



GROWTH MANAGEMENT UPDATE

January 13, 2015

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

- a. **Planning Commission:** December 17, 2014 meeting agenda attached. Next meeting scheduled for January 28, 2015.
- b. **Historic Preservation Commission:** December 16, 2014 and January 7, 2015 meeting agendas attached. Next meeting scheduled for February 4, 2015.
- c. **Board of Zoning Appeals:** December 16, 2014 meeting cancellation notice attached. Next meeting scheduled for January 20, 2015.
- d. **Development Review Committee:** December 9, December 16, December 23, and December 30, 2014 meeting agendas and January 5, 2015 meeting cancellation attached. Next meeting scheduled for January 13, 2015.
- e. **Historic Preservation Review Committee:** December 8, December 15, December 22, and December 29, 2014 meeting agendas and January 5, 2015 cancellation notice attached. Next Meeting scheduled for January 12, 2015.
- f. **Southern Corridor Review Board:** December 10, 2014 meeting agenda attached. Next meeting scheduled for January 7, 2015.
- g. **Construction Board of Adjustment and Appeals:** December 16, 2014 meeting cancellation notice attached. Next meeting scheduled for January 27, 2015.
- h. **Affordable Housing Committee:** January 6, 2015 meeting agenda attached. Next meeting scheduled for February 3, 2015.
- i. **Beautification Committee:** December 18, 2014 meeting agenda attached. Next meeting scheduled for January 15, 2015.
- j. **Buck Island Simmonsville Neighborhood Plan Committee:** December 8, 2014 meeting agenda attached. Next meeting scheduled for March 9, 2015
- k. **Southern Beaufort County Regional Plan Implementation Committee:** Next meeting scheduled for January 27, 2015.

2. **Comprehensive Plan Review.** Town Council approved the Town of Bluffton Comprehensive Plan Audit at their June 10, 2014 meeting. Town Staff has completed draft amendments to the Comprehensive Plan addressing the "First Priorities." These amendments were presented to the Planning Commission as public hearing item on October 22, 2014 and Planning Commission took action on the amendments and recommended adoption of the amendments to Town Council which will have the First Reading on November 18, 2014 and the Second Reading / Public

Hearing on December 9, 2014. The updated Comprehensive Plan is now posted on the Town of Bluffton Website.

3. Community Development / Affordable Housing Committee Work Program.

- a. **Bluffton Home Series Program.** Town Staff is currently working with applicants interested in the program. To date 13 potential applicants have discussed the program with Town Staff. Currently two applicants are speaking with lending institutions regarding financing.
- b. **Home Repair Program - Minor.** Six home repairs are currently out for contractor bids. Two of the repairs are scheduled to begin this month. Two new applications are under review. There are \$50,000 in funds available this year. The program is available to any Bluffton homeowner whose family income does not exceed 60% of the area median income for Beaufort County (\$26,650 for a 1 person household, \$30,450 for a 2 person household, and \$38,050 for a 4 person household). Each qualified household is eligible for up to \$5,000 in home repairs that result in safer, drier homes. The Home Repair Program is a part of the Neighborhood Assistance Program which was established to increase the quality of life for all residents while creating a safer more vibrant community that retains its character and provides for affordable housing. Applications are available on the Town's website, www.townofbluffton.sc.gov and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.
- c. **Home Repair Program – Major.** Repairs for three homes have been completed and one is in progress. The program is still open to assist residents earning 80% or less of the Beaufort County Area Median Income with repairs to the inside and outside of their homes that result in a home that is compliance with current Building Code requirements. The maximum benefit is \$25,000 per home (manufactured homes are not eligible). Applications are available on the Town's website, www.townofbluffton.sc.gov and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.

4. Beautification Committee Work Plan.

- a. The Committee is continuing work on the FY 15 Work Plan, as adopted by Town Council. In addition to the sidewalk planters and annual replacements, the diseased Laurel Oak at Herbkersman Commons was replaced on December 20, 2014 and appears to be doing well.
- b. The Committee is also continuing work on the long-range Beautification Plan to guide and prioritize future beautification efforts. The plan outline has been developed and the initial inventory of existing conditions is underway. The Committee reviewed a photographic visual assessment of the Town entry corridors and the Historic District portion of May River Road at previous meetings. The January meeting will include a visual assessment presentation of Calhoun and Bridge Streets and the February meeting will include a review of the Town Owned or maintained Parks. These visual assessments are intended to provide specific recommendations to be incorporated into the long-range plan. It is estimated that a draft plan will be developed over the next 4 months. This Plan is a priority item in the current Town Council Strategic Plan.

- 5. Building Code Effectiveness Grading Schedule:** The Town of Bluffton was recently asked to participate in the Building Code Effectiveness Grading Schedule (BCEGS) administered by the Insurance Services Office, Inc. (ISO). BCEGS is a nation-wide program that assesses and grades building codes, building plan review and inspection staff, and department operations and procedures in effect in a particular community, with special emphasis on mitigation of losses from natural hazards. Assessment occurs every 5 years. Participation in the program demonstrates a community has well-enforced, up-to-date codes protecting building owners and insurance companies against loss from natural hazards, which in turn is reflected in potentially better insurance rates for the Town's residents and business. Participation in offering credits to policy holders by insurance companies is voluntary. The amount of credit available is dependent on the community's grade with 1 being the best and 10 being the worse. Residents and business owners can discuss any available credits with their respective insurance company.

In our first ever assessment the Town of Bluffton was given a Classification of 3 for commercial and industrial property and a Classification of 4 for 1 and 2 family property. To put these classifications into perspective, in the State of South Carolina just 14 communities out of 142 (9.5%) have achieved a rating of 3 for commercial and industrial property and only 40 out of 120 communities (33.3%) have scored 4 or better for 1 and 2 family property. No community in South Carolina has received a Classification better than 3. Locally, the Town of Hilton Head Island has participated for all buildings since 2002. Earlier this year Hilton Head Island received a BCEGS grade of 3 for all buildings, an increase from their 2010 BCEGS grade of 4.

6. Staff Announcements:

- a. **Certified Building Official Certification.** Stephanie Thorpe successfully passed the Certified Building Official Legal and Administrative test on December 23, 2014.

ATTACHMENTS:

1. Planning Commission agenda for December 17, 2014;
2. Historic Preservation Commission meeting agenda for December 16, 2014 and January 7, 2015;
3. Board of Zoning Appeals cancellation notice for December 16, 2014;
4. Development Review Committee meeting agendas for December 9, December 16, December 23, and December 30, 2014 and cancellation notice for January 6, 2015;
5. Historic Preservation Review Committee meeting agendas for December 8, December 15, December 22, and December 29, 2014 and cancellation notice for January 5, 2015;
6. Southern Corridor Review Board meeting agenda for December 10, 2014;
7. Construction Board of Adjustment and Appeals meeting cancellation notice for December 16, 2014;
8. Affordable Housing Committee meeting agenda for January 6, 2015;
9. Beautification Committee meeting agenda for December 18, 2014;
10. Buck Island Simmonsville Neighborhood Plan Committee meeting agenda for December 8, 2014;
11. Growth Management Application Trending Charts;
12. Building Safety Monthly Building Report New Construction 2014;
13. Building Safety Number of Single Family Permits Issued 2009-2014;
14. Building Safety Number of Single Family Permits Issued by Subdivision 2009-2014;

15. Building Safety Number of Commercial Permits Issued 2009-2014; and
16. Planning and Environmental Sustainability Active Application Report.



**TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, December 17, 2014, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional 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 the Commission, Town Staff, and 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 THE AGENDA

VI. ADOPTION OF MINUTES – November 19, 2014

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. ADOPTION OF 2015 MEETING DATES

2. PUBLIC HEARING – ACTION REQUIRED

- A. [UDO Text Amendment: A request by Randolph Stewart for review and discussion of a text amendment to the Unified Development Ordinance establishing regulations to permit the sale and rental of golf carts in the Neighborhood Core – HD district. \(ZONE-10-14-8445\)](#)**

3. WORKSHOP – NOT FOR ACTION

- A. [Sewer Connection Ordinance: Review of a draft ordinance to require the connection to available sewer for developing properties and properties that have failing septic systems as requested by Town Council and in response to the Old Town Master Plan, the May River Watershed Action Plan and the Town Strategic Plan.](#)

X. DISCUSSION

1. **Growth Management Monthly Update.** A review of the monthly Growth Management activities.

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 28, 2014

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.



**TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, January 7, 2015, 6:00p.m.

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 – December 16, 2014

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness. A request by Pearce Scott Architects on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a mixed use building of approximately 3,325 SF to function as a retail/office space on the currently undeveloped property located at Lot 12, in the Calhoun Street Promenade Development, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD \(COFA-10-14-8489\).](#)
- B. [Certificate of Appropriateness. A request by Pearce Scott Architects on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a mixed use building of approximately 3,325 SF to function as a retail/office space on the currently undeveloped property located at Lot 13, in the Calhoun Street Promenade Development, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD \(COFA-12-14-8660\).](#)

- C. [Certificate of Appropriateness. A request by Court Atkins Architects on behalf of Tabor and Erin Vaux, for approval of a Certificate of Appropriateness to allow the construction of a Carriage House of approximately 1,200 SF with a breezeway connected to their existing home on the currently developed lot #39 located at 5797 Yaupon Road in the Stock Farm Development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD \(COFA-11-14-8630\).](#)

- D. [Certificate of Appropriateness. A request by John Hutchison on behalf of the Town of Bluffton, for approval of a Certificate of to allow the construction of a Carriage House of approximately 200 SF on the currently developed lot located at 1264 May River Road in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD \(COFA-12-14-8707\).](#)

2. INFORMAL REVIEW - DISCUSSION ONLY

- X. DISCUSSION

- XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, February 4, 2015

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



TOWN OF BLUFFTON SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, December 16, 2014, 6:00p.m.

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 – December 3, 2014

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

1. None

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness. A request by Andrea and Ethan Eldred for approval of a Certificate of Appropriateness-HD to allow for the construction of a new single family residence of approximately 2,800 SF and a carriage house of approximately 1,340 SF on the currently undeveloped lot #32 \(5925 Ginkgo Lane\), located in the Stock Farm Development, in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD \(COFA-10-14-8490\).](#)

X. DISCUSSION

1. None

XI. ADJOURNMENT

NEXT MEETING DATE - Wednesday, January 7, 2015

FOIA COMPLIANCE - Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and Town of Bluffton.



PUBLIC NOTICE

The Board of Zoning Appeals
(BZA)
meeting scheduled for

Tuesday, December 16, 2014, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, January 20, 2014

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



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

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, December 9, 2014, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1) **Cypress Ridge – Phase 6 – Final Development Plan Application:** A request by DR Horton Inc. for development of a 192 unit subdivision, associated infrastructure and approximately 1,300 LF of entry drive. Cypress Ridge is located West of Hwy 170 and south of Sun City. Phase 6 is approximately 88 acres and is located south of the previously approved Phase 5. Access shall be from a proposed Hwy 170 curb cut located at the Estate Drive Intersection. The property is located within the Jones Estate PUD, Cypress Ridge Initial Master Plan Area, and is identified by tax map number R614 028 000 0916 0000 (DPA-10-14-8494).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 16, 2014

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.



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, December 16 2014, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Cypress Ridge – Master Plan Amendment Plan Application:** A request for a Master Plan Amendment by DR Horton Inc. for Cypress Ridge. The Cypress Ridge Initial Master Plan was originally approved in 2005 and amended in 2007 for single family residential, commercial/retail development and recreational amenities. This amendment proposes minor road alignment changes and residential lot layout for the area between the two main entrances off of Hwy 170. No changes to the approved density or land uses are proposed. The property is located within the Jones Estate PUD, Cypress Ridge Initial Master Plan Area, and is identified by tax map number R614 028 000 0916 0000 (MPA 11-14-8601).
- 2. 45 Verdier Cove Road: Subdivision Application:** A request by Mr. Chris Burden for the subdivision of a .85 acre parcel into two lots of approximately .39 acre and .45 acre respectively. The property is located between Verdier Cove Road and Stock Farm Roads in the Neighborhood Conservation Historic District and is identified by tax map number R610 0039 000 0324 0000 (SUB-12-14-8655).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 23, 2014

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.



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, December 23 2014, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Stock Farm Lot Modifications – Development Plan Amendment Application:** A request by Southern Coastal Homes, LLC to amend the original development plan for the Stock Farm subdivision. The amendment proposes this change to extend the sewer and water services a proposed new lot configuration. The lot modifications include a reduction of 6 multi-use units to be converted to 11 single family detached residential units. The property is located within the Neighborhood General Historic District and is identified by tax map numbers R610-039-000-1492/1493/1494/1495/1496-0000 (DPA-12-14-8673).
2. **Stock Farm Lot Modifications – Subdivision Application:** A request by Southern Coastal Homes, LLC to amend the original subdivision plan so that 6 of the approved multi-use units will be converted to 11 single family detached lots. The result will be a reduction in live/work commercial units while increasing the number of single family detached units. The proposed lot width will be a minimum of 55' wide. The property is located within the Neighborhood General Historic District and is identified by tax map numbers R610-039-000-1492/1493/1494/1495/1496-0000 (SUB-12-14-8683).
3. **Bluffton Well Site #1 – Subdivision Application:** A request by Beaufort Jasper Water and Sewer Authority to subdivide a .92 acre property located at 72 Able Street for the purpose of transferring a .15 acre portion to the Bluffton Park POA and selling the remaining portion (.77 ac) for private ownership. The property is located within the Residential General Zoning District and identified by tax map number R610-039-000-0179-0000 (SUB 12-14-8693).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 30, 2014

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.



