



GROWTH MANAGEMENT UPDATE

January 12, 2020

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

- a. **Planning Commission:** December 16, 2020 meeting agenda attached. Next meeting scheduled for Wednesday, January 22, 2020.
- b. **Historic Preservation Commission:** December 2, 2020 meeting agenda attached. Next meeting scheduled for Wednesday, January 6, 2021.
- c. **Board of Zoning Appeals:** December 1, 2020 cancellation notice attached. Next meeting scheduled for Tuesday, January 5, 2021.
- d. **Development Review Committee:** December 2, 9 & 16, 2020 meeting agenda. Cancellation notice for Wednesday, December 23. Next meeting scheduled for Wednesday, January 6, 2021.
- e. **Historic Preservation Review Committee:** December 7, 14 & 21, 2020 cancellation notice. Next meeting scheduled for Monday, January 4, 2021.
- f. **Construction Board of Adjustment and Appeals:** Tuesday, December 15, 2020 cancellation notice attached. Next meeting scheduled for Tuesday, January 19, 2021.
- g. **Affordable Housing Committee: Community Development / Affordable Housing Committee Work Program:** December 3, 2020 meeting agenda attached. Next meeting scheduled for Thursday, January 7, 2021.

2. Community Development / Affordable Housing Committee Work Program:

Neighborhood Assistance Program. The total available budget for this FY21 Town Council funded program is \$166,308.03. Town Staff is continuing to process applications for assistance. As of December 28, 2020, \$23,691.97 (includes households in progress) has been spent to assist Town of Bluffton residents through the Neighborhood Assistance Program. As of December 28, 2020, we have 6 residents waiting on work estimates so that work can begin.

ATTACHMENTS:

1. Planning Commission meeting agenda for Wednesday, December 16, 2020.
2. Historic Preservation Commission meeting agenda for Wednesday, December 2, 2020.
3. Board of Zoning Appeals cancellation notice for Tuesday, December 4, 2020.

January 12, 2021

4. Development Review Committee meeting agenda, for Wednesday, December 2, 9, 16 & 30, 2020. The cancellation notices for December 23, 2020 is also attached.
5. Historic Preservation Review Committee cancellation notices for December 7, 14, 21 & 28, 2020 are also attached.
6. Construction Board of Adjustments and Appeals cancellation notice for Tuesday, December 15, 2020.
7. Affordable Housing Committee meeting agenda notice for Thursday, December 3, 2020.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued 2010-2020 (to December 29, 2020).
 - b. Building Permits Issued Per Month 2010-2020 (to December 29, 2020).
 - c. Value of Construction 2010-2020 (to December 29, 2020).
 - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2020 (to December 29, 2020).
 - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2020 (to December 29, 2020).
 - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2020 (to December 29, 2020).
 - g. New Commercial Construction/Additions Heated Square Footage 2010-2020 (to December 29, 2020).
 - h. Planning and Community Development Applications Approved 2010-2020 (to December 29, 2020).
9. Planning Active Application Report



PUBLIC NOTICE

The Planning Commission (PC)
meeting scheduled for

Wednesday, December 16, 2020, at
6:00 P.M.

Has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Wednesday, January 27, 2021

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



TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

ELECTRONIC MEETING

Wednesday, December 2, 2020 6:00p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page
<https://www.facebook.com/TownBlufftonSC/>

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. NOTICE REGARDING PUBLIC COMMENTS*

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

V. ADOPTION OF AGENDA

VI. ADOPTION OF MINUTES – November 4, 2020

VII. ADOPTION OF 2021 MEETING DATES

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

IX. OLD BUSINESS

X. NEW BUSINESS

- A. Certificate of Appropriateness:** A request by Christopher Epps of In Circle Architecture, on behalf of the owners Trudy J Eaton Trust, for approval of a Certificate of Appropriateness to allow the addition of a 578 SF second story addition to the existing one-story 514 SF Carriage House located at 23 Pritchard Street, Lot 1 in the Taby

Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-09-20-014597)(Staff – Katie Peterson)

- B. Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the owners, Gerard and Beth Ronski for approval of a Certificate of Appropriateness to allow the addition of 120 SF out door shower and a dog door on the exiting 2,849 SF single-family residence located at 5806 Yaupon Road, Lot 20A in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-09-20-014957)(Staff – Katie Peterson)
- C. Certificate of Appropriateness:** A request by Dan Keefer for approval of a Certificate of Appropriateness to allow the addition of a 396 SF carport and storage area to the existing 577 SF Carriage House located at 5469 Mistletoe Loop, Lot 41 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-10-20-014675)(Staff – Katie Peterson)

XI. DISCUSSION

1. Discussion regarding large scale commercial development in Old Town Bluffton Historic District.

XII. ADJOURNMENT

NEXT MEETING DATE– Wednesday, January 6, 2020

*Public Comments may be submitted electronically via the Town’s website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Historic Preservation Committee.

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.

Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, December 1, 2020 at 6:00 p.m.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for Tuesday,
January 5, 2021

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



**TOWN OF BLUFFTON
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA**

ELECTRONIC MEETING

Wednesday, December 2, 2020 1:00 p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page starting at 1:00 p.m.
<https://www.facebook.com/TownBlufftonSC/>

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. 6 Arley Way (Preliminary Development Plan):** A request by Eric Hoover on behalf of Ceagull Investments, LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 12,000 square foot commercial building with associated infrastructure. The property is zoned General Mixed Use and consists of approximately 2 acres identified by tax map number R600 031 0217 0000 located at 6 Arley Way. (DP 10-20-014720) (Staff-Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 9, 2020

"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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*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 Chairperson of the Committee. Public comment must not exceed three (3) minutes.

* Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Development Review Committee.

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

ELECTRONIC MEETING

Wednesday, December 9, 2020 1:00 p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page starting at 1:00 p.m.
<https://www.facebook.com/TownBlufftonSC/>

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. 6 Arley Way (Preliminary Development Plan):** A request by Eric Hoover on behalf of Ceagull Investments, LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 12,000 square foot commercial building with associated infrastructure. The property is zoned General Mixed Use and consists of approximately 2 acres identified by tax map number R600 031 0217 0000 located at 6 Arley Way. (DP 10-20-014720) (Staff-Will Howard)
- 2. Heritage at New Riverside Phase 7 (Final Development Plan):** A request by Thomas and Hutton on behalf of Lamar Smith Homes for approval of a Final Development Plan. The project consists of 60 residential lots with associated infrastructure. The property is zoned New Riverside Planned Unit Development and is approximately 21.1 acres identified by tax map number R614 035 000 1362 0000, located within the Heritage at New Riverside Master Plan (DP-07-20-014434) (Staff- Will Howard)

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

3. **The Lakes at New Riverside Phase 1D (Subdivision):** A request by Thomas and Hutton on behalf of K. Hovnanian Homes for approval of a Subdivision Plan. The project consists of 32 Single family residential lots along with associated right of way and common areas. The property is zoned New Riverside Planned Unit Development and is approximately 12.180 acres identified by tax map number R610 044 000 0140 0000 located within the Lakes at New Riverside Master Plan. (SUB-11-20-014745) (Staff-Alan Siefert)
4. **Tupelo III (Preliminary Development Plan):** A request by Vulcan Property Group, LLC on behalf of Parcel C1, LLC for approval of a Preliminary Development Plan. The project consists of the construction of an office building, a daycare facility and associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.58 acres identified by R610 022 1122 0000 located at the intersection of Cassidy Drive and Buckwalter Parkway. (DP 08-20-14483)(Staff-Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 16, 2020

*Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Development Review Committee.

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

ELECTRONIC MEETING

Wednesday, December 16, 2020 1:00 p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page starting at 1:00 p.m.
<https://www.facebook.com/TownBlufftonSC/>

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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. New Riverside Village Phase 1: (Final Development Plan):** A request by Thomas and Hutton on behalf of MFH Land, LLC for approval of a Final Development Plan. The project consists of the construction of 58 single family town homes, roads, utilities, parks and associated infrastructure. The property is zoned New Riverside planned unit development and consists of approximately +/- 36 acres identified by tax map number R600 036 000 3214 0000 located at New Riverside & May River Road. (DP 05-20-014246) (Staff-Will Howard)
- 2. Saint Gregory the Great (Initial Master Plan):** A request by Walter J. Nester, III on behalf of The Bishop of Charleston, a Corporation Sole, for approval of an Initial Master Plan. The property consists of approximately 62.80 acres identified by tax map numbers R600 022 000 0125 0000 and R660 022 000 1120 0000 and is commonly referred to as the St. Gregory the Great Catholic Church campus located at 323 Fording Island Road. (MP-02-20-014050) (Staff- Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

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

NEXT MEETING DATE: Wednesday, December 23, 2020

* Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Development Review Committee.

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



PUBLIC NOTICE

The Development Review Committee (DRC)
Meeting scheduled for

Wednesday, December 23, 2020,
at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, December 30, 2020

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

ELECTRONIC MEETING

Wednesday, December 30, 2020 1:00 p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page starting at 1:00 p.m.

<https://www.facebook.com/TownBlufftonSC/>

All Applications can be viewed on the Town of Bluffton's Permit Finder page

<https://www.townofbluffton.us/permit/>

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

1. **Parcel 10B Multi-Family (Preliminary Development Plan):** A request by SC Bodner Company, Inc on behalf of The Reed Group for approval of a Preliminary Development Plan. The project consists of the construction of 252 multifamily residential units with an amenity center and associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 45 acres identified by tax map number R610 029 000 0789 0000 located within the Parcel 10A/10B Master Plan. (DP 10-20-14645) (Staff-Will Howard)
2. **28 Dubois Lane (Subdivision Plan):** A request by C & C Preservation on behalf of Carol Healy and Cathy Cockman for approval of a Subdivision Plan for the division of .49 acres into 2 single-family lots along with an associated access easement. The property is zoned Neighborhood General-HD and identified by tax map number R610 039 00A 0256 0000 located at 28 Dubois Lane. (SUB 11-20-14778) (Staff-Alan Seifert)

"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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*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 Chairperson of the Committee. Public comment must not exceed three (3) minutes.

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday January 6, 2021

* Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Development Review Committee.

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, December 7, 2020 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, December 14, 2020

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, December 14, 2020 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, December 21, 2020

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, December 21, 2020 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, December 28, 2020

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



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, December 28, 2020 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, January 4, 2021

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



PUBLIC NOTICE

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

Tuesday, December 15, at 6:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, January 26, 2020

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



TOWN OF BLUFFTON
AFFORDABLE HOUSING COMMITTEE MEETING AGENDA
ELECTRONIC MEETING

Thursday, December 3, 2020 10:00 a.m.

This meeting can be viewed on the Town of Bluffton's Facebook page starting at 10:00 a.m.
<https://www.facebook.com/TownBlufftonSC/>

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – November 19, 2020
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Neighborhood Assistance Program Budget
 - a. FY 2021 Budget Plan
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

NEXT MEETING DATE: Thursday, January 7, 2020

* Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Affordable Housing Committee.

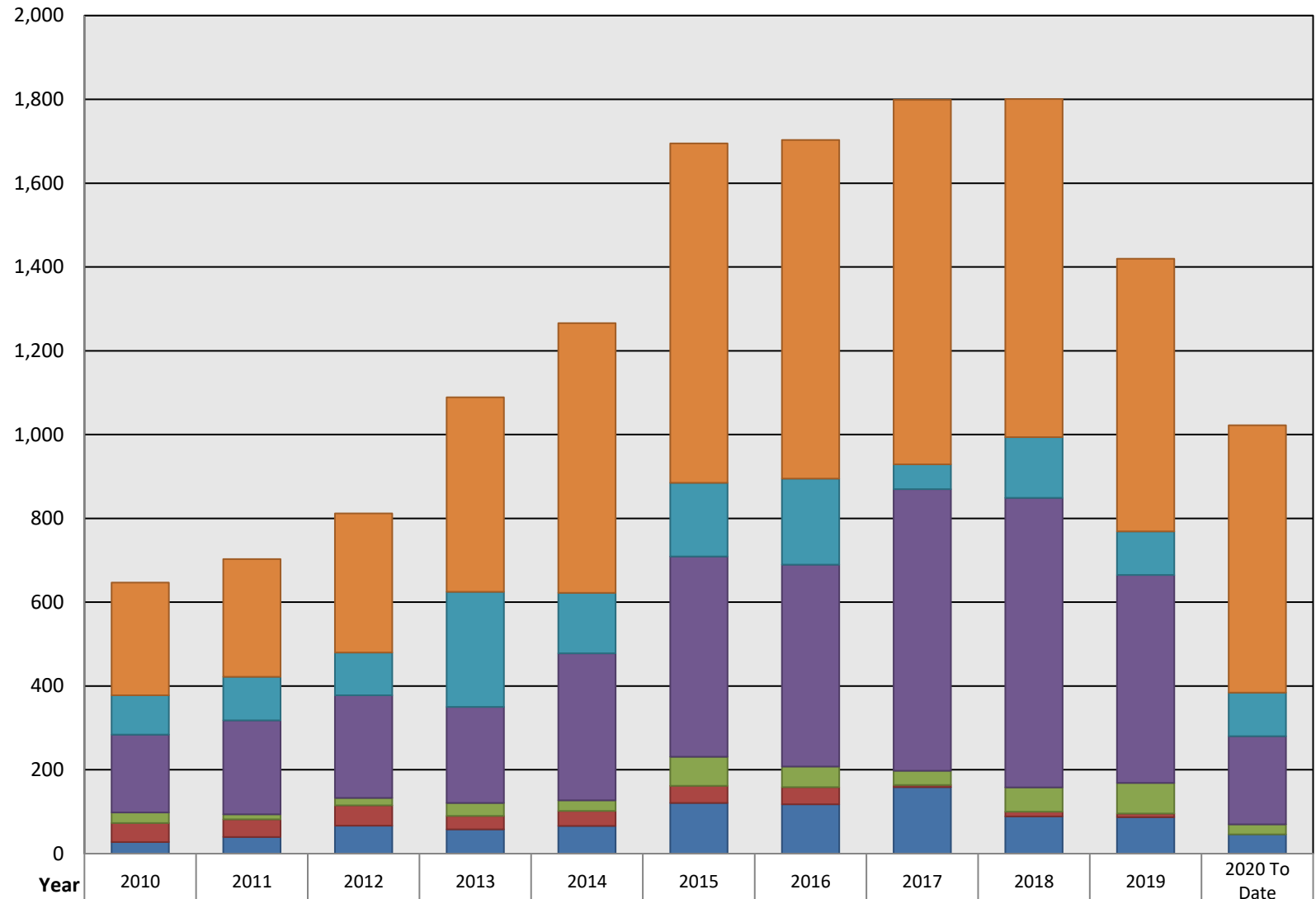
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Town of Bluffton Building Permits Issued 2010-2020

