



GROWTH MANAGEMENT UPDATE

March 12, 2024

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

- a. **Planning Commission:** February 28, 2024, meeting agenda attached. Next meeting scheduled for Wednesday, March 27, 2024.
- b. **Historic Preservation Commission:** February 7, 2024, meeting agenda attached. Next meeting scheduled for Wednesday, March 6, 2024.
- c. **Board of Zoning Appeals:** February 6, 2024, meeting agenda attached. Next meeting scheduled for Tuesday, March 5, 2024.
- d. **Development Review Committee:** February 7, 21 & 28, 2024 meeting agendas attached. February 14, 2024 cancellation notice attached. Next meeting scheduled for Wednesday, March 6, 2024.
- e. **Historic Preservation Review Committee:** February 5, 12, 19 & 26, 2024 cancellation notices attached. Next meeting scheduled for Tuesday, March 4, 2024.
- f. **Construction Board of Adjustment and Appeals:** February 27, 2024, cancellation notice attached. Next meeting scheduled for Tuesday, March 26, 2024.
- g. **Affordable Housing Committee:** February 1, 2024, meeting agenda attached. Next meeting scheduled for Thursday, March 7, 2024.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance Program.

The budget for Fiscal Year 2024 Neighborhood Assistance Budget was adopted at \$290,000. As of February 14, the updated budget is \$304,000.

To date, 17 homes have been serviced for home repairs such as roofing and interior repairs totaling \$269,000. 18 homes have been serviced for septic pump out, totaling \$7,266, and two homes for tree service totaling \$6,180.

As of February 23, 2024, 37 homes have been serviced through the Neighborhood Assistance Program. Collectively the program has a current balance of \$17,152.

ATTACHMENTS:

1. Planning Commission meeting agenda for February 28, 2024.
2. Historic Preservation Commission meeting agenda for February 7, 2024.
3. Board of Zoning Appeals cancellation notice for February 6, 2024.
4. Development Review Committee meeting agendas for February 7, 21 & 28, 2024 and cancellation notice for February 14, 2024.
5. Historic Preservation Review Committee cancellation notices for February 5, 12, 19 & 26, 2024.
6. Construction Board of Adjustments and Appeals cancellation notice for February 27, 2024.
7. Affordable Housing Committee meeting agenda for February 1, 2024.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2017-2024 (to February 21, 2024).
 - b. Building Permits Issued Per Month FY 2017-2024 (to February 21, 2024).
 - c. Value of Construction FY 2017-2024 (to February 21, 2024).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2017-2024 (to February 21, 2024).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2017-2024 (to February 21, 2024).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2017-2024 (to February 21, 2024).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2017-2024 (to February 21, 2024).
 - h. Planning and Community Development Applications Approved FY 2017-2024 (to February 21, 2024).
 - i. Multi Family Apartments Value FY 2017-2024 (to February 21, 2024).
 - j. Multi Family Apartments Square Footage FY 2017-2024 (to February 21, 2024).
 - k. Multi Family Apartments Total Units FY 2017-2024 (to February 21, 2024).
9. Planning Active Application Report



Planning Commission Meeting

Wednesday, February 28, 2024 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF THE AGENDA

V. ADOPTION OF MINUTES

1. January 24, 2024 Minutes

VI. PUBLIC COMMENT

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. **Unified Development Ordinance Amendments (Public Hearing):** Amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 3 – Application Process, Sec. 3.13, Development Surety and Stormwater Surety and Sec. 3.14, Certificate of Construction Compliance; and, Article 5 – Design Standards, Sec. 5.10 Stormwater. (Staff - Charlotte Moore)
2. **Cornerstone Church Campus – Rezoning Request (PLANNING WORKSHOP – NO ACTION):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owners Cornerstone Church of Bluffton and Lalie Mole for approval of an Amendment to the Town of Bluffton Official Zoning Map to rezone two (2) parcels from Planned Unit Development (PUD) to Agriculture (AG) and Rural Mixed-Use (RMU). The subject parcels consist of approximately 43.3 acres and are identified by Beaufort County Tax Map Numbers R610 036 000 0014 0000

and R610036 000 014B 0000 located at 11 Grassey Lane and 21 Lake Lane, respectively.
(ZONE-02-24-018921) (Staff – Dan Frazier)

IX. DISCUSSION

X. ADJOURNMENT

NEXT MEETING DATE: Wednesday, March 27, 2024

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

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

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

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

Public comment is limited to 3 minutes per speaker.



Historic Preservation Commission Meeting

Wednesday, February 07, 2024 at 6:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. ADOPTION OF THE AGENDA

V. ADOPTION OF MINUTES

1. January 3, 2024 Minutes

VI. ELECTION OF OFFICERS

1. Election of Historic Preservation Commission Chair
2. Election of Historic Preservation Commission Vice Chair
3. Election of Two Historic Preservation Review Committee members.

VII. PUBLIC COMMENT

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for approval of a Certificate of Appropriateness - HD to allow the construction of a new 1,999 SF 1-story retail building in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 24 Ma Daisy's Way, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-12-23-018754) (Staff - Katie Peterson)
2. **Certificate of Appropriateness:** A request by Charlie Wetmore for a review of a Certificate of Appropriateness - HD to construct a new 2-story attached Carriage House of approximately

1,200 SF, and renovation of the existing single family residential structure to include window and door modifications, porch addition, and modification to the rear exterior stairs, to be located at 48 Lawrence Street, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District. (COFA-11-23-018662) (Staff - Katie Peterson)

3. **Certificate of Appropriateness:** A request by Court Atkins Architects, Inc. on behalf of the owner, TripleBCo, LLC for approval of a Certificate of Appropriateness - HD to construct a new 1.5-story commercial building of approximately 2,315 SF for Hair and So On Salon to be located at 5818 Guilford Place, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District. (COFA-11-23-018646) (Staff - Katie Peterson)

X. DISCUSSION

1. Historic District Monthly Update

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, March 6, 2024

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

Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, February 6, 2024, at 6:00 p.m.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for Tuesday,
March 5, 2024.

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



Development Review Committee Meeting

Wednesday, February 07, 2024 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **1099 May River Road (Subdivision):** A request by Louis N. Brown, II for approval of a subdivision application. The project consists of creating three lots from the existing single lot. The property is identified by tax map number R610 039 000 0019 0000 and consists of 1.78 acres located at 1099 May River Road. The property is zoned Residential General. (SUB-01-24-018818) (Staff - Jordan Holloway)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 14, 2024

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PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC)

Meeting scheduled for

Wednesday, February 14, 2024 at 1:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, February 21, 2024

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



Development Review Committee Meeting

Wednesday, February 21, 2024 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **1 JCs Cove (Certificate of Appropriateness- HCO):** A request by Pearce Scott Architects, on behalf of the Owner, Jim Saba, for a review of a Certificate of Appropriateness - HD to construct a new 2-story recreation building of approximately 2,915 SF to be located at 1 JCs Cove, identified by tax map number R610 039 000 1129 0000, zoned Agricultural, and located within the Highway Corridor Overlay District. (COFA-01-24-018868)(Staff - Katie Peterson)
2. **Car Village (Review of Planning Commission Conditions):** Review of resubmittal documents relating to the Car Village Certificate of Appropriateness - Highway Corridor Overlay Application to ensure it reflects the conditions from the January 24, 2024 Planning Commission conditional approval. (COFA-08-23-018440)(Staff - Katie Peterson)
3. **The Parkways Office at Hampton Lake (Development Plan Application):** A request by the Jake Reed of FR Office, LLC on behalf of the property owner University Investments, LLC for approval of a final development plan. The project consists of the construction of three commercial use buildings totaling approximately 27,000 SF, and associated access, parking, and utilities. The property is zoned Buckwalter PUD and consists of approximately 5.31 acres, identified by tax map numbers R614-029-000-0784-0000 and R614-029-000-0485-0000 located within the Hampton Lake Master Plan. (DP-10-22-017335) (Staff – Dan Frazier)
4. **Pulte - Midpoint Phase 2B (Development Plan):** A request by the property owner Richard Loudin of Pulte Home Company for approval of a preliminary development plan. The project consists of 46 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately

19.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Initial Master Plan. (DP-01-24-018847) (Staff - Dan Frazier)

5. **Wetland Impact for Parcels 12A, 12B and 12C (Development Plan):** A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a final development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 located south and adjacent to Bluffton Parkway. (DP-03-23-017841) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 28, 2024

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Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, February 28, 2024 at 1:00 PM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **110 Seagrass Station Road (Subdivision):** A request by Girishkumar Patel, on behalf of Bright Holdings LLC, for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 021 000 0652 0000 and consists of 5.45 acres located at 110 Seagrass Station Road. The property is zoned Village at Verdier PUD. (SUB-01-24-018885) (Staff - Jordan Holloway)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, March 6, 2024

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Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, February 5, 2024 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, February 12, 2024.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, February 12, 2024 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, February 19, 2024.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, February 19, 2024 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, February 26, 2024.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, February 26, 2024 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, March 4, 2024.

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



PUBLIC NOTICE

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

Tuesday, February 27, 2024, at 6:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, March 26, 2024.

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



Affordable Housing Committee Meeting

Thursday, February 01, 2024 at 10:00 AM

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

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. January 4, 2024

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY2024 Neighborhood Assistance Program Budget Update
2. FY2025 Proposed Budget

VII. DISCUSSION

1. Affordable Housing Developer, Brandon Chrostowski, Edwin's Leadership

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, March 7, 2024

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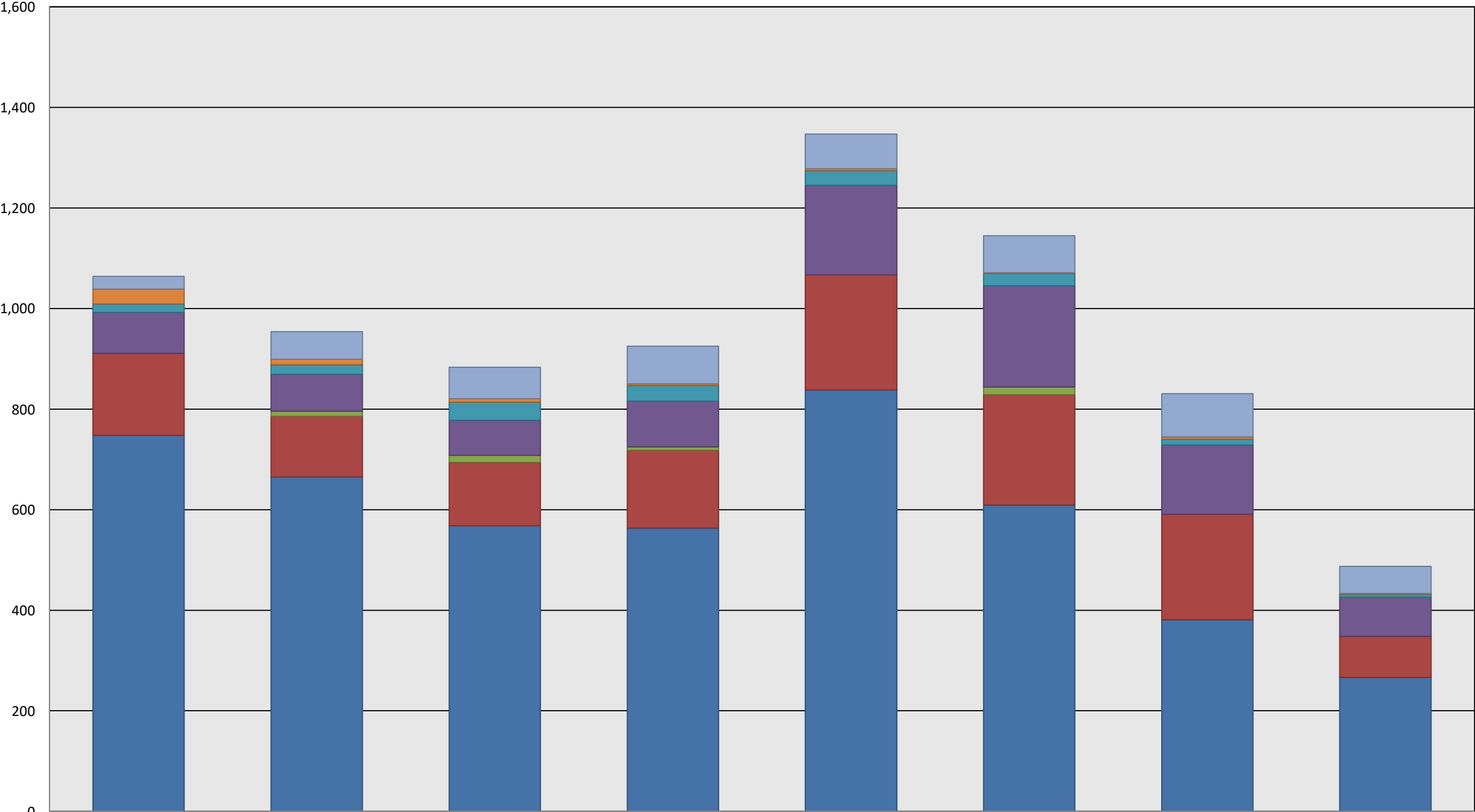
<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Town of Bluffton
Building Permits Issued
FY 2017 - 2024