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, December 30 2014, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. 81 Calhoun Street Parking and Site Development – Development Plan Application:** A request by Mr. Thomas Viljac (Agent for the Property Owner, Matthew Shoemaker) for a phased development including demolition of 2 structures and associated hardscape, and the addition of a new parking area. The proposed site plan also illustrates a small office building and a future subdivision of the property into three lots. The subdivision of the property and development plans for the office must be submitted under a separate application with consideration of the proposed boundaries in relationship to the buildings and parking improvements proposed by this plan. The property is zoned Neighborhood Conservation – HD and identified by tax map number R610 039A 000 0102 0000 (DP-12-14-8694).
- 2. Bluffton Well Site #1 – Subdivision Application:** A request by Beaufort Jasper Water and Sewer Authority to subdivide a .92 acre property located at 72 Able Street for the purpose of transferring a .15 acre portion to the Bluffton Park POA and selling the remaining portion (.77 ac) for private ownership. The property is located within the Residential General Zoning District and identified by tax map number R610-039-000-0179-0000 (SUB 12-14-8693).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, January 6, 2014

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.



PUBLIC NOTICE

The Development Review
Committee (DRC)
meeting scheduled for

Tuesday, January 6, 2015, at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, January 13, 2015

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



**TOWN OF BLUFFTON
HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, December 8, 2014, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **5797 Yaupon Road.** A request by Court Atkins Architect, Inc. on behalf of Tabor and Erin Vaux, for review of a Certificate of Appropriateness-HD to construct a Carriage House of approximately 1050SF with a breezeway connected to their existing home on the currently developed lot located at 5797 Yaupon Road in the Stock Farm Development in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-11-14-8630).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, December 15, 2014

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.



TOWN OF BLUFFTON HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, December 15, 2014, 4:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. **Fat Patties "Out Bar"**. A request by Court Atkins Architect, Inc. on behalf of Triple B Restaurant Group, for review of a Certificate of Appropriateness-HD to construct an accessory structure of approximately 160SF on the currently developing lots located at parcels 22,23, and 29 (203 Bluffton Road) in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-12-14-8643).
 - 2. **Lot 6 – Calhoun St. Promenade**. A request by Court Atkins Architect, Inc. on behalf of McClure Guarisuco, LLC., for review of a Certificate of Appropriateness-HD to construct a Main Street Building of approximately 3,400SF on the currently undeveloped lot 6 (210 Bluffton Rd.) located in the Calhoun Street Promenade in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-12-14-8648).
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, December 22, 2014

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.



TOWN OF BLUFFTON HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, December 22, 2014, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Police Substation Storage Facility.** A request by John Hutchison, on behalf of the Town of Bluffton, for review of a Certificate of Appropriateness-HD to construct an accessory structure of approximately 200SF on the currently developed lot located at 1264 May River Road, in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-12-14-8707).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, December 29, 2014

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.



TOWN OF BLUFFTON HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, December 29, 2014, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Lot 35, 18 Stock Farm Road.** A request by Boshaw Residential, LLC on behalf of Laurie Montano and Jack Novotny, for review of a Certificate of Appropriateness-HD to construct a single family residence of approximately 2442 SF and a Carriage House of approximately 963 SF with a breezeway connecting the two on the currently undeveloped lot #35 located at 18 Stock Farm Road in the Stock Farm Development in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-12-14-8727).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, January 5, 2014

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.



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
meeting scheduled for

Monday, January 5, 2015, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, January 12, 2015

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



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
December 10, 2014
3:00 P.M.
Bluffton Branch Library Large Conference Room,
120 Palmetto Way, Bluffton, SC 29910
Phone: (843) 255-2140

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF SEPTEMBER 24, 2014, MEETING MINUTES ([backup](#))
4. NEW BUSINESS
 - A. County: Grayco Bluffton Redevelopment, 1113 Fording Island Road / Andrews & Burgess (conceptual review) ([backup](#))
 - B. Town of Bluffton: No items for review
5. OLD BUSINESS
 - A. County: No items for review
 - B. Town of Bluffton: No items for review
6. OTHER BUSINESS
 - A. Next Meeting: Wednesday, January 7, 2014, at 3:00 p.m. at the Bluffton Branch Library Large Conference Room, 120 Palmetto Way, Bluffton, SC 29910
7. ADJOURNMENT





PUBLIC NOTICE

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

Tuesday, December 16, 2014, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

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



**TOWN OF BLUFFTON
AFFORDABLE HOUSING COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, January 6, 2015
10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – December 2, 2014
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Review and Recommendation to Town Council of Affordable Housing Strategies Plan and 5 Year Work Program/Budget
- VII. NEW BUSINESS
 - 1. Review of the South Carolina State Housing Finance & Development Authority Neighborhood Initiative Program
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, February 3, 2015

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



**TOWN OF BLUFFTON
BEAUTIFICATION COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Thursday, December 18, 2014 10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF THE AGENDA
- IV. ADOPTION OF MINUTES – November 20, 2014
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Update of Removal and Replacement of the Disease Laurel Oak at Herbkersman Commons Plaza
- VII. NEW BUSINESS
 - 1. Adoption of 2015 Meeting Dates
 - 2. Beautification Plan Visual Assessment. Review of photographic inventory and discussion of the Historic District main through fares
- VIII. DISCUSSION
- IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, January 15, 2015

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.