Attachment 8a

Number of Building Permits Issued



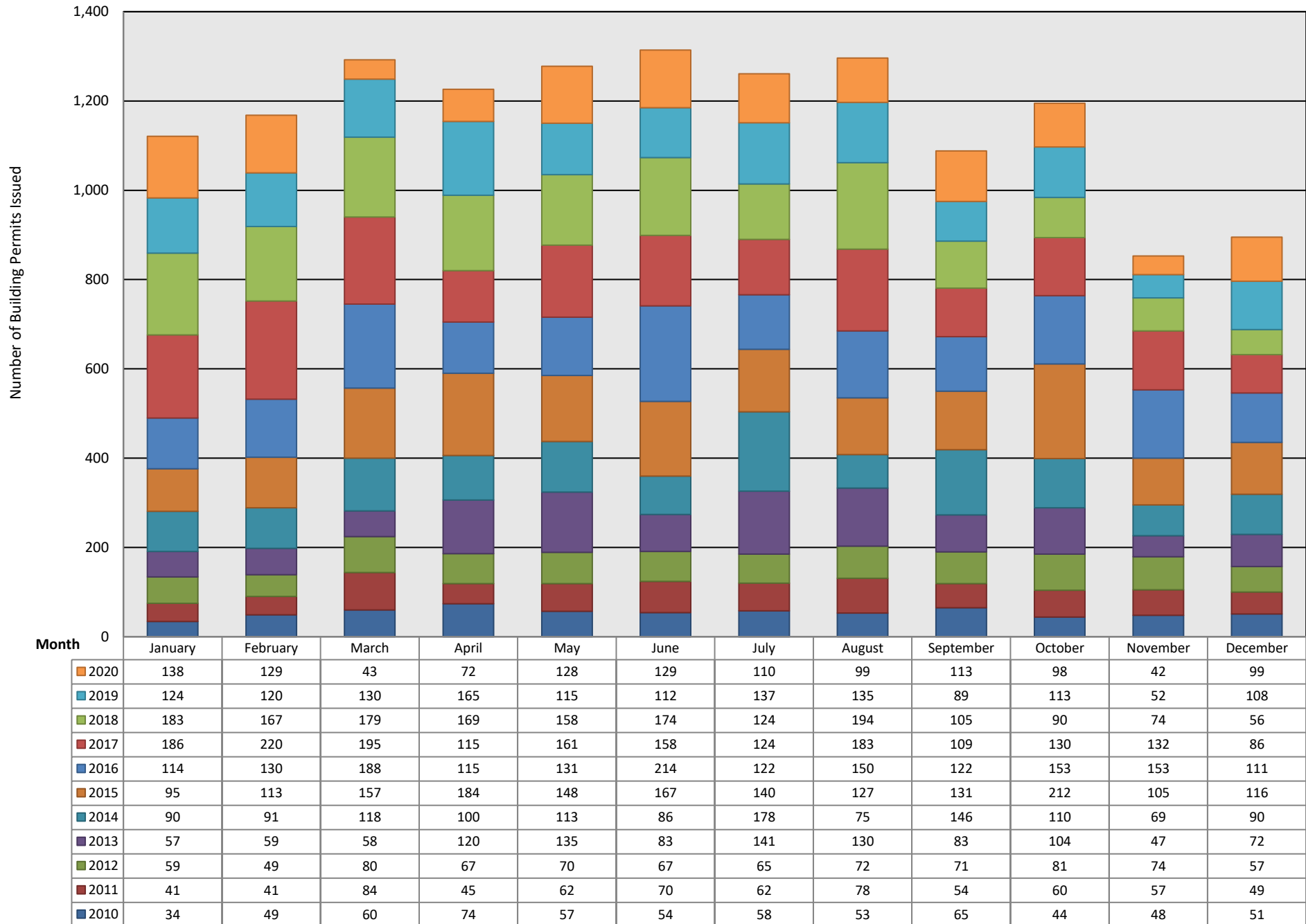
New Single Family/ Multi-Family Residential	269	281	332	464	644	810	808	870	807	651	638
Residential Addition	94	104	102	275	144	176	205	59	145	104	104
Other Residential	186	224	245	229	351	478	482	672	691	496	210
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	49	34	58	73	24
Commercial Addition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

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

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

Town of Bluffton Building Permits Issued Per Month 2010-2020

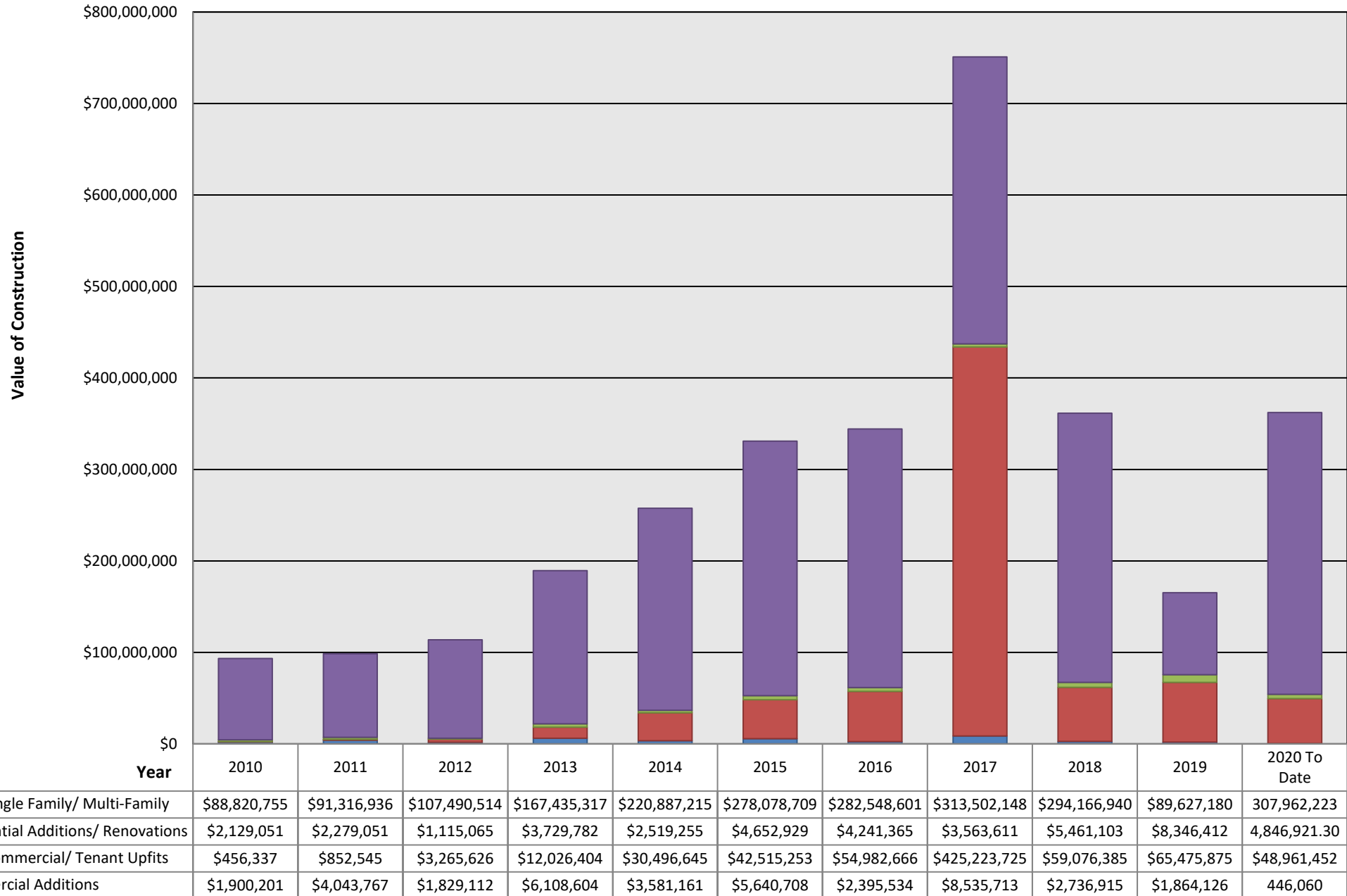
Attachment 8b



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

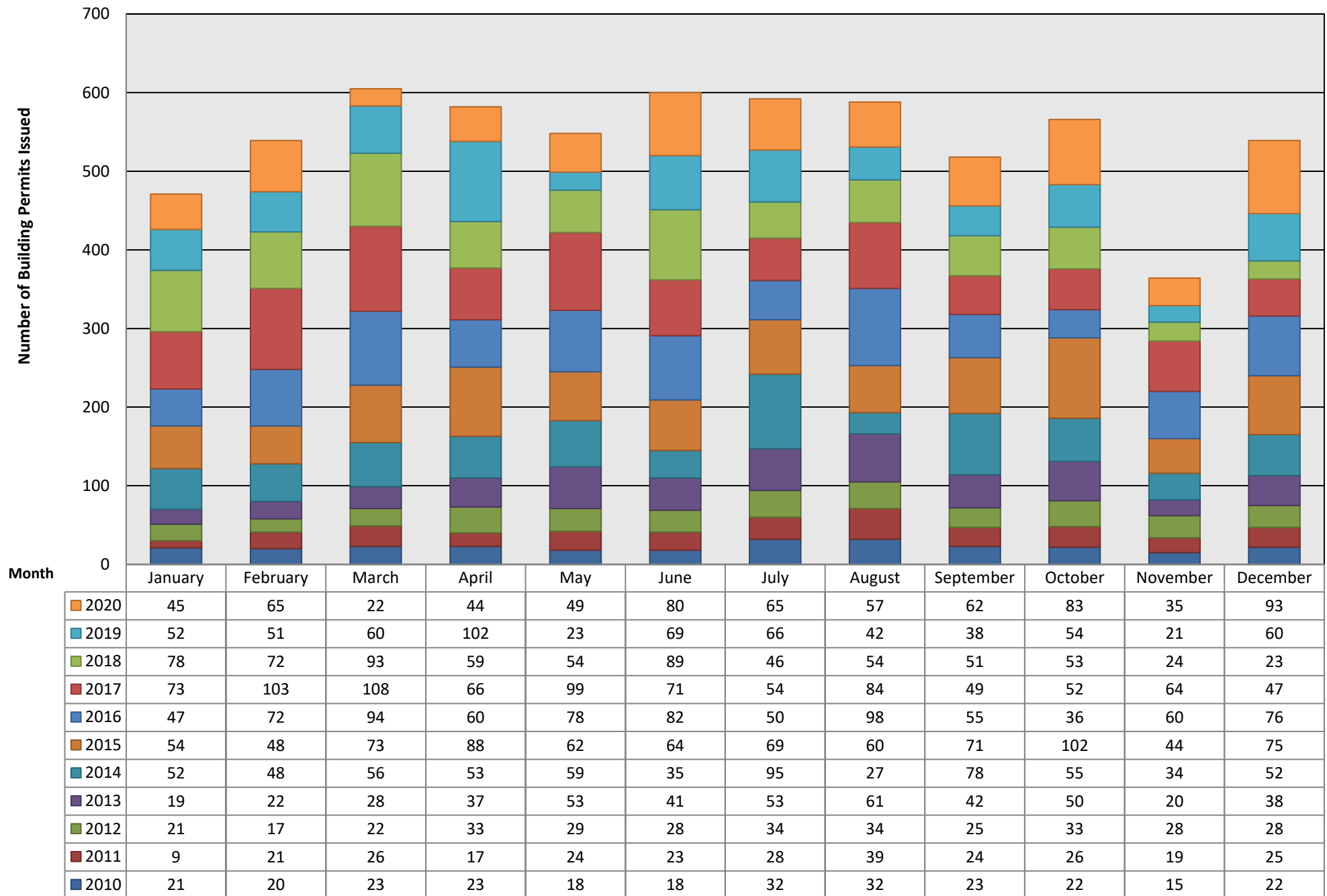
Town of Bluffton Value of Construction 2010-2020