Attachment 8a

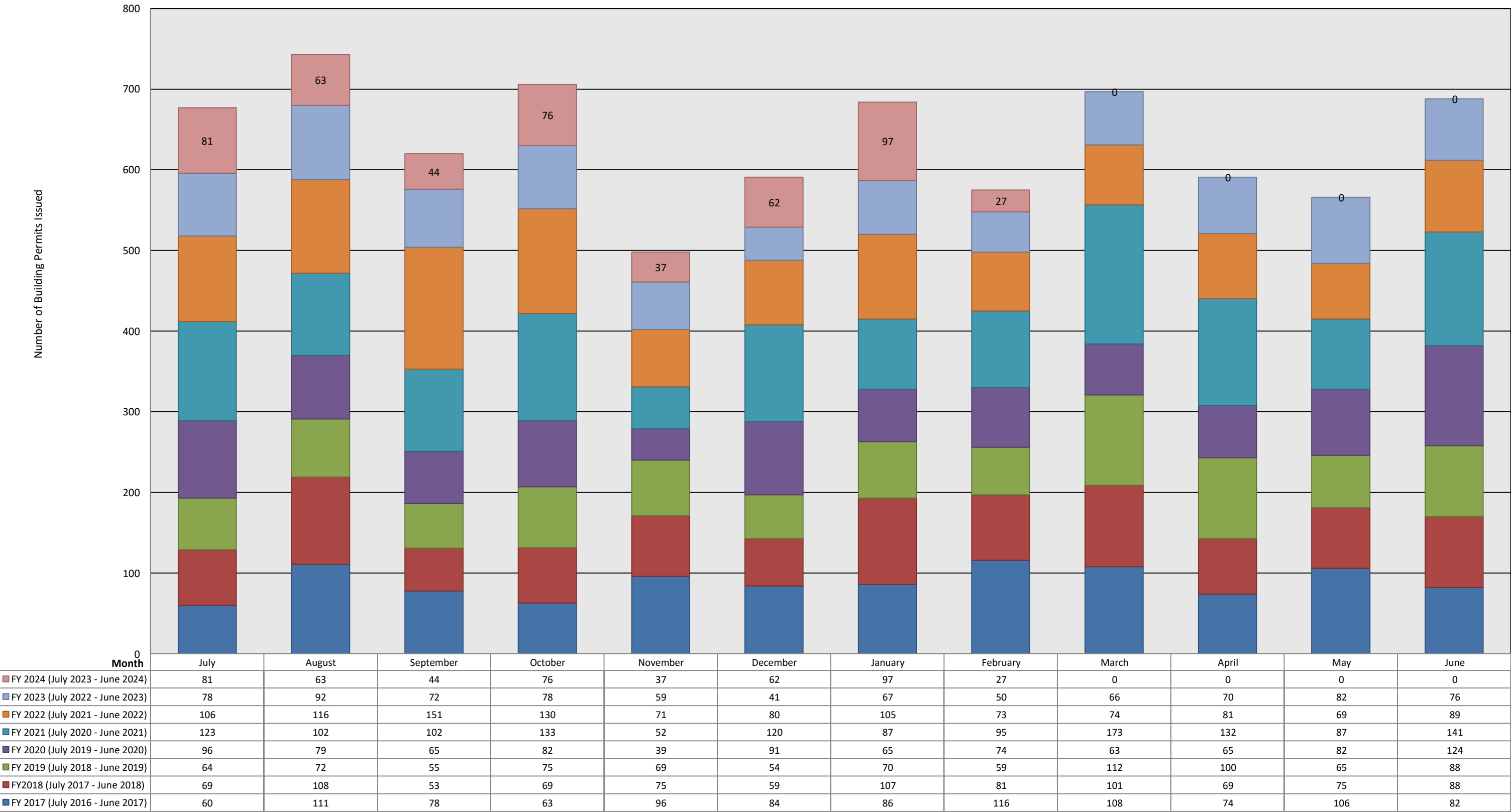
Number of Building Permits Issued



Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
2. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
3. Other residential includes: new accessory structure, new accessory residence.
4. Commerical addition includes: additions, screen enclosure, shell.
5. Other commerical includes: remodel and accessory structure.

Town of Bluffton
Building Permits Issued Per Month
FY 2017 - 2024

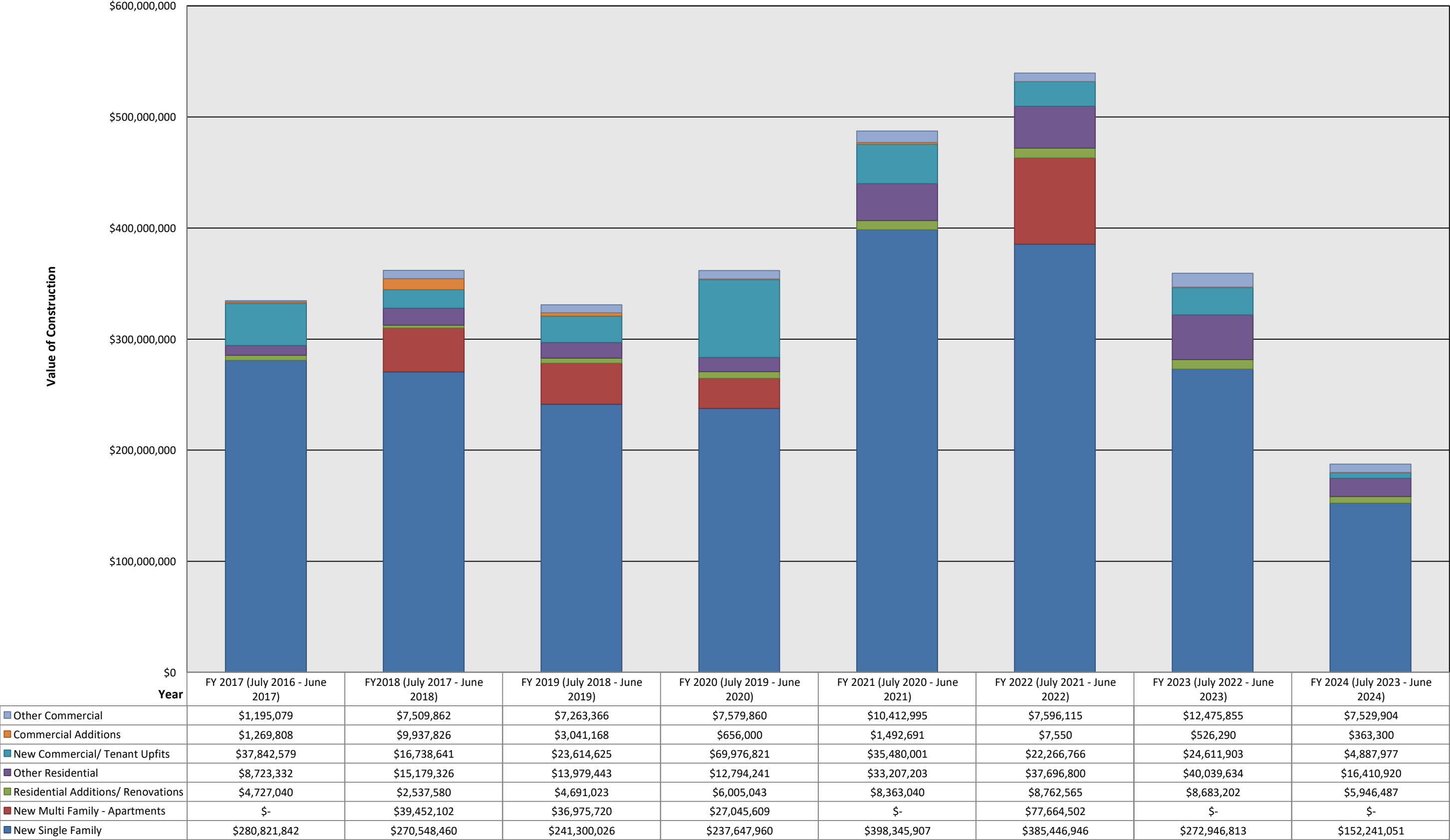
Attachment 8b



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

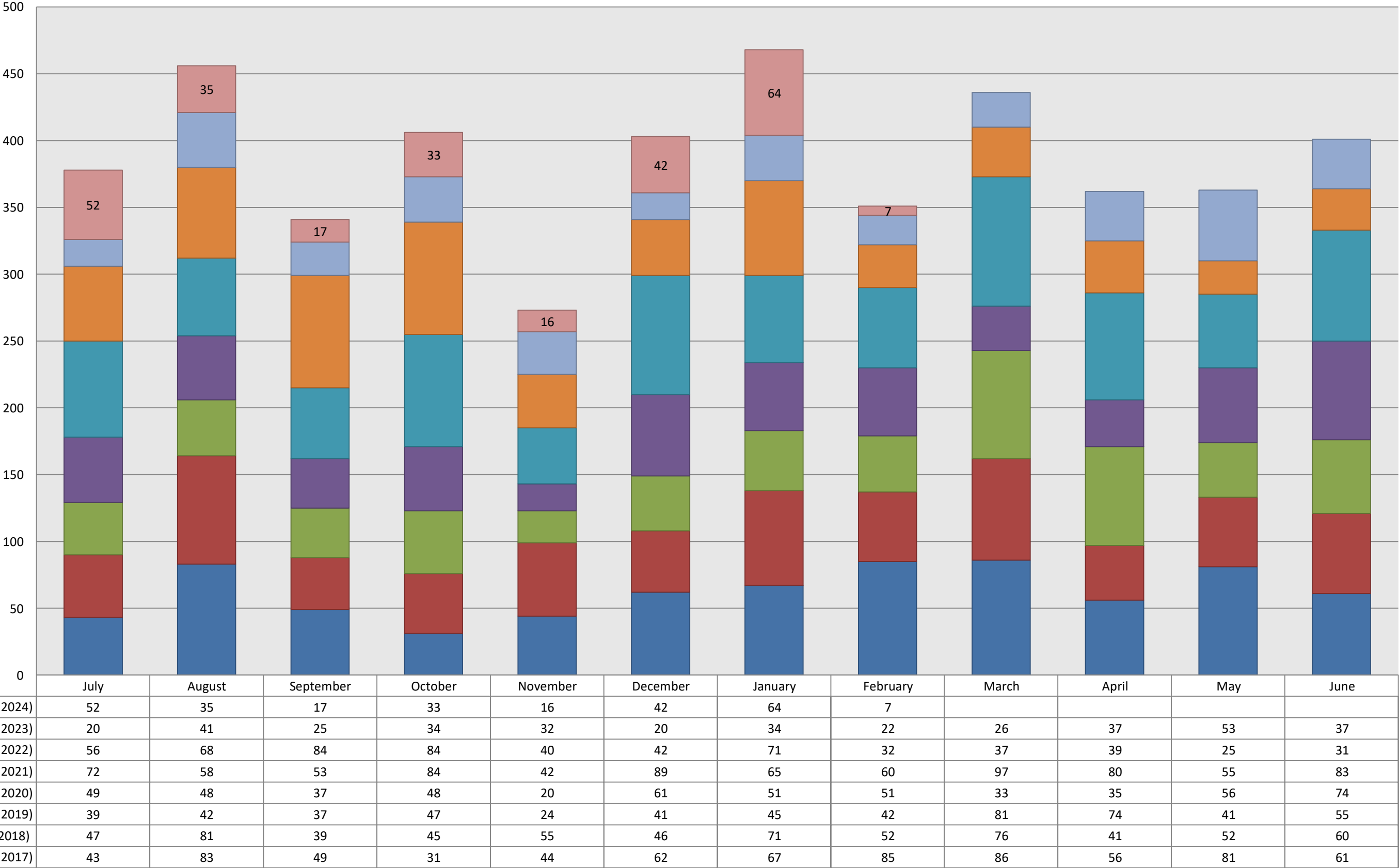
Town of Bluffton
Value of Construction
FY 2017 - 2024

