

# Town of Bluffton

Beaufort County, SC

PLANNING  
&  
GROWTH MANAGEMENT  
DEPARTMENT

# PROPOSED FUTURE LAND USE

(BLOWUP)

July 10, 2008

## Legend

Proposed Changes

### FUTURE LAND USE

- High Intensity Commercial
- Medium Intensity Commercial
- Low Intensity Commercial
- Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Civic/ Institutional
- Recreation/ Open Space
- Conservation/ Preservation

### MISCELLANEOUS

- Parcel Line
- In PUD

### JURISDICTIONAL

- Beaufort County
- Hilton Head Island
- Jasper County
- Hardeeville
- Bluffton Town Limits

### TRANSPORTATION

- Roads
- Bluffton Parkway (Proposed)

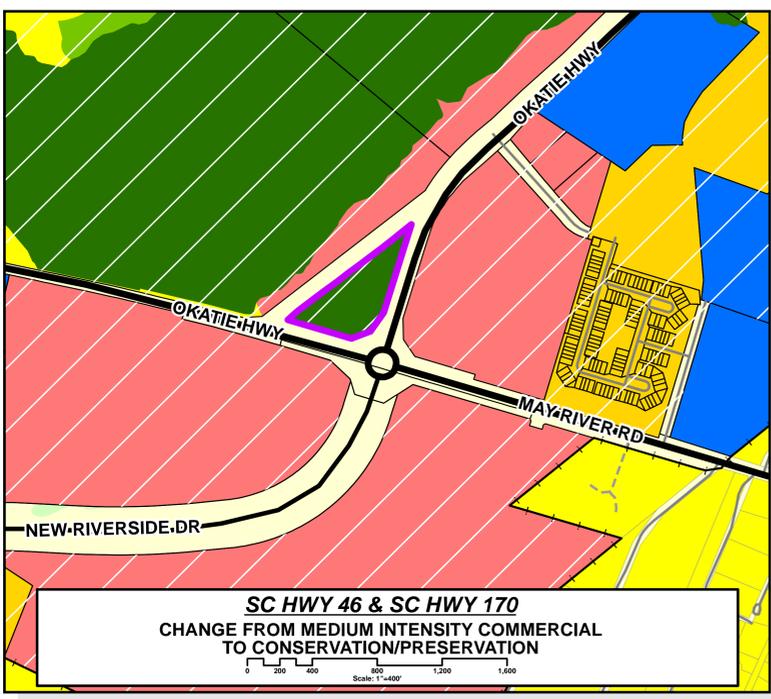
### HYDROLOGY

- Marsh
- Water

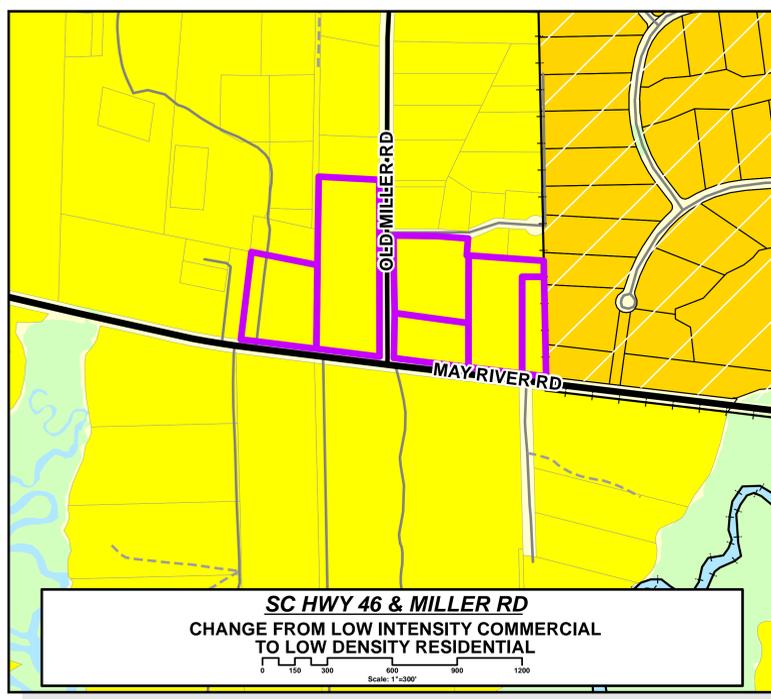
SCALE VARIES  
(SEE INDIVIDUAL INSERTS)