Attachment 8c



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

New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2020



Town of Bluffton
New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2020

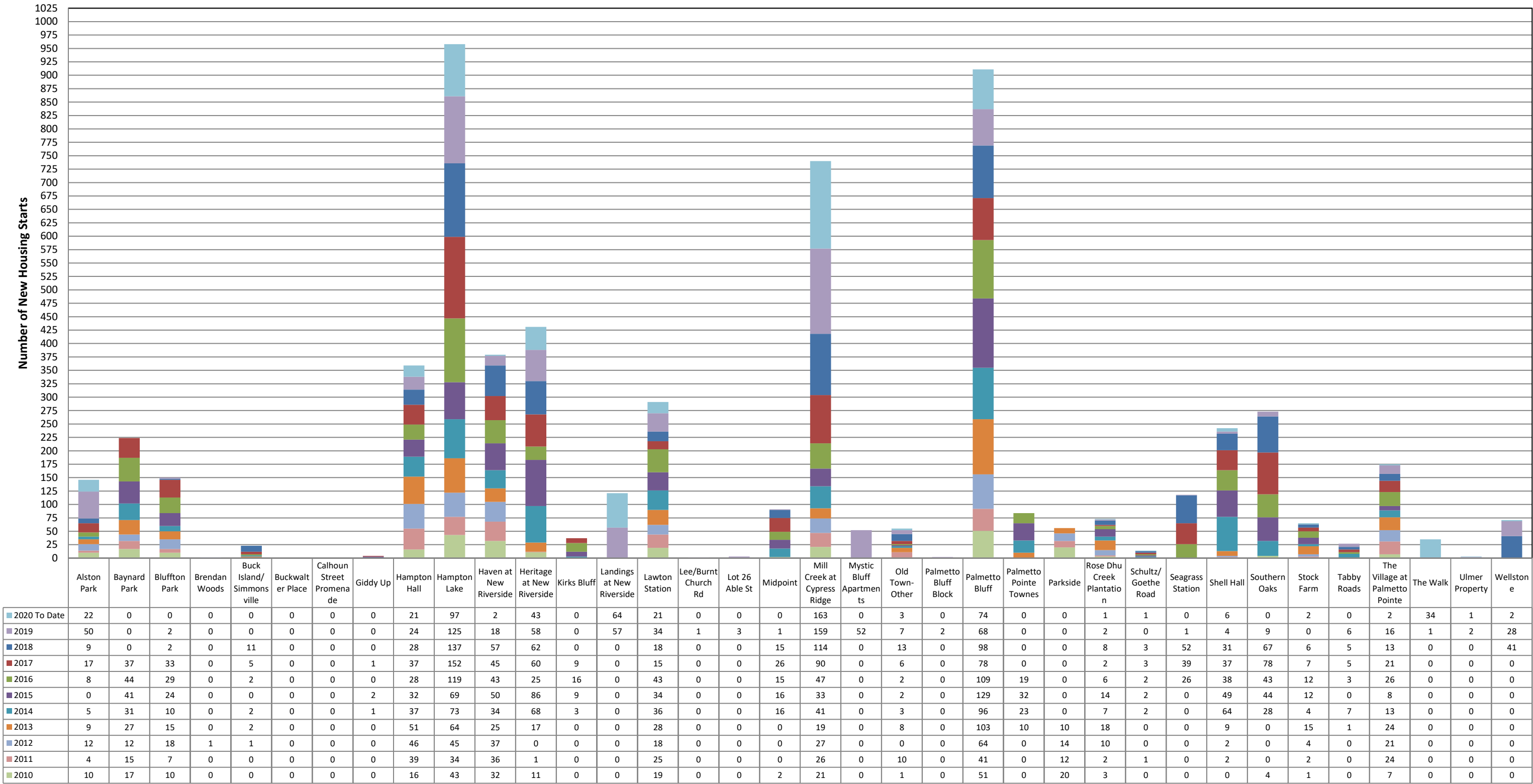
Attachment 8e

Number of Building Permits Issued

Neighborhood

2020 To Date	11	0	0	0	0	0	0	4	0	17	54	0	26	0	41	17	0	0	142	0	0	0	41	0	0	0	2	0	0	3	0	0	1	0	5	0	0	0
2019	55	0	0	0	1	0	0	0	0	30	114	3	39	0	68	41	3	0	145	0	10	3	81	0	0	1	3	4	0	2	0	5	3	16	12	5	8	0
2018	25	0	3	0	6	0	0	0	0	41	143	53	70	0	18	33	0	6	95	1	14	0	84	0	0	0	6	0	28	15	33	0	9	16	0	0	0	52
2017	8	23	21	0	7	0	0	0	1	32	166	45	46	0	0	22	0	24	132	0	10	0	85	0	0	0	3	4	61	43	81	2	3	10	0	0	0	20
2016	19	47	28	0	5	0	0	0	0	31	129	43	54	16	0	36	0	26	91	0	6	0	95	3	0	0	3	0	28	30	59	17	4	28	0	0	0	0
2015	0	49	37	0	2	0	0	0	1	43	118	51	56	17	0	36	0	17	38	0	2	0	163	37	0	0	9	3	4	42	47	18	2	17	0	0	0	0
2014	5	31	10	0	2	0	0	0	1	37	74	34	71	3	0	36	0	16	42	0	3	0	127	23	0	0	8	2	0	67	28	4	7	13	0	0	0	0
2013	9	27	16	0	2	0	0	0	0	52	64	25	17	0	0	28	0	0	19	0	8	0	110	10	10	0	18	0	0	9	0	15	1	24	0	0	0	0
2012	12	12	18	1	1	0	0	0	0	46	45	37	0	0	0	18	0	0	27	0	0	0	64	0	14	0	10	0	0	2	0	4	0	21	0	0	0	0
2011	4	15	7	0	0	0	0	0	0	39	34	36	1	0	0	25	0	0	26	0	10	0	41	0	12	0	2	1	0	2	0	2	0	24	0	0	0	0
2010	10	18	10	0	0	0	0	0	0	16	43	32	11	0	0	19	0	2	21	0	1	0	51	0	20	0	3	0	0	0	4	1	0	7	0	0	0	0

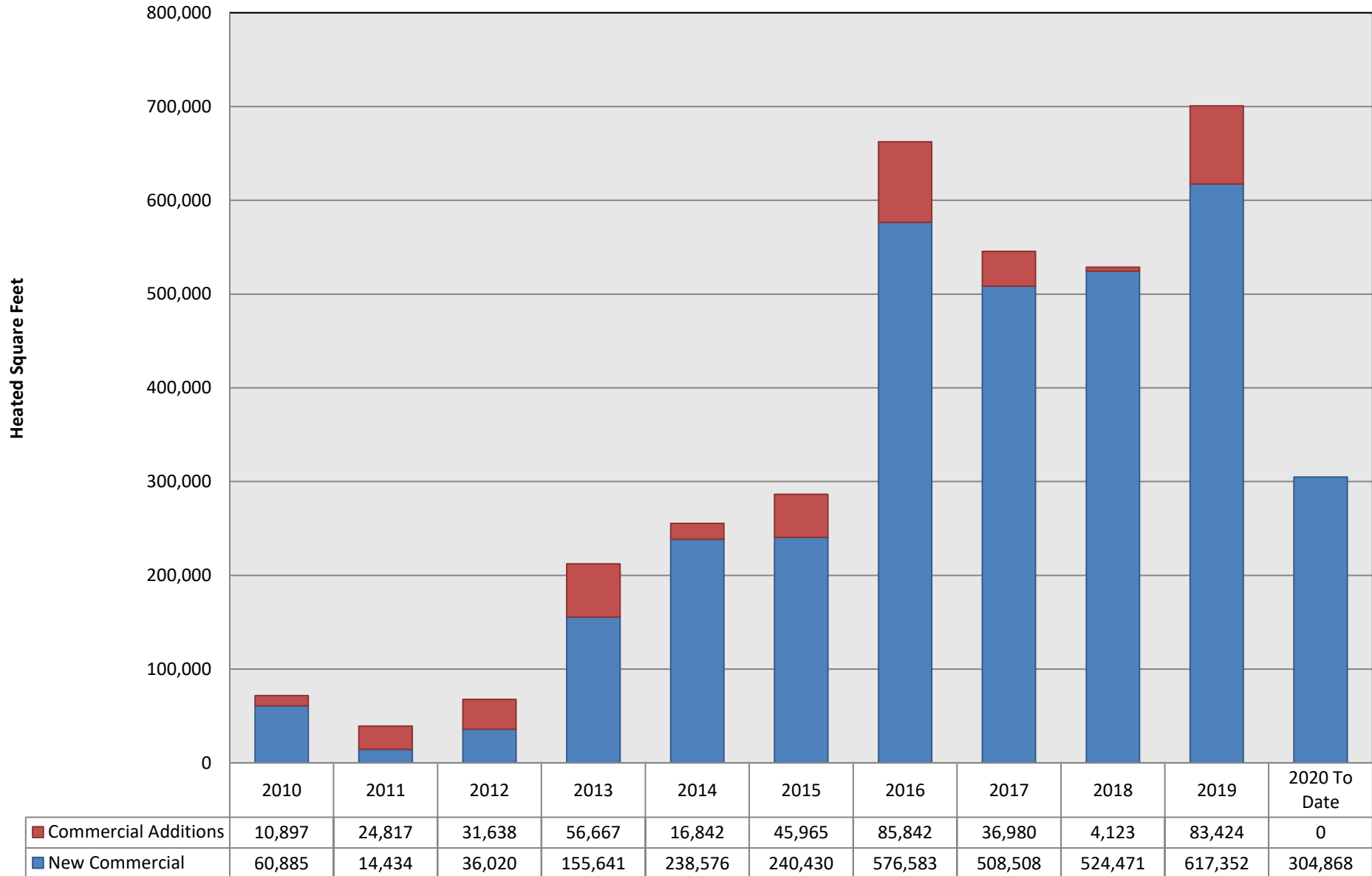
Town of Bluffton
New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2020



Town of Bluffton

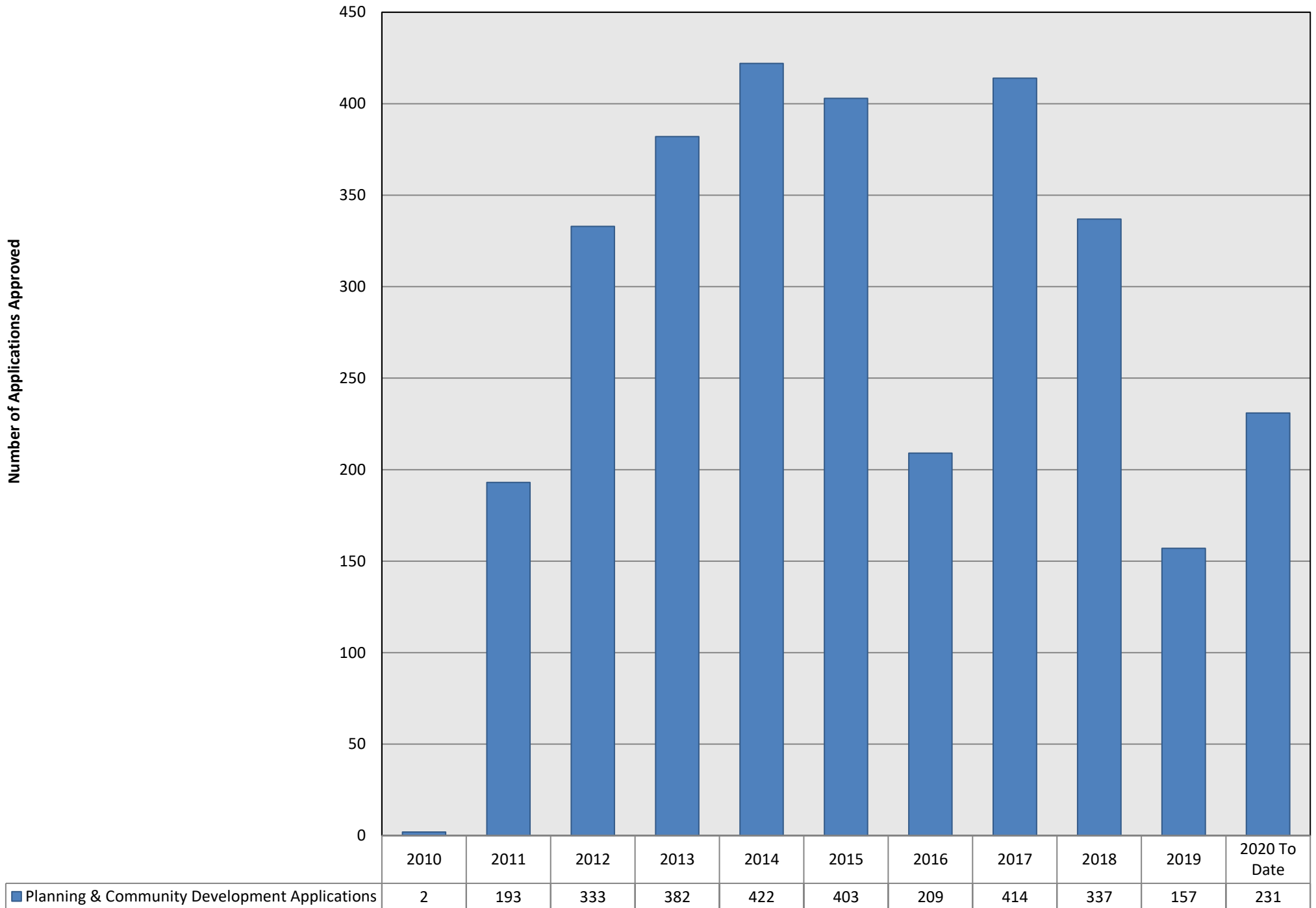
New Commercial Construction and Additions Heated Square Footage 2010 - 2020

