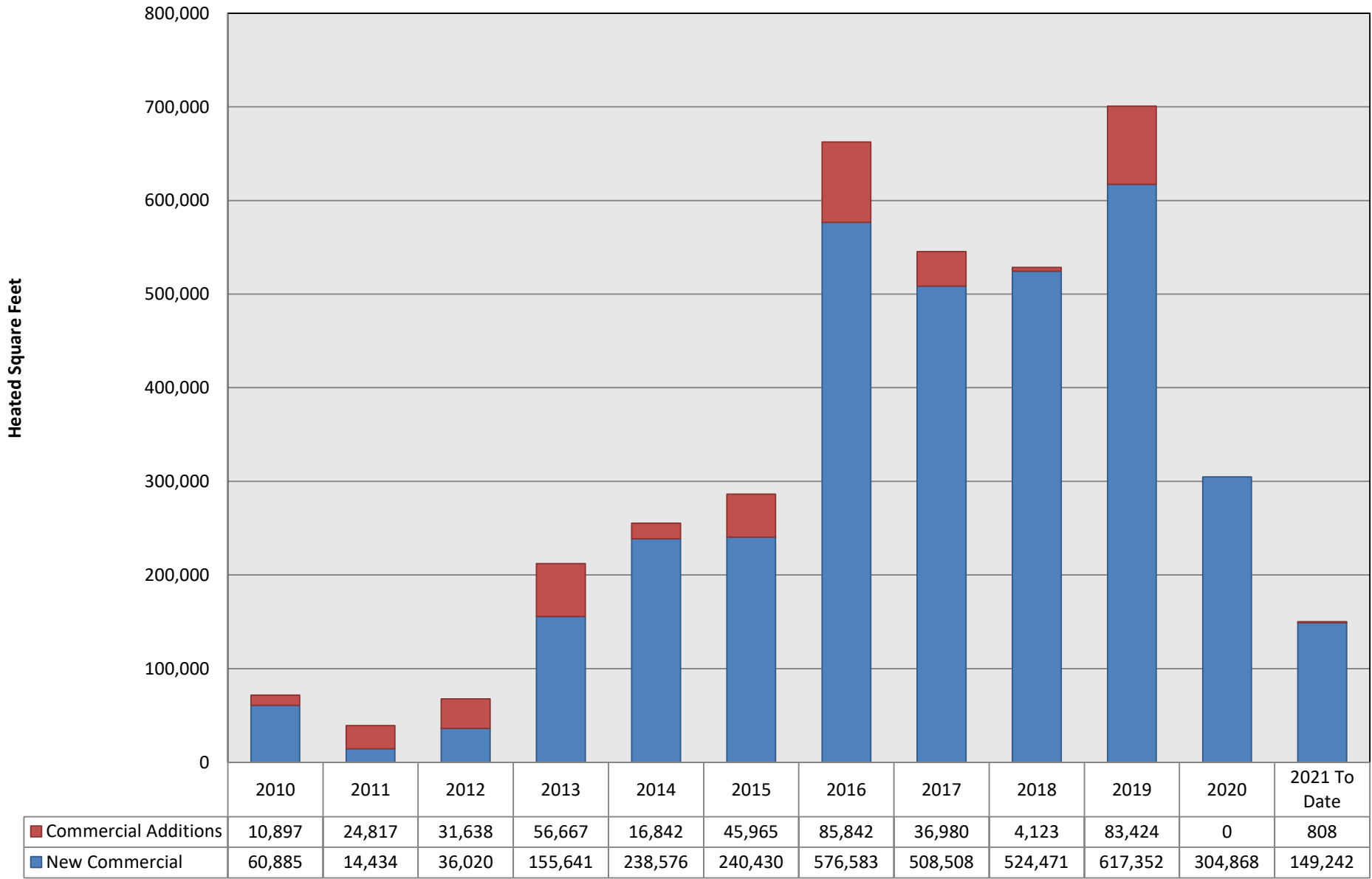


New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2021



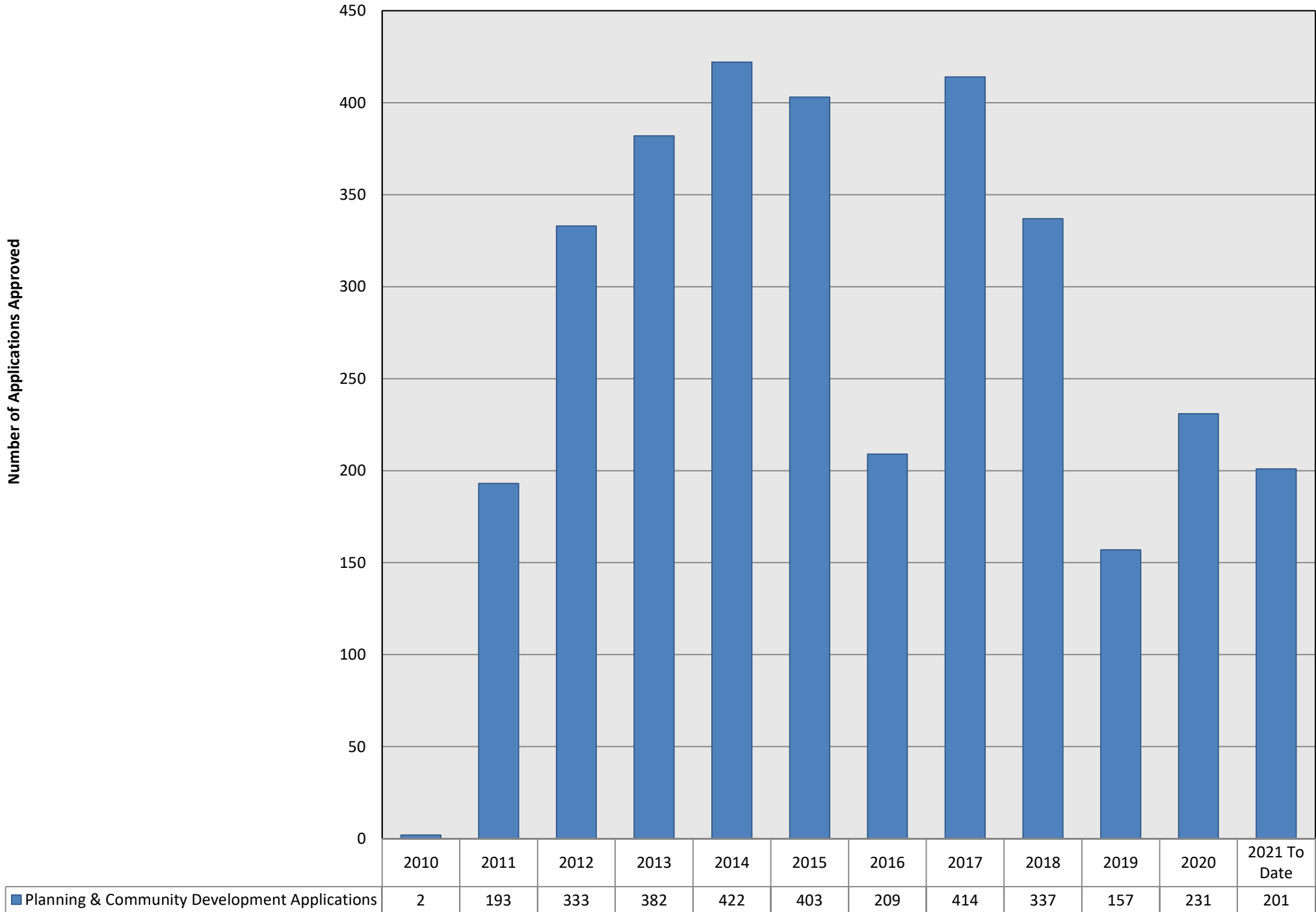
	Alston Park	Baynard Park	Bluffton Park	Brendan Woods	Buck Island/Simmonsville	Buckwalter Place	Calhoun Street Promenade	Four Seasons at Carolina Oak	Giddy Up	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Kirks Bluff	Landings at New Riverside	Lakes at New Riverside	Landen Oak	Lawton Station	Lee/Burnt Church Rd	Lot 26 Able St	Midpoint	Mill Creek at Cypress Ridge	Mystic Bluff Apartments	New River Forest	Old Town-Other	Palmetto Bluff Block	Palmetto Bluff	Palmetto Pointe Townes	Parkside	Rose Dhu Creek Plantation	Schultz/Goethe Road	Seagrass Station	Shell Hall	Southern Oaks	Stock Farm	Tabby Roads	The Village at Palmetto Pointe	The Walk	Ulmer Property	Wellstone		
2021 To Date	5							48		32	105	1	30		60	73	2	35				100		63	4		147			2			6		3			1	6			
2020	22	0	0	0	0	0	0		0	21	97	2	43	0	64			21	0	0	0	163	0		3	0	74	0	0	1	1	0	6	0	2	0	2	34	1	2		
2019	50	0	2	0	0	0	0		0	24	125	18	58	0	57			34	1	3	1	159	52		7	2	68	0	0	2	0	1	4	9	0	6	16	1	2	28		
2018	9	0	2	0	11	0	0		0	28	137	57	62	0	0			18	0	0	15	114	0		13	0	98	0	0	8	3	52	31	67	6	5	13	0	0	41		
2017	17	37	33	0	5	0	0		1	37	152	45	60	9	0			15	0	0	26	90	0		6	0	78	0	0	2	3	39	37	78	7	5	21	0	0	0		
2016	8	44	29	0	2	0	0		0	28	119	43	25	16	0			43	0	0	15	47	0		2	0	109	19	0	6	2	26	38	43	12	3	26	0	0	0		
2015	0	41	24	0	0	0	0		2	32	69	50	86	9	0			34	0	0	16	33	0		2	0	129	32	0	14	2	0	49	44	12	0	8	0	0	0		
2014	5	31	10	0	2	0	0		1	37	73	34	68	3	0			36	0	0	16	41	0		3	0	96	23	0	7	2	0	64	28	4	7	13	0	0	0		
2013	9	27	15	0	2	0	0		0	51	64	25	17	0	0			28	0	0	0	19	0		8	0	103	10	10	18	0	0	9	0	15	1	24	0	0	0		
2012	12	12	18	1	1	0	0		0	46	45	37	0	0	0			18	0	0	0	27	0		0	0	64	0	14	10	0	0	2	0	4	0	21	0	0	0		
2011	4	15	7	0	0	0	0		0	39	34	36	1	0	0			25	0	0	0	26	0		10	0	41	0	12	2	1	0	2	0	2	0	24	0	0	0		
2010	10	17	10	0	0	0	0		0	16	43	32	11	0	0			19	0	0	2	21	0		1	0	51	0	20	3	0	0	0	0	4	1	0	0	0	0		