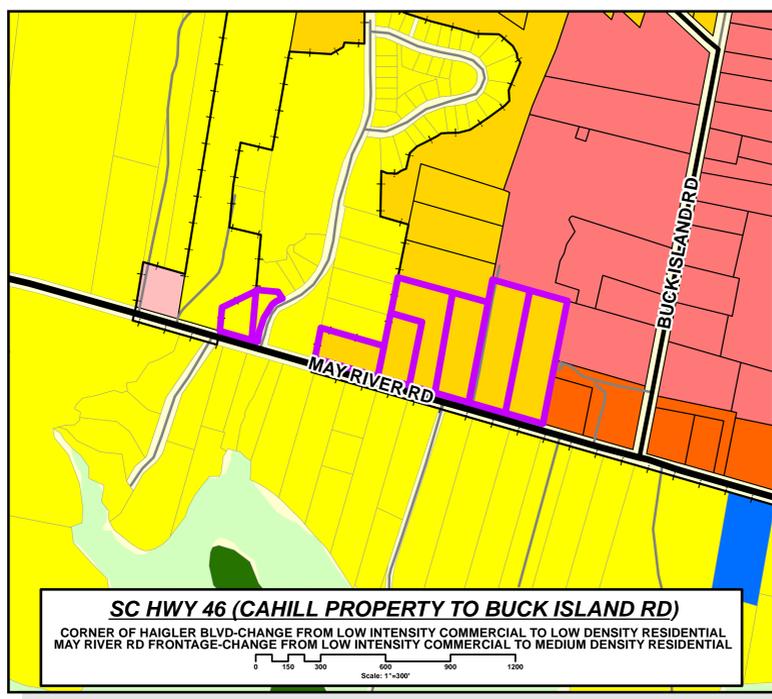

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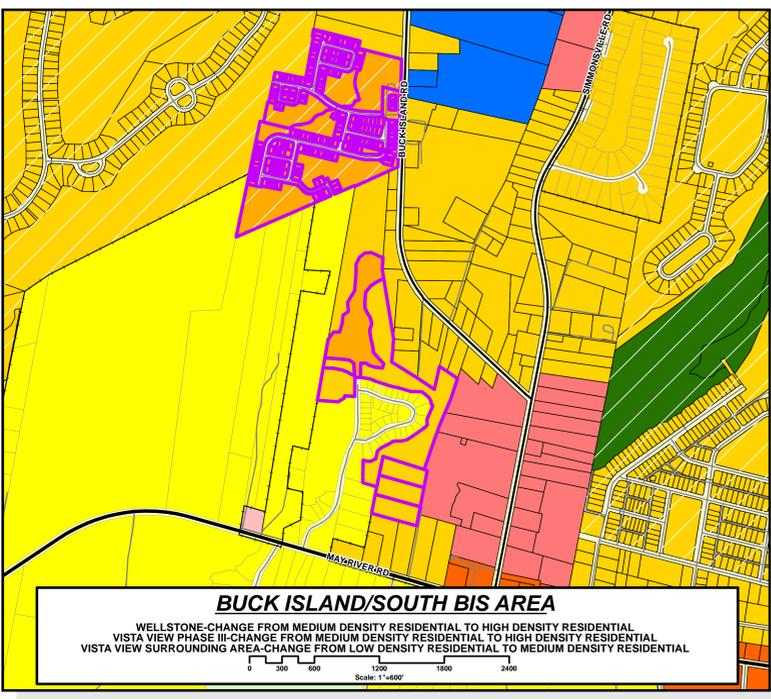
**SC HWY 46 & SC HWY 170**  
CHANGE FROM MEDIUM INTENSITY COMMERCIAL TO CONSERVATION/PRESERVATION



