



GROWTH MANAGEMENT UPDATE

October 13, 2015

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

- a. **Planning Commission:** September 23, 2015 meeting agenda attached. Next meeting scheduled for October 28, 2015.
- b. **Historic Preservation Commission:** October 7, 2015 meeting agenda attached. Next meeting scheduled for November 4, 2015.
- c. **Board of Zoning Appeals:** September 15, 2015 meeting cancelation notice attached. Next meeting scheduled for October 20, 2015.
- d. **Development Review Committee:** September 8, September 15, and September 29, 2015 meeting agendas and September 22 and October 6, 2015 cancelation notices attached. Next meeting scheduled for October 13, 2015.
- e. **Historic Preservation Review Committee:** September 28 and October 5, 2015 meeting agendas and September 8, September 14, and September 21, 2015 cancelation notices attached. Next meeting scheduled for October 12, 2015.
- f. **Construction Board of Adjustment and Appeals:** September 22, 2015 meeting cancelation notice attached. Next meeting scheduled for October 27, 2015.
- g. **Affordable Housing Committee:** October 6, 2015 meeting agenda attached. Next meeting scheduled for November 4, 2015.
- h. **Beautification Committee:** September 17, 2015 meeting agenda attached. Next meeting scheduled for October 18, 2015.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** September 21, 2015 meeting agenda attached. Next meeting scheduled for December 21, 2015.
- j. **Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee:** September 11, 2015 meeting agenda attached. Next meeting scheduled for November 13, 2015.
- k. **Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee:** October 2, 2015 meeting agenda attached. Next meeting scheduled for January 8, 2016.
- l. **Beaufort County Transportation Committee:** September 16, 2015 meeting agenda attached. Next meeting scheduled for November 18, 2015.

2. 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.** As of July 1, 2015, the program has been funded by Town Council for FY16 and Town Staff is continuing to process applications for assistance. Currently there are 7 applications being completed by contractors and 4 in the review and approval process. The program is available to any Bluffton homeowner whose family income does not exceed 60% of the area median income for Beaufort County (\$28,938 for a 1 person household, \$33,072 for a 2 person household, and \$41,340 for a 4 person household). Each qualified household is eligible for up to \$5,000 in home repairs (\$10,000 for roof repairs and replacements) 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 remaining funds will support at least one additional project. The program is still open through October 2015 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.
- d. **Affordable Housing Workforce Housing Request for Qualifications.** The Affordable Housing Committee voted to extend the deadline date for responses. The intent of the Request for Qualifications is to attract development teams interested in a small scale affordable housing project that focuses on homeownership. To date AHC has received one response.

3. Beautification Committee Work Plan.

- a. Currently the Committee is working on planning for landscape and irrigation improvements to the Bluffton Road/Parkway Traffic Circle to be implemented this fall as part of the adopted FY16 budget. The project will consist of installing a permanent water source, irrigation system, approximately 16 ornamental trees, 54 shrubs, 200 groundcover plantings and seasonal perennials within the circle.
- b. The Committee continued discussion about a proposed "Adopt a Planter" program at their last meeting. Committee members Eric Walsonvich and Hugh Williamson volunteered to produce an outline for a brochure to be used to promote the program with local businesses. At the next meeting, a task

outline with assigned responsibilities will be presented. It is anticipated that this program could be implemented with the Phase 2 Streetscape and Calhoun Street and Area Improvement projects.