**Town of Bluffton**  
**New Commercial Construction and Additions Heated Square Footage**  
**2010 - 2021**



**Town of Bluffton**  
**Planning & Community Development Applications Approved**  
**2010 - 2021**

**Attachment 8h**





# Growth Management Application Update Report

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-11-21-016106	11/18/2021		Annexation Petition	Active	Aubrie Giroux
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**Applicant:** Patterson Farmer

**Owner:** The Tarver Company

**PLAN DESCRIPTION:** The Applicant, Pulte Home Company, LLC as authorized by the property owner, The Tarver Company, is seeking annexation of the +/- 100.78-acre property located at 1007 May River Road, which is approximately 0.84 miles northeast of the May River Road and Buckwalter Parkway intersection and identified as Beaufort County Property Identification no. R600 038 000 0023 0000 (Property), via the 100% Petition and Ordinance Method. Town Council will consider the "intent to annex" acceptance of the petition and referral to the Negotiating Committee, if necessary, at their January 11, 2022 meeting. The tentative schedule for the application will be created after the January 11, 2022 meeting based upon Town Council's decisions.

**PROJECT NAME:**

ANNX-08-21-015741	08/17/2021	115 BLUFFTON RD ROAD	Annexation Petition	Active	Aubrie Giroux
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**Applicant:** Town of Bluffton

**Owner:** Town of Bluffton

**PLAN DESCRIPTION:** A request by the Town of Bluffton for an Ordinance approving the annexation of the 9.27 acre Town owned property located at 115 Bluffton Rd via the 100% Petition and Ordinance Method, in conjunction with the concurrent zoning map amendment request. Town Council considered the "Intent to Annex" and voted to accept the annexation petition at their July 13, 2021 meeting and forgo referring the request to the Negotiating Committee. The Planning Commission held a workshop for the annexation at their August 25, 2021 meeting. Planning Commission then held a Public Hearing and voted to forward a recommendation of approval to Town Council to Town Council at their October 27, 2021 meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021 at which time several new items for consideration remained for consideration after 9:30 pm, including the proposed Zoning Map Amendment and its Public Hearing, which Planning Commission voted to continue to consider at a special meeting which they scheduled for November 11, 2021. Town Council will then hold First Reading of the annexation Ordinance on December 14, 2021 followed by a Public Hearing and Second and Final Reading of the annexation Ordinance at their February 8, 2022 meeting.

**PROJECT NAME:**

**Total Annexation Petition Cases: 2**

### Certificate of Appropriateness

#### Highway Corridor Overlay District



# Growth Management Application Update Report

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-08-21-015698	08/05/2021	151 NEW RIVERSIDE ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Narramore Associates, Inc. **Owner:** MFH LAND, LLC

**PLAN DESCRIPTION:** A request by Narramore Associates, Inc., on behalf of the owners, Actex Partners XXXIII, LLC, for approval of a Certificate of Appropriateness-HCOD for the landscape, lighting and architecture associated with Buildings B, C, D, and E of the New Riverside Commercial area. The properties are identified by tax map numbers R610 036 000 1258 0000 and R610 036 000 3214 0000 consisting of approximately 28.4 and 7.1 acres respectively. The property is located in the southwest quadrant of the SC 46 and SC 170 intersection and zoned New Riverside PUD.  
 STATUS [9-30-2021]: The Application has been received and will be heard by the Planning Commission at the October 27, 2021 Planning Commission Meeting.  
 STATUS [10-1-2021]: The application was reviewed at the Oct. 27, 2021 PC meeting and tabled by request of the applicant until the architecture, landscape and lighting comments, addressed in the staff report had been addressed more thoroughly. Staff is awaiting updated materials. Once submitted, the application will be placed on a PC agenda for review.

**PROJECT NAME:** NEW RIVERSIDE VILLAGE

COFA-01-21-014930	01/21/2021		Certificate of Appropriateness	Active	Alan Seifert
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**Applicant:** Witmer Jones Keefer Ltd. **Owner:** David Carpio

**PLAN DESCRIPTION:** A request by Wallace Milling of Witmer Jones Keefer, Ltd. on behalf the owner, David Carpio of Brixmor, for approval of a Certificate of Appropriateness -HCOD. The project consists of the modification of the existing landscape plan to remove trees. The property is zoned Belfair Planned Unit Development and consists of approximately 10 acres identified by tax map numbers R610 031 000 0194 0000, located within the Belfair Towne Village development.  
 STATUS 01-25-2021: The application is currently being reviewed by Staff for conformance with the [Unified Development Ordinance (UDO), or Development Agreement and Planned Unit Development documents], and any development plans associated with the parcel and is scheduled for review by the Planning Commission at the January 27th meeting.  
 STATUS 01/28/2021: The application was tabled by the Planning Commission with a request to provide additional information, specifically an Arborists Report and a mitigation plan.  
 STATUS 05/19/2021: The applicant has provided the additional information requested by the Planning Commission and it will be presented to the Planning Commission at the May 26, 2021 meeting.

**PROJECT NAME:** BELFAIR TOWNE VILLAGE







# Growth Management Application Update Report

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:** 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 submission of a final application for full HPC review.

**PROJECT NAME:** OLD TOWN

COFA-09-21-015852	09/15/2021	1301 MAY RIVER RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Court Atkins Architects Inc

**Owner:** Farm - Bluffton, LLC

**PLAN DESCRIPTION:** A request by James Atkins, on behalf of the Owner, Ryan Williamson, for review of a Certificate of Appropriateness to allow the addition of a standing seam metal roof over two existing stairs on the building identified as The Farm located at 1301 May River Road, identified as Building 11A in the Promenade development, in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD.  
STATUS [10-11-2021]: The application was reviewed at the October 11, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.  
STATUS [12/2/2021]: The application was reviewed at the October 11, 2021 HPRC meeting and the December 1, 2021 HPC meeting where it was tabled for the applicant to provide revised drawings addressing the conditions found in the Staff Report. Staff is awaiting updated materials. Once submitted, the item will be placed back on an HPC Agenda for review.

**PROJECT NAME:** OLD TOWN





# Growth Management Application Update Report

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-06-21-015405	06/01/2021	2 TABBY SHELL RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Allison Ramsey Architects, Inc. **Owner:** Ray & Deb Bruen

**PLAN DESCRIPTION:** A request by Jeremiah Smith of Allison Ramsey Architects, on behalf of the owners, Ray and Deb Bruen, for review of a Certificate of Appropriateness to allow the construction of a new two-story single-family residence of approximately 2,656 and a Carriage House of approximately 1,052 SF located at 2 Tabby Shell Road, identified as Lot 3 in the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General - HD.  
 STATUS [7/6/2021]: The application was reviewed by the HPRC at the June 28, 2021 meeting and comments provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.  
 STATUS [7/14/2021] A Final Application has been submitted and will be placed on the August 4, 2021 HPC Agenda.  
 STATUS [8/10/2021]: The application was reviewed at the June 28.2021 HPRC meeting and the August 4, 2021 HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

**PROJECT NAME:** OLD TOWN

COFA-11-19-013711	11/21/2019	7 BLUE CRAB ST	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Ernest Suozzi **Owner:** Ernest Suozzi

**PLAN DESCRIPTION:** A request by Ernest Suozzi, for review of a Certificate of Appropriateness to allow the construction of a 2-story single family residential structure of approximately 1920 SF and a Carriage House of approximately 986 SF located on the property at 7 Blue Crab Street in the Tabby Roads development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.  
 STATUS 3-24-2020: The application was heard at the December 9th meeting of the HPRC and comments provided to the Applicant. A final application was approved with conditions at the February 5, 2020 HPC meeting. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.  
 STATUS 7-28-2021: Staff is still awaiting updated materials.

