



TOWN OF BLUFFTON FINAL PLAN APPROVAL

APPLICATION NO.: DP-02-16-009495
APPLICATION TYPE: Development Plan

ISSUE DATE: 01/06/2022
APPROVAL DATE: 07/13/2016
EXPIRATION DATE: 07/13/2018

PARCEL NO.: R610 029 000 0786 0000
PROPERTY ADDRESS: 27 DISCOVERY DR, BLUFFTON
SC 29910
ZONING DISTRICT: Planned Unit Development

APPLICANT: Carolina Engineering Consultants, Inc.

OWNER: Phil Madhere
BC Buckwalter LLC

DESCRIPTION: This approval is granted for a Development Plan for a Kroger and mixed use development located on the approx. 39 acres in the Buckwalter Place development. The project scope includes a Kroger grocery store, retail, restaurants, 124 multi family units, fuel center and a park. This approval is based on Site Development Plans prepared by Thomas and Hutton engineers, dated 5/13/2016 and Landscape Plan prepared by Wittmer, Jones Keefer dated June 30, 2016.

STATUS: DEVELOPMENT PLAN AMENDMENT APPROVED 2/14/2017 based on Thomas & Hutton Engineer date stamped plans last modified January 10, 2017. AND Wittmer, Jones, Keefer dated July 22, 2016.

05/19/2020: An application for a Development Plan Amendment for construction of the TCL Culinary Institute has been submitted for review. Comments will be reviewed at the May 27 meeting of the DRC.

STATUS UPDATE: Re-submittal to address parking for the project is required Awaiting re-submittal.

STATUS 08/13/2020: Re-submittal application materials received. Comments will be provided by 8/21/2020.

STATUS 08/27/2020: Re-submittal to address comments received. The Amendment is approved with the following **CONDITIONS OF APPROVAL:**

STATUS 12/20/21: The Connector Road to Parcel 4 was on the agenda for the 12-20-21 DRC meeting and was subsequently approved without comments.

A shared parking agreement, recorded with Beaufort County, to provide parking for the TCL Culinary Institute will be required prior to the issuance of the Certificate of Occupancy for the building.

12/21/2021

TOWN OF BLUFFTON APPROVAL SIGNATURE

DATE

The Applicant must schedule and host a Pre-Construction Meeting with Town Staff, the design engineer, the site general contractor, and any other necessary personnel involved in the horizontal construction. After the this meeting is conducted, the Applicant will be provided a Conditional Notice to Proceed authorizing the installation of tree protection fencing and erosion control devices. Upon installation of such fencing and devices, the Applicant must schedule Pre-Clearing and Stormwater Inspections of the completed work. Once approved by the Town, the Applicant will be provided a Notice to Proceed authorizing the commencement of horizontal construction as depicted in this Final Plan Approval.

Theodore D. Washington Municipal Building 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone (843) 706-4522 Fax (843) 706-4518

Town Web Site www.townofbluffton.sc.gov

Email- growthmanagements@townofbluffton.com