Attachment 8g



Town of Bluffton
Planning & Community Development Applications Approved
2010 - 2020

Attachment 8h





Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
Highway Corridor Overlay District					
COFA-08-20-014496	08/25/2020		Certificate of Appropriateness	Active	Katie Peterson
Applicant: AVTEX Commercial Properties, INC		Owner: MFH LAND, LLC			
PLAN DESCRIPTION: A request by Thomas and Hutton on behalf the owners, Town of Bluffton and MFH Land, LLC for approval of a Certificate of Appropriateness -HCOD. The project consists of the infrastructure, landscaping, and lighting for future development. The property is zoned New Riverside Planned Unit Development and consists of approximately 35.4 acres identified by tax map numbers R610 036 000 1258 0000 and R610 036 000 3214 0000, commonly known as Parcel 4B-2 and 4B-3 located at the southeast corner of the SC Highway 46 and SC Highway 170 intersection. STATUS 9-24-2020: The application was reviewed at the September 23, 2020 Planning Commission meeting and approved with conditions. Staff is awaiting resubmitted documents addressing Planning Commission Conditions. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.					
PROJECT NAME:		NEW RIVERSIDE VILLAGE			
COFA-10-20-014686	10/20/2020	35 PONDBERRY ST STREET	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Tarr Group, LLC		Owner: HEPBLUFF LLC			
PLAN DESCRIPTION: A request by WMG Development, LLC on behalf the owner, Hepbluff, LLC for approval of a Certificate of Appropriateness -HCOD. The project consists of a 4,200 SF professional dental office with the associated infrastructure, landscaping, and lighting. The property is zoned Jones Estate Planned Unit Development and consists of approximately 1.43 acres identified by tax map numbers R610 036 000 3210 0000, located at the northeast corner of the SC Highway 170 and Ponderberry Street in the May River Crossing development. STATUS 10-27-2020: The application is currently being reviewed by Staff for conformance with the [Unified Development Ordinance (UDO), or Development Agreement and Planned Unit Development documents], and any development plans associated with the parcel and is scheduled for review by the Planning Commission at the November 18th meeting.					
PROJECT NAME:		TOWNE CENTRE AT NEW RIVERSIDE			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

COFA-03-18-011754 03/02/2018 Certificate of Appropriateness Active Katie Peterson

Applicant: Dan Keefer

Owner: Michael Bradley Holdings, LLC

PLAN DESCRIPTION: A request by Dan Keefer, on behalf of the property owner, Michael Bradley Holdings, LLC., for a Certificate of Appropriateness – HCO for a 5.18 acre development consisting of a brewery/restaurant building of approximately 37,000 SF, an outdoor beer garden area and the associated parking, driveways, lighting and landscaping. The property is identified by tax map numbers R610-039-000-0021-0000, R610-039-000-0756-0000, R610-039-000-0757-0000 and is located adjacent to May River Road (SC Highway 46), Buck Island Road and Jennifer Court. It falls within the Town of Bluffton Highway Corridor Overlay District, and is zoned Neighborhood Core.
STATUS: The application was reviewed at the March 28th PC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.
STATUS 3-19-2020: An email was sent to the Owner and Applicant as listed on the application notifying them of the impending expiration of the application.
STATUS 3-26-2020: Applicant response with plans to provide plans for resubmittal. Active.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

COFA-05-19-013161 05/15/2019 1195 MAY RIVER RD Certificate of Appropriateness Active Katie Peterson

Applicant: Manuel Studio, LLC

Owner: Trever Wells

PLAN DESCRIPTION: A request by Ansley Hester Manuel on behalf of Trever Wells for approval of a Certificate of Appropriateness – HCO to permit the construction of a one-story commercial structure of approximately 3,750 and the associated site improvements. The property, consisting of 0.43 acres, is identified by tax map number R10 039 000 107B 0000, located at 1195 May River Road within the Town of Bluffton Highway Corridor Overlay District, and zoned Neighborhood Core.
Status : The application was reviewed and approved with conditions at the June 26, 2019 Planning Commission meeting. Staff is awaiting the submittal of documents addressing the Planning Condition conditions, including issuance of a Final Development Plan (DP-04-17-010873). Once received, they will be reviewed to ensure the conditions are met and a Final Certificate of Appropriateness granted.
STATUS 3-19-20: An email was sent to the applicant and owner as listed on the application notifying them of the impending expiration of the application.
STATUS 3-26-20: Applicant response still active - working on sewer connectivity. See attached email.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

COFA-09-20-014549	09/02/2020		Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Thomas & Hutton

Owner: HEPBLUFF LLC

PLAN DESCRIPTION: A request by Thomas and Hutton on behalf the owner, HEPBLUFF, LLC for approval of a Certificate of Appropriateness -HCOD. The project consists of Building B, a commercial structure of approximately 2,965 SF and Building D, an unenclosed pavilion of approximately 385 SF within the May River Crossing Master Plan. The property is zoned Jones Estate Planned Unit Development and consists of approximately 17.7 acres identified by tax map numbers R610 036 000 0386 0000, R610 036 000 3209 0000, R610 036 000 3210 0000, R610 036 000 3211 0000, R610 036 000 3212 0000, and R610 036 000 3213 0000, located at the northeast corner of the SC Highway 46 and SC Highway 170 intersection.

STATUS 9-24-2020: The application was reviewed at the September 23, 2020 Planning Commission meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: May River Crossing

Historic District

COFA-10-20-014637	10/05/2020	22 STOCK FARM RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: DH ABNEY COMPANY

Owner: James & Donna Brancato

PLAN DESCRIPTION: A request by DH Abney Company, on behalf of owners, Donna and James Brancato, for review of a Certificate of Appropriateness Application to allow for the construction of a new single-family residential structure of approximately 2,373 SF and a Carriage House of approximately 1,093 SF located at 22 Stock Farm Road, in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.

STATUS 10-27-2020: The application was reviewed at the October 26, 2020 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review

PROJECT NAME: STOCK FARM



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

COFA-10-20-014673	10/15/2020	5718 GUILFORD PL PLACE	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Pearce Scott Architects **Owner:** Kate Eagen

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of owner, Kate Eagen, for review of a Certificate of Appropriateness Application to allow for the construction of a new single-family residential structure of approximately 2,117 SF and a Carriage House of approximately 1,172 SF located at 5718 Guilford Place, identified as Lot 45 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.
STATUS 10-27-2020: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the November 2, 2020 meeting.
STATUS [11-4-2020]: The application was reviewed at the 11-2-2020 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-03-20-014097	03/09/2020	32 TABBY SHELL RD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Southern Coastal Homes, LLC **Owner:** Scott Ready

PLAN DESCRIPTION: A request by Southern Coastal Homes, on behalf of the owner, Scott Ready, for review of a Certificate of Appropriateness to allow the construction of a new 1 ½-story single-family residential structure of approximately 1,813 SF located at 32 Tabby Shell Road (Lot 17) in the Tabby Roads Development and is zoned Neighborhood General – HD.
STATUS: The application was reviewed at the May 4, 2020 HPRC meeting and the June 3, 2020 HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-07-20-014386	07/13/2020	75 BRIDGE ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: James Guscio **Owner:** James Guscio

PLAN DESCRIPTION: A request by James Guscio, for review of a Certificate of Appropriateness to allow the construction of a new 2.5-story single-family building of approximately 2,310 SF located at 75 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.
STATUS 9-24-2020: The application was reviewed at the August 3, 2020 HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the October 7, 2020 meeting.
STATUS 10-8-2020: The Application was approved with conditions at the Oct. 7, 2020 HPC meeting Staff is awaiting resubmitted documents addressing conditions. Once recieved, they will be reviewed and if satisfactory, staff will stamp the plans and issue the final Certificate of Appropriateness.

PROJECT NAME:



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-07-19-013313	07/02/2019	215 GOETHE RD	Certificate of Appropriateness	Active	Katie Peterson
Applicant: The Bluffton Breeze, LLC Owner: Leonex Construction Group Inc.					
PLAN DESCRIPTION: A request by Randolph Stewart, on behalf of Leonex Construction Group, for review of a Certificate of Appropriateness to allow the construction of a 3-story mixed use building of approximately 2,900 SF and a Carriage House of approximately 1,060 SF located at 215 Goethe Road within the May River Road development plan in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD. STATUS: The Application was heard at the July 15th meeting of the HPRC. A Final Application has been submitted and was approved with conditions at the November 6th meeting of the HPC. Staff is awaiting resubmittal materials addressing HPC Conditions. STATUS 11-27-19: Preliminary Approval Letter discussed with Applicant. Awaiting resubmitted materials.					
PROJECT NAME: Schultz/Goethe					
COFA-12-20-014811	12/04/2020	114 PRITCHARD ST STREET	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Manuel Studio, LLC Owner: P. Ellen Malphrus					
PLAN DESCRIPTION: attach an addition on the south side of existing cottage.					
PROJECT NAME: OLD TOWN					
COFA-10-20-014694	10/21/2020	20 MERIWETHER CT COURT	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Webb Construction Inc Owner: Ernie Suozzi					
PLAN DESCRIPTION: A request by Brian Webb, on behalf of owner, Ernie Suozzi, for review of a Certificate of Appropriateness Application to allow the construction of a new 1 ½ story single family residence of approximately 1,955 SF and a Carriage House of approximately 352 SF to be located at 20 Meriweather Court, in the Landon Oaks development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD. STATUS [11-4-2020]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the November 16, 2020 meeting.					
PROJECT NAME: OLD TOWN					



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

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

Owner: Ernest Suozzi

PLAN DESCRIPTION: A request by Ernest Suozzi, for review of a Certificate of Appropriateness to allow the construction of a 2-story single family residential structure of approximately 1920 SF and a Carriage House of approximately 986 SF located on the property at 7 Blue Crab Street in the Tabby Roads development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.

STATUS 3-24-2020: The application was heard at the December 9th meeting of the HPRC and comments provided to the Applicant. A final application was approved with conditions at the February 5, 2020 HPC meeting. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-12-19-013785	12/16/2019	71 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins Architects, Inc.

Owner: Cunningham, LLC

PLAN DESCRIPTION: Building 3- A request by Court Atkins, Inc. on behalf of Cunningham, LLC for review of a Certificate of Appropriateness to allow the construction of a two and a half-story mixed-use building of approximately 8,000 SF located at 71 Calhoun Street and is zoned Neighborhood Center – HD.

STATUS: The application was reviewed at the January 13, 2020 HPRC meeting and comments were provided to the Applicant. A final application was submitted and was reviewed for conformance with the UDO at the May 4 digital HPRC meeting where comments were provided to the Applicant. The application was heard as a workshop item at a Special Meeting of the HPC on June 10th. A Final Application was submitted and reviewed at the August 5, 2020 meeting of the HPC where the item was tabled. The Applicant submitted revised materials which will be reviewed by the HPC at a Special Meeting on September 24, 2020.

PROJECT NAME: OLD TOWN

COFA-09-20-014565	09/08/2020	7 GUERRARD AVE AVENUE	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Buckwalter Place

Owner: Curry Road Investments, LLC

PLAN DESCRIPTION: A request by Randy Brown and Matt Green, for review of a Certificate of Appropriateness to allow the construction of a new 1 ½ story single-family structure of approximately 1,952 SF and a Carriage House of approximately 286 SF located at 7 Guerrard Avenue in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

STATUS 9-24-2020: 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 September 28, 2020 meeting.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

COFA-06-20-014321	06/18/2020	29 LAWTON ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Keith Koobs

Owner: Keith & Mary Koobs

PLAN DESCRIPTION: A request by Keith and Mary Koobs, for review of a Certificate of Appropriateness to allow the construction of a new 1-story single-family structure of approximately 1,415 SF located at 29 Lawton Street and zoned Neighborhood General – HD.

STATUS 9-24-2020: The application was reviewed at the June 29, 2020 HPRC meeting and the August 5, 2020 HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

AMENDMENT{11-17-2020}: New build of house - addition of 2 doors on front elevation of house (front porch).

PROJECT NAME: OLD TOWN

COFA-10-20-014698	10/22/2020	5806 YAUPON RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Pearce Scott Architects

Owner: Gerard & Beth Ronski

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of owners, Gerard and Beth Ronski, for review of a Certificate of Appropriateness Application to allow for the addition of a golf cart bay and second floor of approximately 599 SF to the existing Carriage House of approximately 514 SF located at 5806 Yaupon Road, identified as Lot 20A in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.

STATUS 10-27-2020: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the November 16, 2020 meeting.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

COFA-10-19-013647	10/31/2019	71 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins Architects, Inc.