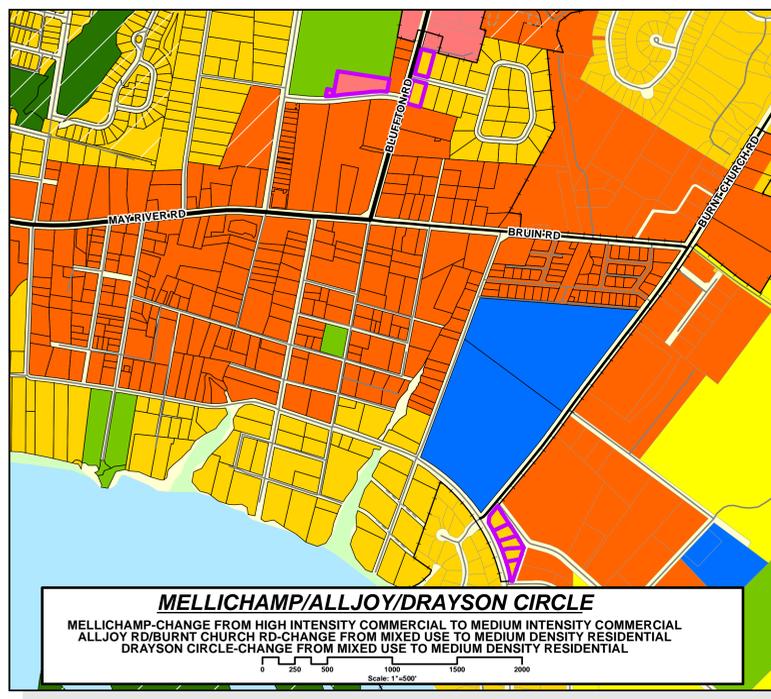
**SC HWY 46 & MILLER RD**  
CHANGE FROM LOW INTENSITY COMMERCIAL TO LOW DENSITY RESIDENTIAL



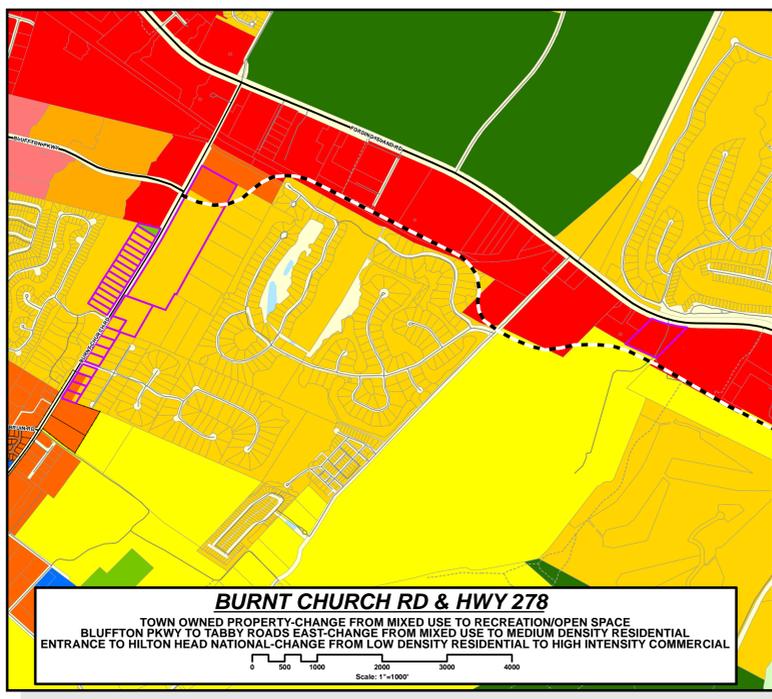
**SC HWY 46 (CAHILL PROPERTY TO BUCK ISLAND RD)**  
CORNER OF HAIGLER BLVD-CHANGE FROM LOW INTENSITY COMMERCIAL TO LOW DENSITY RESIDENTIAL  
MAY RIVER RD FRONTAGE-CHANGE FROM LOW INTENSITY COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL



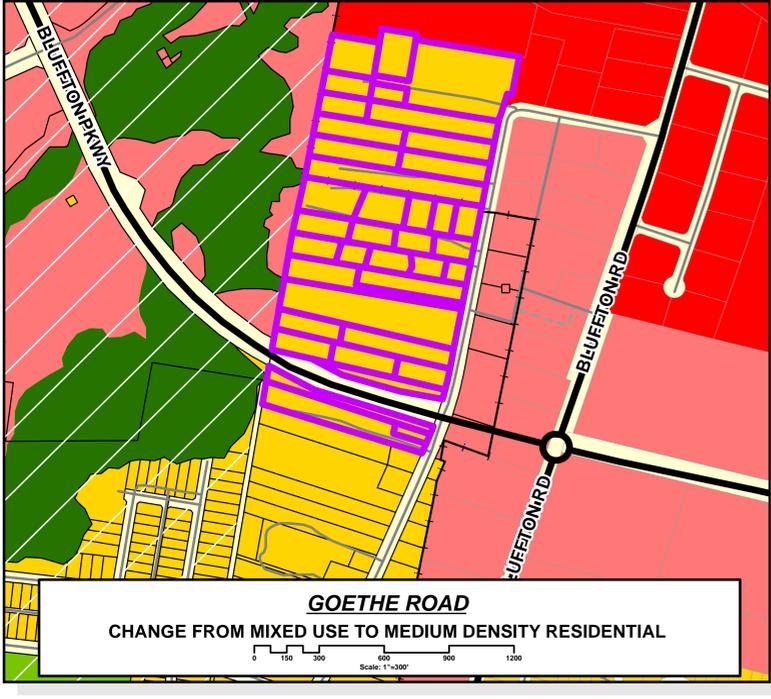
**BUCK ISLAND/SOUTH BIS AREA**  
WELLSTONE-CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL  
VISTA VIEW PHASE III-CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL  
VISTA VIEW SURROUNDING AREA-CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL



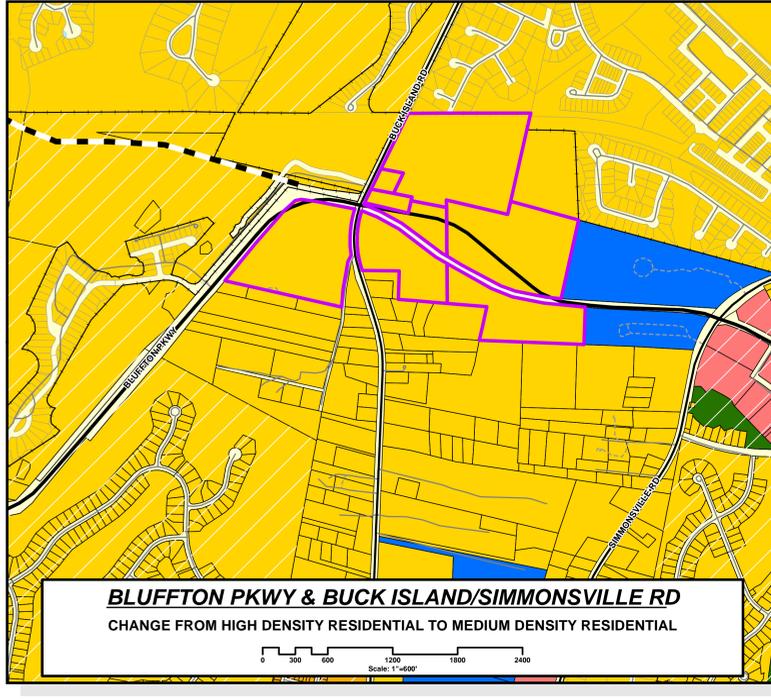
**MELLICHAMP/ALLJOY/DRAYSON CIRCLE**  
MELLICHAMP-CHANGE FROM HIGH INTENSITY COMMERCIAL TO MEDIUM INTENSITY COMMERCIAL  
ALLJOY RD/BURNT CHURCH RD-CHANGE FROM MIXED USE TO MEDIUM DENSITY RESIDENTIAL  
DRAYSON CIRCLE-CHANGE FROM MIXED USE TO MEDIUM DENSITY RESIDENTIAL