**PROJECT NAME:** TABBY ROADS PHASE 1



# Growth Management Application Update Report

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-10-21-015987	10/18/2021	127 BRIDGE ST	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Graves Construction Co. **Owner:** Spartina449

**PLAN DESCRIPTION:** A request by Ling Graves, on behalf of the owner, Kay Stanley, for review of a Certificate of Appropriateness to allow the renovation of the Contributing Structures known as the Guerrard's Bluff Barn and Cook's Cottage, and the renovation of the non-contributing garage building of approximately 740 SF located at 127 Bridge Street, in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD.

STATUS [10-18-2021]: 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 November 8, 2021 meeting.

STATUS [12/2/2021]: The application was reviewed at the November 8, 2021 HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the January 5, 2022 meeting.

**PROJECT NAME:** OLD TOWN

COFA-06-21-015420	06/02/2021	25 MERIWETHER CT COURT	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** BFL Builders **Owner:** BFL Builders

**PLAN DESCRIPTION:** A request BFL Builders for review of a Certificate of Appropriateness to allow the construction of a new two-story single-family residence of approximately 2,185 SF and a Carriage House of approximately 705 SF located at 25 Meriwether Court, identified as Lot 6 in the Landen Oaks development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

STATUS [7/6/2021]: The application was reviewed by the HPRC at the June 28, 2021 meeting and comments provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

STATUS [12/2/2021]: The application was reviewed at the June 28, 2021 HPRC meeting and the December 1, 2021 HPC meeting where it was tabled for the applicant to provide revised drawings addressing the conditions found in the Staff Report. Staff is awaiting updated materials. Once submitted, the item will be placed back on an HPC Agenda for review.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

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-11-18-012562	11/14/2018	1268 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Kevin Farruggo **Owner:** McClure Real Estate LLC

**PLAN DESCRIPTION:** A request by Grady L Woods Architects on behalf of McClure Real Estate, LLC, for review of a Certificate of Appropriateness to allow the renovation of the existing contributing structure (known as the Nathaniel Brown House) into a commercial office space of approximately 1,325 SF. The renovation includes: the removal of the gabled east wing of approximately 210 SF; installation of new windows, doors, and roof materials; and an interior upfit of the structure located at 1268 May River Road in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.  
**STATUS:** The application was reviewed at the November 19th HPRC meeting and the January 9th HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.  
**STATUS 3-30-20:** An email was sent to the applicant and owner as listed on the application notifying them of the impending expiration of the application.  
**STATUS 4-27-20:** The applicant has responded that they are working on submittal information. Active.

**PROJECT NAME:** OLD TOWN

COFA-11-21-016093	11/15/2021	135 BRIDGE ST	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Pernell Smith **Owner:** Brenda Dunaway

**PLAN DESCRIPTION:** A request by Pernell Smith, on behalf of Brenda Dunaway, for review of a Certificate of Appropriateness- HD to allow the screened porch to be enclosed with windows on the existing 2-story single-family residence located at 135 Bridge Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD.  
**STATUS:** The applition is being reviewed for compliance with the Unified Development Ordinance and will be heard at the December 13, 2021 Historic Preservation Review Committee meeting.

**PROJECT NAME:** OLD TOWN

COFA-02-21-015048	02/25/2021	45 VERDIER COVE RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Pearce Scott Architects **Owner:** Erik & Paige Blechinger

**PLAN DESCRIPTION:** A request Pearce Scott Architects, on behalf of the owners, Erik and Paige Blechinger, for review of a Certificate of Appropriateness to allow the construction of a new one and a half-story single-family residence of approximately 3,008 SF and a Carriage House of approximately 1,195 SF located at 43 and 45 Verdier Cove Road, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.  
**STATUS 3-23-2021:** The application was reviewed at the March 22, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

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
<b>Active Cases</b>					
<b>Certificate of Appropriateness</b>					
COFA-09-21-015823	09/08/2021	32 PRITCHARD ST STREET	Certificate of Appropriateness	Active	Katie Peterson
<b>Applicant:</b> Robert and Michelle Nurnberg		<b>Owner:</b> Robert and Michelle Nurnberg			
<b>PLAN DESCRIPTION:</b> A request by Nicholas, Rob, and Michelle Nurnberg for review of a Certificate of Appropriateness to allow the construction of a new one-story Single Family Residence of approximately 780 SF and a 154 SF Carriage House structure located at 32 Pritchard Street in the Old Town Bluffton Historic District and zoned neighborhood General - HD. STATUS [9/30/2021]: The application was reviewed at the September 27, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.					
<b>PROJECT NAME:</b> OLD TOWN					
COFA-07-18-012236	07/25/2018	81 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
<b>Applicant:</b> Pearce Scott Architects, Inc.		<b>Owner:</b> 81 Calhoun Street LLC			
<b>PLAN DESCRIPTION:</b> A request by Pearce Scott Architects on behalf of Chris Shoemaker, for review of a Certificate of Appropriateness to allow the construction of a mixed-use accessory Carriage House of approximately 1,200 SF located at 55 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. STATUS: The application was reviewed at the July 30th HPRC meeting and comments were provided to the Applicant. A final applications as approved with conditions at the November 9th meeting. Staff is awaiting resubmittal documents addressing HPC Conditions.					
<b>PROJECT NAME:</b> OLD TOWN					
COFA-06-21-015528	06/25/2021	5790 GUILFORD PL PLACE	Certificate of Appropriateness	Active	Katie Peterson
<b>Applicant:</b> Manuel Studio, LLC		<b>Owner:</b> James Jeffcoat			
<b>PLAN DESCRIPTION:</b> A request by Ansley Manuel, on behalf of the owner, James Jeffcoat, for review of a Certificate of Appropriateness to allow the construction of a new two-story mixed-use building residence of approximately 2,504 heated SF and a Carriage House of approximately 884 heated SF located at 5709 Guilford Place, identified as Lot 9 in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. STATUS [6-26-2021]: 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 July 19, 2021 meeting. STATUS [9/30/2021]: The application was reviewed at the July 19, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review. STATUS [11/5/2021]: A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the December 1, 2021 meeting. STATUS [11/22/2021]: The public notice requirement deadline was not meet for the December 1, 2021 meeting, and the application was pulled from the Agenda.					
<b>PROJECT NAME:</b> STOCK FARM					



# Growth Management Application Update Report

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-11-21-016062	11/05/2021	55 STOCK FARM ROAD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Webb Construction, Inc. **Owner:** Bill McCracken

**PLAN DESCRIPTION:** A request by Webb Construction, Inc., on behalf of the owners, Bill and Liza McCracken, for review of a Certificate of Appropriateness- HD to allow the construction of a new 1.5-story building of approximately 1,714 SF located at 55 Stock Farm Road, in the Old Town Bluffton Historic District and zoned Riverfront Edge-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 submission of a final application for full HPC review.

**PROJECT NAME:** OLD TOWN

COFA-11-21-016064	11/05/2021	125 PRITCHARD ST	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Angie Taylor **Owner:** Karen & Grant Cully

**PLAN DESCRIPTION:** A request by Angela B. Taylor, on behalf of Grant Cully, for review of a Certificate of Appropriateness- HD to allow the renovation to and addition of approximately 330 SF to the existing 2.5-story single-family residence located at 125 Pritchard Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-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 submission of a final application for full HPC review.

**PROJECT NAME:** OLD TOWN

### Historic District - Demolition



# Growth Management Application Update Report

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-11-18-012563	11/14/2018	1268 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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**Applicant:** Kevin Farruggo **Owner:** McClure Real Estate LLC

**PLAN DESCRIPTION:** A request by Grady L Woods Architects on behalf of McClure Real Estate, LLC, for review of a Certificate of Appropriateness - Demolition to allow the demolition of a 1-story cmu block building with an attached wooden structure with a shed roof of approximately 800 SF and a small wood shed of approximately 80 SF located at 1268 May River Road in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.  
**STATUS:** The application was reviewed at the November 19th HPRC meeting, the December 3rd DRC meeting, and the January 9th HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.  
**STATUS 4-27-20:** The Applicant is preparing revised plans for resubmittal. Active.