Attachment 8c



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

New Single Family Residential Building Permits Issued Per Month
FY 2017 - 2024

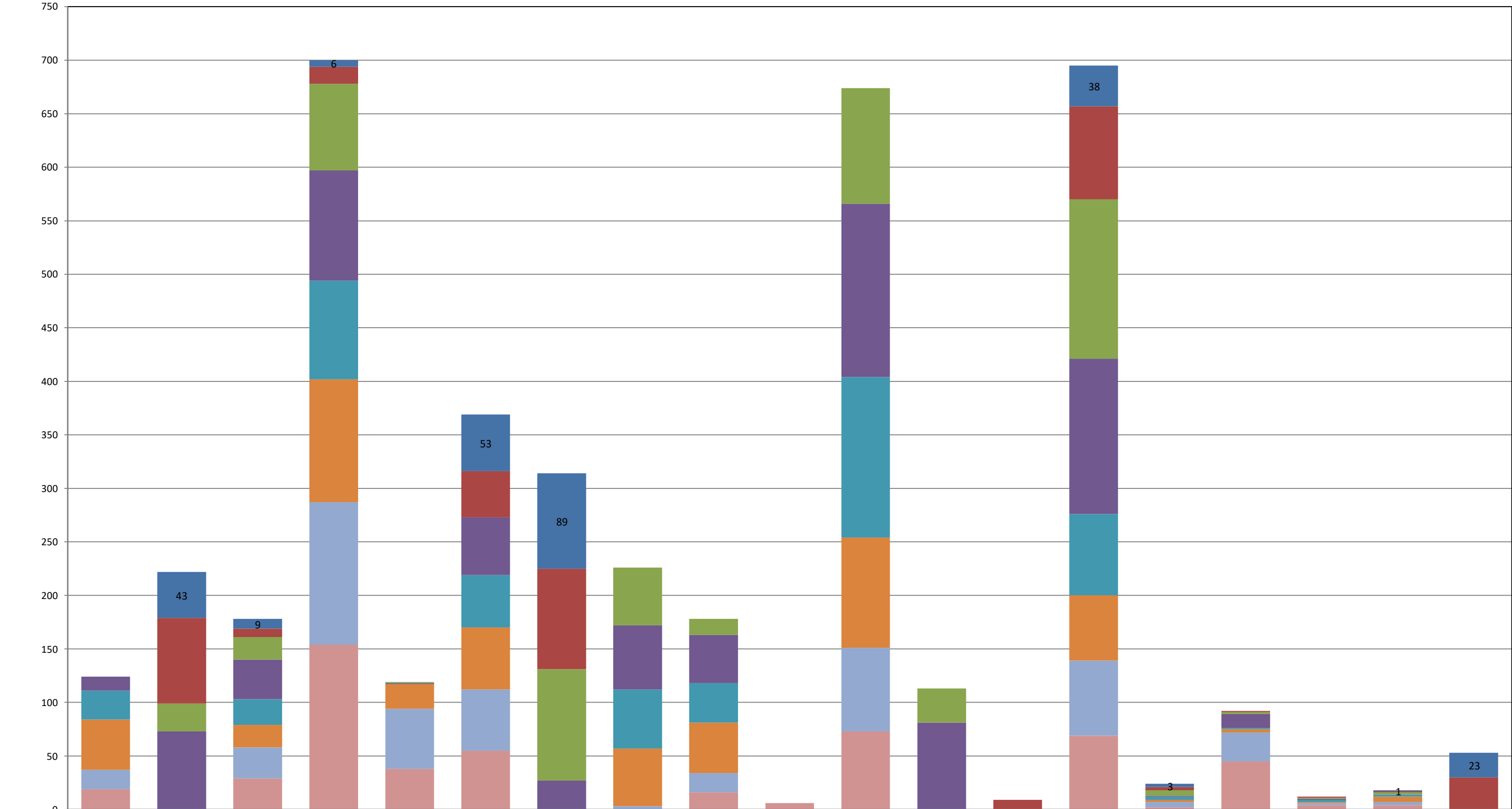


Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton
New Single Family Residential Building Permits Issued by Neighborhood FY 2017 -2024

Attachment 8e

Number of Building Permits Issued

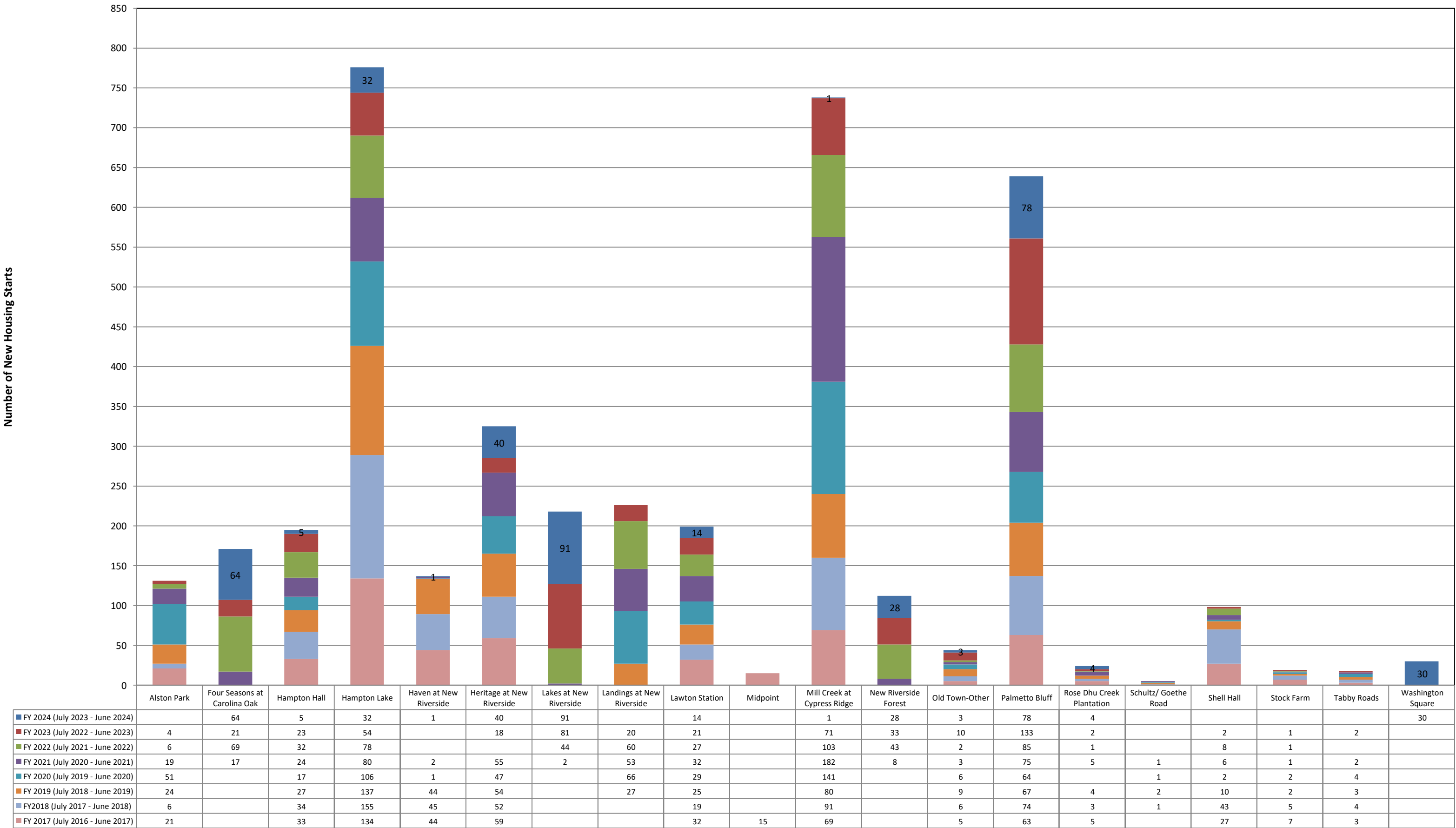


| Neighborhood | Alston Park | Four Seasons at Carolina Oaks | Hampton Hall | Hampton Lake | Haven at New Riverside | Heritage at New Riverside | Lakes at New Riverside | Landings at New Riverside | Lawton Station | Midpoint | Mill Creek at Cypress Ridge | New Riverside Forest | New Riverside Village | Palmetto Bluff | Rose Dhu Creek Plantation | Shell Hall | Stock Farm | Tabby Roads | Washington Square |
|---------------------------------|-------------|-------------------------------|--------------|--------------|------------------------|---------------------------|------------------------|---------------------------|----------------|----------|-----------------------------|----------------------|-----------------------|----------------|---------------------------|------------|------------|-------------|-------------------|
| FY 2024 (July 2023 - June 2024) | | 43 | 9 | 6 | | 53 | 89 | | | | | | | 38 | 3 | | | 1 | 23 |
| FY 2023 (July 2022 - June 2023) | | 80 | 8 | 16 | | 43 | 94 | | | | | | 9 | 87 | 3 | 1 | 1 | 1 | 30 |
| FY 2022 (July 2021 - June 2022) | | 26 | 21 | 81 | 1 | | 104 | 54 | 15 | | 108 | 32 | | 149 | 5 | 2 | 1 | 2 | |
| FY 2021 (July 2020 - June 2021) | 13 | 73 | 37 | 103 | 1 | 54 | 27 | 60 | 45 | | 162 | 81 | | 145 | 1 | 13 | 1 | | |
| FY 2020 (July 2019 - June 2020) | 27 | | 24 | 92 | | 49 | | 55 | 37 | | 150 | | | 76 | 3 | 1 | 2 | 2 | |
| FY 2019 (July 2018 - June 2019) | 47 | | 21 | 115 | 23 | 58 | | 54 | 47 | | 103 | | | 61 | 2 | 3 | 1 | 5 | |
| FY 2018 (July 2017 - June 2018) | 18 | | 29 | 133 | 56 | 57 | | 3 | 18 | | 78 | | | 70 | 5 | 27 | 2 | 3 | |
| FY 2017 (July 2016 - June 2017) | 19 | | 29 | 154 | 38 | 55 | | | 16 | 6 | 73 | | | 69 | 2 | 45 | 4 | 4 | |

Town of Bluffton

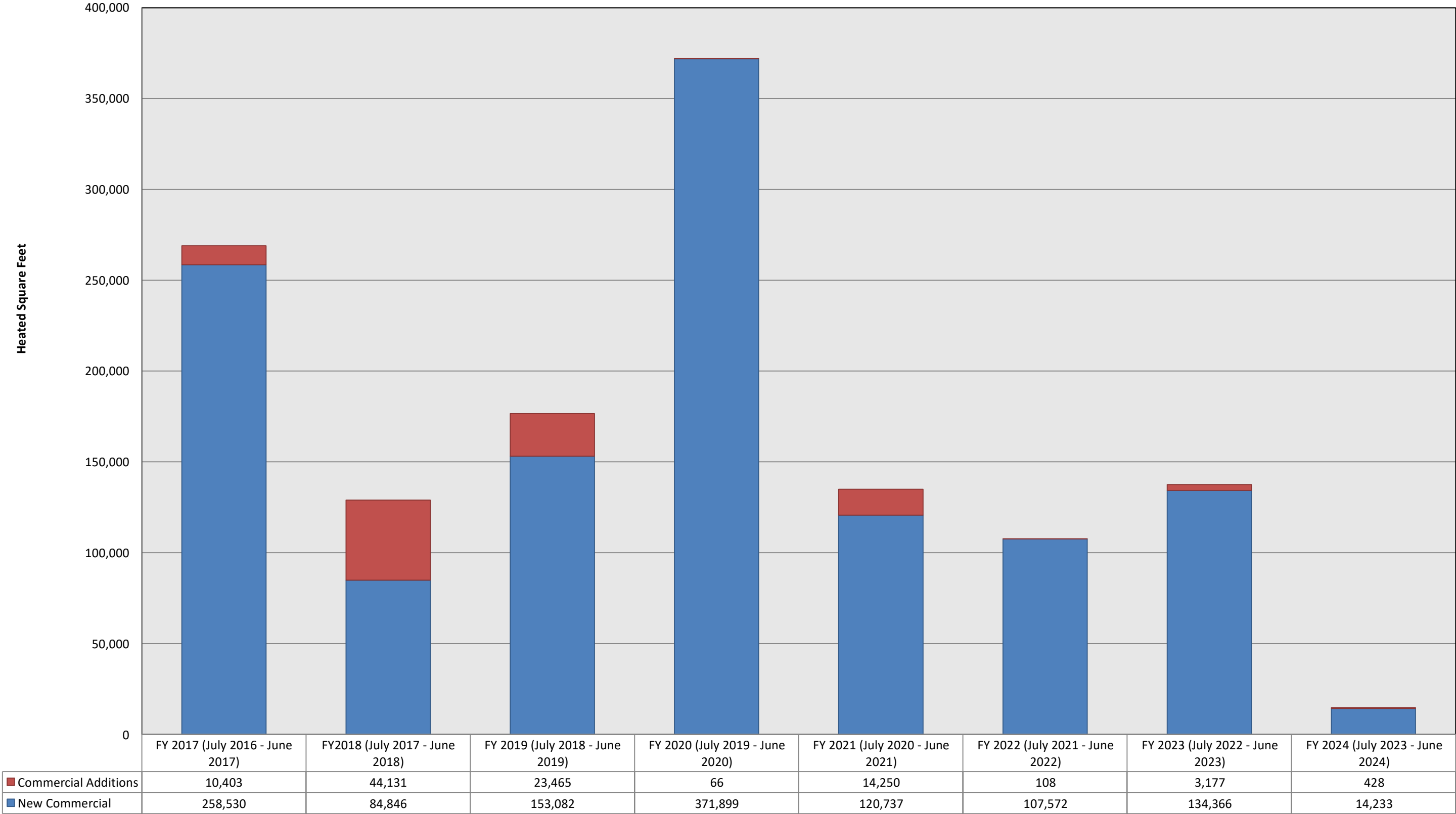
Attachment 8f

New Single Family Certificates of Occupancy Issued by Neighborhood FY 2017 - 2024