**TOWN OF BLUFFTON
BUCK ISLAND-SIMMONSVILLE NEIGHBORHOOD PLAN COMMITTEE
MEETING AGENDA**

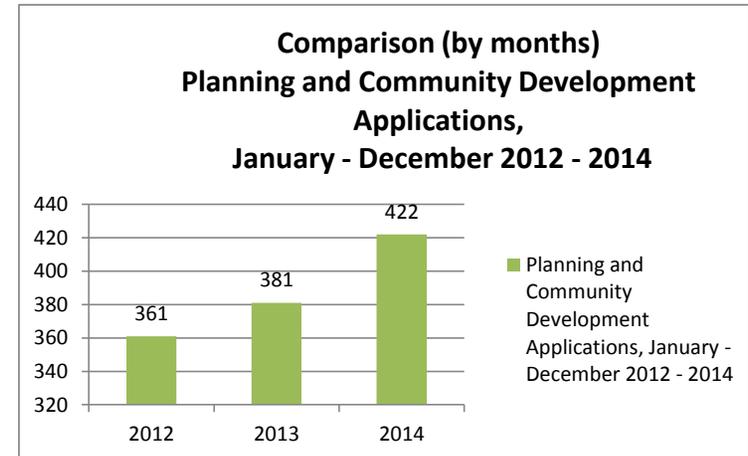
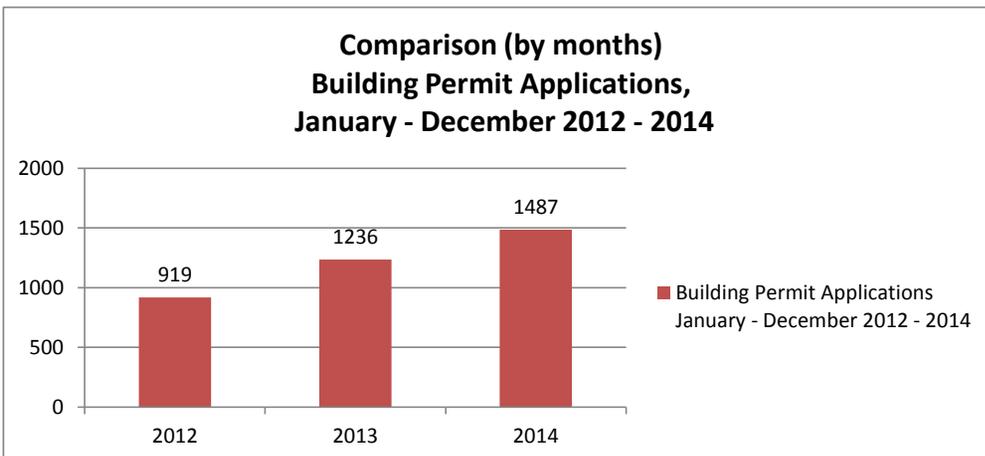
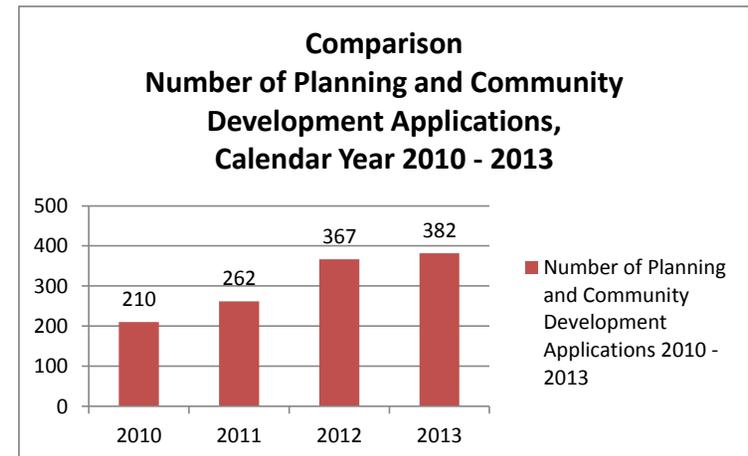
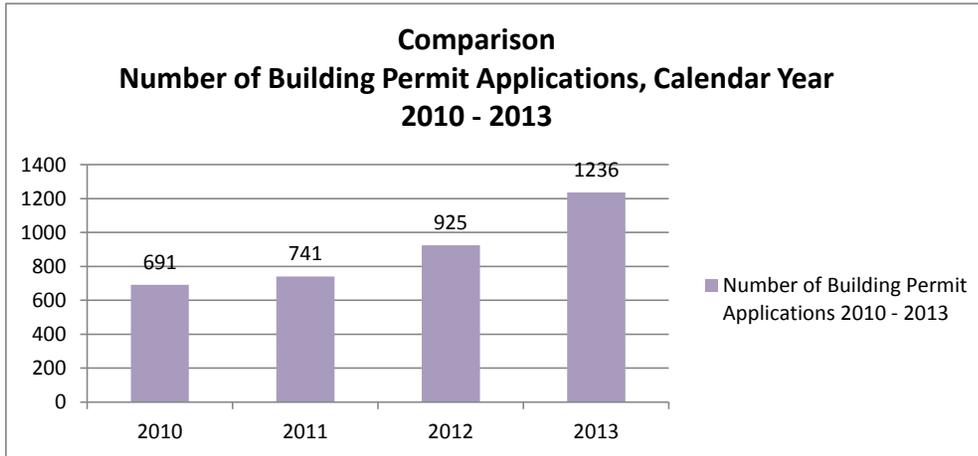
Bluffton Town Hall – Large Meeting Room
Monday, December 8, 2014
6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. 2015 MEETING DATES
- IV. NEIGHBORHOOD ASSISTANCE UPDATE
- V. INFRASTRUCTURE UPDATE
 - 1. Buck Island–Simmons ville Neighborhood (BIS) Project Reports
 - a. BIS Phase 3
 - b. BIS Phase 4
 - c. Toy Fields
 - d. Future Phases
- VI. PUBLIC SAFETY UPDATE
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE – Monday, March 9, 2015

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

**Town of Bluffton
Department of Growth Management
Application Trending Charts**

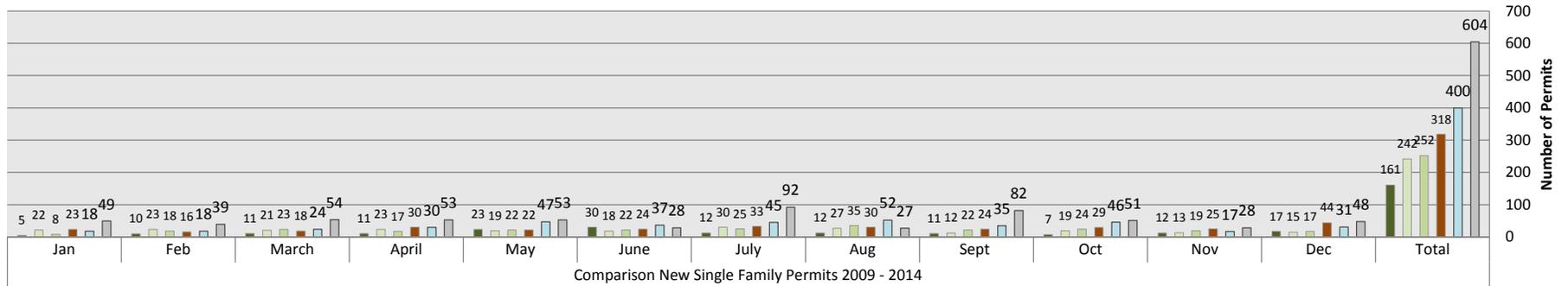


Town of Bluffton
 Department of Growth Management
 Office of Building Safety
 Monthly Permit Issuance Report

NEW CONSTRUCTION 2014									
Month	Single Family Permits	Single Family Value	Single Family Units	Multi Family Permits	Multi Family Value	Multi Family Units	Commercial Permits	Commercial Value	Commercial Square Footage
Jan	49	\$ 18,891,155	49	0	\$ -	0	0	\$ -	-
Feb	39	\$ 15,489,445	39	0	\$ -	0	0	\$ -	-
March	54	\$ 17,935,158	55	0	\$ -	0	0	\$ -	-
April	53	\$ 18,234,879	53	0	\$ -	0	0	\$ -	-
May	53	\$ 10,512,479	53	0	\$ -	0	1	\$ 537,600	4480
June	28	\$ 11,108,292	29	0	\$ -	0	2	\$ 2,688,153	28,490
July	92	\$ 29,862,279	92	0	\$ -	0	3	\$ 18,791,997	113,404
Aug	27	\$ 8,873,490	27	0	\$ -	0	2	\$ 1,420,000	16,361
Sept	82	\$ 27,499,617	82	0	\$ -	0	0	\$ -	-
Oct	51	\$ 18,381,239	51	0	\$ -	0	0	\$ -	-
Nov	28	\$ 10,683,362	28	0	\$ -	0	7	\$ 5,539,456	58,507
Dec	48	\$ 19,609,589	48	0	\$ -	0	1	\$ 947,520	4,729
Totals	604	\$ 207,080,983	606	0	\$ -	0	16	\$ 29,924,726	225,971