Owner: Cunningham, LLC

PLAN DESCRIPTION: Building 1 A request by Court Atkins, Inc. on behalf of Cunningham, LLC for review of a Certificate of Appropriateness to allow the construction of a two and a half-story mixed-use building of approximately 8,000 SF located at 71 Calhoun Street and is zoned Neighborhood Center – HD.
STATUS: The application was reviewed at the November 18, 2019 HPRC meeting and comments were provided to the Applicant. The Applicant submitted a second conceptual application for review by the HPRC. It was reviewed at the January 13, 2020 HPRC meeting and comments were provided to the Applicant. A final application was submitted and was reviewed for conformance with the UDO at the May 4 digital HPRC meeting where comments were provided to the Applicant. The application was heard as a workshop item at a Special Meeting of the HPC on June 10th. Staff is awaiting the submission of a final application for full formal HPC review. A Final Application was submitted and reviewed at the August 5, 2020 meeting of the HPC where the item was tabled. The Applicant submitted revised materials which will be reviewed by the HPC at a Special Meeting on September 24, 2020.

PROJECT NAME: OLD TOWN

COFA-11-18-012562	11/14/2018	1268 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Kevin Farruggo

Owner: McClure Real Estate LLC

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

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

COFA-01-20-013886	01/21/2020	36 TABBY SHELL RD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: James Guscio

Owner: Riverside Retreats, Inc

PLAN DESCRIPTION: A request by James Guscio, on behalf of Riverside Retreats, for review of a Certificate of Appropriateness to allow the construction of a new 2-story single-family building of approximately 2,243 SF located at 36 Tabby Shell Road in the Tabby Roads development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.
STATUS 3-30-20: The application was reviewed and was heard at the February 3, 2020 HPRC meeting where comments were provided to the Applicant. A Final Application was submitted and was approved with conditions at the March 4, 2020 meeting of the HPC. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-09-20-014597	09/16/2020	5806 YAUPON RD ROAD	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Pearce Scott Architects

Owner: Gerard & Beth Ronski

PLAN DESCRIPTION: A request by Pearce Scott Architects, on behalf of owners Gerard and Beth Ronski, for review of a Certificate of Appropriateness to allow the addition of a 120 SF outdoor shower area and landscaping revisions to the existing 2-story residential structure of approximately 2,850 SF located at 5806 Yaupon Road in the Old Town Bluffton Historic District, within the Stock Farm Development and zoned Neighborhood General-HD.
STATUS 9-16-2020: 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 October 12, 2020 meeting.

STATUS [11-4-2020]: The application was reviewed at the October 12, 2020 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

STATUS [11-9-2020] FINAL APPLICATION SUBMITTED - Adding dog door with steps to right side of the elevation.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-12-18-012652	12/12/2018	6 HEAD OF THE TIDE	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Manuel Studio, LLC		Owner: Deidre Jurgensen			
PLAN DESCRIPTION: A request by Ansley Manuel, on behalf of Deidre Jurgensen, for review of a Certificate of Appropriateness to allow the construction of a new Carriage House of approximately 1,424 SF located at 6 Head of the Tide in the Old Town Bluffton Historic District, and zoned Neighborhood Conservation-HD. STATUS: The application was reviewed at the January 2nd HPRC meeting and the May 1st HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted. STATUS 3-30-20: A permit has been pulled for 5 Head of Tide to remove the Carriage House from this site, as one of the conditions on this permit. Once the work associated with that permit has been complete, this COFA will be able to be approved. RNEW-10-19-2005					
PROJECT NAME:		OLD TOWN			
COFA-08-20-014495	08/24/2020	5806 GUILFORD PL	Certificate of Appropriateness	Active	Katie Peterson
Applicant: George Gomolski		Owner: Gomo Enterprises, LLC			
PLAN DESCRIPTION: A request by George Gomolski, for review of a Certificate of Appropriateness to allow the construction of a new 2-story mixed-use building of approximately 2,500 SF and a Carriage House of approximately 1,056 SF located at 58-6 Guilford Place in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. STATUS 10-6-2020: The application was reviewed at the September 14, 2020 HPRC meeting and comments were provided to the Applicant. A Final Application has been submitted and will be heard at the November 4, 2020 HPC meeting.					
PROJECT NAME:					
COFA-07-18-012236	07/25/2018	81 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Pearce Scott Architects, Inc.		Owner: 81 Calhoun Street LLC			
PLAN DESCRIPTION: A request by Pearce Scott Architects on behalf of Chris Shoemaker, for review of a Certificate of Appropriateness to allow the construction of a mixed-use accessory Carriage House of approximately 1,200 SF located at 55 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. STATUS: The application was reviewed at the July 30th HPRC meeting and comments were provided to the Applicant. A final applications as approved with conditions at the November 9th meeting. Staff is awaiting resubmittal documents addressing HPC Conditions. Awaiting fees to be paid.					
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-06-19-013223	06/05/2019	127 BRIDGE ST	Certificate of Appropriateness	Active	Katie Peterson
Applicant: R. Stewart Design, LLC		Owner: Spartina449			
<p>PLAN DESCRIPTION: A request by Randolph Stewart of R. Stewart Design, LLC., on behalf of Kay Stanley, for review of a Certificate of Appropriateness to allow for the renovation and construction of a new addition to the existing structure in the Old Town Bluffton Historic District located at 127 Bridge Street in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD.</p> <p>The application was heard at the June 24th HPRC Meeting where comments were provided to the Applicant.</p> <p>STATUS 3-24-2020: The Applicant submitted additional information and requested to be placed on the August 7th HPC Agenda as discussion only for their conceptual application. The Application was heard and comments provided. A final application was submitted and approved with conditions by the HPC at their October 2nd meeting. Staff is awaiting the submittal of revised materials addressing the HPC conditions. Awaiting window detail as final item for approval.</p> <p>STATUS 9-24-2020: A window detail was submitted for review by the HPRC. It has been placed on the September 28, 2020 HPRC Agenda.</p>					
PROJECT NAME:		OLD TOWN			
COFA-12-20-014812	12/07/2020	38 LAWRENCE ST STREET	Certificate of Appropriateness	Active	Katie Peterson
Applicant: Manuel Studio, LLC		Owner: James Mitchell & Laurie Brown			
<p>PLAN DESCRIPTION: Addition to the southeast side of the existing house.</p>					
PROJECT NAME:		OLD TOWN			
COFA-09-20-014595	09/15/2020	23 PRITCHARD ST STREET	Certificate of Appropriateness	Active	Katie Peterson
Applicant: InCircle Architecture		Owner: Trudy Eaton			
<p>PLAN DESCRIPTION: A request by Christopher Epps, on behalf of owner Trudy J Eaton Trust, for review of a Certificate of Appropriateness to allow the addition of a 578 SF second story to the existing 1-story Carriage House of approximately 514 SF located at 23 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.</p> <p>STATUS 9-15-2020: 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 October 12, 2020 meeting.</p> <p>STATUS [11-04-2020]: The application was reviewed at the 10-12-2020 HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the 12-2-2020 meeting.</p>					
PROJECT NAME:		OLD TOWN			



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

Certificate of Appropriateness

COFA-12-19-013784	12/16/2019	71 CALHOUN ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Court Atkins Architects, Inc.

Owner: Cunningham, LLC

PLAN DESCRIPTION: BUILDING 2: A request by Court Atkins, Inc. on behalf of Cunningham, LLC for review of a Certificate of Appropriateness to allow the construction of a two and a half-story mixed-use building of approximately 8,000 SF located at 71 Calhoun Street and is zoned Neighborhood Center – HD.
STATUS: The application was reviewed at the January 13, 2020 HPRC meeting and comments were provided to the Applicant. A final application was submitted and was reviewed for conformance with the UDO at the May 4 digital HPRC meeting where comments were provided to the Applicant. The application was heard as a workshop item at a Special Meeting of the HPC on June 10th. Staff is awaiting the submission of a final application for full formal HPC review. A Final Application was submitted and reviewed at the August 5, 2020 meeting of the HPC where the item was tabled. The Applicant submitted revised materials which will be reviewed by the HPC at a Special Meeting on September 24, 2020.

PROJECT NAME: OLD TOWN

COFA-07-20-014375	07/07/2020	56 PRITCHARD ST	Certificate of Appropriateness	Active	Katie Peterson
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Applicant: Vicky Cowen

Owner: Vicky Cowen

PLAN DESCRIPTION: A request by Vicky Cowen, for review of a Certificate of Appropriateness to allow the construction of a new 1.5-story single-family building of approximately 2,728 SF and a Carriage House of approximately 575 SF located at 56 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS 9-24-2020: The application was reviewed at the August 3, 2020 HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME:

Historic District - Demolition



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

Certificate of Appropriateness

COFA-11-18-012563	11/14/2018	1268 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Kevin Farruggo

Owner: McClure Real Estate LLC

PLAN DESCRIPTION: A request by Grady L Woods Architects on behalf of McClure Real Estate, LLC, for review of a Certificate of Appropriateness - Demolition to allow the demolition of a 1-story cmu block building with an attached wooden structure with a shed roof of approximately 800 SF and a small wood shed of approximately 80 SF located at 1268 May River Road in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.

STATUS: The application was reviewed at the November 19th HPRC meeting, the December 3rd DRC meeting, and the January 9th HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

STATUS 4-27-20: The Applicant is preparing revised plans for resubmittal. Active.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Cases: 30

Comprehensive Plan Amendment

Comprehensive Plan Amendment



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Comprehensive Plan Amendment					
COMP-07-19-013329	07/10/2019		Comprehensive Plan Amendment	Active	Aubrie Giroux
Applicant: Walter J Nester III		Owner: Bishop of Charleston			
<p>PLAN DESCRIPTION: Request for an Ordinance to amend the Town of Bluffton Comprehensive Plan to extend the boundary shown on Map 8.1, Future Annexation Area to include the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map No. R600 022 000 0125 0000 & R660 022 000 1120 0000, as well as change the subject properties future land use designation from Civic/Institutional to Medium Intensity Commercial. STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Additional revisions including a reduction of the requested number of residential development rights from 449 to 150 were submitted following Planning Commission's Workshop on the proposed Annexation and Zoning Map Amendment held on July 22, 2020. Planning Commission will hold a Public Hearing and Recommendation to Town Council on October 28, 2020. Town Council is scheduled to hold Ordinance First Readings at their January 6, 2021 meeting. Town Council is then scheduled to hold Public Hearings and Ordinance Second and Final Readings at their February 9, 2021 meeting.</p>					
PROJECT NAME:		SAINT GREGORY THE GREAT CATHOLIC CHURCH			
COMP-12-20-014814	12/07/2020		Comprehensive Plan Amendment	Active	Aubrie Giroux
Applicant: Ward Edwards, Inc.		Owner: PKP Group LLC			
<p>PLAN DESCRIPTION: Rezoning to allow multi family use with six (6) units per acre.</p>					
PROJECT NAME:		OLD CAROLINA			
COMP-12-20-014851	12/21/2020		Comprehensive Plan Amendment	Active	Kevin Icard
Applicant: J. K. Tiller & Associates, Inc.		Owner: Year Round Pool Co			
<p>PLAN DESCRIPTION: Amendment to the Old Carolina PUD to include BPC Planning area and associated densities and uses.</p>					
PROJECT NAME:		OLD CAROLINA			



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

Total Comprehensive Plan Amendment Cases: 3

Concept Plan Amendment

Concept Plan Amendment

CPA-02-20-014047	02/26/2020		Concept Plan Amendment	Active	Aubrie Giroux
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Applicant: McNair Law Firm, P.A.

Owner: Bishop of Charleston

PLAN DESCRIPTION: 1A request for an Ordinance to approve an amendment to the Buckwalter Planned Unit Development Concept Plan to incorporate approximately 61.093 Acres of land located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 subject to a new Saint Gregory the Great Land Use Tract. STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Additional revisions including a reduction of the requested number of residential development rights from 449 to 150 were submitted following Planning Commission's Workshop on the proposed Annexation and Zoning Map Amendment held on July 22, 2020. Planning Commission will hold a Public Hearing and Recommendation to Town Council on October 28, 2020. Town Council is scheduled to hold Ordinance First Readings at their January 6, 2021 meeting. Town Council is then scheduled to hold Public Hearings and Ordinance Second and Final Readings at their February 9, 2021 meeting.