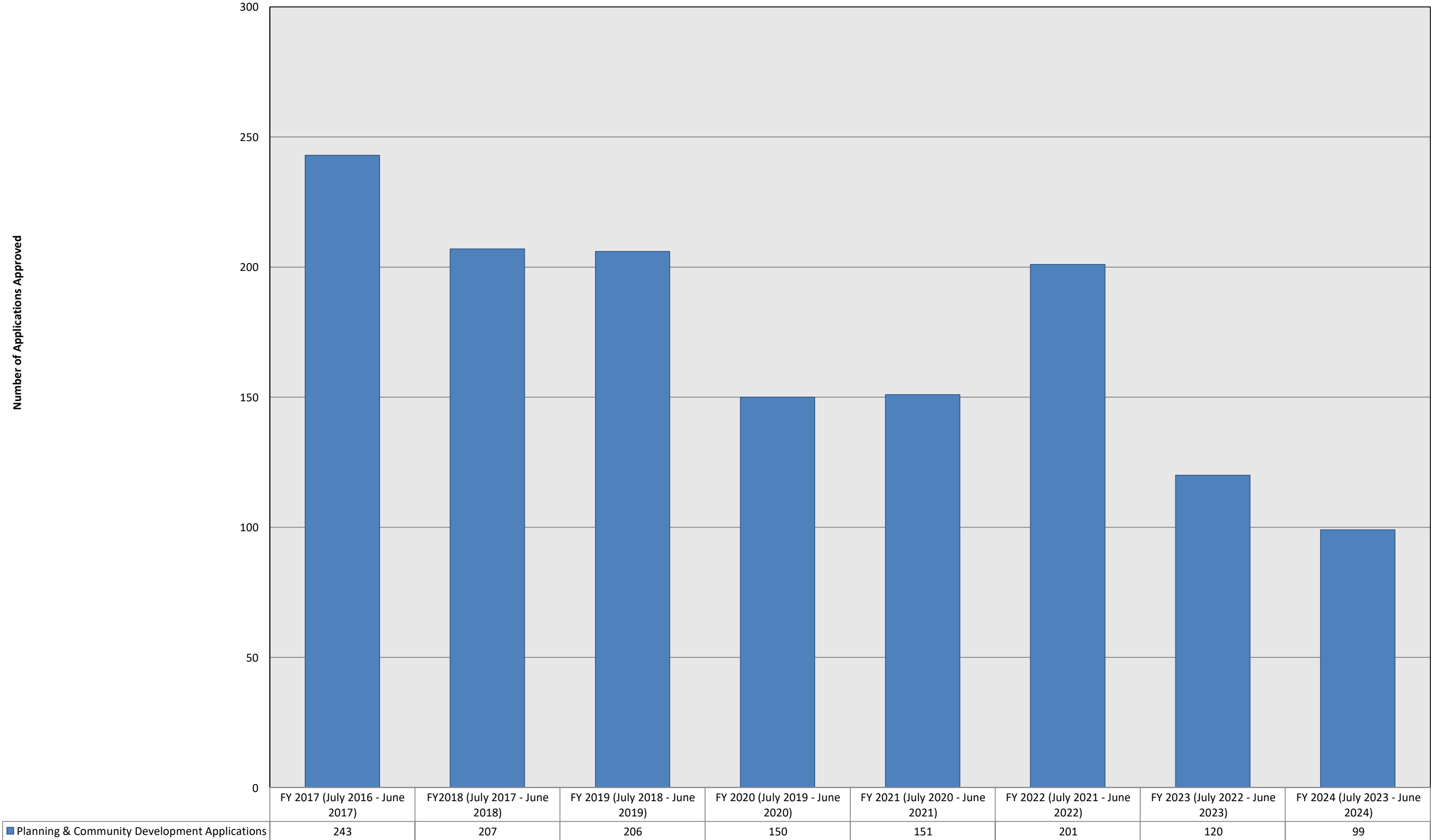
Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2017 - 2024

Attachment 8g



Town of Bluffton
Planning & Community Development Applications Approved
FY 2017 - 2024

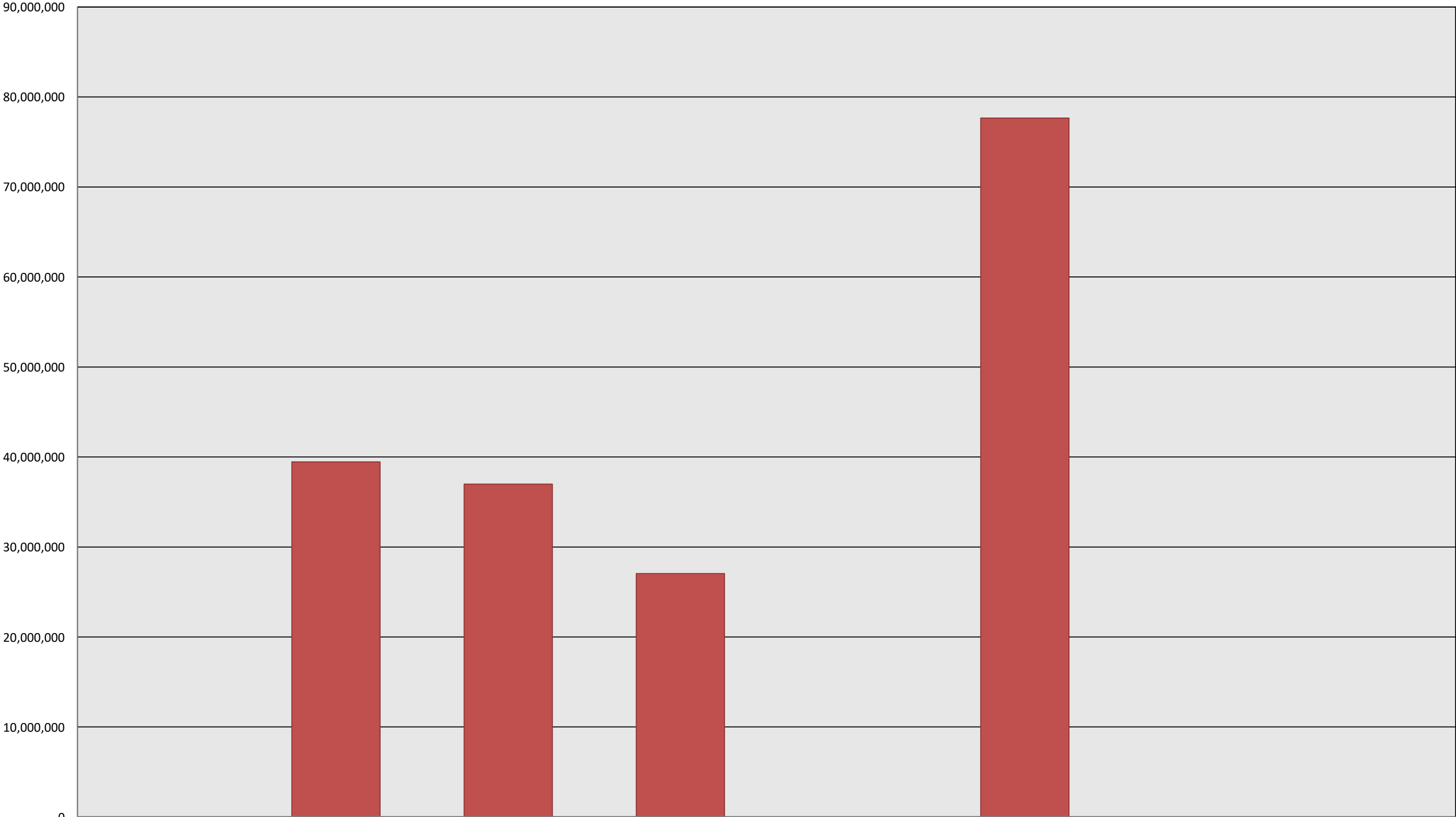
Attachment 8h



Town of Bluffton
Multi Family Apartments Value
FY 2017 - 2024

Attachment 8i

Value of Multi Family Apartments

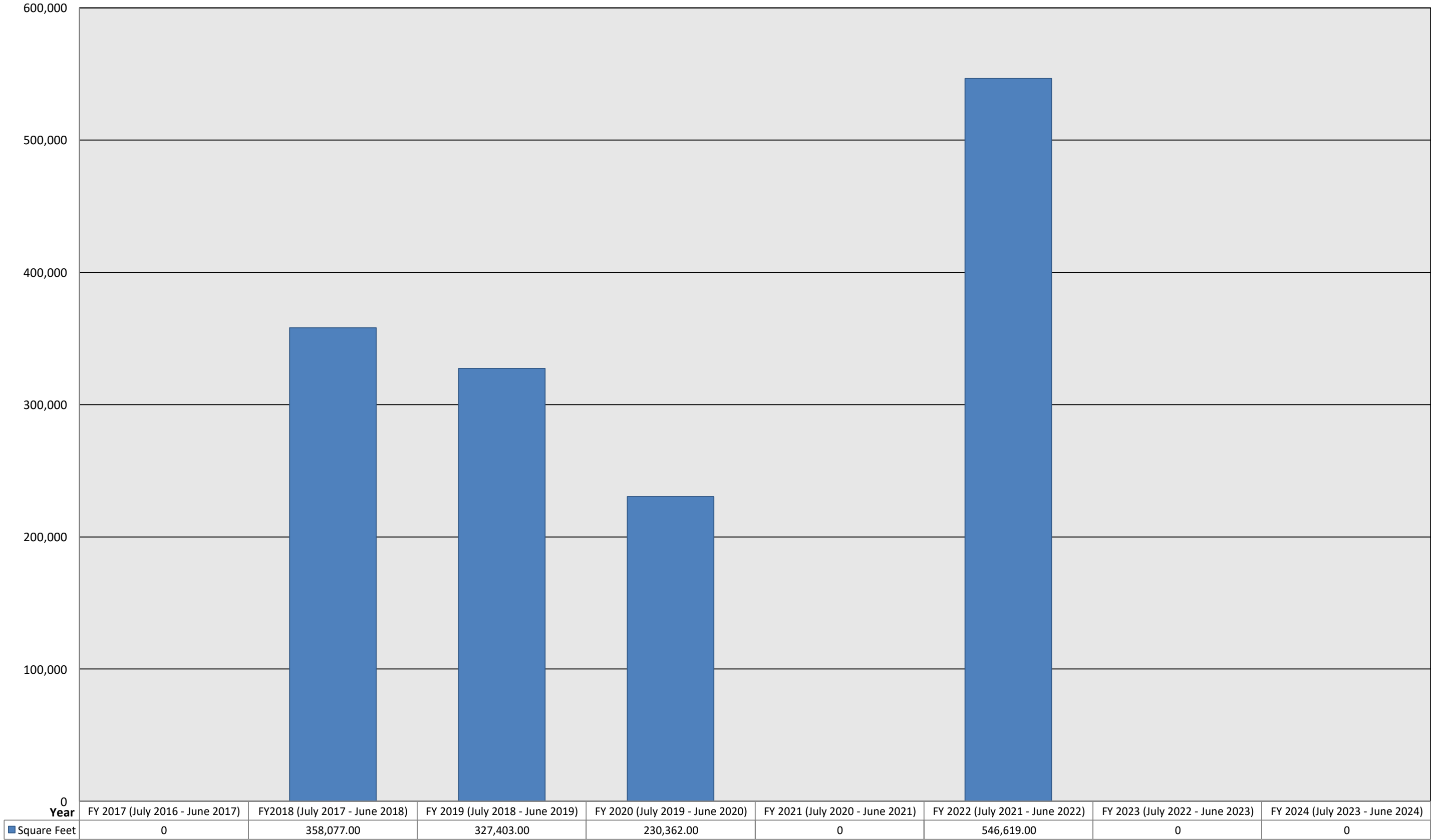


| Year | FY 2017 (July 2016 - June 2017) | FY2018 (July 2017 - June 2018) | FY 2019 (July 2018 - June 2019) | FY 2020 (July 2019 - June 2020) | FY 2021 (July 2020 - June 2021) | FY 2022 (July 2021 - June 2022) | FY 2023 (July 2022 - June 2023) | FY 2024 (July 2023 - June 2024) |
|-------|---------------------------------|--------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Value | \$- | \$39,452,102 | \$36,975,720 | \$27,045,609 | \$- | \$77,664,502 | \$- | \$- |