**PROJECT NAME:** OLD TOWN

COFA-10-21-015994	10/19/2021	1257 MAY RIVER RD	Certificate of Appropriateness	Active	Katie Peterson
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**Applicant:** Witmer Jones Keefer Ltd. **Owner:** BC Distillery Holdings LLC

**PLAN DESCRIPTION:** A request by Wallace Milling, on behalf of the owner, Billy Watterson, for review of a Certificate of Appropriateness- Demolition to allow the demolition of four noncontributing structures of approximately 790 SF, 550 SF, 2,000 SF, and 530 SF, the partial demolition and relocation of the contributing structure identified as the Deer Tongue Warehouse (demolition of approximately 2,300 SF - relocation of the remaining 1,500 SF) located at 1257 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.  
**STATUS [11/22/2021]:** The application was reviewed at the November 22, 2021 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

**PROJECT NAME:** OLD TOWN

**Total Certificate of Appropriateness Cases: 22**

### Certificate of Construction Compliance

### Certificate of Construction Compliance





# Growth Management Application Update Report

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 Construction Compliance

CCC-03-16-009543	03/03/2016		Certificate of Construction Compliance	Active	William Baugher
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**Applicant:** Thomas & Hutton

**Owner:** May River Forest, LLC

**PLAN DESCRIPTION:** The Applicant is requesting a Temporary Certificate of Construction Compliance for eighteen single family lots, private amenity center and all related infrastructure for Palmetto Bluff Block K4

1. Site Work
  - Grading: Incomplete
  - Sidewalks: Partially Complete
  - Vegetation: Incomplete
2. Paving
  - Standard: Complete
  - Pervious: N/A
3. Parking & Signage
  - Number of Spaces: Complete
  - Wheel Stops: N/A
  - Handicap Access: Complete
  - Traffic and Street Signs: Complete
4. Storm Water Drainage
  - Ditches and Swales: Incomplete
  - Curb, Grate and Yard Inlets: Complete
  - Temporary BMP's: Complete
  - Lagoon Construction: Complete
  - Infiltration System: Incomplete
5. DHEC final Certification for Water: Partial Approval Amenity site and lot 5467 only
6. DHEC final Certification for Sewer: Partial Approval Amenity site and lot 5467 only
7. Maintenance Bond has been received: Yes

Additional Comments: Performance Bond DS-06-15-issued for outstanding improvements.

**PROJECT NAME:** PALMETTO BLUFF BLOCK K4



# Growth Management Application Update Report

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 Construction Compliance

CCC-07-20-014411	07/21/2020		Certificate of Construction Compliance	Active	William Howard
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**Applicant:** THOMAS & HUTTON ENGINEERING CO. **Owner:** Grand Oak Hampton Lake, LLC

**PLAN DESCRIPTION:** The Applicant proposes the approval of a Development Plan for a 300 unit multi-family development located within the Hampton Lake PUD and identified as One Hampton Lake. This approval is based on Site Development Plans for One Hampton Lake prepared by Thomas and Hutton engineering and last revised April 14, 2016  
 Status: Approved with Conditions on 5/5/2016  
 Development Permit is contingent on the resolving the shared expense formula and installation of the signalization of the Bluffton Parkway intersection. The applicant, in coordination with Town and County Staff, must contribute their fair share portion towards the installation of the planned traffic signal located at Bluffton Parkway. This contribution must be determined and paid to the County prior to the issuance of the 13th building certificate of occupancy. (Buckwalter Development Agreement 4th Amendment)

STATUS UPDATE: A Development Plan Amendment was submitted and reviewed by the Development Review Committee March 7, 2017. Revisions required. Awaiting re-submittal.

STATUS 3/16/2017: Re-submittal received and comments provided March 21, 2017. Revisions required.

Status 05/22/17: Response to comments and updated plans sent via e-mail.(Attached) APPROVED.

STATUS UPDATE 07/21/2017: The Applicant is requesting approval of a Development Plan Amendment to divide the approved Development Plan into phases to aid in the project closeout process.

STATUS 08/07/2017 : The Development Plan Amendment is APPROVED.

STATUS 09/20/2017: The Applicant is requesting approval of a Development Plan Amendment to allow for additional phasing of construction. The Amendment will be reviewed as a Minor Amendment.

STATUS 09/28/2017: Development Plan Amendment APPROVED.

STATUS 03/26/2018: An Amendment to the Final Development Plan for the addition of 2 kayak docks and 2 new mail kiosks submitted for review. Will be reviewed as a MINOR AMENDMENT.

STATUS 04/25/2018: DP MINOR AMENDMENT APPROVED

STATUS 02/22/2019: An amendment to construct 4 additional buildings and parking will be reviewed at the Feb. 26 meeting of the DRC.

STATUS 05/06/2019: The Amendment to construct 4 additional buildings has been approved, per the re-submittal of site plans last revised 04/23/2019:

**PROJECT NAME:** ONE HAMPTON LAKE

CCC-05-16-009683	05/25/2016		Certificate of Construction Compliance	Active	William Baugher
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**Applicant:** PBLH, LLC **Owner:** PBLH, LLC

**PLAN DESCRIPTION:** Temp C of C 303-Moreland DP-06-15-9252

**PROJECT NAME:** PALMETTO BLUFF-MORELAND



# Growth Management Application Update Report

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 Construction Compliance

CCC-12-18-012634	12/10/2018	297 RED CEDAR ST	Certificate of Construction Compliance	Active	William Howard
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**Applicant:** South Carolina Investment Group LLC

**Owner:** South Carolina Investment Group LLC

**PLAN DESCRIPTION:** The Applicant anticipates the project meets all the necessary requirements for the Medical office complex at 103/111 Persimmon Street, Tax Map Numbers; R610 031 000 1369 0000 R610 031 000 1379 0000 & R610 031 000 1380 0000.

**PROJECT NAME:** SCHULTZ/GOETHE RD

CCC-08-16-009996	08/05/2016		Certificate of Construction Compliance	Active	William Baugher
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**Applicant:** Heuser Enterprises, Incorporated

**Owner:** Robert Heuser

**PLAN DESCRIPTION:** The Applicant requests approval of a Final Development Plan for the development of the southwest tract at Buckwalter Place to include the construction of an Ace Hardware retail building and garden center consisting of approximately 12,000 square feet with associated infrastructure to support future development.

**PROJECT NAME:** BUCKWALTER PLACE

**Total Certificate of Construction Compliance Cases: 5**

### Concept Plan Amendment

### Concept Plan Amendment



# Growth Management Application Update Report

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-03-21-015140	03/24/2021	62 OLD PALMETTO BLUFF RD ROAD	Concept Plan Amendment	Active	Aubrie Giroux
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**Applicant:** PBLH, INC.

**Owner:** PBLH, INC.

**PLAN DESCRIPTION:** A Request by Palmetto Bluff Development, LLC for Approval of a Second Amendment to the Palmetto Bluff Concept Plan to Allow Dockside Fueling and a Second Dry Stack Boat Storage at the Big House Tract's Anson Marina per the revised request submitted August 10, 2021. The DRC reviewed the Concept Plan Amendment request at their August 18, 2021 meeting. The Planning Commission held a Public Hearing and voted to forward a recommendation of denial to Town Council at their October 27, 2021 Planning Commission meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021. Town Council then was scheduled to consider First Reading of an Ordinance to approve the request at their November 9, 2021 meeting and instead voted to forward the request and its concurrent Development Agreement Amendment application to the Town of Bluffton Negotiating Committee. The Negotiating Committee is schedule to consider the request at their January 6, 2022 meeting and will vote to forward their recommendations to Planning Commission and Town Council on this date or a subsequently scheduled Negotiating Committee Meeting. The dates of the application's next steps cannot be determined at this time as they are dependent on the number of necessary Negotiating Committee meetings and their final recommendation. In the event the Negotiating Committee meeting results in significant changes to the request, Planning Commission will reconsider the revised request and vote to forward Town Council a recommendation followed by Town Council First Reading and concluding with Town Council Public Hearing and Second and Final Reading at dates to be determined. In the event there are no significant changes to the request which would require Planning Commission's reconsideration, the revised request will go before Town Council for First Reading followed by Town Council Public Hearing and Second and Final Reading at dates to be determined.

**PROJECT NAME:** Palmetto Bluff

**Total Concept Plan Amendment Cases: 1**

### Dev Agreement Amendment

### PUD



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

### Dev Agreement Amendment

DAA-03-21-015139	03/24/2021	62 OLD PALMETTO BLUFF RD ROAD	Dev Agreement Amendment	Active	Aubrie Giroux
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**Applicant:** PBLH, INC.