**Town of Bluffton
Department of Growth Management
Office of Building Safety**

**Number of Single Family Permits Issued
2009-2014 Monthly Comparison**



	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
■ 2009	5	10	11	11	23	30	12	12	11	7	12	17	161
■ 2010	22	23	21	23	19	18	30	27	12	19	13	15	242
■ 2011	8	18	23	17	22	22	25	35	22	24	19	17	252
■ 2012	23	16	18	30	22	24	33	30	24	29	25	44	318
■ 2013	18	18	24	30	47	37	45	52	35	46	17	31	400
■ 2014	49	39	54	53	53	28	92	27	82	51	28	48	604

TOWN OF BLUFFTON
 Comparison of Single Family Construction
 (Calendar Year)
 1/1/2010 to 12/31/2014

Location	2010	2011	2012	2013	2014
Alston Park	10	4	12	9	5
Baynard Park	17	15	13	27	31
Bluffton Park	9	6	15	12	8
Brendan Woods	0	0	1	0	0
Buck Island/Simmonsville	0	0	1	0	2
Buckwalter Place	0	0	0	0	0
Calhoun Street Promenade	0	0	0	0	0
Hampton Hall	15	39	42	50	34
Hampton Lake	42	35	45	65	74
Haven at New Riverside	32	36	37	25	34
Heritage at New Riverside	10	0	0	18	77
Kirks Bluff	0	0	0	0	3
Lawton Station	19	24	18	28	36
Midpoint	2	0	0	0	16
Mill Creek at Cypress Ridge	21	25	24	19	46
Old Town-Other	0	10	0	2	3
Palmetto Bluff	27	26	43	74	80
Palmetto Pointe Townes	0	0	0	10	23
Parkside	10	6	7	5	0
Rose Dhu Creek Plantation	1	2	10	17	9
Shell Hall	0	1	1	8	64
Shultz/Goethe Road	0	0	0	2	0
Southern Oaks	3	0	0	0	28
Stock Farm	1	1	2	8	2
Tabby Roads	0	0	0	1	6
The Village at Palmetto Pointe	7	23	21	24	13
Total	226	253	292	404	594

**Town of Bluffton
Department of Growth Management
Office of Building Safety**

**Number of Commercial Permits Issued
2009-2014 Monthly Comparison**



Comparison New Commercial Permits 2009 - 2014

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
■ 2009	0	2	0	2	0	1	0	0	0	1	1	2	9
■ 2010	1	0	1	1	2	2	4	1	1	0	0	0	13
■ 2011	0	0	0	1	0	0	0	0	0	0	0	1	2
■ 2012	0	0	2	0	1	1	0	2	1	0	0	1	8
■ 2013	1	0	1	1	0	0	3	1	1	0	2	0	10
■ 2014	0	0	0	0	1	2	3	2	0	0	7	1	16

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

Description: The Applicant is requesting a Certificate of Appropriateness - HD to review a proposed infill development for Stock Farm on 19 lots. They are proposing 5 attached duplexes and 2 triplexes that will be attached single family homes; 5 structures that will be single family cottages, carriage houses, or bungalows.

Status: The application was reviewed at the June 16th HPRC meeting and comments provided to the Applicant. Staff is awaiting a final application to review for full HPC approval.

Project Name: STOCK FARM

<u>COFA-12-14-8707</u>	12/16/14	1264 MAY RIVER RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0148 0000
------------------------	----------	-------------------	--------------------------------	--------	-----------------	------------------------

Applicant: Town of Bluffton **Owner:** Town of Bluffton

Description: The Applicant requests approval of a Certificate of Appropriateness – HD Conceptual to construct a 200 square foot storage building at the Police Department Old Town Substation and Engineering Department Building.

STATUS: The application was reviewed by the HPRC on 12/22 and will be reviewed by the HPC at their meeting on 1/7.

Project Name: OLD TOWN

<u>COFA-12-14-8643</u>	12/3/14	203 BLUFFTON RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0023 0000
------------------------	---------	-----------------	--------------------------------	--------	-----------------	------------------------

Applicant: Court Atkins Architects Inc **Owner:** Triple B Restaurant Group

Description: The applicant is requesting approval for a 160 sq. ft. "Out-Bar". The structure would be a reuse of an existing metal shipping container and would be placed on a concrete slab near the northern property line.

STATUS: This application is at the December 15, 2014 HPRC meeting and comments provided. Staff is awaiting a full submittal prior to forwarding the application to the HPC for review and action.

Project Name: FAT PATTIES

<u>COFA-6-14-7718</u>	6/6/14	54 BRUIN RD	Certificate of Appropriateness	Active	Schumacher,Erin	R611 039 000 1207 0000
-----------------------	--------	-------------	--------------------------------	--------	-----------------	------------------------

Applicant: Phil Madhere **Owner:** Largo Homes

Description: The Applicant requests approval of a Certificate of Appropriateness – HD to construct a mixed use building with commercial on the first floor and residential on the second floor.

Status: The application was reviewed at the June 16th HPRC meeting and comments provided to the Applicant. Staff has received additional information for review, but the Applicant has requested the project to be put on hold. Staff is awaiting further direction.

Project Name: TABBIE ROADS PHASE 1

<u>COFA-8-14-8134</u>	8/18/14	81 CALHOUN ST	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0102 0000
-----------------------	---------	---------------	--------------------------------	--------	-----------------	------------------------

Applicant: SC Land Development, Inc. **Owner:** Matthew Shoemaker

Description: The Applicant requests approval of a Certificate of Appropriateness – HD for an addition to the existing ancillary structure.

STATUS: The project was reviewed at the August 25th HPRC meeting and comments provided to the Applicant. Staff is awaiting revised materials and a final application to proceed with the full HPC review. Additionally, the applicant has submitted a Preliminary Development Plan for review of the overall site plan and to assist in resolving an outstanding zoning violation regarding the parking lot use of the rear yard.

Project Name: OLD TOWN

<u>COFA-10-14-8424</u>	10/10/14		Certificate of Appropriateness	Active	Schumacher,Erin	TEMPORARY
------------------------	----------	--	--------------------------------	--------	-----------------	-----------

Applicant: Town of Bluffton **Owner:** owner

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

Description: A submittal of Town of Bluffton Home Series Plans for review by the HPC so that they may be utilized in the HD zoning districts

STATUS: The project was reviewed at the October 20th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

Project Name: Town of Bluffton Home Series

<u>COFA-12-14-8727</u>	12/18/14	18 STOCK FARM RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 1512 0000
------------------------	----------	------------------	--------------------------------	--------	-----------------	------------------------

Applicant: Boshaw, Ronald J. (Boshaw Residential) **Owner:** Laurie Montano & Jack Novotny

Description: The applicant is requesting approval to construct a single family residence of approximately 2442 SF and a Carriage House of approximately 963 SF with a breezeway connecting the two on the currently undeveloped lot.