Town of Bluffton
Multi Family Apartments Square Footage
FY 2017 - 2024

Attachment 8j

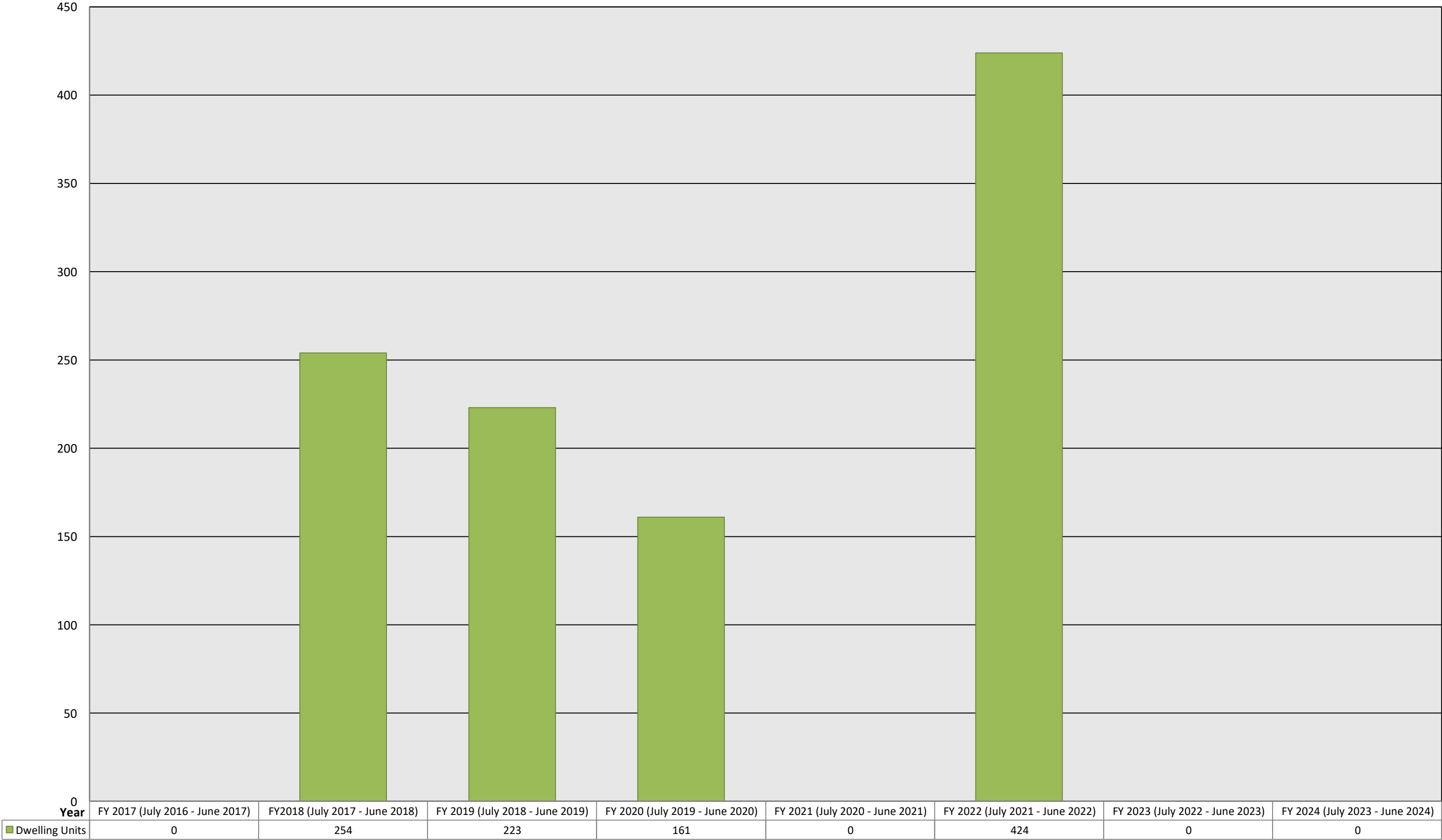
Square Footage of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Total Units
FY 2017 - 2024

Attachment 8k

Multi Family Apartments Total Units





Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Annexation Petition

100%

| | | | | | |
|-------------------|------------|--|---------------------|--------|---------------|
| ANNX-11-23-018624 | 11/01/2023 | | Annexation Petition | Active | Aubrie Giroux |
|-------------------|------------|--|---------------------|--------|---------------|

Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: annexation and rezoning of parcel 12D , part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and lake point Dr into buckwalter PUD. Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons. This application is associated with the following requests; COMP-01-24-018844, ZONE-01-24-018846, DAA-01-24-018842, and CPA-01-24-018845. Staff is waiting for the applicant to submit a PUD Amendment, prior to sending the applications to Planning Commission for a workshop.

PROJECT NAME:

Total Annexation Petition Cases: 1

Certificate of Appropriateness

Highway Corridor Overlay District



Growth Management Application Update Report

Attachment 9

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

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

Certificate of Appropriateness

| | | | | | |
|-------------------|------------|--|--------------------------------|--------|----------------|
| COFA-08-23-018438 | 08/30/2023 | | Certificate of Appropriateness | Active | Katie Peterson |
|-------------------|------------|--|--------------------------------|--------|----------------|

Applicant: Architecture 101

Owner: Lee Lucier

PLAN DESCRIPTION: A request by Steven G. Stowers, AIA on behalf of James R. Richardson (Circle 46, LLC) for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The consists of 2 restaurant buildings, totaling approximately 5,125 SF, with approximately 875 SF of outdoor dining space and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 1.32 acres identified by tax map number R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan.

Status: The application will be placed on the October 4, 2023 Development Review Committee Agenda for review.

Status 10.4.23: The Application was heard at the 10.4. DRC. Awaiting Stormwater and Final DP review prior to submittal of a Final COFA application. PC members at the DRC meeting provided comment on Building B front elevation roofline, and expressed concern about pedestrian connection for the angled parking.

Status: The Application will be heard by the Planning Commission at the December 20, 2023 meeting.

Status 1.4.2024: The Application was approved with conditions at the 12.20.2023 PC meeting. Awaiting resubmittal addressing PC Conditions.

Status 2.16.2024: Email received requesting feedback on 1/10- items discussed were approvable. No plans submitted at this time. Awaiting resubmittal.

PROJECT NAME: NEW RIVERSIDE VILLAGE

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|-------------------|------------|---------------------|--------------------------------|--------|----------------|
| COFA-08-22-017145 | 08/31/2022 | 6201 JENNIFER COURT | Certificate of Appropriateness | Active | Katie Peterson |
|-------------------|------------|---------------------|--------------------------------|--------|----------------|

Applicant: Witmer Jones Keefer Ltd.

Owner: Micheal Bradley Holdings LLC

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

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

7.18.23: Have not yet received resubmittal.

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

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Certificate of Appropriateness

| | | | | | |
|-------------------|------------|--|--------------------------------|--------|----------------|
| COFA-08-23-018440 | 08/31/2023 | | Certificate of Appropriateness | Active | Katie Peterson |
|-------------------|------------|--|--------------------------------|--------|----------------|

Applicant: Witmer Jones Keefer Ltd.

Owner: Charlie and Brown

PLAN DESCRIPTION: A request by Dan Keefer on behalf of Charlie and Brown LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The project consists of 10,000 SF of commercial/luxury car dealership space, 10,000 SF of clubhouse space, 5 buildings divided into 31 office/condos with a car garage underneath and associated infrastructure. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road.

Status: The application will be placed on the October 4, 2023 Development Review Committee Agenda for review.

Status 10.4.2023: The Application was heard at the 10.4. DRC. Awaiting Stormwater and Final DP review prior to submittal of a Final COFA application. PC members at the DRC meeting provided comment on the mass and scale facing 170, and indicated that if they send an informal resubmittal prior to Final submittal, staff and DRC members of the PC could provide feedback.

Status: Application is slated for the January 24 PC Agenda.

Status: The application was approved with conditions at the 1.24.2024 PC meeting. Awaiting resubmitted materials addressing PC conditions.

PROJECT NAME:

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|-------------------|------------|---------------|--------------------------------|--------|----------------|
| COFA-01-24-018868 | 01/17/2024 | 1 JCS CV COVE | Certificate of Appropriateness | Active | Katie Peterson |
|-------------------|------------|---------------|--------------------------------|--------|----------------|

Applicant: Pearce Scott Architects

Owner: GOF, LLC

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

Status: The Conceptual Application is being reviewed and is slated to be heard by the DRC at their February 21, 2024 meeting.

PROJECT NAME: JC'S COVE

Historic District



Growth Management Application Update Report

Attachment 9

Town of Bluffton
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| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Certificate of Appropriateness

| | | | | | |
|-------------------|------------|---------------|--------------------------------|--------|----------------|
| COFA-11-21-016057 | 11/04/2021 | 58 CALHOUN ST | Certificate of Appropriateness | Active | Katie Peterson |
|-------------------|------------|---------------|--------------------------------|--------|----------------|

Applicant: Court Atkins Architects Inc

Owner: May River Montessori

PLAN DESCRIPTION: Awaiting resubmittal:

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

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

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

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

STATUS 2.1.2023: The Application was approved with conditions at the 2.1.23 HPC meeting. Staff is awaiting submittal of revised documents addressing all HPC Conditions.
3.27.2023: Revision received - Landscape Plan not in compliance and does not match DP. DP still not approved.

PROJECT NAME: OLD TOWN

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|-------------------|------------|-----------------|--------------------------------|--------|----------------|
| COFA-09-23-018463 | 09/07/2023 | 213 GOETHE ROAD | Certificate of Appropriateness | Active | Katie Peterson |
|-------------------|------------|-----------------|--------------------------------|--------|----------------|

Applicant: Court Atkins

Owner: Tidal Creek Investments

PLAN DESCRIPTION: A request by Court Atkins Architects, Inc. on behalf of the owner, Tidal Creek Investments, LLC for a review of a Certificate of Appropriateness - HD to construct a new 2.5-story mixed-use building of approximately 3,588 SF for office use on the first floor and one dwelling unit above, to be located at 213 Goethe Road, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District.

Status 10.3.23: The Application was heard at the 10.2.2023 HPRC meeting. Awaiting submittal of Final Application.

Status: The application will be heard at the 1/3/24 HPC meeting.

Status 1/4/2024: The Application was approved with conditions at the 1/3/24 HPC meeting. Awaiting resubmittal addressing HPC Conditions.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|---|------------------|--------------------------------|--------------------------------|-------------|----------------|
| Active Cases | | | | | |
| Certificate of Appropriateness | | | | | |
| COFA-04-23-017854 | 04/03/2023 | 5824 GUILFORD PLACE | Certificate of Appropriateness | Active | Katie Peterson |
| Applicant: Pearce Scott Architects | | Owner: 5824 Guilford Place LLC | | | |
| <p>PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the owner, 5824 Guilford Place LLC (Larry Page), for review of a Certificate of Appropriateness - HD for a proposed 2-story commercial office building of approximately 2,888 SF and Carriage House of approximately 1,200 SF to be located at 5824 Guilford Place, Lot 14 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD.</p> <p>STATUS [4.4.23]: Conceptual Application has been received and is projected to be reviewed at the May 1, 2023 Historic Preservation Review Committee Meeting.</p> <p>STATUS 6.9.23: The Final Application is slated to be heard at the 7.5.2023 meeting of the HPC.</p> <p>STATUS 7.6.2023: The Application was approved with conditions at the 7.5.2023 HPC Meeting. Staff is awaiting resubmitted, revised materials addressing HPC Conditions.</p> <p>Status 1/3/2024 -Architecture and building placement have been addressed - awaiting resubmittal showing grading will not effect street scape and plantings and tree removal permit to be submitted. Note - Large Canopy trees on LS plan need to be min 12' in height at time of planting - shown as 8-10.</p> | | | | | |
| PROJECT NAME: | | OLD TOWN | | | |
| COFA-08-23-018375 | 08/14/2023 | 12 TABBY SHELL RD ROAD | Certificate of Appropriateness | Active | Katie Peterson |
| Applicant: Pearce Scott Architects | | Owner: Donovan, Matthew | | | |
| <p>PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of the owners, Matt and Dianne Donovan, for the review of a Certificate of Appropriateness- HD for the construction of a new single-family residential Carriage House of approximately 1,056 SF, to be located at 12 Tabby Shell Road, Lot 24 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.</p> <p>Status 8.28.23: The Application was heard by the Historic Preservation Review Committee at the 8/28/23 meeting where comments were provided to the Applicant. Awaiting Final submittal.</p> <p>Approved 10.4.2023</p> | | | | | |
| PROJECT NAME: | | TABBY ROADS PHASE 1 | | | |



Growth Management Application Update Report

Attachment 9

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|-------------|------------------|------------------|-----------|-------------|----------|
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Active Cases

Certificate of Appropriateness

| | | | | | |
|-------------------|------------|------------------|--------------------------------|--------|----------------|
| COFA-01-24-018816 | 01/05/2024 | 22 BRUIN RD ROAD | Certificate of Appropriateness | Active | Katie Peterson |
|-------------------|------------|------------------|--------------------------------|--------|----------------|

Applicant: Sean Lewis

Owner: Bertha Wooten

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

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

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

PROJECT NAME: OLD TOWN

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|-------------------|------------|------------------------|--------------------------------|--------|----------------|
| COFA-10-23-018547 | 10/09/2023 | 26 TABBY SHELL RD ROAD | Certificate of Appropriateness | Active | Katie Peterson |
|-------------------|------------|------------------------|--------------------------------|--------|----------------|

Applicant: Court Atkins Interiors, LLC

Owner: David Sewell

PLAN DESCRIPTION: A request by William Court, on behalf of the owners, David and Susan Sewell, for the review of a Certificate of Appropriateness - HD for the construction of a new two-story single-family residential structure of approximately 2,477 SF and a new two-story Carriage House of approximately 900 SF to be located at 26 Tabby Shell Road, Lot 14 in the Tabby Roads development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

Status 10.23.2023: The Conceptual application is being reviewed and has been placed on the November 6, 2023 HPRC Agenda for review.