PROJECT NAME: SAINT GREGORY THE GREAT CATHOLIC CHURCH

Total Concept Plan Amendment Cases: 1

Development Plan

Development Plan



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-08-20-014530	08/31/2020	700E MOUNT PELIA RD ROAD	Development Plan	Active	William Howard
Applicant: Dan Kunau		Owner: May River Forest, LLC			
PLAN DESCRIPTION: PB Citadel - Site development for flex space buildings, storage buildings, and gravel boat/trailer parking					
PROJECT NAME:		PALMETTO BLUFF PHASE 2			
DP-03-19-012966	03/27/2019		Development Plan	Active	William Howard
Applicant: New South Living, LLC		Owner:			
PLAN DESCRIPTION: The Applicant is proposing to construct a two lane, 200 foot extension of Able Street from its terminus with Red Cedar Street to provide access to the adjacent parcel. STATUS: Comments on the Preliminary Development Plan were reviewed at the April 9, 2019 meeting of the DRC. Awaiting Final Development Plan. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire. STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.					
PROJECT NAME:					
DP-10-18-012476	10/15/2018	1268 MAY RIVER RD	Development Plan	Active	William Howard
Applicant: Kevin Farruggo		Owner: McClure Real Estate LLC			
PLAN DESCRIPTION: The Applicant is proposing to subdivide and use parcel and develop as mixed use at 1268 May River Road, Tax Map Number R610 039 00A 0147 0000. STATUS 10/31/2018: Comments on the Preliminary Development Plan were provided at the Oct. 30 meeting of the DRC. Awaiting re-submittal and a response to comments before placing the Preliminary Plan on the agenda for review by the Planning Commission. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire. STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.					
PROJECT NAME:		OLD TOWN			



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-06-19-013224	06/05/2019		Development Plan	Active	William Howard
Applicant: Watercrest Development LLC		Owner: Speyside			
PLAN DESCRIPTION: The Applicant is proposing to construct an assisted living facility within Washington Square.					
STATUS 06/20/2019: Comments on the Preliminary Plan will be provided at the June 25 meeting of the DRC.					
STATUS 08/26/2019: The Preliminary Plan will be reviewed by the Planning Commission at its August 28 meeting.					
08/29/2019: The Preliminary Plan was approved by the Planning Commission. Awaiting Final Development Plan.					
STATUS: The Final Development Plan has been submitted. Comments were reviewed at the November 13, 2019 DRC meeting. Awaiting re-submittal.					
PROJECT NAME: Buckwalter					
DP-09-18-012409	09/21/2018		Development Plan	Active	William Howard
Applicant: Village Park Communities		Owner: Village Park Communities			
PLAN DESCRIPTION: The Applicant is proposing a new residential subdivision located within New Riverside on Parcel 4A1. The residential subdivision will consist of 113 single family homes with a clubhouse. Tax Map Number R614 036 000 1318 0000 .					
STATUS: Comments on the Preliminary Plan were reviewed at the Oct. 09 meeting of the DRC. Awaiting Final Development Plan.					
STATUS 03/12/2019: The Final DP was reviewed at the March 5 meeting of the DRC. Re-submittal materials to address comments provided at DRC were received March 8, 2019. The Final Development Plan is APPROVED with the following condition:					
* The walking trails shown on the exhibits provided to address Staff Comments on the Final Development Plan show walking trails as mulched or grass trails. The walking trails shall be constructed and maintained as mulched trails per the Approved Master Plan, and will be verified at the time of Final CCC inspection.					
STATUS 10/18/2019: A development Plan Amendment to re-configure the site layout was reviewed at the Oct. 23 meeting of the DRC. Awaiting SC DHECC final approval of the Stormwater Plan for Final approval.					
STATUS 12/18/2019: The SC DHEC NPDES Final Approval was provided. The Development Plan Amendment is APPROVED.					
PROJECT NAME: NEW RIVERSIDE PARCEL 4A-1					
DP-09-20-014617	09/29/2020		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: 117 single family lots and infrastructure.					
Palmetto Bluff - Block M2 & 3					
PROJECT NAME:					



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-08-20-014483	08/18/2020		Development Plan	Active	William Howard
Applicant: Vulcan Property Group LLC		Owner: Parcel 9A, LLC			
PLAN DESCRIPTION: The applicant proposes to develop an office building, daycare, and all required infrastructure improvements.					
PROJECT NAME:		BUCKWALTER COMMONS			
DP-11-18-012564	11/14/2018	1217 MAY RIVER RD	Development Plan	Active	William Howard
Applicant: Dan Keefer		Owner: May River Development LLC			
PLAN DESCRIPTION: The Applicant is proposing to develop 5 existing parcels into a mixed use development consisting of 5 single family residences and 5 commercial buildings to include the site infrastructure, internal street-scape, drives, parking, walks, utilities, drainage, and stormwater BMPs . STATUS 11/27/2018: STATUS 12/18/2018: Comments on the Preliminary Development Plan were reviewed at the Dec. 4 meeting of the DRC. Awaiting Final Development Plan. STATUS 05/14/2019: Comments on the Final Development Plan were reviewed at the May 14 meeting of the DRC. Awaiting re-submittal. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire. STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.					
PROJECT NAME:		OLD TOWN			
DP-11-16-010264	11/10/2016		Development Plan	Active	William Howard
Applicant: Coleman Company Inc.		Owner: WWH PALMETTO PT DEVELOPERS			
PLAN DESCRIPTION: The applicant is requesting approval for a Preliminary Development Plan to construct 19 single family homes and associated infrastructure on 5.99 acres. STATUS: Plan is scheduled for 11/29 DRC Meeting. STATUS: The Preliminary Development Plan was heard at the December 6, 2016 DRC Meeting. A Final Development Plan was submitted, reviewed, and heard at the March 14th DRC meeting and comments provided to the Applicant. STATUS: Awaiting resubmittal materials addressing staff comments. STATUS: 04/03/17: APPROVED STATUS: 7/19/17: Plan was reactivated for Certificate of Construction Compliance approval.					
PROJECT NAME:		VILLAGES AT PALMETTO POINTE PHASE 4B			



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-04-17-010873	04/27/2017	1195 MAY RIVER RD	Development Plan	Active	William Howard
Applicant: Manuel Studio, LLC		Owner: Trever Wells			
PLAN DESCRIPTION: The Applicant is requesting approval of a new commercial building with 4 units. STATUS 5/18/17: Comments were reviewed at the May 16 meeting of the DRC. Awaiting submittal of Final Development Plan. STATUS 05/10/2019: Comments on the Final Development Plan were reviewed at the May 7 meeting of the DRC. Awaiting re-submittal.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
DP-10-20-014720	10/30/2020	6 ARLEY WAY WAY	Development Plan	Active	William Howard
Applicant: Eric Hoover		Owner: Ceagull Investments, LLC			
PLAN DESCRIPTION: 12,000 SF commercial building and associated infrastructure in Westbury Park: Lot 20B					
PROJECT NAME:		WESTBURY PARK COMMERCIAL			
DP-05-19-013149	05/09/2019	335 BUCKWALTER PKWY	Development Plan	Active	William Howard
Applicant: Ryan Lyle PE		Owner: St. Andrew by the Sea			
PLAN DESCRIPTION: The Applicant is proposing to construct a 12,250 square foot building, an athletic field and the associated parking, sidewalks, BMPs, utilities and all other infrastructure for Phase 1 of this development located at 335 Buckwalter Parkway, Tax Map Number R610 030 000 0712 0000 & R610 030 000 0513 0000. STATUS 05/28/2019: Comments on the Preliminary Plan were reviewed at the May 28 meeting of the DRC. A re-submittal of the Preliminary Plan is required for review and approval. STATUS 10/23/2019: The Preliminary Development Plan was resubmitted and will be placed on the November 6, 2019 DRC agenda. STATUS 11/19/2019: Comments were reviewed at the Nov. 6 DRC meeting. Awaiting re-submittal to address comments for presentation to the Planning Commission. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire. STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.					
PROJECT NAME:		Buckwalter			



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-10-20-014676	10/19/2020	441 PALMETTO BLUFF ROAD	Development Plan	Active	William Howard
Applicant: Grandview Care, Inc.		Owner: MAY RIVER FOREST			
PLAN DESCRIPTION: Construction of a new Wellness Center, office buildings, and independent living units.					
PROJECT NAME: PALMETTO BLUFF PHASE 1					
DP-10-17-011380	10/05/2017		Development Plan	Active	William Howard
Applicant: Andrews Engineering Co.		Owner: Micheal Bradley Holdings LLC			
PLAN DESCRIPTION: The Applicant is requesting approval to construct a 37,000 SF building to house a brewery, retail sales area, a restaurant and bar space and associated infrastructure. Located on Jennifer Court near the intersection of Highway 46 and Buck Island Road. STATUS 10/18/2017: The Preliminary Development Plan is under review and scheduled for the Oct. 24 meeting of the DRC. STATUS 11/14/2017: Comments on the Preliminary Development Plan were reviewed at the Oct 24 meeting of the DRC. Awaiting submittal of the Final Development Plan. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire. STATUS 04/23/2020: The Applicant has confirmed they intend to proceed with Development Plan Approval and will be re-submitting applications accordingly.					
PROJECT NAME: BUCK ISLAND/SIMMONSVILLE					
DP-08-20-014478	08/18/2020	42 LAUREL OAK BAY RD	Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: The project consists of the construction of 41 single family lots aqnd associated infrastructure within Block J2 of Palmetto Bluff.					
PROJECT NAME: Palmetto Bluff					
DP-08-20-014525	08/31/2020		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: General clearing, installation of utilities, drainage, grading and paving for +/- 4.2 miles of road					
PROJECT NAME:					



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-09-20-014563	09/08/2020	35 PONDBERRY ST STREET	Development Plan	Active	William Howard
Applicant: Tarr Group, LLC		Owner: HEPBLUFF LLC			
PLAN DESCRIPTION: 4,200 SF professional dental office with parking and landscaping improvements.					
PROJECT NAME: TOWNE CENTRE AT NEW RIVERSIDE					
DP-05-20-014246	05/21/2020		Development Plan	Active	William Howard
Applicant: Thomas and Hutton		Owner: MFH LAND, LLC			
PLAN DESCRIPTION: A request by Thomas and Hutton on behalf of MFH Land LLC & Town of Bluffton for the review of the grading, roads, utilities, parks and related infrastructure for Phase 1 of New Riverside Village.					
PROJECT NAME: NEW RIVERSIDE VILLAGE					
DP-08-20-014479	08/18/2020	38 LAUREL OAK BAY RD ROAD	Development Plan	Active	William Howard
Applicant: Mike Hughes		Owner: May River Forest, LLC			
PLAN DESCRIPTION: The project scope shall consist of general clearing, installation of utilities, storm drainage infrastructure, grading and paving to serve the proposed 41 lots. The tax map number for the proposed development is R614 046 000 0062 0000.					
PROJECT NAME: PALMETTO BLUFF PHASE 2					
DP-10-20-014645	10/06/2020		Development Plan	Active	William Howard
Applicant: Mike Klein		Owner: Reed Group Consulting, LLC			
PLAN DESCRIPTION: 280 multifamily residential units and amenity center on Buckwalter Parcel 10B					
PROJECT NAME:					

Preliminary Development Plan



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Active Cases					
Development Plan					
DP-08-20-014463	08/11/2020	115 PERSIMMON ST	Development Plan	Active	William Howard
Applicant: Sam Connor		Owner: May River Commercial Properties LLC			
PLAN DESCRIPTION: Commercial office and warehouse space to serve as Contractors office.					
PROJECT NAME:		SHULTZ TRACT			
DP-03-20-014061	03/02/2020		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: LSSD NEW RIVERSIDE LLC			
PLAN DESCRIPTION: The Applicant is requesting approval to construct 60 residential homes and associated infrastructure as Phase 6 of Heritage at New Riverside. The Preliminary Plan has been placed on the agenda for the May 6 meeting of the DRC.					
PROJECT NAME:		HERITAGE AT NEW RIVERSIDE PHASE 6			
DP-07-20-014377	07/07/2020	2E MILL CREEK BLVD	Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: DR HORTON			
PLAN DESCRIPTION: Cypress Ridge Phase 19 is a 44 single family residential lots with infrastructure					
PROJECT NAME:		CYPRESS RIDGE PHASE 19			



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Active Cases					
Development Plan					
DP-11-17-011473	11/15/2017	71 CALHOUN ST	Development Plan	Active	William Howard
Applicant: RSQ, LLC		Owner: RSQ, LLC			
<p>PLAN DESCRIPTION: The Applicant is requesting approval to construct a 5-building mixed use development with associated parking and infrastructure. STATUS JAN 17: Comments were provided at the Dec. 5 meeting of the DRC. Awaiting submittal of Final Development Plan. STATUS 12/18/2018: Comments on the Final Development Plan were reviewed at the Dec. 11 meeting of the DRC. Revisions are required. Awaiting re-submittal. STATUS 01/14/2018: The Applicant has re-submitted materials in response to staff comments provided at DRC. The plan is scheduled for review by the Planning Commission Jan. 23. STATUS 01/29/2019: The Planning Commission recommended Approval of the Final Plan, with the condition that the Applicant provide revised parking calculations that do not include the on-street parking within 500 feet of the project site.</p> <p>STATUS 04/01/2019: The Development Plan is APPROVED per the revised Project Narrative and parking table dated March 12, 2019 provided by the Applicant. The following Conditions are attached to Development Plan Approval:</p> <p>1. Per UDO 4.4.2. E.1., Any restaurant use must have frontage on Calhoun Street and will not be allowed to front Bridge Street.</p> <p>2. Any restaurant use will require all parking to be on site. No street parking or shared parking may be used for satisfaction of parking requirements for restaurant use.</p> <p>3. Any increases in building square footage or changes in use from the Applicants Project Narrative Dated March 12, 2019 that result in an increase in required parking for the site, based on UDO Table 5.15.7.C.1.a Parking Spaces, will not be allowed without an Amendment to the Development Plan and/or Certificate of Appropriateness HD.</p> <p>STATUS 11/13/2019: A Development Plan Amendment has been submitted for review. The Amendment proposes a re-configuration and reduction in buildings, from 5 buildings to 3 buildings.</p> <p>STATUS 01/23/2020: Comments on the Final Plan Amendment were reviewed at the Dec. 18 Meeting of the DRC. Revisions are required for approval. Awaiting re-submittal.</p> <p>STATUS 06/16/2020: Re-submittal materials to address staff comments was received May 20, 2020. After communicating with the Applicant, Staff will withhold review comments until the site plan is finalized in the HPC/COFA review process. The Applicant is aware that any changes required to the site plan or building layout resulting from comments provided by HPC will need to be updated on the Development Plan.</p>					
PROJECT NAME:		OLD TOWN			
DP-07-20-014434	07/29/2020		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: Lamar Smith Signature HOmes, LLC			
PLAN DESCRIPTION: 60 single family residential lots with infrastructure					
PROJECT NAME:		HERITAGE AT NEW RIVERSIDE PHASE 7			



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

Development Plan

DP-10-19-013630	10/24/2019		Development Plan	Active	William Howard
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Applicant: JK Tiller Associates Inc

Owner: Speyside

PLAN DESCRIPTION: The applicant is requesting Preliminary Development Plan approval for a mixed-use development (Washington Square) consisting of office space, 36 residential apartments, 52,000 square feet of retail, 7,000 square feet of restaurant, and 80-unit boutique hotel, an assisted living home, and greenspace.
STATUS: The Preliminary Plan will be reviewed at the November 27 DRC meeting.
STATUS 12/12/2019: Awaiting re-submittal to address comments provided on Preliminary Development Plan.
STATUS 02/20/2020: Re-submittal materials have satisfied staff comments. The Preliminary Plan is scheduled for Planning Commission review Feb. 26, 2020.
STATUS 03/02/2020: Planning Commission approved the Preliminary Development Plan. Awaiting Final Plan.

