

HARDEEVILLE RESIDENTIAL DEVELOPMENT PIPELINE

PDD	Maximum Approved Density ¹	Master Plan ²	Non-PDD ³	Master Plan Dwelling Units ⁴		Bldg. Permits Issued ⁵		Un-permitted Units Remaining ⁶	Notes
				SF	MF	SF	MF		
ARGENT 2	2,084								
	604	Sun City		1,480		1,395		85	Building permit activity continues
EAST ARGENT	9,500								
	4,429	Riverton Pointe		1,137		287		850	Building permit activity continues
		Hearthstone Lakes		346	144	308		182	SF building permit activity continues, MF permit issued, construction should start soon
		Cobblestone		174				174	Site Development Permit (SDP) under review
		Pointe Grande Apartments			312			312	
		Retreat		630		96		534	
		Hunt Club		500				500	SDP issued
		Twin Ponds		150				150	SDP issued
		Punta Vista Grande		138				138	
		Sun City East Argent		1,540		105		1,435	Building permit activity continues
				4,615	456	796	0	4,275	
Argent West	9,500								
	8,000	Hilton Head Lakes		800		406		394	Building permit activity continues
		The Preserve		350				350	SDP issued
		Horizons - Omega Tract		350				350	SDP under review
				1,500		406		1,094	
Anderson Tract	3,388								
	0	Latitude Margaritaville		3,388		1,852		1,536	3,211 buildout (per Minto)
				3,388		1,852		1,536	
Millstone Landing	620								
	0			620		46		574	Building permit activity continues
Okatie Crossings	1,000								
	270	Noble Vines			210			210	SDP under review
		Residences at Okatie Crossing			520			520	SDP under review
				730		0		730	
Southpoint	1,420								
	0			580	840			1,420	
Gateway Crossing	900								
	0	Heron Point		600	300			900	up to 300 MF units, SDP under review
Gray Tract	275								
	25	Royal Oaks		250				250	SDP Phase I issued
JCF Living	250								
	0			250				250	SDP issued
Morgan Tract	6,700								
	6,700								
Karrh Tract	3,354								
	3,354								
North Okatie Multi-family	300								
	0				300			300	no DA
Peninsula II	501								
	501								
Gateway Oasis	250								
	250								SDP issued
Deerfield Estates	250								
	0			250				250	SDP under review
Riverport	9,700								
	9,700								
Coastal Land Tract									
									No DA, no assigned density, 216 MF units under review
		Argent Cottages		354		92		262	
		Town Park		200				200	
Max Approved DA Density	49,992								
Remaining DA Density	33,833			14,087	2,626	4,587	0		
Master Planned Unit Total	16,159			16,713		4,587		12,126	

NOTES:

¹ bolded number denotes the maximum density allowed by DA, unbolded number represents dwelling units remaining not approved at the master plan level

² name of a project within a PDD; larger PDDs may have several different development projects

³ non-PDD denotes projects that are permitted via conventional zoning and do not require a DA

⁴ units that have been approved by the City Council after review of Master Plan

⁵ number of building permits issued, either single or multi-family. For purposes of this document townhomes and duplex dwellings are classified single-family

⁶ number of dwellings that have master plan approval but have not yet been permitted

Through June 30, 2023