Status: Application will be heard at the 1/3/24 HPC meeting.

Status 1/4/2024: The Application was approved with conditions at the 1/3/24 HPC meeting. Awaiting resubmittal addressing HPC Conditions.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

Town of Bluffton
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Office of Planning and Community Development
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|-------------|------------------|------------------|-----------|-------------|----------|
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Active Cases

Certificate of Appropriateness

COFA-03-23-017752 03/09/2023 58 PRITCHARD Certificate of Appropriateness Active Katie Peterson

Applicant: Shifting Tides, LLC

Owner: Shifting Tides, LLC

PLAN DESCRIPTION: A request by Andrew Pietz, on behalf of the owner, Shifting Tides LLC, for review of a Certificate of Appropriateness - HD for a proposed 1.5-story single family residential structure of approximately 3,291 SF and Carriage House of approximately 484 SF to be located at 58 Pritchard Street, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD.

Status: The application is being reviewed by HPRC members and will be palced on the April 4, 2023 HPRC Agenda.

STATUS 5/12/2023: A final application has been submitted and it is slated to be heard by the HPC at the June 7, 2023 meeting.

STATUS 7.25.2023: The Application was approved with conditions at the June 7th meeting. Awaiting revised materials addressing HPC Conditions.

Statue: 8.17.2023: Approved.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 11

Comprehensive Plan Amendment

Comprehensive Plan Amendment

COMP-01-24-018844 01/11/2024 Comprehensive Plan Amendment Active Aubrie Giroux

Applicant: University Investments

Owner: University Investments

PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons. This application is associated with the following requests; ANN-11-23-018624, ZONE-01-24-018846, DAA-01-24-018842, and CPA-01-24-018845. Staff is waiting for the applicant to submit a PUD Amendment, prior to sending the applications to Planning Commission for a workshop.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

Town of Bluffton
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|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Total Comprehensive Plan Amendment Cases: 1

Concept Plan Amendment

Concept Plan Amendment

| | | | | | |
|------------------|------------|--|------------------------|--------|-------------|
| CPA-01-24-018845 | 01/11/2024 | | Concept Plan Amendment | Active | Dan Frazier |
|------------------|------------|--|------------------------|--------|-------------|

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

PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons

PROJECT NAME:

Total Concept Plan Amendment Cases: 1

Development Agreement

Development Agreement

| | | | | | |
|-----------------|------------|--|-----------------------|--------|---------------|
| DA-01-24-018842 | 01/11/2024 | | Development Agreement | Active | Aubrie Giroux |
|-----------------|------------|--|-----------------------|--------|---------------|

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

PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons

PROJECT NAME:

Total Development Agreement Cases: 1



Growth Management Application Update Report

Attachment 9

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| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|--|------------------|--------------------------------|------------------|-------------|-------------|
| Active Cases | | | | | |
| Development Plan | | | | | |
| Development Plan | | | | | |
| DP-10-23-018541 | 10/05/2023 | 3000 BIG HOUSE PLANTATION ROAD | Development Plan | Active | Dan Frazier |
| Applicant: Thomas & Hutton - USE THIS ACCOUNT | | Owner: | | | |
| <p>PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a preliminary development plan. The project consists of general clearing, installation of water and sewer utilities, 2 sanitary sewer pump stations, dry utilities, storm drainage infrastructure and a pervious paver roadway to serve the proposed 31 single-family residential lots. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 52.8 acres identified by tax map numbers R614 057 000 0001 0000 and R614 058 000 0001 0000, located east of the intersection of Old Anson Road and Bighouse Plantation Road, and includes Long Island and the adjacent causeway.</p> <p>STATUS 11/9/23: Staff comments on the preliminary development plan application were heard at the November 8, 2023, meeting of the DRC. Awaiting final development plan submittal.</p> | | | | | |
| PROJECT NAME: | | Palmetto Bluff | | | |
| | | | | | |
| DP-01-24-018847 | 01/12/2024 | | Development Plan | Active | Dan Frazier |
| Applicant: Thomas & Hutton - USE THIS ACCOUNT | | Owner: Pulte | | | |
| <p>PLAN DESCRIPTION: A request by the property owner Richard Loudin of Pulte Home Company for approval of a preliminary development plan. The project consists of 46 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 19.0 acres identified by tax map number R610 044 000 0012 0000 located within the Midpoint at New Riverside Initial Master Plan.</p> <p>STATUS: Comments for this item were heard at the February 21, 2024, meeting of the DRC. Awaiting final development plan submittal.</p> | | | | | |
| PROJECT NAME: | | MIDPOINT AT NEW RIVERSIDE | | | |



Growth Management Application Update Report

Attachment 9

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|---|------------------|-----------------------------|------------------|-------------|-------------|
| Active Cases | | | | | |
| Development Plan | | | | | |
| DP-02-23-017662 | 02/09/2023 | 1215 MAY RIVER ROAD | Development Plan | Active | Dan Frazier |
| Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT | | Owner: ERB Enterprises, LLC | | | |
| <p>PLAN DESCRIPTION: A request by Anna Petitgout of Ward Edwards Engineering on behalf of Ed Goeas of ERB Enterprises LLC for approval of a preliminary development plan application. The applicant proposes to construct site infrastructure, including an internal streetscape, drives, parking, walks, utilities, drainage, and stormwater to serve four mixed-use lots, one commercial lot and four residential lots. The subject property contains three lots zoned Neighborhood General – HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203 – 1217 May River Road and 15 - 19 Jason Street, STATUS: Comments on the preliminary development plan were reviewed at the June 14, 2023, meeting of the DRC.</p> <p>STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal.</p> | | | | | |
| PROJECT NAME: | | VAUX PROPERTY | | | |
| DP-09-23-018499 | 09/21/2023 | 26 BRUIN RD ROAD | Development Plan | Active | Dan Frazier |
| Applicant: Maria Drawdy | | Owner: Alljoy DC, LLC | | | |
| <p>PLAN DESCRIPTION: A request by Maria Drawdy on behalf of Troy Derda for approval of a preliminary land development application. The project consists of a two story building with a donut shop on the first floor and a residential unit on the second floor, associated parking and infrastructure. The property is identified by tax map number R610 039 00A 0416 0000 and consists of .21 acres located at 26 Bruin Road in the Neighborhood General Historic District.</p> <p>STATUS: Comments on the preliminary development plan were heard at the October 25, 2023 DRC Meeting.</p> <p>STATUS: The preliminary development plan was resubmitted on 11/20/23.</p> <p>STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.</p> | | | | | |
| PROJECT NAME: | | OLD TOWN | | | |



Growth Management Application Update Report

Attachment 9

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|-------------|------------------|------------------|-----------|-------------|----------|
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Active Cases

Development Plan

| | | | | | |
|-----------------|------------|----------------------|------------------|--------|-------------|
| DP-01-23-017616 | 01/27/2023 | 17 BUCKHEAD BAY ROAD | Development Plan | Active | Dan Frazier |
|-----------------|------------|----------------------|------------------|--------|-------------|

Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner:

PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton, on behalf of the property owner Citadel Bluffton, LLC for approval of a preliminary development plan. The project consists of the construction of one (1) 40,750 S.F. first floor and 30,000 S.F. second floor building consisting of storage units and 30 covered parking spaces. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 3.2 acres identified by tax map number R614 046 000 0643 0000 located within the Palmetto Bluff Tract Master Plan.

Status: The preliminary development plan application was heard at the March 1, 2023 DRC meeting.

Status: Comments on the final development plan application were heard at the November 15, 2023, DRC meeting. Awaiting re-submittal.

PROJECT NAME:

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|-----------------|------------|--|------------------|--------|-------------|
| DP-05-23-018081 | 05/23/2023 | | Development Plan | Active | Dan Frazier |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: Sturre Design & Development, LLC

Owner:

PLAN DESCRIPTION: A request by Jen Townsley of Palmetto Coastal Landscaping, on behalf of Hampton Lake Community Association, Inc., for the approval of a preliminary Development Plan. The project proposes to construct an enclosed storage area including a gravel storage yard, gravel access drive, stormwater BMP, and water service to utilize as vehicle and equipment storage for landscaping operations. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres, identified by tax map number R614-029-000-1985-0000 located on Parklands Drive within the Brightwater Master Plan.

STATUS: Staff comments were heard at the June 28, 2023, meeting of the DRC. Awaiting re-submittal.

STATUS: The preliminary development plan was resubmitted on 11/22/23.

STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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|-------------|------------------|------------------|-----------|-------------|----------|
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Active Cases

Development Plan

| | | | | | |
|-----------------|------------|--|------------------|--------|-------------|
| DP-08-22-017074 | 08/12/2022 | | Development Plan | Active | Dan Frazier |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: Thomas & Hutton

Owner:

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

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

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

PROJECT NAME:

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|-----------------|------------|-------------------------|------------------|--------|-------------|
| DP-10-22-017341 | 10/21/2022 | 110 PALMETTO BLUFF ROAD | Development Plan | Active | Dan Frazier |
|-----------------|------------|-------------------------|------------------|--------|-------------|

Applicant: Thomas & Hutton

Owner: Cleland Site Prep

PLAN DESCRIPTION: A request by John Paul Moore of Thomas & Hutton on behalf of Pritchard Farm, LLC for approval of a development plan. The project consists of 10 single family residential lots, open space, and associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of approximately 38 acres identified by tax map numbers R610 044 000 0136 0000, R610 044 000 0141 0000, R600 045 000 0001 0000, R610 044 000 0002 0000, R614 045 000 0052 0000, R614 045 000 0578 0000 and R600 045 000 0012 0000 located within Parcel 9 of the New Riverside Concept Master Plan.

STATUS UPDATE: Staff comments on the preliminary development plan were heard at the November 30, 2022 meeting of the DRC. Awaiting final development plan submittal.

STATUS: The Applicant is actively pursuing SWP as of August 8, 2023.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Development Plan

| | | | | | |
|-----------------|------------|--|------------------|--------|-------------|
| DP-03-23-017841 | 03/29/2023 | | Development Plan | Active | Dan Frazier |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: Thomas and Hutton

Owner: University Investments, LLC *

PLAN DESCRIPTION: A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 not currently included in a master plan.

Status: Staff comments were reviewed at the May 17, 2023, meeting of the DRC.

STATUS: The preliminary development plan was approved with one condition at the June 28, 2023, Planning Commission meeting.

STATUS: Staff comments for the final development plan were reviewed at the February 21, 2024, meeting of the DRC. Awaiting re-submittal.

PROJECT NAME:

| | | | | | |
|-----------------|------------|--|------------------|--------|-------------|
| DP-10-23-018610 | 10/27/2023 | | Development Plan | Active | Dan Frazier |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: Carolina Engineering Consultants, Inc.

Owner: HL Development

PLAN DESCRIPTION: A request by Jake Reed on behalf of the property owner, HL Development, LLC for approval of a preliminary development plan. The project consists of the construction of four multifamily buildings, garages, amenities, parking, and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 20.06 acres, identified by tax map number R614-029-000-0595-0000 located within the Hampton Lake Master Plan.