PROJECT NAME: WASHINGTON SQUARE

DP-07-19-013387	07/30/2019	4407 BLUFFTON PKWY	Development Plan	Active	William Howard
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Applicant: Thomas and Hutton

Owner: STOPNSTOR

PLAN DESCRIPTION: The applicant is requesting approval of a development plan to construct an additional 7,500 SF 1 story storage building and stormwater infrastructure on approximately .5 acres.
STATUS 08/26/2019: The Preliminary Development Plan was reviewed at the August 21 meeting of the DRC. Awaiting re-submittal to address comments provided to present to the Planning Commission for approval.
STATUS 10/22/2019: Comments on the re-submittal of the Preliminary Plan will be reviewed at the Oct. 30 meeting of the DRC.
STATUS 11/19/2019: Comments were provided at Oct. 30 DRC. Awaiting re-submittal to address comments to present to the Planning Commission.
STATUS 03/02/2020: The Preliminary Plan was approved at the Feb. 26 meeting of the DRC. Awaiting Final Development Plan.

PROJECT NAME: SHULTZ TRACT

DP-01-20-013911	01/23/2020	48 LAWRENCE ST	Development Plan	Active	William Howard
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Applicant: Dolnik Properties

Owner: Dolnik Properties

PLAN DESCRIPTION: The applicant is requesting approval of a development plan to allow a change of use from residential to commercial for a clothing boutique on the ground floor. Comments on the Preliminary Development Plan will be reviewed at the Feb. 5 meeting of the DRC.
STATUS 02/20/2020: The Preliminary Plan was approved by DRC and will be presented to the Planning Commission 02/26/2020.
STATUS 03/02/2020: The Preliminary Plan was approved by the Planning Commission. Awaiting Final Development Plan.

PROJECT NAME:



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-08-19-013460	08/19/2019		Development Plan	Active	William Howard
Applicant: O'Reilly Auto Parts		Owner: O'Reilly Auto Parts			
PLAN DESCRIPTION:		The applicant is requesting approval of a development plan for the construction of a new commercial building and infrastructure for the purpose of the retail sale of automotive parts and related accessories. The Preliminary Plan will be reviewed at the September 18 meeting of the DRC. STATUS: 9/20/2019 Awaiting for resubmittal of plans prior to bringing it to the Planning Commission for approval. STATUS UPDATE 03/31/2020: E-mailed the applicant to notify that their application has been inactive for more than 120 days and if the Town does not receive notification within 10 days that that they intend to pursue approval, the application will expire. STATUS UPDATE 09/11/2020: A Preliminary Plan has been re-submitted for review. Comments will be reviewed at the Sept. 16 meeting of the DRC.			
PROJECT NAME:		SHULTZ TRACT			
DP-01-20-013861	01/13/2020		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: K Hovananian			
PLAN DESCRIPTION:		The Applicant is prosing to construct 79 single family lots with associated infrastructure as Phase 2 of Four Seasons at Carolina Oaks. STATUS 01/22/2020: The plan review has placed on "Hold" and the applicant has been contacted for additional information related to land clearing. The plan review will be re-activated when the additional information and plan changes have been submitted.			
PROJECT NAME:		Four Seasons at Carolina Oaks			
DP-07-20-014412	07/21/2020	2 PARKSIDE DR	Development Plan	Active	William Howard
Applicant: Kelly Little		Owner: Parcel C5 LLC			
PLAN DESCRIPTION:		The project proposes to construct a restaurant and retail space with an outdoor pavilion and amphitheater with associated infrastructure.			
PROJECT NAME:					



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-11-19-013727	11/26/2019		Development Plan	Active	William Howard
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: **Final Development Plan 03/02/2020** The Applicant is proposing to construct 71 single family lots and infrastructure within Block L5 of Palmetto Bluff. STATUS 12/18/2019: Comments on the Preliminary Plan were reviewed at the Dec. 18 meeting of the DRC. Awaiting Final Development Plan. STATUS 03/23/2020: The Final Development Plan is under review and will be placed on the agenda of the next meting of the DRC. The date of the meeting is TBD. Status 04/22/2020: Comments on the Final Plan will be reviewed at the May 6 meeting of the DRC.					
PROJECT NAME:		PALMETTO BLUFF PHASE 2			
Public Project					
DP-06-19-013267	06/19/2019		Development Plan	Active	William Howard
Applicant: Beaufort County		Owner: Beaufort County			
PLAN DESCRIPTION: The Applicant is seeking approval of a Development Plan (Public Project) to construct a 3.5 acre pond to treat run-off from Okatie Highway. Staff Comments were provided at the July 9 meeting of the DRC. Awaiting re-submittal/stormwater permit for Final Approval.					
PROJECT NAME:					
DP-12-19-013803	12/20/2019		Development Plan	Active	William Howard
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: The town is seeking permits to add pathways along Goethe Rd and Shults Rd in Bluffton, SC. The proposed project will disturb approximately 3.9 acres and occur within the Goethe Rd right of way (from Hwy 46 to Hilderbrand Rd) and Shults Rd right of way (from Eighth Avenue to Hilderbrand Road). Improvements to the roadside swales and drainage infrastructure are also proposed as well as the replacement of some driveways, as necessary to accommodate the proposed walkways. STATUS 01/23/2020: The Public Project was reviewed at the Jan. 15 meeting of the DRC revisions are required. Awaiting re-submittal.					
PROJECT NAME:					



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-11-20-014756	11/13/2020	25 PERSIMMON ST STREET	Development Plan	Active	William Howard
Applicant: WK Dickson		Owner: Dominion Energy South Carolina, Inc.			
PLAN DESCRIPTION: Dominion Energy is proposing to construct a new electric transmission substation and gravel access road located along Persimmon Street.					
PROJECT NAME:		BLUFFTON PARK PHASE C-1			
DP-06-20-014293	06/08/2020		Development Plan	Active	William Howard
Applicant: Cranston Engineering Group		Owner: Town of Bluffton			
PLAN DESCRIPTION: New 5' concrete sidewalk in the Simmonsville Rd r/w, minor grading, stormwater infrastructure.					
PROJECT NAME:					
DP-01-19-012790	01/29/2019		Development Plan	Active	William Howard
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: The Applicant is proposing side walks and related infrastructure along Buck Island Road from the intersection of Kitty Road to 289 Buck Island Road. STATUS 02/18/2019: Comments on the Public Project were provided at the Feb. 12 meeting of the DRC. The project is Approved with Conditions pending SCDHEC NPDES approval letter.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
DP-10-20-014674	10/15/2020		Development Plan	Active	William Howard
Applicant: Town of Bluffton		Owner: Town of Bluffton			
PLAN DESCRIPTION: Proposed sidewalk along Goethe Road & Shults Road ROW with associated stormwater infrastructure.					
PROJECT NAME:		Schultz/Goethe			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Development Plan

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

Owner: Town of Bluffton

PLAN DESCRIPTION: New sanitary sewer gravity main in unserved area of Bridge Street.

STATUS 03/21/2019: The Application for Public Project has been entered and is awaiting review and approval of the Stormwater Management Plan. The project will receive review by the DRC upon Stormwater approval.

STATUS 06/20/2019: Comments were provided at the June 18 meeting of the DRC. Awaiting re-submittal for Final Approval.

PROJECT NAME: OLD TOWN

DP-06-19-013227	06/06/2019	125 PRITCHARD ST	Development Plan	Active	William Howard
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Applicant: Town of Bluffton

Owner: Town of Bluffton

PLAN DESCRIPTION: The Applicant is proposing to provide sewer mains on unserved areas of Pritchard Street.

Comments will be reviewed at the June 25 meeting of the DRC.

STATUS 07/22/2019: Comments were reviewed at the June 25 meeting of the DRC. A re-submittal of the design is required that will minimize the impact to significant oak trees in the project area.

PROJECT NAME: OLD TOWN

Total Development Plan Cases: 40

Development Plan Amendment

NA



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Development Plan Amendment

DPA-06-20-014304	06/12/2020	15 CAPTAINS CV	Development Plan Amendment	Active	William Howard
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Applicant: Old Town Dispensary

Owner: Old Town Dispensary

PLAN DESCRIPTION: Approve revised site plan.

PROJECT NAME:

Total Development Plan Amendment Cases: 1

Master Plan

NA

MP-02-20-014050	02/27/2020		Master Plan	Active	Aubrie Giroux
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Applicant: McNair Law Firm, P.A.

Owner: Bishop of Charleston

PLAN DESCRIPTION: Request for approval of a Master Plan for the Saint Gregory the Great property consisting of approximately 62.80 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 & R660 022 000 1120 0000 for a mix of civic, institutional, residential, and commercial uses.

STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Staff is currently reviewing the materials and applications for clarity, content, and completeness. Once Staff's notes and comments are addressed, the request will be placed on the next available regularly scheduled Planning Commission agenda as a workshop item.

PROJECT NAME: SAINT GREGORY THE GREAT CATHOLIC CHURCH

Total Master Plan Cases: 1



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Master Plan Amendment					
Major					
MPA-09-19-013530	09/16/2019		Master Plan Amendment	Active	William Howard
Applicant: Thomas and Hutton		Owner: D.R. Horton			
<p>PLAN DESCRIPTION: A request by D.R. Horton, Inc. to amend the Cypress Ridge Master Plan to update the transportation network by adding roads and service lanes to the commercial village area of Mill Creek. The development is zoned Jones Estate Planned Unit Development and is identified by Tax Map ID parcel R614-028-000-1138-0000, located at the intersection of Highway 170 and Mill Creek Blvd. This amendment request is associated with the previous amendment (PD-04-08-363).</p> <p>STATUS: 9/27/2019 - The request is currently under staff review and is anticipated to be on the October 23, 2019 Development Review Committee meeting agenda.</p> <p>STATUS 10/23/2019: Comments were provided at the Oct. 16 DRC meeting. A re-submittal to address comments provided is required before presentation to the Planning Commission. Awaiting re-submittal.</p> <p>STATUS 11/19/2019: The Master Plan Amendment will be presented to the Planning Commission 11/20/2019.</p> <p>STATUS 12/19/2019: The Master Plan Amendment was approved by the Planning Commission and will be presented at the Jan. 14 meeting of Town Council.</p> <p>STATUS 01/15/2020: The Master Plan Amendment was presented to the Town Council on Jan. 14. The Amendment was tabled and the Applicant was asked to provide a tree and topo survey of the area where townhomes are proposed for construction</p>					
PROJECT NAME:		CYPRESS RIDGE			
MPA-12-20-014852	12/21/2020		Master Plan Amendment	Active	Kevin Icard
Applicant: J. K. Tiller & Associates, Inc.		Owner: Year Round Pool Co			
<p>PLAN DESCRIPTION: Amendment to the Old Carolina PUD to include BPC Planning area and associated densities and uses.</p>					
PROJECT NAME:		OLD CAROLINA			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Master Plan Amendment

MPA-03-20-014070	03/02/2020		Master Plan Amendment	Active	Aubrie Giroux
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Applicant: Enmarket

Owner: Grande Oaks II, LLC

PLAN DESCRIPTION: A request by Walter J. Nester, III on behalf of Enmark Station, Inc. for consideration of an amendment to the Buckwalter Commons Phase 1 Master Plan to incorporate certain property consisting of approximately 1.076 Acres of land located at 464 Buckwalter Parkway and identified as a portion of Beaufort County Tax Map No. R600 029 000 0014 0000 to supplement the development of the 9.18 acre Robertson site.

STATUS: Staff is currently reviewing the concurrent applications for Annexation, Zoning Map Amendment, Buckwalter Development Agreement Amendment, Buckwalter Concept Plan Amendment, and Buckwalter Commons Phase 1 Master Plan Amendment and their associated materials for clarity, content, and completeness. Once Staff's notes and comments are addressed, the request will be placed on the next available regularly scheduled Planning Commission agenda as a workshop item.

PROJECT NAME: ROBERTSON SITE

MPA-12-20-014813	12/07/2020		Master Plan Amendment	Active	William Howard
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Applicant: Ward Edwards, Inc.

Owner: PKP Group LLC

PLAN DESCRIPTION: Rezoning to Planned Unit Development, Old Carolina PUD to authorize multi family use with six (6) units per acre.