**Owner:** PBLH, INC.

**PLAN DESCRIPTION:** A Request by Palmetto Bluff Development, LLC for Approval of a Fifth Amendment to the Palmetto Bluff Development Agreement to Allow Dockside Fueling and a Second Dry Stack Boat Storage at the Big House Tract's Anson Marina per the revised request submitted August 10, 2021. The Planning Commission held a Public Hearing and voted to forward a recommendation of denial to Town Council at their October 27, 2021 Planning Commission meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021. Town Council then was scheduled to consider First Reading of an Ordinance to approve the request at their November 9, 2021 meeting and instead voted to forward the request and its concurrent Development Agreement Amendment application to the Town of Bluffton Negotiating Committee. The Negotiating Committee is schedule to consider the request at their January 6, 2022 meeting and will vote to forward their recommendations to Planning Commission and Town Council on this date or a subsequently scheduled Negotiating Committee Meeting. The dates of the application's next steps cannot be determined at this time as they are dependent on the number of necessary Negotiating Committee meetings and their final recommendation. In the event the Negotiating Committee meeting results in significant changes to the request, Planning Commission will reconsider the revised request and vote to forward Town Council a recommendation followed by Town Council First Reading and concluding with Town Council Public Hearing and Second and Final Reading at dates to be determined. In the event there are no significant changes to the request which would require Planning Commission's reconsideration, the revised request will go before Town Council for First Reading followed by Town Council Public Hearing and Second and Final Reading at dates to be determined.

**PROJECT NAME:** Palmetto Bluff

**Total Dev Agreement Amendment Cases: 1**

### Development Plan

### Development Plan

DP-08-21-015711	08/09/2021	291 RED CEDAR STREET	Development Plan	Active	William Howard
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**Applicant:** Pediatric Smiles

**Owner:**

**PLAN DESCRIPTION:** The proposed project consists of constructing an 8,000-sf commercial building on Lot 45 in Bluffton Park . The commercial building will be a Pediatric Dentist Office(Pediatric Smiles), and two spaces available to rent for retail.

Comments on the Preliminary Plan were reviewed at the Sept 27 meeting of the DRC. The plan will be presented to the Planning Commission for approval on Oct. 27.  
 STATUS UPDATE: The plan was approved at the Oct 27 meeting of the Planning Commission. Awaiting Final Development Plan.

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



# Growth Management Application Update Report

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-09-21-015838	09/13/2021		Development Plan	Active	William Howard
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**Applicant:** Thomas & Hutton

**Owner:** Khovnanian Homes

**PLAN DESCRIPTION:** K Hovnanian Homes is requesting approval for a development plan to construct an amenity center with a pool, playground and parking within Phase 1 of the Lakes at New Riverside. Comments on the Preliminary Plan will be reviewed at the Oct 13 meeting of the DRC.  
 10/13/2021 - address assignment 90# Mainland Lakes DR  
 STATUS UPDATE 10-13-2021: The Preliminary Plan is approved. Awaiting Final Development Plan.

**PROJECT NAME:** NEW RIVERSIDE -PARCEL 9

DP-03-19-012966	03/27/2019		Development Plan	Active	William Howard
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**Applicant:** New South Living, LLC

**Owner:**

**PLAN DESCRIPTION:** The Applicant is proposing to construct a two lane, 200 foot extension of Able Street from its terminus with Red Cedar Street to provide access to the adjacent parcel.  
 STATUS: Comments on the Preliminary Development Plan were reviewed at the April 9, 2019 meeting of the DRC. Awaiting Final Development Plan.  
 STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire.  
 STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.

**PROJECT NAME:**

DP-10-18-012476	10/15/2018	1268 MAY RIVER RD	Development Plan	Active	William Howard
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**Applicant:** Kevin Farruggo

**Owner:** McClure Real Estate LLC

**PLAN DESCRIPTION:** The Applicant is proposing to subdivide and use parcel and develop as mixed use at 1268 May River Road, Tax Map Number R610 039 00A 0147 0000.  
 STATUS 10/31/2018: Comments on the Preliminary Development Plan were provided at the Oct. 30 meeting of the DRC. Awaiting re-submittal and a response to comments before placing the Preliminary Plan on the agenda for review by the Planning Commission.  
 STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire.  
 STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

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-09-21-015887	09/24/2021		Development Plan	Active	William Howard
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**Applicant:** Carolina Engineering Consultants, Inc.

**Owner:**

**PLAN DESCRIPTION:** The applicant is requesting approval of a development plan to construct 58 townhomes on approximately 6.7 acres within the Washington Square Master Plan. Comments on the preliminary plan will be reviewed at the Oct. 27 meeting of the DRC.

STATUS UPDATE: The Preliminary Plan was approved by the DRC and will be presented to the Planning Commission for approval on December 15, 2021.

**PROJECT NAME:**

DP-01-21-014875	01/05/2021		Development Plan	Active	William Howard
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**Applicant:** Thomas & Hutton

**Owner:** LSSD NEW RIVERSIDE LLC

**PLAN DESCRIPTION:** A request by Thomas & Hutton behalf of LSSD New Riverside, LLC for approval of a preliminary development plan. The project consists of 129 single family residential lots with associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 44 acres identified by tax map number R610 035 000 1362 0000 located within the Heritage at New Riverside Master Plan.

STATUS 5/21/2021: Staff comments were reviewed at the February 10 meeting of the DRC. Awaiting submittal of the Final Development Plan.

**PROJECT NAME:** HERITAGE AT NEW RIVERSIDE PHASE 8 & 9

DP-03-21-015153	03/30/2021		Development Plan	Active	William Howard
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**Applicant:** Thomas and Hutton

**Owner:** Jack McSweeney

**PLAN DESCRIPTION:** K. Hovnanian Homes proposes to develop Phase 3 of the Lakes at New Riverside, consisting of 81 single family homes and related infrastructure.

STATUS UPDATE 05/05/2021: The Preliminary Development Plan was approved at the May 5, 2021 meeting of the DRC. Awaiting Final Development Plan.

STATUS UPDATE 12/13/2021: The Final Development Plan will be reviewed at the December 22, 2021 meeting of the DRC.

**PROJECT NAME:**



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

### Development Plan

DP-11-18-012564	11/14/2018	1217 MAY RIVER RD	Development Plan	Active	William Howard
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**Applicant:** Dan Keefer **Owner:** May River Development LLC

**PLAN DESCRIPTION:** The Applicant is proposing to develop 5 existing parcels into a mixed use development consisting of 5 single family residences and 5 commercial buildings to include the site infrastructure, internal street-scape, drives, parking, walks, utilities, drainage, and stormwater BMPs .  
 STATUS 11/27/2018:  
 STATUS 12/18/2018: Comments on the Preliminary Development Plan were reviewed at the Dec. 4 meeting of the DRC. Awaiting Final Development Plan.  
 STATUS 05/14/2019: Comments on the Final Development Plan were reviewed at the May 14 meeting of the DRC. Awaiting re-submittal.  
 STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire.  
 STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.

**PROJECT NAME:** OLD TOWN

DP-11-16-010264	11/10/2016		Development Plan	Active	William Howard
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**Applicant:** Coleman Company Inc. **Owner:** WWH PALMETTO PT DEVELOPERS

**PLAN DESCRIPTION:** The applicant is requesting approval for a Preliminary Development Plan to construct 19 single family homes and associated infrastructure on 5.99 acres.  
 STATUS: Plan is scheduled for 11/29 DRC Meeting.  
 STATUS: The Preliminary Development Plan was heard at the December 6, 2016 DRC Meeting. A Final Development Plan was submitted, reviewed, and heard at the March 14th DRC meeting and comments provided to the Applicant.  
 STATUS: Awaiting resubmittal materials addressing staff comments.  
 STATUS: 04/03/17: APPROVED  
 STATUS: 7/19/17: Plan was reactivated for Certificate of Construction Compliance approval.

**PROJECT NAME:** VILLAGES AT PALMETTO POINTE PHASE 4B

DP-03-21-015154	03/30/2021		Development Plan	Active	William Howard
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**Applicant:** Thomas and Hutton **Owner:** Jack McSweeney

**PLAN DESCRIPTION:** K. Hovnanian Homes proposes to develop Phase 4 of the Lakes at New Riverside, consisting of 76 single family homes and related infrastructure. Comments on the Preliminary Plan were provided at the May 5, 2021 meeting of the DRC. Waiting on Final Development Plan

**PROJECT NAME:**





# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

### Development Plan

DP-07-21-015654	07/27/2021		Development Plan	Active	William Howard
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**Applicant:** EMC Engineering Services, Inc. **Owner:** Hlyer Ground Veterinary Service, Inc.