STATUS: Comments on the preliminary development plan were reviewed at the November 29, 2023, meeting of the DRC.

STATUS: The preliminary development plan was approved at the December 20, 2023, Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: HAMPTON LAKE RESORT TRACT B



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Development Plan

| | | | | | |
|-----------------|------------|--|------------------|--------|-----------------|
| DP-07-21-015654 | 07/27/2021 | | Development Plan | Active | Jordan Holloway |
|-----------------|------------|--|------------------|--------|-----------------|

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.
STATUS 05-09-2022: This item was approved at the 10-27-21 Planning Commission meeting. Awaiting Final Plan submittal documents.
STATUS 10/05/23: The applicant has requested an extension of the approved Preliminary Development Plan. In accordance with Section 3.10.5 of the Unified Development Ordinance, an extension of one (1) year has been granted. The approval expiration date has been extended to 10/28/2024.

PROJECT NAME:

| | | | | | |
|-----------------|------------|----------------|------------------|--------|-------------|
| DP-12-23-018802 | 12/27/2023 | 21 MAIDEN LANE | Development Plan | Active | Dan Frazier |
|-----------------|------------|----------------|------------------|--------|-------------|

Applicant: Sturre Design & Development, LLC

Owner:

PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties, LLC, for approval of a preliminary development plan application. The project proposes the development of a thirteen (13) lot mixed-use subdivision containing ten (10) single-family residential lots, three (3) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street.
STATUS: Comments on the preliminary development plan were reviewed at the January 31, 2024, meeting of the DRC.
STATUS: The preliminary development plan will be heard at the February 28, 2024, Planning Commission meeting.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Development Plan

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|-----------------|------------|---------------|------------------|--------|-------------|
| DP-04-22-016574 | 04/07/2022 | 58 CALHOUN ST | Development Plan | Active | Dan Frazier |
|-----------------|------------|---------------|------------------|--------|-------------|

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner: May River Montessori

PLAN DESCRIPTION: A request by Conor Blaney of Ward Edwards Engineering, on behalf of May River Montessori, Inc., for approval of a preliminary development plan. The project consists of the construction of a new classroom building adjacent to the existing May River Montessori facility. The property is zoned Neighborhood Center Historic District (NCE-HD) and consists of approximately 0.65 acres identified by tax map number R610 039 00A 0123 0000 located at 58 Calhoun Street.

STATUS: Development plan comments were reviewed at the 5/11/22 meeting of the DRC.

STATUS: At the June 22, 2022, Planning Commission meeting, the applicant requested "withdrawal of the application to provide additional information".

STATUS: The Applicant resubmitted on July 28, 2022.

STATUS: The preliminary development plan was approved with conditions at the September 28, 2022, Planning Commission meeting.

STATUS: Staff comments on the final development plan were heard at the February 1, 2023 meeting of the DRC. Awaiting resubmittal.

STATUS: Project is still active as of July 5, 2023. The applicant would like to obtain the Town's site development permit once the state land disturbance permit is obtained.

PROJECT NAME: OLD TOWN

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|-----------------|------------|--|------------------|--------|-------------|
| DP-08-22-017076 | 08/15/2022 | | Development Plan | Active | Dan Frazier |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: Dan Keefer

Owner: Charlie and Brown

PLAN DESCRIPTION: A request by Dan Keefer of Witmer Jones Keefer, Ltd, on behalf of the property owner, Charlie and Brown, LLC for approval of a preliminary development plan. The project consists of the construction of a +/-20,000 sq. ft. two-story Clubhouse and 5 buildings divided into +/- 31 high-end garage condominium units. The property is zoned Village at Verdier PUD and consists of approximately 5.00 acres, identified by tax map number R610-021-000-0808-0000 and located on Highway 170 approximately 1,200 feet south of Seagrass Station Road.

STATUS 9-14-22: Staff courtesy review comments were reviewed at the September 21 meeting of the DRC.

STATUS: Staff comments were reviewed at the June 21, 2023 meeting of the DRC.

STATUS: The application was approved at the July 26, 2023, Planning Commission Meeting.

STATUS: The Final Development Plan was heard at the December 20, 2023 DRC Meeting. Awaiting resubmittal.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|---|------------------|--------------------------------------|------------------|-------------|-------------|
| Active Cases | | | | | |
| Development Plan | | | | | |
| DP-09-22-017188 | 09/13/2022 | | Development Plan | Active | Dan Frazier |
| Applicant: Witmer Jones Keefer Ltd. | | Owner: | | | |
| <p>PLAN DESCRIPTION: A request by Carey Levow of Crowne at Buck Island, Limited Partnership on behalf of the property owner, Buck Island Partners, LLC for approval of a preliminary development plan application. The project consists of an apartment complex containing 4 proposed 4 story multi-family buildings and associated open space, amenities, parking, and stormwater management. The property is zoned Light Industrial and consists of approximately 10.11 acres identified by tax map number R610 039 000 0180 0000 located at 412 Buck Island Road.</p> <p>STATUS: Staff comments on the preliminary development plan were reviewed at the October 19, 2022 meeting of the DRC.</p> <p>STATUS: The Applicant resubmitted on November 14, 2022.</p> <p>STATUS: The Preliminary Development Plan was approved at the December 14, 2022, Planning Commission. Awaiting Final Development Plan submittal,</p> | | | | | |
| PROJECT NAME: | | BUCK ISLAND/SIMMONSVILLE | | | |
| DP-06-23-018155 | 06/09/2023 | 1282 MAY RIVER ROAD | Development Plan | Active | Dan Frazier |
| Applicant: Sturre Design & Development, LLC | | Owner: CEH Real Estate Bluffton, LLC | | | |
| <p>PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering, on behalf of Dixie Cope, representing the property owners CEH Real Estate Bluffton, LLC, for the approval of a Preliminary Development Plan. The project proposes to construct parking, walkways, and infrastructure associated with the redevelopment of the Historic Coburn Liquor Store. The property is zoned Neighborhood Core – HD (NC-HD and consists of approximately 0.24 acres, identified by tax map number R610-039-00A-0337-0000 located on the southeast corner of May River Road and Dubois Lane.</p> <p>STATUS: Staff comments were reviewed at the July 19, 2023, meeting of the DRC. Awaiting re-submittal.</p> <p>STATUS: The Applicant provided a re-submittal addressing DRC comments on October 23, 2023, and is tentatively scheduled for the December 20, 2023 Planning Commission meeting.</p> | | | | | |
| PROJECT NAME: | | OLD TOWN | | | |



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Development Plan

| | | | | | |
|-----------------|------------|--------------------------------|------------------|--------|-------------|
| DP-01-24-018822 | 01/05/2024 | 3000 BIG HOUSE PLANTATION ROAD | Development Plan | Active | Dan Frazier |
|-----------------|------------|--------------------------------|------------------|--------|-------------|

Applicant: Thomas & Hutton - USE THIS ACCOUNT

Owner:

PLAN DESCRIPTION: A request by Drew Lonker of Thomas & Hutton, on behalf of Palmetto Bluff Uplands, LLC, for approval of a preliminary development plan. The project consists of general clearing, parking, storm drainage treatment infrastructure, access roadways, maintenance, and temporary hospitality facilities, and grading to serve the proposed 18-hole golf course. The property is zoned Palmetto Bluff Planned Unit Development and consists of +/- 104 acres identified by tax map numbers R614 057 000 0001 0000, R614 045 000 0019 0000, and R614 045 000 0026 0000, located within the Palmetto Bluff PUD, west of Bighouse Plantation Road.

PROJECT NAME:

| | | | | | |
|-----------------|------------|-----------------|------------------|--------|-------------|
| DP-09-22-017236 | 09/28/2022 | 315 GIBBET ROAD | Development Plan | Active | Dan Frazier |
|-----------------|------------|-----------------|------------------|--------|-------------|

Applicant: Amsdell Companies

Owner: MFF Enterprises

PLAN DESCRIPTION: A request by Jonathan Steele of Compass TPC, LLC, on behalf of the property owner, Marilyn Faulkner of MFF Enterprises, LLC, for approval of a preliminary development plan application. The project consists of two 2-story climate-controlled storage buildings totaling 113,544 square feet including a retail sales/rental office and incidental truck rentals. The property is zoned Jones Estate PUD and consists of approximately 3.21 acres identified by tax map numbers R610-036-000-0458-0000 and R610-036-000-0459-0000 and located at the intersection of Gibbet Road and Highway 170 within the Palmetto Point Commercial Master Plan.

STATUS: Staff comments were reviewed at the November 2, 2022, meeting of the DRC.

STATUS: Preliminary development plans were resubmitted and staff comments were heard at the January 11, 2023 meeting of the DRC.

STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: PALMETTO POINTE COMMERCIAL



Growth Management Application Update Report

Attachment 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Development Plan

| | | | | | |
|-----------------|------------|---------------------|------------------|--------|-------------|
| DP-11-22-017433 | 11/28/2022 | 8241 PINELLAS DRIVE | Development Plan | Active | Dan Frazier |
|-----------------|------------|---------------------|------------------|--------|-------------|

Applicant: Moore Civil Consultants, Inc.

Owner:

PLAN DESCRIPTION: A request by Jared Thompson of Moore Civil Consulting, Inc., on behalf of the property owner Ken Toskey for approval of a preliminary development plan. The project consists of the construction of three office buildings totaling 12,600 S.F., associated driveways, parking areas, and bioretention areas. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.5 acres identified by tax map numbers R610 022 000 1143 0000 located within the Buckwalter Commons Phase 1 Master Plan.

STATUS: Staff comments on the preliminary development plan were reviewed at the January 4, 2023 meeting of the DRC.

STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal.

PROJECT NAME: PARCEL C2-E BUCKWALTER PLAZA

| | | | | | |
|-----------------|------------|--|------------------|--------|-------------|
| DP-10-23-018564 | 10/12/2023 | | Development Plan | Active | Dan Frazier |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT

Owner:

PLAN DESCRIPTION: A request by Willy Powell of Ward Edwards, Inc., on behalf of the property owner Okatie Bluffs Owner LLC/Adrien Dannemiller for approval of a preliminary development plan. The project consists of the construction of six multifamily buildings, four garage buildings, a clubhouse, amenities, and associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan.

STATUS: Comments on the preliminary development plan application were reviewed at the November 15, 2023, meeting of the DRC.

STATUS: The preliminary development plan was resubmitted on 11/22/23.

STATUS: The Preliminary Development Plan was approved at the 12/20/23 Planning Commission Meeting. Awaiting final development plan submittal.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|--|------------------|--------------------------------------|------------------|-------------|-------------|
| Active Cases | | | | | |
| Development Plan | | | | | |
| DP-03-23-017822 | 03/23/2023 | | Development Plan | Active | Dan Frazier |
| Applicant: Thomas & Hutton - USE THIS ACCOUNT | | Owner: Khovnanian Homes | | | |
| <p>PLAN DESCRIPTION: A request by Mike Hughes of Thomas & Hutton on behalf of Jack McSweeney of K. Hovnanian Homes for approval of a preliminary development plan. The project consists of 51 single family residential lots, open space, and associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of approximately 22.0 acres identified by tax map numbers R614 028 000 0002 0000 located within the Cypress Ridge Master Plan.</p> <p>STATUS: Comments on the preliminary development plan were reviewed at the April 26, 2023, meeting of the DRC.</p> <p>STATUS 5/22/23: The Preliminary Development Plan resubmitted on May 8, 2023, is APPROVED.</p> <p>STATUS: The Final Development Plan application was submitted on December 22, 2023.</p> <p>STATUS: Comments on the final development plan will be reviewed at the January 31, 2024, meeting of the DRC.</p> | | | | | |
| PROJECT NAME: | | Four Seasons at Carolina Oaks | | | |
| DP-06-22-016804 | 06/01/2022 | 6201 JENNIFER CT | Development Plan | Active | Dan Frazier |
| Applicant: Witmer-Jones-Keefer, Ltd. | | Owner: Michael Bradley Holdings, LLC | | | |
| <p>PLAN DESCRIPTION: A request by Witmer Jones Keefer, Ltd for approval of a preliminary development plan application. The project proposes the construction of a ±50,000 SF two-story building that includes a +/-20,000 square foot production brewery, and a +/-30,000 square foot space allocated to restaurant tenants, retail tenants, business offices, and a tasting room. The property is zoned Neighborhood Core (NC), identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located on three existing lots on Jennifer Court at the intersection of Buck Island Road and May River Road.</p> <p>STATUS UPDATE: Staff comments were heard at the July 6 meeting of the DRC.</p> <p>STATUS UPDATE: The application was approved with conditions at the August 24, 2022, Planning Commission meeting.</p> <p>STATUS UPDATE: Staff comments on the final development plan were heard at the November 30, 2022 meeting of the DRC. Awaiting resubmittal.</p> | | | | | |
| PROJECT NAME: | | BUCK ISLAND/SIMMONSVILLE | | | |