4. Transportation Program.

- a. **US 278 Safety Audit.** After meeting with engineers, law enforcement and emergency services, the consultant and SCDOT staff are working on recommendations which will be provided in a report anticipated to be released in late October.
- b. **SC 170 Widening.** The final inspection of SC 170 occurred in late September. Punch list items are all that remain for completion of SC 170. These punch list items should be completed by late October.
- c. **Bluffton Parkway Phase 5A.** Progress continues on this work. SCDOT and Beaufort County recently agreed on a change to add additional paving (overlay) to the contract to address the poor pavement condition of US 278 in the vicinity of the construction.
- d. **Buck Island Road/Hwy 46 Intersection.** The traffic signal is fully operational. There remains continued discussion of the eastbound stop bar on May River Road and its possible relocation to accommodate driveways in the vicinity of the intersection.
- e. **Metropolitan Planning Organization (MPO).** The Lowcountry Regional Transportation Authority has been approved by the local governments in the urbanized area as well as by the Lowcountry Area Transportation Authority Metropolitan Planning Organization through a resolution signed by Lisa Sulka, Chair of the Policy Committee. The Long Range Transportation Plan, prioritization of projects and financial plan have been completed in draft form and provided to the Technical Committee. The plan is under review and revisions to some sections including the prioritization of projects and the financial plan are necessary. It is anticipated these changes can be made and the plan can be presented to the Policy Committee for adoption at their January meeting.
- f. **Transportation Model.** This project involves providing additional modeling information to an existing model which focuses on updating the trip forecast data based upon future growth. A Request for Proposals has been advertised. Bids have been received and the award and execution of a contract is anticipated in November.
- g. **Bluffton Parkway Phase 5B South Carolina Transportation Infrastructure Bank Application.** South Carolina Department of Commerce reviewed the application and provided a letter of support. SCDOT also reviewed the application and had four comments related to overall schedule, costs and wetland impacts. Staff has addressed these comments and responses and some clarifications were resubmitted for approval in June. Staff has completed a timeline of events related to the planning and design of this portion of the parkway as well as made sure all of the information in the application is up to date and accurate. A final draft of the application has been completed.

- h. **Beaufort County Transportation Committee (BCTC).** The BCTC met in mid-September. There were several residents with questions about roads they want to see paved. The residents were updated on the roads in question and advised to work with their committee member to assure all facts are included in the rating sheets. There was also a considerable amount of discussion regarding the changes to the BCTC. It is no longer an appointment by the legislative delegation, but by the Beaufort County Council. The Beaufort County Council has not completed all of their policy changes which are anticipated by January of 2016.
- i. **May River Road Streetscape (Final Phase).** Additional survey data has been collected and the consultant is working on the completion of the revised preliminary design. It is anticipated that the revised preliminary design will be forwarded to SCDOT for comments by mid-October.
- j. **Bluffton Parkway Overlay.** Bluffton Parkway from Simmonsville to Buck Island will be overlaid as part of its routine maintenance. A contract with Lane Construction was approved by County Council at its August 24th meeting. The construction should take place this fall. In addition to the overlay, the contractor will rework the intersection of Malphrus Road and Bluffton Parkway to minimize the breakover angle in the middle of the intersection reducing the crown and making the intersection easier to drive across.

5. Staff Announcements:

- a. **South Carolina Municipal Clerks and Treasurers Institute.** Brie Giroux attended the final session and graduated from the South Carolina Municipal Clerks and Treasurers Institute hosted by the Municipal Association of South Carolina on September 16 - September 18, 2015 in Columbia, SC.
- b. **Permit Technician Training.** Marcia Hunter and Brad Mole attended a Permit Technician course on September 21 – September 22, 2015 in Columbia, SC.
- c. **Supervisor Training.** Tara Stimpson participated in “How to Successfully Make the Transition to Supervisor” hosted by National Seminars Training on September 29, 2015 in Savannah, GA. Tara was recently promoted into a supervisory role as the Principal Customer Service Representative.
- d. **Administrative Assistance Training.** Rocio Rexrode attended the Administrative Assistants Conference hosted by SkillPath Seminars on September 22, 2015 in Savannah, GA.
- e. **Commercial Plumbing Inspection Training.** Marcus Noe attended commercial plumbing inspection training conducted by England Enterprises, LLC through their online E-Wise Program on September 14 – September 17, 2015.
- f. **CBO Technology Training.** Stephanie Thorpe attended training for CBO Technology training conducted by England Enterprises, LLC through their online E-Wise Program on September 7 – September 9, 2015.
- g. **Building Safety and Customer Service Quarterly Meeting.** The Building Safety and Customer Service Departments held their quarterly meeting with

construction, development, and design professionals on September 9, 2015 at the Theodore D. Washington Municipal Building in Bluffton, SC.

- h. **ADA Coordinators Training Certification Program (ACTCP).** George Owens attended the second session of the ADA Coordinator Training Certification Program webinar conducted by ADA and the Department of Justice.
- i. **Stephanie Thorpe Departure.** Stephanie Thorpe has accepted a position with Dorchester County and her last day with the Town is October 2, 2015. We wish her the best of luck in her new position.