STATUS: The application was reviewed and comments provided at the 12/29 HPRC meeting. Staff is awaiting submittal of a full application to forward to the HPC for review and action.

Project Name: STOCK FARM

<u>COFA-5-14-7598</u>	5/15/14	137 BRIDGE ST	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0198 0000
-----------------------	---------	---------------	--------------------------------	--------	-----------------	------------------------

Applicant: Old Town Dispensary **Owner:** Gigi's Boutique

Description: The Applicant is requesting a Certificate of Appropriateness - HD to construct a 800 square foot addition to the existing primary structure on the left elevation.

Status: The application was reviewed at the 5/27/14 HPRC meeting and the June 4th 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: OLD TOWN

<u>COFA-11-14-8630</u>	11/26/14	5797 YAUPON RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 1516 0000
------------------------	----------	----------------	--------------------------------	--------	-----------------	------------------------

Applicant: Court Atkins Architects Inc **Owner:** Tabor & Erin Vaux

Description: The Applicant is requesting a Certificate of Appropriateness - HD to construct a new detached garage with breezeway the will attach to the existing home.

STATUS: The project was reviewed at the December 8th HPRC meeting and comments provided to the applicant. The application is currently pending review by the HPC at the 1/7 meeting.

Project Name: STOCK FARM

<u>COFA-12-14-8648</u>	12/4/14	210 BLUFFTON RD	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0318 0000
------------------------	---------	-----------------	--------------------------------	--------	-----------------	------------------------

Applicant: Court Atkins Architects Inc **Owner:** McClure Guarisuco LLC

Description: The Applicant is requesting a Certificate of Appropriateness - HD to constructed a new two story retail office, 1,624 heated square footage on the first floor and the second floor will be general office, 1,624 heated square footage.

STATUS: This application is currently being reviewed by Staff and the HPRC members. Comments will be provided to the Applicant at the December 15, 2014 HPRC meeting.

Project Name: CALHOUN STREET PROMENADE

<u>COFA-10-14-8432</u>	10/14/14	209 GOETHE RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0286 0000
------------------------	----------	---------------	--------------------------------	--------	-----------------	------------------------

Applicant: George Gomolski **Owner:** Gomo Enterprises, LLC

Description: The applicant is requesting approval of a carriage house on 209 Goethe RD.

STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

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

Project Name: OLD TOWN

<u>COFA-12-14-8779</u>	12/31/14	5 LAWTON ST	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0093 0000
------------------------	----------	-------------	--------------------------------	--------	-----------------	------------------------

Applicant: Beaufort Construction Inc **Owner:** James Jeffcoat

Description: The applicant is requesting a Certificate of Appropriateness HD - Conceptual Review for an existing house to become an Art Gallery. Exterior renovations will include installing six, three by eight foot mahogany doors in the existing garage where it is presently open with no door and has a pipe column for support in the center of the opening.

STATUS: The application is currently being reviewed by Staff and HPRC members and scheduled to be reviewed by the HPRC at the 1/12.

Project Name: OLD TOWN

<u>COFA-10-14-8397</u>	10/7/14	85 CALHOUN ST	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 00A 0103 0000
------------------------	---------	---------------	--------------------------------	--------	-----------------	------------------------

Applicant: SC Land Development, Inc. **Owner:** United Methodist Church

Description: The Applicant is requesting a Certificate of Appropriateness - HD to propose the relocation of the Graves Cottage from 85 Calhoun St to 6 Calhoun St

STATUS: The project was reviewed at the October 20th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

Project Name: OLD TOWN

<u>COFA-10-14-8411</u>	10/8/14	7 BLUE CRAB ST	Certificate of Appropriateness	Active	Schumacher,Erin	R611 039 000 1205 0000
------------------------	---------	----------------	--------------------------------	--------	-----------------	------------------------

Applicant: R. Stewart Design, LLC **Owner:** John & Susan Treadaway

Description: The Applicant is requesting approval for a Certificate of Appropriateness-HD to construct a new single family home.

Status: The application was reviewed at the October 20th HPRC meeting and the December 3rd 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 EAST

<u>COFA-12-14-8660</u>	12/8/14	6 STATE OF MIND ST	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0325 0000
------------------------	---------	--------------------	--------------------------------	--------	-----------------	------------------------

Applicant: Pearce Scott Architects, Inc. **Owner:** Eugene Marks

Description: The Applicant is requesting a Final Certificate of Appropriateness - HD to construct a commercial building with 3,324 square feet.

STATUS: The project was reviewed at the November 3rd HPRC meeting and comments provided to the applicant. The final application was submitted and is currently being reviewed by Town Staff. The application is scheduled to be presented to the full HPC for final review at the January 7th meeting.

Project Name: CALHOUN STREET PROMENADE

<u>COFA-10-14-8490</u>	10/23/14	5925 GINKGO LN	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 1509 0000
------------------------	----------	----------------	--------------------------------	--------	-----------------	------------------------

Applicant: Cameron & Cameron Construction Group **Owner:** Cameron & Cameron Construction Group

Description: The applicant is requesting approval to build a single family home with detached garage.

STATUS: The project was reviewed at the November 3rd HPRC meeting and comments provided to the applicant. The final application was submitted and was reviewed at a special HPC meeting on December 17, 2015 and approved with conditions. The Applicant is updating the project information and should be submitting revisions next week to satisfy the conditions.

Project Name: STOCK FARM

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>COFA-10-14-8489</u>	10/23/14	4 STATE OF MIND ST	Certificate of Appropriateness	Active	Schumacher,Erin	R614 039 00A 0324 0000

Applicant: Pearce Scott Architects, Inc.

Owner: Eugene Marks

Description: The applicant is requesting approval for a three story Main Street Building with approximately 3200 Sq feet. All three floors are to be commercial with ground floor potential retail or office on the upper floors.

STATUS: The project was reviewed at the November 3rd HPRC meeting and comments provided to the applicant. The final application was submitted and is currently being reviewed by Town Staff. The application is scheduled to be presented to the full HPC for final review at the January 7th meeting.

Project Name: CALHOUN STREET PROMENADE

Total Number of Certificate of Appropriateness Plans: 18

Comprehensive Plan Amendment

Out Town

<u>COMP-9-14-8256</u>	9/9/14		Comprehensive Plan Amendment	Active	Lelie,Kendra	R600 039 000 1129 0000
-----------------------	--------	--	------------------------------	--------	--------------	------------------------

Applicant: Jim Sara

Owner: Jim Sara

Description: The Applicant is requesting a Comprehensive Plan Amendment for the following parcels along JC's Cove Rd -R600 039 000 1129 0000, R600 039 0000 031D, R600 039 000 0847, and R600 039 000 1128. The property is concurrently being proposed for annexation to the Town. The applicant is proposing an Agricultural Zoning District with the lot fronting May River Road having a Rural Mixed Use Zoning District.