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|--|------------------|-----------------------|------------------|-------------|-------------|
| Active Cases | | | | | |
| Development Plan | | | | | |
| DP-08-23-018338 | 08/01/2023 | 1 JCS COVE | Development Plan | Active | Dan Frazier |
| Applicant: Sturre Design & Development, LLC Owner: James Saba | | | | | |
| PLAN DESCRIPTION: A request by Nathan Sturre of Sturre Engineering on behalf of the property owner James Saba, for approval of a preliminary development plan application. The project proposes the construction of a 2,786 SF recreation building to serve the six (6) single family residences at JC's Cove. The property is zoned Agriculture (AG) and consists of 1.53 acres identified by tax map number R610 039 000 1129 0000 located on the south side of May River Road approximately 1,200 feet east of Buck Island Road. STATUS: Staff comments on the preliminary development plan was reviewed at the September 6, 2023 meeting of the DRC. STATUS: The preliminary development plan was approved at the September 27, 2023, Planning Commission meeting. Awaiting final development plan submittal. | | | | | |
| PROJECT NAME: JC'S COVE | | | | | |
| DP-10-22-017335 | 10/19/2022 | 3E HAMPTON LAKE DRIVE | Development Plan | Active | Dan Frazier |
| Applicant: Witmer Jones Keefer Owner: Pacific Pointe Partners | | | | | |
| PLAN DESCRIPTION: A request by Caleb King of Witmer Jones Keefer, Ltd. on behalf of the property owner, University Investments, LLC for approval of a preliminary development plan. The project proposes the construction of two 3-story buildings totaling 10,000 sq. ft. each, one single-story building of 6,730 sq. ft., and the associated access, parking, and utilities to serve the buildings. The property is zoned Buckwalter PUD and consists of approximately 5.31 acres, identified by tax map numbers R614-029-000-0784-0000 and R614-029-000-0485-0000 located within the Brightwater at Hampton Lake Master Plan and the Hampton Lake Master Plan. STATUS: Staff comments were reviewed at the November 23, 2022, meeting of the DRC. STATUS: The preliminary development plan was approved at the February 22, 2023, Planning Commission meeting. Awaiting final development plan submittal. STATUS: Staff comments for the final development plan will be reviewed at the February 21, 2024, meeting of the DRC. | | | | | |
| PROJECT NAME: HAMPTON LAKE | | | | | |

Public Project



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|--|------------------|---------------------------|------------------|-------------|-------------|
| Active Cases | | | | | |
| Development Plan | | | | | |
| DP-12-23-018739 | 12/05/2023 | 3829 OKATIE HWY HIGHWAY | Development Plan | Active | Dan Frazier |
| Applicant: Constance Clarkson | | Owner: Constance Clarkson | | | |
| <p>PLAN DESCRIPTION: A request by Constance Clarkson on behalf of the Town of Bluffton for approval of a public project. The project consists of surface improvements to the New River Linear Trail, construction of a pier at the southern trail terminus and restroom facilities at the trailhead parking lot. The properties are zoned Jones Estate Planned Unit Development and New Riverside Planned Unit Development and consists of approximately 42.7 acres identified by tax map numbers R610 028 000 0018 0000, R610 035 000 0016 0000 and R614 035 000 0011 0000, and located within the Cypress Ridge Master Plan and Heritage at New Riverside Master Plan.</p> <p>STATUS: Comments for the public project will be reviewed at the January 3, 2024, meeting of the DRC.</p> | | | | | |
| PROJECT NAME: | | | | | |
| DP-10-23-018587 | 10/19/2023 | 800 BUCKWALTER PARKWAY | Development Plan | Active | Dan Frazier |
| Applicant: Wood and Partners, Inc. | | Owner: Town of Bluffton | | | |
| <p>PLAN DESCRIPTION: A request by Eric Walsnovich of Wood + Partners, Inc, on behalf of the property owner, Town of Bluffton, for approval of a public project. The project proposes the construction of four new soccer fields; a new restroom building; renovations to the existing restroom building; new parking areas, driveways and sidewalks; storm water management facilities; associated utilities; lighting; site furnishings and landscaping. The property is zoned Buckwalter Planned Unit Development and consists of approximately 142.9 acres identified by tax map number R610 038 000 0053 0000 located within the Buckwalter Recreation Center Master Plan.</p> <p>Status: Comments on the public project were reviewed at the November 15, 2023, meeting of the DRC.</p> <p>Status 1/31/24: The applicant has submitted for Stormwater Permit and it is currently under review.</p> | | | | | |
| PROJECT NAME: | | | | | |
| DP-08-23-018390 | 08/16/2023 | 1095 MAY RIVER RD ROAD | Development Plan | Active | Dan Frazier |
| Applicant: Workforce State of Mind, LLC | | Owner: Town of Bluffton | | | |
| <p>PLAN DESCRIPTION: A request by Workforce State of Mind, LLC, on behalf of the property owner, Town of Bluffton, for approval of a public project. The project proposes the construction of 12 townhome units and associated parking and infrastructure. The property is zoned Residential General (RG) and consists of approximately 1.78 acres identified by tax map number R610 039 000 0498 0000 located at 1095 May River Road.</p> <p>STATUS UPDATE: Staff comments were reviewed at the September 13, 2023, meeting of the DRC. Awaiting re-submittal.</p> | | | | | |
| PROJECT NAME: BUCK ISLAND/SIMMONSVILLE | | | | | |



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Development Plan

| | | | | | |
|-----------------|------------|--|------------------|--------|-------------|
| DP-09-23-018482 | 09/13/2023 | | Development Plan | Active | Dan Frazier |
|-----------------|------------|--|------------------|--------|-------------|

Applicant: Barge Design

Owner: BJWSA

PLAN DESCRIPTION: A request by Beaufort-Jasper Water and Sewer Authority for approval of a Public Project application. The project consists of the construction of a 1.5 MGAL water tower and approximately 1,000 linear feet of water main to connect it to the BJWSA water system. The property is identified by tax map number R610 030 000 1857 0000 and consists of 1.51 acres located north of Buckwalter Towne Blvd approximately 800 feet east of the near the Buckwalter Parkway, and zoned Buckwalter PUD.

STATUS 8.23.2023: The Public Project application has been submitted and was heard at the November 1, 2023 DRC meeting.

STATUS 1.17.24: The applicant has resubmitted for development plan approval. The development plan is conditionally approved pending NPDES approval letter.

PROJECT NAME:

Total Development Plan Cases: 28

Development Plan Amendment

NA

| | | | | | |
|------------------|------------|--|----------------------------|--------|-----------------|
| DPA-09-22-017226 | 09/23/2022 | | Development Plan Amendment | Active | Jordan Holloway |
|------------------|------------|--|----------------------------|--------|-----------------|

Applicant: Tabby Road HOA

Owner: Tabby Road HOA

PLAN DESCRIPTION: A request by Tabby Roads HOA for approval of a development plan amendment application. The project consists of closing the Tabby Shell Road entrance from Burnt Church Road. The property is identified by tax map number R610 039 000 1235 0000 and is zoned Neighborhood General -HD.

Status: This item is on the October 26, 2022 DRC Meeting agenda.

Status 11-29-22: Revisions are required. Waiting on revisions to be submitted.

Status 1-9-23: Plans have been conditionally approved by the Town of Bluffton. The Town requires approval from SCDOT and BJWSA for the road closing prior to issuing Final Approval. SCDOT has issued their encroachment permit. Waiting on BJWSA approval.

PROJECT NAME: TABBY ROADS PHASE 1



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Total Development Plan Amendment Cases: 1

Master Plan

NA

MP-04-22-016566 04/06/2022 Master Plan Active Dan Frazier

Applicant: Village Park Communities, LLC **Owner:** Village Park Communities, LLC

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

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

STATUS: The Initial Master Plan request received a recommendation of approval at the February 22, 2023, Planning Commission meeting. The applicant is currently addressing property boundary discrepancies. The request will be heard at a future Town Council meeting, pending an HOA Community Meeting.

PROJECT NAME: ALSTON PARK

Total Master Plan Cases: 1

Subdivision Plan

General



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|---|------------------|-----------------------------|------------------|-------------|-----------------|
| Active Cases | | | | | |
| Subdivision Plan | | | | | |
| SUB-04-23-017885 | 04/10/2023 | | Subdivision Plan | Active | Jordan Holloway |
| Applicant: Ward Edwards, Inc. - USE THIS ACCOUNT | | Owner: Indigo Cove LLC | | | |
| PLAN DESCRIPTION: A request by Ward Edwards Engineering on behalf of Indigo Cove LLC for approval of a subdivision application. The project consists of creating 82 single family residential attached townhomes including an amenity center, access drives, parking, landscaping, open space areas, and associated infrastructure. The property is identified by tax map number R610 031 000 0002 0000 and consists of 12.7 acres located at the northeast corner of Buck Island Road and Bluffton Parkway. The property is zoned Residential General. | | | | | |
| Status: This item is on the July 19, 2023 DRC Meeting agenda. | | | | | |
| Status: This item was conditionally approved at the July 19, 2023 DRC Meeting. However, the status will remain active until a surety is provided for the development. | | | | | |
| PROJECT NAME: | | | | | |
| SUB-03-21-015079 | 03/04/2021 | 32 HILDERBRAND | Subdivision Plan | Active | Jordan Holloway |
| 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. | | | | | |
| Status: Comments were provided to the applicant and reviewed at the April 7, 2021 meeting of the DRC. Awaiting re-submittal to address comments. | | | | | |
| Status 8-3-2023: Applicant is actively working with a surveyor to update the site plans. | | | | | |
| PROJECT NAME: | | OLD TOWN | | | |
| SUB-12-23-018796 | 12/20/2023 | 50 GUERRARD AVE AVENUE | Subdivision Plan | Active | Jordan Holloway |
| Applicant: Patrick Mason Custom Homes | | Owner: RDB Land Development | | | |
| PLAN DESCRIPTION: A request by Patrick Mason on behalf of RDB Land Development, LLC for approval of a subdivision application. The project consists of creating three lots from the existing single lot. The property is identified by tax map number R610 039 00A 0199 0000 and consists of .74 acres located at 50 Guerrard Avenue. The property is zoned Neighborhood General - HD. | | | | | |
| This item is on the January 31, 2024 DRC Meeting agenda. | | | | | |
| PROJECT NAME: | | OLD TOWN | | | |



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Subdivision Plan

| | | | | | |
|------------------|------------|--|------------------|--------|-----------------|
| SUB-01-24-018885 | 01/24/2024 | | Subdivision Plan | Active | Jordan Holloway |
|------------------|------------|--|------------------|--------|-----------------|

Applicant: Girishkumar Patel

Owner: Bright Holdings LLC

PLAN DESCRIPTION: A request by Girishkumar Patel, on behalf of Bright Holdings LLC, for approval of a subdivision application. The project consists of creating two lots from the existing single lot. The property is identified by tax map number R610 021 000 0652 0000 and consists of 5.45 acres located at 110 Seagrass Station Road. The property is zoned Village at Verdier PUD.

Status: This item is on the February 28, 2024 DRC Meeting agenda.

PROJECT NAME:

Total Subdivision Plan Cases: 4

Zoning Action

UDO Text Amendment



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Zoning Action

ZONE-03-18-011836 03/26/2018 Zoning Action Active Kevin Icard

Applicant: Town of Bluffton

Owner: Town of Bluffton

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

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

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

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

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

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

PROJECT NAME:

Zoning Map Amendment

ZONE-02-24-018921 02/02/2024 11 GRASSEY LANE Zoning Action Active Dan Frazier

Applicant: Sturre Design & Development, LLC

Owner:

PLAN DESCRIPTION: The proposed zoning Map Amendment includes the rezoning of 11 Grassey Lane & 21 Lake Lane to Agriculture with the Front 7.0 acre parcel being rezoned as Rural Mixed Use to provide local commerce opportunities along the Hwy 46 Corridor.

PROJECT NAME:



Growth Management Application Update Report

Attachment 9

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

| Case Number | Application Date | Property Address | Plan Type | Plan Status | Plan Mgr |
|-------------|------------------|------------------|-----------|-------------|----------|
|-------------|------------------|------------------|-----------|-------------|----------|

Active Cases

Zoning Action

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

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

PLAN DESCRIPTION: Annexation and rezoning of parcels 12D, 14A, 14 & 16. Part of the Grande Oaks Property at the NW corner of the intersections of Buckwalter Pkwy and Lake Point Dr into the Buckwalter PUD as Grande Oaks Commons

PROJECT NAME:

Total Zoning Action Cases: 3

Total Active Cases: 52

Total Plan Cases: 52