Customer Service Appreciation Week. October 5-9 is National Customer Service Appreciation Week. Our Customer Service offices (Growth Management, Court and Business Licenses) are our front line employees and each of them work hard to provide superior customer service to the citizens of Bluffton and the visitors of our great town. This week celebrates those who provide a smiling face and positive attitude to our customers. The theme of this year's Customer Service Week is "Everyday Heroes". You may see some interesting decorations in Town Hall and maybe some interesting costumes. Town employees will be encouraged to honor our customer service heroes by hosting a food drive in Town Hall for Bluffton Self Help as a way to give back.

ATTACHMENTS:

1. Planning Commission meeting agenda for September 23, 2015;
2. Historic Preservation Commission meeting agenda for October 7, 2015;
3. Board of Zoning Appeals cancelation notice for September 15, 2015;
4. Development Review Committee meeting agendas for September 8, September 15, September 29, 2015 and cancelation notices for September 22 and October 6, 2015;
5. Historic Preservation Review Committee meeting agendas for September 28 and October 5, 2015 and cancelation notices for September 8, September 14, and September 21, 2015;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for September 22, 2015;
7. Affordable Housing Committee meeting agenda for September 1, 2015;
8. Beautification Committee meeting agenda for September 17, 2015;
9. Buck Island Simmonsville Neighborhood Plan Committee meeting agenda for September 21, 2015;
10. Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee meeting agenda for September 11, 2015;
11. Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee meeting agenda for October 2, 2015;
12. Beaufort County Transportation Committee meeting agenda for September 16, 2015;
13. Building Permits and Planning Applications (New Format):
 - a. Building Permits Issued 2010-2015(to date);
 - b. New Commercial Construction/Additions Heated Square Footage 2010-2015(to date);
 - c. Value of Construction 2010-2015 (to date);
 - d. New Housing Starts by Neighborhood 2010-2015 (to date);
 - e. Planning and Community Development Approved Applications 2010-2015 (to date).
14. Planning Active Application Report.



**TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, September 23, 2015, 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

1. [August 26, 2015](#)
2. [September 3, 2015](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. [New Street Names. The Applicant, Thomas & Hutton, requests the approval of a new street names entitled Tanner Road, Waterstone Way and Ridgeline Trail located within Phase 2 of the Heritage at New Riverside development. The property is west of SC Hwy 46/170 circle, identified by R610 035 000 0015 000 and is zoned Planned Unit Development.](#)

- B. New Street Name. . The Applicant, Fred Hamilton Jr., requests the approval of a new street name entitled Derf Lane or Peaceful Lane for an unnamed driveway located off of Goethe Road. The property is within the Schultz/Goethe Road Annexation area, is identified by R615 031 000 034A 000 and is zoned Residential General.

X. DISCUSSION

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

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 28, 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
HISTORIC PRESERVATION COMMISSION**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, October 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 - September 2, 2015](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

- A. [Review to Comply with Conditional Approval.](#) A request by SC Land Development and Court Atkins Architects, Inc. on behalf of the Bluffton United Methodist Church for approval of the design for the reconstruction of the front and side yard porch on the property identified as 85 Calhoun Street, also known as the Graves House, and zoned as Neighborhood Conservation-HD (COAA-6-15-9224).**

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness.](#) A request by Court Atkins Architects, Inc., on behalf of Scott and Krista Kathmann for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 3,275 SF and Carriage House of approximately 800 SF on the property identified as Lot 26 (5864 Ginkgo Lane) in the Stock Farm Development and is zoned as Neighborhood General-HD. (COFA-8-15-9307)**
- B. [Certificate of Appropriateness.](#) A request by Stephen B. Kiser on behalf of John Dugue for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 1,620 SF and Garden Structure of**

approximately 94 SF on the property identified as 8 Wharf Street and zoned as Neighborhood General-HD (COFA-7-15-9291).