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

**PROJECT NAME:**

DP-05-19-013149	05/09/2019	335 BUCKWALTER PKWY	Development Plan	Active	William Howard
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**Applicant:** Ryan Lyle PE **Owner:** St. Andrew by the Sea

**PLAN DESCRIPTION:** The Applicant is proposing to construct a 12,250 square foot building, an athletic field and the associated parking, sidewalks, BMPs, utilities and all other infrastructure for Phase 1 of this development located at 335 Buckwalter Parkway, Tax Map Number R610 030 000 0712 0000 & R610 030 000 0513 0000.  
 STATUS 05/28/2019: Comments on the Preliminary Plan were reviewed at the May 28 meeting of the DRC. A re-submittal of the Preliminary Plan is required for review and approval.  
 STATUS 10/23/2019: The Preliminary Development Plan was resubmitted and will be placed on the November 6, 2019 DRC agenda.  
 STATUS 11/19/2019: Comments were reviewed at the Nov. 6 DRC meeting. Awaiting re-submittal to address comments for presentation to the Planning Commission.  
 STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire.  
 STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.  
 STATUS 07/28/2021: The Preliminary Plan is approved by the DRC and will be presented to the Planning Commission August 24 for approval.  
 STATUS 10/04/2021: The Plan Preliminary Plan was APPROVED by the Planning Commission. Awaiting Final Development Plan.

**PROJECT NAME:** Buckwalter



# Growth Management Application Update Report

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
<b>Active Cases</b>					
<b>Development Plan</b>					
DP-10-17-011380	10/05/2017		Development Plan	Active	William Howard
<b>Applicant:</b> Andrews Engineering Co.		<b>Owner:</b> Micheal Bradley Holdings LLC			
<b>PLAN DESCRIPTION:</b> The Applicant is requesting approval to construct a 37,000 SF building to house a brewery, retail sales area, a restaurant and bar space and associated infrastructure. Located on Jennifer Court near the intersection of Highway 46 and Buck Island Road. STATUS 10/18/2017: The Preliminary Development Plan is under review and scheduled for the Oct. 24 meeting of the DRC. STATUS 11/14/2017: Comments on the Preliminary Development Plan were reviewed at the Oct 24 meeting of the DRC. Awaiting submittal of the Final Development Plan. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that they intend to pursue approval, the application will expire. STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.					
<b>PROJECT NAME:</b> BUCK ISLAND/SIMMONSVILLE					
DP-06-21-015414	06/02/2021	210 BUCK ISLAND ROAD	Development Plan	Active	William Howard
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b>			
<b>PLAN DESCRIPTION:</b> Preliminary Development Plan Submittal for 99 residential lot subdivision known as the Bluffton Assemblage. Staff comments were reviewed at the July 7, 2021 meeting of the DRC. Awaiting re-submittal materials to address staff comments.					
<b>PROJECT NAME:</b> BUCK ISLAND/SIMMONSVILLE					
DP-01-21-014926	01/20/2021	41 CALHOUN ST STREET	Development Plan	Active	William Howard
<b>Applicant:</b> R. Stewart Design, LLC		<b>Owner:</b> Windsong Investments, LLC			
<b>PLAN DESCRIPTION:</b> A request by Randolph Stewart on behalf of Windsong Investments, LLC for approval of a development plan. The project consists of a renovation/re-model of the existing contributing structure to create a "walk-up restaurant" a "carry-out restaurant" retail space with a covered patio/courtyard and associated parking. The property is zoned Neighborhood center-HD and consists of approximately .32 acres identified by tax map numbers R61 039 00A 094A 0000 located 41 Calhoun Street.  STATUS 04/22/2021: The Preliminary Development Plan is currently under review. Comments on the Preliminary Plan will be provided at the May 5, 2021 meeting of the DRC.  UPDATE 7/28/2021: Comments were reviewed at the May 5 2021 meeting of the DRC. Awaiting re-submittal materials to address staff comments.					
<b>PROJECT NAME:</b> OLD TOWN					



# Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

### Development Plan

DP-05-21-015258	05/02/2021		Development Plan	Active	William Howard
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**Applicant:** Thomas & Hutton

**Owner:** Jack McSweeney

**PLAN DESCRIPTION:** Preliminary Development Plans of Four Seasons at Carolina Oaks - Phase 3-5. These phases consist of 157 single family homes on approximately 61.8 acres. Staff comments were reviewed at the June 2 meeting of the DRC. The Preliminary Plan is approved. Waiting submittal of the Final Plan.

**PROJECT NAME:** Four Seasons at Carolina Oaks

DP-03-21-015115	03/16/2021		Development Plan	Active	William Howard
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**Applicant:** Thomas & Hutton

**Owner:** Jack McSweeney

**PLAN DESCRIPTION:** The applicant is requesting approval of a Development Plan for Phase 9 of the Four Seasons Development. Phase 9 is approximately 19.5 acres located at the intersection of SC 170 and SC 46 and will consist of 55 single family lots and associated infrastructure. Staff comments were reviewed at the April 9 meeting of the DRC. Waiting on Final Development Plan.

**PROJECT NAME:** Four Seasons at Carolina Oaks

DP-07-21-015624	07/20/2021		Development Plan	Active	William Howard
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**Applicant:** Parcel 7A llc

**Owner:**

**PLAN DESCRIPTION:** Development of a +/- 13,130 SF flex space commercial retail building and associated utilities, parking and vehicular/pedestrian circulation. Staff comments will be reviewed at the August 17 meeting of the DRC.  
STATUS 10/04/2021: The Preliminary Plan was presented to the Planning Commission at the Sept 22 meeting and APPROVED as submitted. Awaiting Final Development Plan.  
STATUS UPDATE 12/13/2021: The Final Development Plan was reviewed at the Dec. 8, 2021 meeting of the DRC. Awaiting re-submittal.

**PROJECT NAME:**

### Preliminary Development Plan



# Growth Management Application Update Report

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-08-20-014463	08/11/2020	115 PERSIMMON ST	Development Plan	Active	William Howard
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**Applicant:** Sam Connor **Owner:** May River Commercial Properties LLC

**PLAN DESCRIPTION:** Commercial office and warehouse space to serve as Contractors office.

STATUS UPDATE: The Preliminary Plan was approved by the Planning Commission.

STATUS UPDATE: The Applicant has proposed a change of use to include a laundromat that will require major modifications to the approved preliminary plan to accommodate the additional required parking to support the change of use. AS such a new development plan application has been submitted - See Energov plan 2-21-14965.

STATUS UPDATE 07/28/2021: The Applicant will no longer pursue the laundromat use and has submitted a Final Development Plan. Revisions are required for approval. Awaiting re-submittal to address comments.

**PROJECT NAME:** SHULTZ TRACT

DP-08-19-013460	08/19/2019		Development Plan	Active	William Howard
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**Applicant:** O'Reilly Auto Parts **Owner:** O'Reilly Auto Parts

**PLAN DESCRIPTION:** The applicant is requesting approval of a development plan for the construction of a new commercial building and infrastructure for the purpose of the retail sale of automotive parts and related accessories.

The Preliminary Plan will be reviewed at the September 18 meeting of the DRC.

STATUS: 9/20/2019 Awaiting for resubmittal of plans prior to bringing it to the Planning Commission for approval.

STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that they intend to pursue approval, the application will expire.

STATUS UPDATE 09/11/2020: A Preliminary Plan has been re-submitted for review. Comments will be reviewed at the Sept. 16 meeting of the DRC.

STATUS UPDATE 04/21/2021: The Preliminary Development Plan was reviewed at the March 28 meeting of the Planning Commission and was approved as submitted. Staff is waiting on the submittal of the Final Development Plan.

STATUS UPDATE 11/05/2021: Comments on the Final Development Plan will be reviewed at the Nov. 10 meeting of the DRC.

STATUS UPDATE 12/13/2021: Awaiting BJWSA letter required for Final Approval.

**PROJECT NAME:** SHULTZ TRACT

### Public Project



# Growth Management Application Update Report

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
<b>Active Cases</b>					
<b>Development Plan</b>					
DP-12-21-016137	12/02/2021	1220 MAY RIVER RD	Development Plan	Active	Jordan Holloway
<b>Applicant:</b> Constance Clarkson		<b>Owner:</b> Town of Bluffton			
<b>PLAN DESCRIPTION:</b> A Public Project application to include installing a seating area, extending two sidewalks through park, adding plants and raising existing manhole for match grade of adjacent lot for the May River Road pocket park.  Item will be on the 12-20-21 DRC meeting agenda.					
<b>PROJECT NAME:</b> OLD TOWN					
DP-12-19-013803	12/20/2019		Development Plan	Active	William Howard
<b>Applicant:</b> Town of Bluffton		<b>Owner:</b> Town of Bluffton			
<b>PLAN DESCRIPTION:</b> The town is seeking permits to add pathways along Goethe Rd and Shults Rd in Bluffton, SC. The proposed project will disturb approximately 3.9 acres and occur within the Goethe Rd right of way (from Hwy 46 to Hilderbrand Rd) and Shults Rd right of way (from Eighth Avenue to Hilderbrand Road). Improvements to the roadside swales and drainage infrastructure are also proposed as well as the replacement of some driveways, as necessary to accommodate the proposed walkways. STATUS 01/23/2020: The Public Project was reviewed at the Jan. 15 meeting of the DRC revisions are required. Awaiting re-submittal.					
<b>PROJECT NAME:</b>					
DP-06-21-015496	06/16/2021		Development Plan	Active	William Howard
<b>Applicant:</b> Town of Bluffton		<b>Owner:</b> Town of Bluffton			
<b>PLAN DESCRIPTION:</b> A request by the Town of Bluffton for approval of a Public Project application for roadway, sidewalk, and drainage improvements in the Bridge St. right-of-way from Calhoun street to Burnt Church Road. Comments will be reviewed at the August 4 meeting of the DRC. STATUS 10/04/2021: Awaiting a re-submittal to address comments provided at DRC review					
<b>PROJECT NAME:</b> OLD TOWN					