Status: The application was reviewed by the PC on August 27, 2014 as a workshop item. Staff will prepare a feasibility study and coordinate with the applicant regarding easements for sewer /water service. The applicant is currently working on utility plans and easement agreements.

Project Name: JC'S COVE PARCELS

Total Number of Comprehensive Plan Amendment Plans: 1

Development Plan

Final Development Plan

<u>DP-12-14-8761</u>	12/29/14		Development Plan	Active	Rooney,Pat	R614 029 000 1735 0000
----------------------	----------	--	------------------	--------	------------	------------------------

Applicant: HL DEVELOPMENT

Owner: HL DEVELOPMENT

Description: The applicant is requesting approval of a Final Development Plan for Hampton Lake Phase 3. The project will consist of creating 135 new residential lots along with the Hampton Lake expansion and associated infrastructure.

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

Project Name: HAMPTON LAKE PHASE 3

<u>DP-7-14-7897</u>	7/9/14	3035 OKATIE HWY	Development Plan	Active	Rooney,Pat	R617 029 000 1660 0000
---------------------	--------	-----------------	------------------	--------	------------	------------------------

Applicant: NHC Healthcare - Bluffton **Owner:** NHC Healthcare - Bluffton

Description: The Applicant is requesting approval of a Final Development Plan to expand its existing facility on Highway 170. The proposed building will have a 56 bedroom two story ALF (assisted living facility) with an attached one story 20 unit memory care. The application was reviewed by DRC on July 29. Through separate application for Highway Corridor review, the project was also presented to the Planning Commission at the August 27 meeting. The application was presented to the Planning Commission on 8/27/2014 and was approved with the condition that staff comments are addressed in the final DRC review. Resubmittal comments were provided on 10/24 and 12/24/14. The Applicant is currently addressing the staff review comments.

STATUS: Awaiting resubmittal to include SCDOT encroachment permit for fire lane.

Project Name: KENT ESTATES

<u>DP-11-14-8611</u>	11/21/14		Development Plan	Active	Rooney,Pat	R614 028 000 0916 0000
----------------------	----------	--	------------------	--------	------------	------------------------

Applicant: D R Horton Inc **Owner:** D R Horton Inc

Description: The Applicant is requesting a Final Development Plan to install infrastructure, drainage for 185 single family lots at Cypress Ridge Phase 6

STATUS: Awaiting response to comments provided at the 12/7/14 DRC meeting.

Project Name: CYPRESS RIDGE PHASE 6

<u>DP-11-14-8545</u>	11/6/14	4407 BLUFFTON PKWY	Development Plan	Active	Rooney,Pat	R610 031 000 0983 0000
----------------------	---------	--------------------	------------------	--------	------------	------------------------

Applicant: Stop N Stor #9, LLC **Owner:** Bluffton Parkway Properties LLC

Description: The applicant is requesting approval of a Final Development Plan for a storage facility plus 1200 SF Office Space and 1200 SF of living space for the on-site manager.

STATUS: Awaiting Response to comments provided at the 11/25/14 DRC review.

Project Name: SHULTZ TRACT

Preliminary Development Plan

<u>DP-11-14-8560</u>	11/10/14	82 BRIDGE ST	Development Plan	Active	Rooney,Pat	R610 039 00A 0158 0000
----------------------	----------	--------------	------------------	--------	------------	------------------------

Applicant: David Weekley Homes - Weekley Homes, LP **Owner:** Phillip & Donna Shealy

Description: The Applicant is requesting a Preliminary Development Plan to propose nine lot single family residential subdivision on three existing parcels totaling 1.92 acres.

STATUS: Awaiting response to comments provided at the DRC meeting on 12/2/2014.

Project Name: OLD TOWN

<u>DP-12-14-8758</u>	12/23/14	OLD MORELAND RD	Development Plan	Active	Rooney,Pat	R614 052 000 0059 0000
----------------------	----------	-----------------	------------------	--------	------------	------------------------

Applicant: Thomas & Hutton **Owner:** May River Forest, LLC

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

Description: The applicant is requesting a 13 acre project located along Old Moreland Road consisting of a combination of public, quasi-public, and private amenities. It will include a community building with a private fitness and activity area, a quasi-public restaurant with beverage pavilion, private pools, sales center, an outfitter facility with canteen, and Palmetto Bluff Conservancy Office with education center. Infrastructure is also being installed to serve additional community, neighborhood, commercial and/or residential buildings.

Status: Currently under review for a 1/13/2015 DRC meeting

Project Name: PALMETTO BLUFF

<u>DP-11-14-8591</u>	11/17/14	123 PERSIMMON ST	Development Plan	Active	Rooney,Pat	R610 031 000 1441 0000
----------------------	----------	------------------	------------------	--------	------------	------------------------

Applicant: KRA, Inc. **Owner:** Traicon Properties LLC

Description: The Applicant is requesting a Preliminary Development Plan to construct a new commercial building of about 8,000 square feet with infrastructure, to be used a dance school.

STATUS: Awaiting response to comments provided at the 12/2/2014 DRC hearing.

Project Name: BLUFFTON PARK PHASE D-1/D-3

<u>DP-9-14-8310</u>	9/18/14	15 BUCK ISLAND RD	Development Plan	Active	Rooney,Pat	R610 031 000 0175 0000
---------------------	---------	-------------------	------------------	--------	------------	------------------------

Applicant: Morrison Dental Associates of SC, PC **Owner:** Dental Property Management

Description: The Applicant is requesting a Preliminary Development Plan for approval to surface and develop a future parking area. Staff Comments have been provided and the application was presented at the 10/14/2014 DRC Meeting.

STATUS: Awaiting resubmittal

Project Name: WESTBURY PARK COMMERCIAL

<u>DP-11-14-8537</u>	11/4/14	124 PERSIMMON ST	Development Plan	Active	Rooney,Pat	R610 031 000 1438 0000
----------------------	---------	------------------	------------------	--------	------------	------------------------

Applicant: Dyess Heating & Air Conditioning, Inc. **Owner:** Dyess Heating & Air Conditioning, Inc.

Description: The Applicant is requesting a Preliminary Development Plan to consist of constructing a 8,200 square foot commercial office/warehouse for a heating and air conditioning contractor to include parking.

STATUS: Awaiting response to comments provided at the DRC hearing on 12/2/2014.

Project Name: BLUFFTON PARK PHASE D-1/D-3

<u>DP-8-14-8070</u>	8/6/14		Development Plan	Active	Rooney,Pat	R614 046 000 0062 0000
---------------------	--------	--	------------------	--------	------------	------------------------

Applicant: Thomas & Hutton **Owner:** May River Forest, LLC

Description: The Applicant is requesting a Preliminary Development Plan for forty one single family lots, proposed roadway, water, sewer, drainage, and lagoon excavation in the development area formerly known as Plat 14 which will now be Palmetto Bluff Block J. 9/2/2014: The Application was reviewed at the 8/26/2014 DRC meeting and comments were provided. Staff is awaiting a response and resubmittal from the Applicant .