- C. Certificate of Appropriateness. A request by Mike Vaccaro for approval of a Certificate of Appropriateness to allow the construction of a new office building of approximately 925 SF on the property identified as lot 20A (48 Promenade Street) in the Calhoun Street Promenade development and zoned as Neighborhood Core-HD (COFA-6-15-9265).
- D. Certificate of Appropriateness. A request by Ansley Hester Manuel on behalf of Leslie Lessig for approval of a Certificate of Appropriateness to allow the renovation of an existing single family residence, to include a new front porch addition, a garage/bonus room addition of approximately 1135 SF, and the change of siding and roofing materials, on the property identified as 40 Colcock Street and zoned as Neighborhood Conservation-HD (COFA-8-15-9312).
- E. Certificate of Appropriateness Amendment. A request by Thomas Viljac, for approval of an amendment to an existing Certificate of Appropriateness (COFA 5-13-5813) to allow modifications to the proposed buildings #9 (Raw Bar) and #11 (Depot) on the property located at parcel 124 on Calhoun Street in the Carson Cottages Development, and zoned Neighborhood Center-HD (COAA-9-15-9356).

2. INFORMAL REVIEW - DISCUSSION ONLY

A. None

X. DISCUSSION

1. None.

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, November 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.



PUBLIC NOTICE

The Board of Zoning Appeals
(BZA)
Meeting scheduled for

Tuesday, September 15, 2015, at 6:00 p.m.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, October 20, 2015

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, September 8, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Baynard Park Phase 3 GME – Public Project:** A request by SCE&G for the approval of a Public Project. This project consists of the installation of a 6 inch gas main in the Hampton Parkway right-of-way. The gas main will start approximately 200 feet northwest of the intersection of Hampton Parkway and Bluffton Parkway, and will require approximately 2,722 linear feet of open-cut trenching and horizontal directional drilling. The project is located within the Buckwalter PUD and is identified by tax map number R614 021 000 0293 0000. (DP-8-15-9318)
- 2. Palmetto Bluff Block K4– Development Plan Amendment:** A request by Thomas & Hutton Engineering on behalf of May River Forest, LLC for the approval of a Development Plan Amendment. The project is located on Old Moreland Road in the River Road Section. The proposed project consists of reducing the number of single family lots from 21 to 18, infrastructure and private amenity center. The property is zoned Planned Unit Development and is identified by tax map number R614 046 000 0062 0000. (DPA-04-15-9319)
- 3. Grayco Building – Final Development Plan:** A request by Carolina Engineering on behalf of Gray Holdings, LLC for the approval of a Final Development Plan. The project proposes constructing a 22,500 SF retail/warehouse on approximately 7.4 acres located at the intersection of Simmonsville Road and Buck Island Road. The property is zoned Neighborhood Core and is identified by tax map numbers R610 039 000 0189 0000, R610 039 000 0191 0000, R610 039 000 212A 0000 and R610 039 000 211A 0000. (DP-08-15-9325)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, September 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 DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, September 15, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Okatie Landing Phase 1- Final Development Plan:** A request by Thomas & Hutton Engineering on behalf of Centex Homes for the approval of a Final Development Plan. The proposed development consists of 47 single family residential lots and infrastructure. The property is approximately 16.7 acres located on Highway 170 at Verdier Plantation. The project is located within the Village at Verdier PUD and is identified by tax map number R610 021 000 0518 0000. (DP-08-15-9326)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, September 22, 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.



PUBLIC NOTICE

The Development Review
Committee (DRC)
Meeting scheduled for

Tuesday, September 22, 2015, at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, September 29, 2015

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, September 29, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **National Health Care – Subdivision Application:** A request by Thomas & Hutton Engineering on behalf of National Health Care for approval of a Subdivision. The project includes the division of a 17.74 acre parcel into two separate lots corresponding to the two phases of construction. The property is identified by tax map number R610 029 000 1660 0000 and located within the Kent Estates PUD. (SUB-09-15-9335)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, October 6, 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.