# Growth Management Application Update Report

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-06-20-014293	06/08/2020		Development Plan	Active	William Howard
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**Applicant:** Cranston Engineering Group

**Owner:** Town of Bluffton

**PLAN DESCRIPTION:** Simmonsville Rd. Sidewalks Phase 6A. New 5' concrete sidewalk in the Simmonsville Rd r/w, minor grading, stormwater infrastructure. A request by Cranston Engineering on behalf of The Town of Bluffton, for the approval of a Public Project/Development Plan. The project consists of the construction of a 5 foot wide concrete sidewalk in the Simmonsville Road right of way from Buck Island Road to Sugaree Drive. The property is zoned Residential General and should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Stormwater Design Manual.  
STATUS 04/21/2021: Staff comments were reviewed at the July 7, 2020 meeting of the DRC. Staff is waiting on re-submittal materials to address comments provided.

**PROJECT NAME:**

DP-12-21-016170	12/17/2021	101 PROGRESSIVE ST	Development Plan	Active	Jordan Holloway
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**Applicant:** Town of Bluffton

**Owner:** Town of Bluffton

**PLAN DESCRIPTION:** Installation of new covered shed at Law Enforcement Center

**PROJECT NAME:** BUCKWALTER PLACE

DP-02-19-012875	02/26/2019	52 WHARF ST	Development Plan	Active	William Howard
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**Applicant:** Cranston Engineering Group

**Owner:** Town of Bluffton

**PLAN DESCRIPTION:** New sanitary sewer gravity main in unserved area of Bridge Street.  
STATUS 03/21/2019: The Application for Public Project has been entered and is awaiting review and approval of the Stormwater Management Plan. The project will receive review by the DRC upon Stormwater approval.  
STATUS 06/20/2019: Comments were provided at the June 18 meeting of the DRC. Awaiting re-submittal for Final Approval.

**PROJECT NAME:** OLD TOWN

**Total Development Plan Cases: 26**

### Development Plan Amendment



# Growth Management Application Update Report

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

#### NA

DPA-09-21-015853	09/15/2021	157 HAMPTON HALL BLVD BOULEVARD	Development Plan Amendment	Active	William Howard
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**Applicant:** Sam Connor **Owner:** Hampton Hall Club, Inc.

**PLAN DESCRIPTION:** The proposed project will consist of improvements to the existing recreational facilities at the Hampton Hall Amenity Complex. Proposed improvements include the addition of pickle-ball courts and the renovation of the existing bocce ball courts, landscaping, walkways and lighting. Comments will be reviewed at the Oct 13 meeting of the DRC.  
STATUS UPDATE 10/25/2021: The Development Plan Amendment is Approved with Conditions, pending approval of the stormwater management plan and issuance of the NPDES stormwater permit.

**PROJECT NAME:** HAMPTON HALL

DPA-12-21-016142	12/07/2021	1055 MAY RIVER RD	Development Plan Amendment	Active	Jordan Holloway
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**Applicant:** Ansley Hester Manuel Architect **Owner:** Cahill's Market/Chicken Kitchen

**PLAN DESCRIPTION:** Proposed two additions to enlarge the existing restaurant and market. Item will be on the 1-12-22 DRC Meeting agenda.

**PROJECT NAME:** CAHILL

**Total Development Plan Amendment Cases: 2**

### Development Surety

### Development Surety



# Growth Management Application Update Report

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
<b>Active Cases</b>					
<b>Development Surety</b>					
DS-05-16-009670	05/19/2016	345 BUCK ISLAND RD	Development Surety	Active	William Baugher
<b>Applicant:</b> Carolina Engineering Consultants, Inc.		<b>Owner:</b> Gray Holdings LLC			
<b>PLAN DESCRIPTION:</b> Surety is to allow for CO. Site is fully complete with the exception of razor wire and front signage.					
<b>PROJECT NAME:</b> GRAYCO					
DS-11-16-010244	11/03/2016		Development Surety	Active	William Baugher
<b>Applicant:</b> Del Webb Communities Inc		<b>Owner:</b> Del Webb Communities Inc			
<b>PLAN DESCRIPTION:</b> The applicant is requesting approval of a performance development surety for 16 single family residential lots within Block 3B1 of The Haven at New Riverside. The applicant is requesting a bond reduction 2017-5-2 TS					
<b>PROJECT NAME:</b> HAVEN AT NEW RIVERSIDE BLOCK 3B1					
DS-10-15-009364	10/01/2015		Development Surety	Active	William Baugher
<b>Applicant:</b> Travis Burke		<b>Owner:</b> Palmetto Pointe Development			
<b>PLAN DESCRIPTION:</b> The Applicant is requesting approval on a Final Development Plan for the Villages at Palmetto Pointe Phase III to install infrastructure and utilities for 54 single family lots. Status: The application was reviewed at the April 1, 2014 DRC meeting. The Applicant is addressing the comments provided and will resubmit when complete.					
<b>PROJECT NAME:</b> VILLAGES AT PALMETTO POINTE PHASE 5					
DS-03-17-010737	03/27/2017		Development Surety	Active	William Baugher
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> Pulte Group			
<b>PLAN DESCRIPTION:</b> The Applicant is requesting approval for a performance surety for 40 single family residential lots within Block 3A of The Haven at New Riverside. 7-19-17 The Applicant is requesting a reduction of the development surety for Block 3A of The Haven at New Riverside.					
<b>PROJECT NAME:</b> HAVEN AT NEW RIVERSIDE PHASE 3A					





# Growth Management Application Update Report

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
<b>Active Cases</b>					
<b>Development Surety</b>					
DS-12-15-009429	12/08/2015	0 OAKTIE HWY	Development Surety	Active	William Baugher
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> D R Horton Inc			
<b>PLAN DESCRIPTION:</b> Cypress Ridge Phase 7A, consists of 61 single family detached residential lots and infrastructure. 20170127 The Applicant is requesting to extinguish the bond on file for Cypress Ridge Phase 7A, consisting of 61 single family detached residential lots and infrastructure. 20170307 The Applicant is requesting to reduce the bond on file for Cypress Ridge Phase 7A, consisting of 61 single family detached residential lots and infrastructure.					
<b>PROJECT NAME:</b> CYPRESS RIDGE PHASE 7A					
DS-03-17-010663	03/08/2017		Development Surety	Active	William Baugher
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> Pulte Home Corporation			
<b>PLAN DESCRIPTION:</b> The Applicant is requesting approval of a performance bond for 31 single family residential lots within Block 3B2 of The Haven at New Riverside The Applicant is requesting a bond reduction 2017-5-2 TS					
<b>PROJECT NAME:</b> HAVEN AT NEW RIVERSIDE PHASE 3B2					
DS-10-17-011393	10/12/2017		Development Surety	Active	William Baugher
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> D R Horton Inc			
<b>PLAN DESCRIPTION:</b> The Applicant is requesting a development surety which consist of Cypress Ridge Phase 8 62 single family detach residential lots and infrastructure.					
<b>PROJECT NAME:</b> CYPRESS RIDGE PHASE 8					
DS-08-19-013430	08/13/2019		Development Surety	Active	William Baugher
<b>Applicant:</b> Thomas & Hutton		<b>Owner:</b> D R HORTON INC			
<b>PLAN DESCRIPTION:</b> The Applicant is proposing to construct 49 single family residential lots with infrastructure within Cypress Ridge Phase 13, Tax Map R614 028 000 0916 0000.					
<b>PROJECT NAME:</b> CYPRESS RIDGE - PHASE 13					



# Growth Management Application Update Report

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 Surety

DS-04-17-010799	04/10/2017		Development Surety	Active	William Baugher
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**Applicant:** Del Webb Communities Inc **Owner:** Del Webb Communities Inc

**PLAN DESCRIPTION:** The Applicant is requesting to reduce the surety in place for 52 single-family residential lots within the Block 4A portion of The Haven at New Riverside. EnerGov Bond #0009

**PROJECT NAME:** HAVEN AT NEW RIVERSIDE BLOCK 4A

**Total Development Surety Cases: 9**

### Master Plan

#### NA

MP-03-21-015151	03/29/2021	110 OLD PALMETTO BLUFF RD ROAD	Master Plan	Active	William Howard
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**Applicant:** Thomas & Hutton **Owner:** Pritchard Farm, LLC

**PLAN DESCRIPTION:** A request by Thomas & Hutton on behalf of Pritchard Farms LLC, for the approval of a Initial Master Plan. The project consists of 10 single family lots with and associated roads, utilities and stormwater infrastructure. The property is identified by tax map numbers R610 044 000 0141 0000 and R610 044 000 0136 0000 and consists of approximately 51 acres located at 110 Old Palmetto Bluff Road. The property is zoned New Riverside PUD and should be reviewed based on the requirements set forth in the New Riverside PUD concept plan and Development Agreement.