PROJECT NAME: OLD CAROLINA

Total Master Plan Amendment Cases: 4

Subdivision Plan

General



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-11-20-014778	11/23/2020	28 DUBOIS LN LANE	Subdivision Plan	Active	Alan Seifert
Applicant: Carol Healy		Owner: Carol Healy			
PLAN DESCRIPTION: 28 Dubois Lane (Subdivision): A request by C & C Preservation on behalf of Carol Healy and Cathy Cockman, owners, for review of a Subdivision Plan for the division of .49 acres into 2 single-family lots along with an associated access easement. The property is identified by tax map number R610 039 00A 0256 0000. The property is zoned Neighborhood General-Hd and therefore, should be reviewed based on the requirements set forth in the Town of Bluffton Unified Development Ordinance and Stormwater Design Manual. STATUS [12/16/2020]: The application is currently being reviewed by Staff for conformance with the Town of Bluffton Unified Development Ordinance and is scheduled for review by the DRC at the December 23rd meeting.					
PROJECT NAME:		OLD TOWN			
SUB-09-20-014606	09/21/2020	675 NEW RIVERSIDE RD ROAD	Subdivision Plan	Active	Alan Seifert
Applicant: Thomas & Hutton		Owner: K Hovnanian			
PLAN DESCRIPTION: The Lakes at New Riverside - Phase 1C (Subdivision): A request by Mike Hughes of Thomas & Hutton on behalf of K. Hovnanian, Jeff Wiggins, owner, for review of a Subdivision Plan for the division of 5.802 acres into 23 single-family lots along with associated right of way and common areas. The property is identified by tax map number R610 044 000 0140 0000 and is located within the New Riverside Parcel 9 Master Plan. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the DSO 90/3 and its modifications and Town of Bluffton Stormwater Design Manual. STATUS [10/16/2020]: The application is currently being reviewed by Staff for conformance with the New Riverside Development Agreement and Planned Unit Development documents and is scheduled for review by the DRC at the October 21th meeting.					
PROJECT NAME:		NEW RIVERSIDE -PARCEL 9			
SUB-04-17-010766	04/03/2017		Subdivision Plan	Active	Katie Peterson
Applicant: Armando Servin		Owner: Armando Servin			
PLAN DESCRIPTION: A request by Armando Servin Rosales, for the approval of a Subdivision Plan. The proposed subdivision will divide the existing parcel into two parcels. The property is located on Buck Island Road within the Residential General Zoning District. The property is identified by tax map number R640 031 000 016A 0000. The application was heard at the April 25, 2017 DRC meeting and comments were provided to the applicant. STATUS: Awaiting Applicant submittal of sewer connection confirmation.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-10-20-014646	10/06/2020	3702 OKATIE HWY HIGHWAY	Subdivision Plan	Active	Alan Seifert
Applicant: John Paul Moore		Owner: K Hovananian			
PLAN DESCRIPTION: Four Seasons - Phase 1C (Subdivision): A request by John Paul Moore of Thomas & Hutton on behalf of K. Hovnanian, Jeff Wiggins, owner, for review of a Subdivision Plan for the division of 9.559 acres into 31 single-family lots along with associated right of way and common areas. The property is identified by tax map number R614 036 000 3372 0000 and is located within the Cypress Ridge Master Plan. The property is zoned Jones Estate PUD and therefore, should be reviewed based on the requirements set forth in the DSO 90/3 and its modifications and Town of Bluffton Stormwater Design Manual. STATUS [10/30/2020]: The application is currently being reviewed by Staff for conformance with the Jones Estate Development Agreement and Planned Unit Development documents and is scheduled for review by the DRC at the November 4th meeting.					
PROJECT NAME:		Four Seasons at Carolina Oaks			
SUB-08-19-013391	08/01/2019	21 LITTLE POSSUM LN	Subdivision Plan	Active	Katie Peterson
Applicant: Progressive Tax Services		Owner: Progressive Tax Services			
PLAN DESCRIPTION: A request by James Barnwell for approval of a Subdivision Plan. The project consists of subdividing one lot into seven lots. The property is zoned Residential General and consists of approximately 1.5 acres identified by tax map numbers R610 039 000 210B 0000 and R610 039 000 210A 0000 located at 21 and 33 Little Possum Lane. STATUS: The application was reviewed at the August 21st meeting of the DRC where comments were provided to the Applicant. Staff is awaiting revised materials addressing comments.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
SUB-11-20-014745	11/09/2020		Subdivision Plan	Active	Alan Seifert
Applicant: John Paul Moore		Owner: K Hovananian			
PLAN DESCRIPTION: The Lakes at New Riverside - Phase 1D (Subdivision): A request by Mike Hughes of Thomas & Hutton on behalf of K. Hovnanian, Jeff Wiggins, owner, for review of a Subdivision Plan for the division of 12.180 acres into 32 single-family lots along with associated right of way and common areas. The property is identified by tax map number R610 044 000 0140 0000 and is located within the New Riverside Parcel 9 Master Plan. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the DSO 90/3 and its modifications and Town of Bluffton Stormwater Design Manual. STATUS [12/4/2020]: The application is currently being reviewed by Staff for conformance with the New Riverside Development Agreement and Planned Unit Development documents and is scheduled for review by the DRC at the December 9th meeting.					
PROJECT NAME:		NEW RIVERSIDE -PARCEL 9			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-02-17-010618	02/24/2017	22 PHOENIX RD	Subdivision Plan	Active	Katie Peterson
Applicant: Leona Woodard		Owner: Terry Johnson			
PLAN DESCRIPTION: The applicant is requesting approval to create a second lot from tax map number R610 031 000 0102 0000. The application was on the March 14th DRC meeting agenda, but no applicant was present. The item was tabled to the March 21st DRC meeting. The application was heard at the March 21st DRC meeting and comments provided to the Applicant. STATUS: Awaiting applicant resubmittal addressing watershed and BJWSA comments.					
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
SUB-09-20-014615	09/25/2020	675 NEW RIVERSIDE RD ROAD	Subdivision Plan	Active	Alan Seifert
Applicant: Michael Hughes		Owner: K. Hovanian			
PLAN DESCRIPTION: The Lakes at New Riverside - Phase 1E (Subdivision): A request by Mike Hughes of Thomas & Hutton on behalf of K. Hovnanian, Jeff Wiggins, owner, for review of a Subdivision Plan for the division of 5.248 acres into 21 single-family lots along with associated right of way and common areas. The property is identified by tax map number R610 044 000 0140 0000 and is located within the New Riverside Parcel 9 Master Plan. The property is zoned New Riverside PUD and therefore, should be reviewed based on the requirements set forth in the DSO 90/3 and its modifications and Town of Bluffton Stormwater Design Manual. STATUS [10/26/2020]: The application is currently being reviewed by Staff for conformance with the New Riverside Development Agreement and Planned Unit Development documents and is scheduled for review by the DRC at the October 28th meeting.					
PROJECT NAME:		NEW RIVERSIDE -PARCEL 9			
SUB-10-20-014644	10/06/2020		Subdivision Plan	Active	Alan Seifert
Applicant: Thomas & Hutton		Owner: MAY RIVER FOREST			
PLAN DESCRIPTION: Palmetto Bluff is a continuing development with Block L5. The project is located within the Palmetto Bluff PUD, finishing development between Block L3 and Block L4. The total project area is +/- 56.3 acres. The Project scope shall consist of general clearing, installation of utilities, storm drainage infrastructure, grading and paving to serve the propose 69 lots. {Block L5}					
PROJECT NAME:		PALMETTO BLUFF PHASE 2			



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

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

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

Subdivision Plan

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

Owner: Carrie's Fun World

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

PROJECT NAME:

SUB-11-18-012584	11/19/2018		Subdivision Plan	Active	Katie Peterson
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Applicant: Thomas & Hutton

Owner: HL Development

PLAN DESCRIPTION: A request by Thomas and Hutton, on behalf of HL Development, LLC, for approval of a Subdivision Plan. The project consists of 4 commercial parcels and associated infrastructure to be located on approximately 15 acres. The property is zoned Planned Unit Development, located within the Buckwalter PUD and is identified by tax map number R614 029 000 2050 0000, located west of the existing Hampton Lake community and east of Lawton Station. STATUS: The application was reviewed by Staff and was placed on the December 12th DRC Agenda for review where comments were provided to the applicant. Awaiting updated materials addressing staff comment.

PROJECT NAME: Buckwalter

Historic District

SUB-08-19-013427	08/12/2019	6 SHELL RAKE ST	Subdivision Plan	Active	Katie Peterson
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Applicant: Sunshine Living Properties, LLC

Owner:

PLAN DESCRIPTION: This application is to divide Lot 31 Shell Rake into two lots, Lot 31 A and Lot 31 B Barnacle Cut Lane and create two future building sites.

Both lots meet UDO lot and road standards and complies with Article 3 of the UDO. The 911 address will also be changed to the addresses shown above. Once the subdivision has been approved the applicant will provide surveyor sealed copies to be recorded. The Application was heard by the DRC at their September 11th meeting where comments were provided to the applicant. STATUS: Staff is awaiting the submittal of a Development Plan amendment and revised plans.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Subdivision Plan

Total Subdivision Plan Cases: 12

Zoning Action

Special Exception

ZONE-05-20-014229 05/13/2020 70 10 PENNINGTON DR Zoning Action Active Kevin Icard

Applicant: Nelson Pinto **Owner:** Mathesoya Mgt Corp

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

PROJECT NAME:

UDO Text Amendment



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

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

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

Zoning Action

ZONE-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 Appeal

ZONE-03-20-014108 03/11/2020 Zoning Action Active William Howard

Applicant: Sarah Kepple

Owner: Jim Merli

PLAN DESCRIPTION: Review of the Buckwalter PUD interpretation; was it written to protect adjacent Beaufort Co. property or do adjacent wetlands and rural residential setback requirements provide enough buffer for our property use?

STATUS 4/21/2020 Due to COVID-19, this project is being held until such time that staff can hold an in-person Public Hearing.

PROJECT NAME:

Zoning Map Amendment



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Zoning Action					
ZONE-12-20-014855	12/21/2020		Zoning Action	Active	Kevin Icard
Applicant: Ward Edwards, Inc.		Owner: PKP Group LLC			
PLAN DESCRIPTION: Rezoning to PUD, Old Carolina PUD to authorize multi family use with six (6) units per acre.					
PROJECT NAME: OLD CAROLINA					
ZONE-12-20-014853	12/21/2020		Zoning Action	Active	Kevin Icard
Applicant: J. K. Tiller & Associates, Inc.		Owner: Year Round Pool Co			
PLAN DESCRIPTION: Amendment to the Old Carolina PUD to include BPC Planning area and associated densities and uses.					
PROJECT NAME: OLD CAROLINA					
ZONE-07-19-013331	07/10/2019		Zoning Action	Active	William Howard
Applicant: Walter J Nester III		Owner: Bishop of Charleston			
PLAN DESCRIPTION: 1)A request for an Ordinance to approve an amendment to the Buckwalter Planned Unit Development Text to incorporate provisions for a New Land Use Tract to be Known as the Saint Gregory the Great Tract; and 2) A request for an Ordinance approving Zoning Map Amendment for approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 to rezone the subject property to Buckwalter Planned Unit Development (PUD) subject to a new Saint Gregory the Great Land Use Tract STATUS: Town Council approved the "Intent to Annex", First Reading of the Annexation Ordinance at their August 12, 2019 meeting. The Applicant previously requested to place this application on hold so they can prepare updated materials to reflect the Town's desire for them to pursue incorporating the property into the Buckwalter Planned Unit Development Concept Plan Development Agreement as a new planning tract instead of General-Mixed use as requested. To bring the property into Buckwalter, amendments to the Planned Unit Development, Concept Plan, and Development Agreement are necessary which will require the submittal of additional applications and materials. Applicant submitted revised materials and the necessary additional applications on February 21, 2020. Additional revisions including a reduction of the requested number of residential development rights from 449 to 150 were submitted following Planning Commission's Workshop on the proposed Annexation and Zoning Map Amendment held on July 22, 2020. Planning Commission will hold a Public Hearing and Recommendation to Town Council on October 28, 2020. Town Council is scheduled to hold Ordinance First Readings at their January 6, 2021 meeting. Town Council is then scheduled to hold Public Hearings and Ordinance Second and Final Readings at their February 9, 2021 meeting.					
PROJECT NAME: SAINT GREGORY THE GREAT CATHOLIC CHURCH					



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Zoning Action

ZONE-08-20-014518 08/28/2020 Zoning Action Active Kevin Icard

Applicant: JK Tiller Associates Inc

Owner: Huggins Hollow LLC

PLAN DESCRIPTION: Request for an Ordinance for a Zoning Map Amendment to designate the annexation of the Huggins Hollow properties consisting of approximately 36.26 acres located on Gibbet Road and identified as Beaufort County Tax Map Nos. R600 036 000 001F 0000, R600 036 000 001D 0000, R600 036 000 0364 0000, R600 036 000 001H 0000, R600 036 000 0001 0000, and R600 036 000 0439 0000 as Agricultural (AG) pursuant to the Town of Bluffton Unified Development Ordinance, as amended.

STATUS: Staff is currently reviewing the materials and applications for clarity, content, and completeness before scheduling Town Council Annexation Ordinance First Reading "Intent to Annex".

PROJECT NAME: HUGGINS HOLLOW

Total Zoning Action Cases: 7

Total Active Cases: 99

Total Plan Cases: 99