PUBLIC NOTICE

The Development Review
Committee (DRC)
Meeting scheduled for

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

Has been CANCELED
due to lack of agenda items

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

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Tuesday, September 9, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, September 14, 2015

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, September 14, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, September 21, 2015

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, September 21, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Tuesday, September 28, 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, September 28, 2015, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **127 Bridge Street.** A request by Kate Mabry of Summerour & Associates, Architects, Inc. on behalf of Curt Seymour for review of a Certificate of Appropriateness for site improvements, modifications to the existing garage structure, and the renovation and construction of a new addition attached to the existing main house, also known as the Mercer House or Gerrard's Bluff, listed as a contributing structure in the National and Local historic district, located on the property identified as 127 Bridge Street and zoned as Riverfront Edge-HD (COFA-9-15-9339).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, October 5, 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 HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building

Large Meeting Room

Monday, October 5, 2015, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **1230 May River Road.** A request by Lindsay Burnett and Brentt Toole for review of a Certificate of Appropriateness to remove an existing shed and erect a new shed of approximately 250 SF to house a wood fired smoker, located on the property identified as 1230 May River Road and zoned as Neighborhood Core-HD (COFA-9-15-9353).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, October 12, 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.



PUBLIC NOTICE

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

Tuesday, September 22, 2015, at 6:00 P.M.

Has been CANCELED

The next meeting is scheduled for
Tuesday, October 27, 2015

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, October 6, 2015
10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – September 1, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Inclusionary Housing Ordinance
 - 2. Workforce Housing Request for Qualifications
- VII. NEW BUSINESS
 - 1. Neighborhood Assistance Program Budget: Minor Home Repair
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, November 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, September 17, 2015, 10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF THE AGENDA
- IV. ADOPTION OF MINUTES – August 20, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Discuss Status of Bluffton Parkway Circle Improvements
 - 2. Further Discussion for the Proposed Adopt a Planter Program
- VII. NEW BUSINESS
 - 1. Election of Officers for Chair and Vice Chair
- VIII. DISCUSSION
- IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, October 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, September 21, 2015
6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. NEIGHBORHOOD ASSISTANCE UPDATE
 - 1. Eagles Field Memorandum of Agreement
- IV. 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
 - 2. Police Substation
- V. PUBLIC SAFETY UPDATE
- VI. DISCUSSION
- VII. ADJOURNMENT

NEXT MEETING DATE – Monday, December 21, 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.

LATS MPO Technical Committee Meeting Agenda

Friday, September 11, 2015, 10:00 am
TCL New River Conference Room

1. Acceptance/Correction of Notes from 7/9/15 Meeting.
2. Prioritization and LRTP Update and Review.
3. Bike and Pedestrian Facility as part of US 17 widening.
4. Regional Travel Demand Model Update.
5. Update on Public Transit Provider process.
6. Policy Committee Meeting.
7. Other Business.
8. Next Meeting.
9. Adjournment.

Lowcountry Area Transportation Study (LATS)
Policy Committee Meeting
Friday, October 2, 2015
10:00 a.m.
TCL New River Campus, Room 139

AGENDA

1. Call to Order.
 - a. Pledge of Allegiance
 - b. Invocation
 - c. Welcome New Members
 - d. Introduction of Members, Guests and Staff
 - e. Designees
 - f. Action on June 26, 2015 Meeting Minutes (Draft minutes attached.)

2. Old Business.
 - a. Long Range Transportation Plan (LRTP) Update—Kimley-Horn and Technical Committee
ACTION: information
 - b. Designation of Public Transit Service Provider in Small Urban Area (UZA) Update—LRTA/Palmetto Breeze
ACTION: information
 - c. SCDOT Project Update—Joy Riley
(SCDOT staff will review progress on the US 17 highway widening (including bicycle and pedestrian facilities) and bridge replacement project in Jasper County near Savannah and other projects underway in the MPO area.
ACTION: information
 - d. LATS Policy Committee membership composition and attendance—Policy Committee
ACTION: recommendation and vote to have two types of members—voting and *ex officio*

3. New Business.

4. Other Business.

5. ADJOURN

Beaufort County Transportation Committee

Irvin Campbell, Chairman (District 10) Joseph Stroman (District 1) Mark McCain (District 2)
Jeffrey Gardner (District 3) Scott Marshall (District 4) Patti Cowart (District 5) J. Craig Forrest (District 6)
Lynn Russo (District 7) Oliver Brown (District 9)
Vacant Districts: 8&11

Beaufort County Transportation Committee (BCTC) Meeting Wednesday, September 16, 2015 at 6:00 p.m.