STATUS 04/21/2021: The application is currently being reviewed by Staff for conformance with the Development Agreement and Planned Unit Development documents. Staff comments will be reviewed at the April 28, 2021 meeting of the DRC.

STATUS UPDATE: The Applicant was advised that a variance from the 50 ft PUD buffer will be required for the Master Plan as submitted. The Applicant has submitted an application to the Board of Zoning Appeals seeking the variance and the application will be heard at the Nov 2 meeting of the BZA.

STATUS UPDATE: The Applicant was granted a variance to the buffer requirement at the November 2, 2021 BZA meeting.

STATUS UPDATE: The application will be heard at the December 15, 2021 Planning Commission meeting.

**PROJECT NAME:**





# Growth Management Application Update Report

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 Master Plan Amendment Cases: 1

### Subdivision Plan

#### General

SUB-12-21-016171	12/17/2021	26 BRUIN RD	Subdivision Plan	Active	Jordan Holloway
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**Applicant:** Kristie & Troy Derda

**Owner:** Kristie & Troy Derda

**PLAN DESCRIPTION:** Bruin subdivision project to divide one parcel into two

**PROJECT NAME:** OLD TOWN

SUB-03-21-015118	03/19/2021		Subdivision Plan	Active	Kevin Icard
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**Applicant:** Town of Bluffton

**Owner:** Security Bank of Kansas City

**PLAN DESCRIPTION:** Subdivision into 2 parcels to allow for the donation of the 0.43 acre Parcel 652A to the Town of Bluffton.  
STATUS 5-18-2021: Application was heard at the March 22, 2021 DRC meeting and was approved for stamping and recording.

**PROJECT NAME:** VILLAGE AT VERDIER PLANTATION

SUB-03-21-015079	03/04/2021	32 HILDERBRAND	Subdivision Plan	Active	Jordan Holloway
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**Applicant:** Alexander Graham

**Owner:** Alexander Graham

**PLAN DESCRIPTION:** The applicant is requesting approval of a subdivision plan to divide a .50 acre lot into 2 - .25 acre parcels. Comments were provided to the applicant and reviewed at the April 7 meeting of the DRC. Awaiting re-submittal to address comments.

**PROJECT NAME:** OLD TOWN



# Growth Management Application Update Report

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
<b>Active Cases</b>					
<b>Subdivision Plan</b>					
SUB-07-21-015587	07/09/2021	182 BLUFFTON RD ROAD	Subdivision Plan	Active	Jordan Holloway
<b>Applicant:</b> R. Stewart Design, LLC		<b>Owner:</b> Robert White			
<b>PLAN DESCRIPTION:</b> For the intended use of the property the Owner will subdivide into three lots 182a, 182b, 182c. In addition an encroachment permit will be requested from the DOT in order to move the existing curb cut a short distance to the north.					
Status update: This subdivision will be on the DRC agenda for 8-11-21 Status update 9-23-21: Subdivision was on DRC agenda and revisions are required. Waiting for revisions to be submitted.					
<b>PROJECT NAME:</b> OLD TOWN					
SUB-11-21-016084	11/15/2021	41 ISLE OF PALMS W	Subdivision Plan	Active	Jordan Holloway
<b>Applicant:</b> Thomas and Hutton		<b>Owner:</b> Khovnanian Homes			
<b>PLAN DESCRIPTION:</b> Plat of 29 single family residential lots along with associated right-of-way and common areas.					
Item is on the 12-20-21 DRC meeting agenda.					
<b>PROJECT NAME:</b> Four Seasons at Carolina Oaks					
SUB-09-21-015880	09/23/2021	100 GOETHE RD ROAD	Subdivision Plan	Active	Jordan Holloway
<b>Applicant:</b> Kathleen Duncan		<b>Owner:</b> LENNITT BLIGEN			
<b>PLAN DESCRIPTION:</b> Property owner us requesting a subdivision of the parcel into 3 parcels. This item is on the agenda for the October 27, 2021 DRC meeting. Per comments at the 10-27-21 DRC meeting, revisions will be required. Awaiting resubmittal.					
<b>PROJECT NAME:</b> Schultz/Goethe					



# Growth Management Application Update Report

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Office of Planning and Community Development

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

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

### Subdivision Plan

SUB-08-20-014458	08/10/2020		Subdivision Plan	Active	Alan Seifert
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**Applicant:** Carrie's Fun World

**Owner:** Carrie's Fun World

**PLAN DESCRIPTION:** 158 Simmonsville Road (Subdivision): A request by Carolyn Brown, applicant, on behalf of the Heirs of Frazier, owner, for review of a Subdivision Plan for the division of 9.21 acres into 11 single-family lots. The property is identified by tax map number R610 031 000 0019 0000 & R610 031 000 0168 0000. The property is zoned Residential General and, therefore, should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Town of Bluffton Stormwater Design Manual. STATUS [09/04/2020]: The application was reviewed by Staff for conformance with the UDO documents and was reviewed by the DRC at the September 9th meeting. STATUS [09/24/2020]: Staff is currently awaiting a resubmittal of the plat to address comments received during the DRC meeting.

**PROJECT NAME:**

SUB-12-21-016134	12/01/2021		Subdivision Plan	Active	Jordan Holloway
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**Applicant:** Thomas and Hutton

**Owner:** Khovnanian Homes

**PLAN DESCRIPTION:** Plat of 49 Single family residential lots along with associated right-of-way and common areas.

Item is on the 1-5-22 DRC meeting agenda.

**PROJECT NAME:** Four Seasons at Carolina Oaks

**Total Subdivision Plan Cases: 8**

### Zoning Action

#### Special Exception

ZONE-05-20-014229	05/13/2020	70 10 PENNINGTON DR	Zoning Action	Active	Kevin Icard
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**Applicant:** Nelson Pinto

**Owner:** Mathesoya Mgt Corp

**PLAN DESCRIPTION:** Veterinary clinic specialized in ophthalmology (Outpatient only no over night care)

**PROJECT NAME:**





# Growth Management Application Update Report

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
<b>Active Cases</b>					
<b>Zoning Action</b>					
ZONE-11-21-016108	11/18/2021		Zoning Action	Active	William Howard
<b>Applicant:</b> Patterson Farmer		<b>Owner:</b> The Tarver Company			
<b>PLAN DESCRIPTION:</b> Request to annex property into the Town of Bluffton and Zone Residential General					
<b>PROJECT NAME:</b>					
ZONE-09-21-015896	09/28/2021		Zoning Action	Active	Kevin Icard
<b>Applicant:</b> James Fraser		<b>Owner:</b> James Fraser			
<b>PLAN DESCRIPTION:</b> Applicant proposing to change from residential zone to commercial.					
<b>PROJECT NAME:</b>					
ZONE-08-21-015740	08/17/2021	115 BLUFFTON RD ROAD	Zoning Action	Active	Aubrie Giroux
<b>Applicant:</b> Town of Bluffton		<b>Owner:</b> Town of Bluffton			
<b>PLAN DESCRIPTION:</b> A request by the Town of Bluffton for an Ordinance approving a zoning map amendment for the 9.27 acre Town owned property located at 115 Bluffton Rd, in conjunction with the concurrent annexation request, to rezone the property from the current T4 Hamlet Center (T4HC) and T3 Neighborhood (T3N) Zoning districts pursuant to the Beaufort County Community Development Code to General Mixed Use (GMU) pursuant to the Town of Bluffton Unified Development Ordinance. Town Council considered the "Intent to Annex" and voted to accept the annexation petition at their July 13, 2021 meeting and forgo referring the request to the Negotiating Committee. Planning Commission held a workshop on the zoning map amendment at their August 25, 2021 meeting. Planning Commission then held a Public Hearing and voted to forward a recommendation of approval to Town Council to Town Council at their October 27, 2021 meeting which, due to extenuating circumstances, was re-scheduled to November 1, 2021 at which time several new items for consideration remained for consideration after 9:30 pm, including the proposed Zoning Map Amendment and its Public Hearing, which Planning Commission voted to continue to consider at a special meeting which they scheduled for November 11, 2021. Town Council will hold First Reading of the Zoning Map Amendment Ordinance on December 14, 2021 followed by a Public Hearing and Second and Final Reading of the zoning map amendment Ordinance at their February 8, 2022 meeting.					
<b>PROJECT NAME:</b>					

**Total Zoning Action Cases: 6**





# Growth Management Application Update Report

Town of Bluffton

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Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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**Total Active Cases: 85**

**Total Plan Cases: 85**