STATUS: Awaiting resubmittal

Project Name: PALMETTO BLUFF BLOCK J

<u>DP-6-14-7723</u>	6/9/14	101 CALHOUN ST	Development Plan	Active	Schumacher,Erin	R610 039 00A 0106 0000
---------------------	--------	----------------	------------------	--------	-----------------	------------------------

Applicant: Carolina Engineering Consultants, Inc. **Owner:** Bluffton United Methodist Church

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
<u>SUB-8-14-8069</u>	8/6/14		Subdivision Plan	Active	Rooney,Pat	R614 046 000 0062 0000
Applicant: Thomas & Hutton		Owner: May River Forest, LLC				
Description: The Applicant is requesting a Subdivision Plan for eleven single family lots, common area, proposed roadway, water, sewer, and drainage for Palmetto Bluff Block J 1. The application was reviewed by the DRC at the 8/26/14 meeting.						
STATUS: 12/22/14. Awaiting Resubmittal in response to staff comments provided at the 8/26/14 DRC meeting.						
Project Name: PALMETTO BLUFF BLOCK J1						

<u>SUB-7-14-8002</u>	7/29/14		Subdivision Plan	Active	Rooney,Pat	R614 046 000 0062 0000
Applicant: Thomas and Hutton		Owner: May River Forest, LLC				
Description: The Applicant is requesting approval of a Subdivision - General application to define and convey approximately 3/4 miles of Moreland Road and 5.365 acres to the Palmetto Bluff Preservation Trust, Inc. The Application was reviewed on 8/19/2014 and staff provided comments. Staff is awaiting a response and resubmittal from the Applicant.						
STATUS: 12/22/14 Called Brad Rife for a status update. Still awaiting Resubmittal to respond to staff comments provided at 8/19/2014 DRC hearing.						
Project Name: PALMETTO BLUFF PHASE 1						

Major

<u>SUB-12-14-8683</u>	12/10/14	5779 GUILFORD PL	Subdivision Plan	Active	Rooney,Pat	R610 039 000 1492 0000
Applicant: Southern Coastal Homes		Owner: Southern Coastal Homes				
Description: The applicant is requesting approval of an amendment for Stock Farm Subdivision turning 7 commercial lots into 11 single family residential lots.						
STATUS 12/22/14: Application is to be reviewed by DRC at the 12/23/14 DRC meeting.						
Project Name: STOCK FARM						

Total Number of Subdivision Plan Plans: 6

Zoning Action

UDO Text Amendment

<u>ZONE-12-14-8753</u>	12/23/14		Zoning Action	Active	Lelie,Kendra	Admin
Applicant: Town of Bluffton		Owner: Town of Bluffton				
Description: A request by the Unified Development Ordinance administrator for approval of an amendment to Article 5 of the Town of Bluffton Unified development Ordinance to revise parking requirements and standards for lighting and amount of parking required in Old Town Bluffton.						
STATUS: The amendments are pending workshop review by Town Council on 1/20 and Public Hearing by the Planning Commission on 1/28. Pending a recommendation by the Planning Commission the amendments will be reviewed by Town Council on 2/10 and 3/10.						

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

Project Name: <NONE>

<u>ZONE-12-14-8754</u>	12/23/14		Zoning Action	Active	Lelie,Kendra	Admin
------------------------	----------	--	---------------	--------	--------------	-------

Applicant: Town of Bluffton **Owner:** Town of Bluffton

Description: A request by the Unified Development Ordinance Administrator for approval of an amendment to Chapter 12, Environment of the Code of Ordinances for the Town of Bluffton to add Article IV, Sewer Connection Ordinance to establish uniform sewer connection requirements and standards for properties within the Town of Bluffton.

STATUS: The amendments have workshop review by both Town Council and Planning Commission. A public hearing will be held with Planning Commission on 1/28. Pending action by the Planning Commission, Town Council will review the amendments on 2/10 and 3/10.

Project Name: <NONE>

<u>ZONE-10-14-8436</u>	10/15/14	20 BRIDGE ST	Zoning Action	Active	Lelie,Kendra	R611 039 000 0057 0000
------------------------	----------	--------------	---------------	--------	--------------	------------------------

Applicant: Town of Bluffton **Owner:** Town of Bluffton

Description: The Town of Bluffton UDO Administrator, at the request of Town Council, is proposing various amendments to UDO for the purposes of regulating outdoor dining, seating, and entertainment uses in the Old Town Bluffton Historic District.

Status: The proposed edits were reviewed at Town Council and Planning Commission workshops. Based on comments provided, the amendments will be further reviewed by Town Council at their workshop on 1/20. Planning Commission is anticipated to hold a public hearing on 2/25.

Project Name: OLD TOWN

<u>ZONE-10-14-8445</u>	10/15/14	200 BLUFFTON RD	Zoning Action	Active	Lelie,Kendra	R614 039 00A 0322 0000
------------------------	----------	-----------------	---------------	--------	--------------	------------------------

Applicant: Equal Spaces **Owner:** RKG Holding, LLC

Description: The applicant is requesting approval of a text amendment to the Unified Development Ordinance to allow for Golf Cart Sales in Neighborhood Core-HD.

Status: The Application was reviewed at Planning Commission Workshop on 11/19 and a public hearing with PC was held 12/17 and is scheduled with TC on 2/10.

Project Name: CALHOUN STREET PROMENADE

Zoning Map Amendment

<u>ZONE-5-14-7638</u>	5/23/14		Zoning Action	Active	Lelie,Kendra	R600 039 000 1129 0000
-----------------------	---------	--	---------------	--------	--------------	------------------------

Applicant: Jim Sara **Owner:** Jim Sara

Description: The applicant is requesting a zoning map amendment for the following parcels along JC's Cove Rd -R600 039 000 1129 0000, r600 039 0000 031D, R600 039 000 0847, and R600 039 000 1128. The property is concurrently being proposed for annexation to the Town. The applicant is proposing an Agricultural Zoning District with the lot fronting May River Road having a Rural Mixed Use Zoning District.

Status: The application is currently being reviewed and will be coordinated for public review with the Annexation petition. The application was reviewed by the PC on August 27, 2014 as a workshop item. Staff will prepare a feasibility study and coordinate with the applicant regarding easements for sewer/water service. The applicant is currently working on utility plans and easement agreements.

Project Name: JC'S COVE PARCELS

<u>ZONE-9-13-6488</u>	9/23/13		Zoning Action	Active	Leininger,Shawn	R610 031 000 0250 0000
-----------------------	---------	--	---------------	--------	-----------------	------------------------

Applicant: James Bradshaw **Owner:** Land Asset Holdings, LLC

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

Description: The Applicant requests approval of a Zoning Map Amendment application to rezone the parcel from PUD (multi-family residential at 16 dwelling units / acre) to General Mixed Use to allow self storage.

Status: Staff met with the applicant and continues to discuss options for this property. The applicant has asked his attorney to update their application. Town Staff anticipates receiving an updated application in December 2014.

Project Name: BUCK ISLAND/SIMMONSVILLE

Total Number of Zoning Action Plans: 6

Total Plan Cases: 54