Beaufort County Engineering Department, 104 Industrial Village Dr., Bldg 3, Beaufort, SC

The agenda for this meeting will be:

1. Call to Order.
2. Approval of Agenda & Minutes from May 20, 2015.
3. Public Comment.
4. County Engineering Construction Status Report: Robert McFee, PE, County Division
Director for Construction
Engineering
5. SCDOT Update: Wendell Mulligan, SCDOT Resident Maintenance Engineer
6. 2016 SCDOT Road Resurfacing Program: Robert McFee, PE
7. Old Business.
8. New Business.
9. Adjournment. Next Meeting Nov 18, 2015

2016 CTC Resurfacing Priority Listing

7/15/2015

Road Name & Number	Number	FROM	Number	TO	Number	Length (mi)	AAADT	YEAR OF COUNT
Pope Avenue	S-7-80	US 278/Sea Pines Circle		Cologny Circle		1.00	26750	2014
Brickyard Point Road	S-7-72	Middle Road	S-7-750	Pleasant Point Drive	S-7-258	4.30	8200	2014
Burnt Church Road	S-7-163	Bridge Street	S-7-13	Bruin Road	S-7-120	0.50	5600	2014
Joe Frasier Rd	S-7-40	Morrall Drive	S-7-263	Laurel Bay Rd	SC 116	0.61	5000	2014
Bay St	S-7-6	Hamar St	S-7-67	Ribaut Rd	SC 281	0.29	4900	2014
Broad River Blvd	S-7-20	Parris Island Gateway	US 21	Robert Smalls Parkway	SC 170	4.20	4550	2014
Castle Rock Road	S-7-589	Broad River Blvd	S-7-20	Grober Hill Road	S-7-23	1.80	3100	2014
Castle Hall Road	S-7-3	Hampton County Line		Old Sheldon Chruch Road	S-7-21	0.80	2900	2014
County Shed Road	S-7-73	Parris Island Gateway	US 21	Stanley Road	S-7-390	2.30	2300	2014
Salem Rd	S-7-457/S-7-234	Robert Smalls Parkway	SC 170	End state Maintenance		0.95	2300	2014
Ulmer Road	S-7_592	Benton Field Road	Local Road	Forman Hill Road	Local Road	0.50	2100	2014
Dillon Road	S-7-344	Wm Hilton Parkway	US 278 Business	Beach City Road	S-7-333	1.80	1950	2014
Pinckney Blvd & Connector	S-7-158	Parris Island Gateway	US 21	End of State Maintenance		0.22	1900	2014
B K Smalls Road	S-7-71	Trask Parkway	US 21	Ard Road	Local Road	1.80	1900	2014
Johnny Morrall Circle	S-7-151	Ribault Rd	SC 281	Morall Circle	S-7-153	0.25	1800	2014
Distant Island Rd	S-7-838	Sea Island Parkway	US 21	End of State Maintenance		1.30	1800	2014
Burton Hill Road	S-7-764	Robert Smalls Parkway	SC 170	Broad River Blvd	S-7-20	1.00	1700	2014
Shanklin Road	S-7-86	US 21 Project Limit		Laurel Bay Road	SC 116	2.10	1650	2014
Holly Hall Rd	S-7-112	Sams Point Rd	SC 802	Little Capers Rd	S-7-254	0.80	1500	2014
Little Capers/Shorts Landing	S-7-254	Sams Point Rd	SC 802	Holly Hall Rd	S-7-112	2.00	1500	2014
Grober Hill Road	S-7-23	Parris Island Gateway	US 21	Savannah Hwy	SC 128	1.30	1300	2014
Bridge Street	S-7-13	Calhoun Street	S-7-13	Burnt Church Road	S-7-163	0.30	1000	2014
Shad St	S-7-427	Alljoy St	S-7-13	Forman Hill Road	Local Road	0.53	1000	2014
Shell Point Rd/Baynard Rd	S-7-256	Savannah Hwy	SC 128	Willow Point	Local road	1.30	1000	2014
Craven St	S-7-62	Carteret St	US 21 Business	Church St	S-7-101	0.31	700	2014
Marina Blvd	S-7-651	Trask Parkway	US 21	End of State Maintenance		0.25	700	2014
Rodgers Street	S-7-171	Boundary Street	US 21 Business	Laudonnierre Street	S-7-176	0.50	650	2014
Newcastle St	S-7-100	Prince St	S-110	Bay St	S-7-6	0.18	600	2014
Prince St	S-7-110	Ribaut Rd	US 21 Business	Charles St	S-7-133	0.62	375	2014
Hamar St	S-7-67	Boundary St	US 21 Business	Bay St	S-7-6	0.40	375	2014