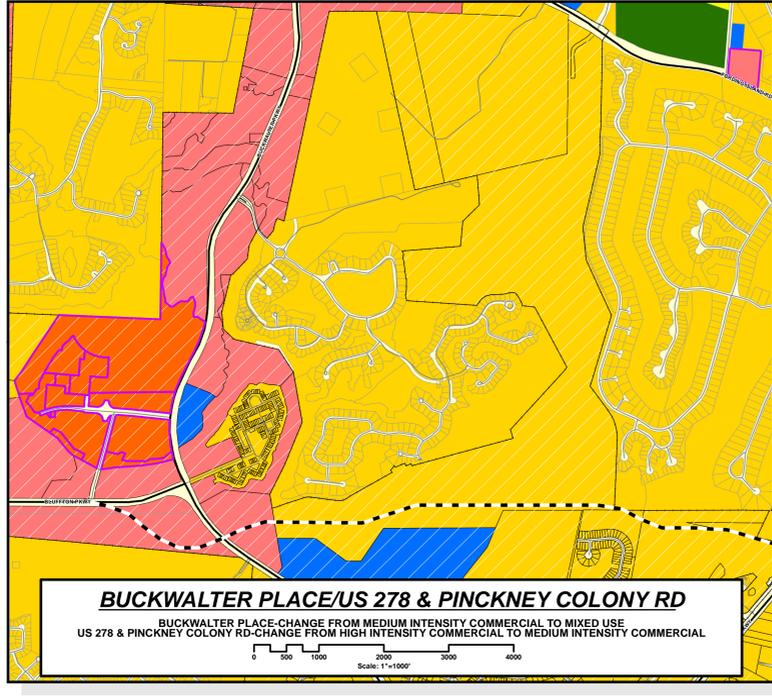
**BURNT CHURCH RD & HWY 278**  
TOWN OWNED PROPERTY-CHANGE FROM MIXED USE TO RECREATION/OPEN SPACE  
BLUFFTON PKWY TO TABBY ROADS EAST-CHANGE FROM MIXED USE TO MEDIUM DENSITY RESIDENTIAL  
ENTRANCE TO HILTON HEAD NATIONAL-CHANGE FROM LOW DENSITY RESIDENTIAL TO HIGH INTENSITY COMMERCIAL



**GOETHE ROAD**  
CHANGE FROM MIXED USE TO MEDIUM DENSITY RESIDENTIAL



**BLUFFTON PKWY & BUCK ISLAND/SIMMONS RD**  
CHANGE FROM HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL



**BUCKWALTER PLACE/US 278 & PINCKNEY COLONY RD**  
BUCKWALTER PLACE-CHANGE FROM MEDIUM INTENSITY COMMERCIAL TO MIXED USE  
US 278 & PINCKNEY COLONY RD-CHANGE FROM HIGH INTENSITY COMMERCIAL TO MEDIUM INTENSITY COMMERCIAL