34.21

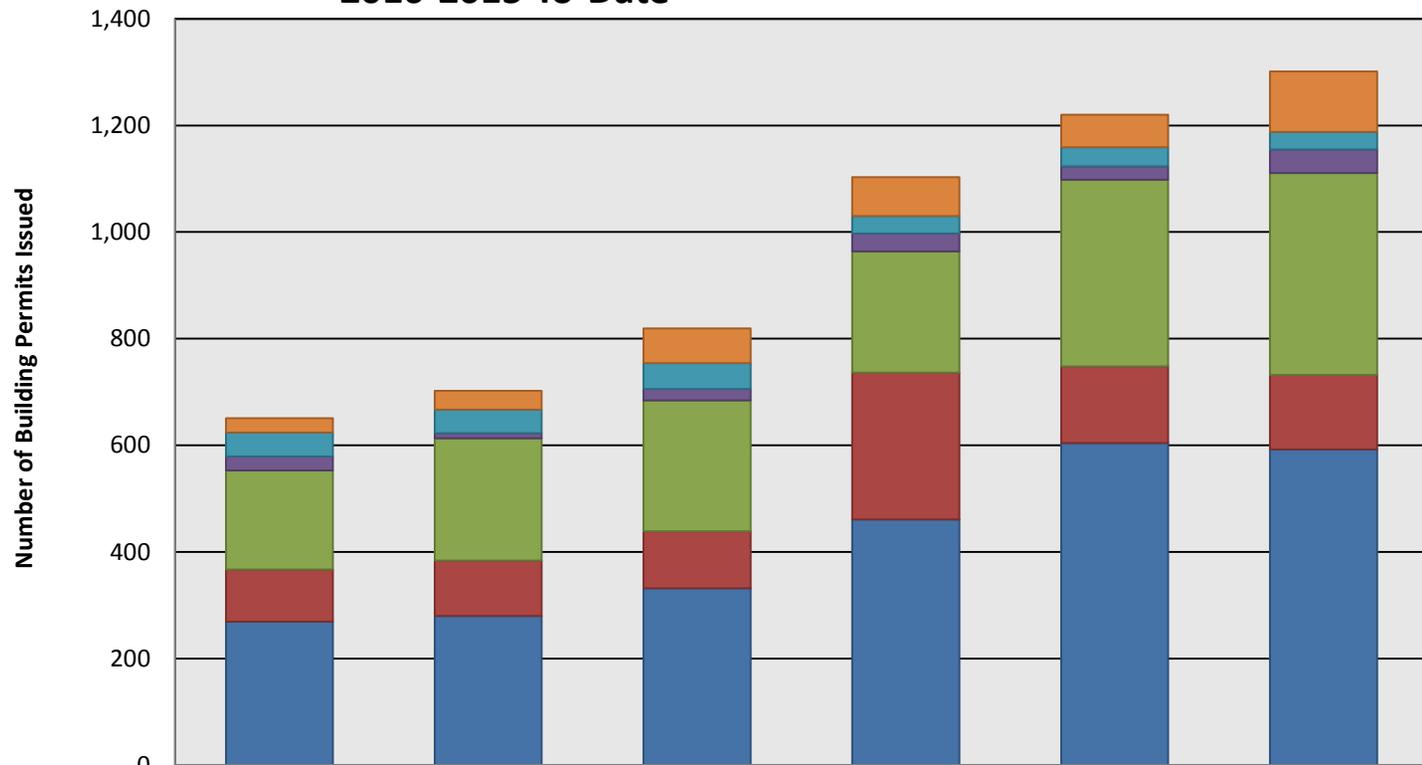
Make sure plans to do Preservation as well as HMA are developed

Criteria:

- 1) Condition
- 2) Classification
- 3) Traffic Count

FDP, Microsurfacing,
Chipseal, HMA Overlay

**Town of Bluffton
Building Permits Issued
2010-2015 To-Date**



	2010	2011	2012	2013	2014	2015 To-Date
Other Commercial	27	35	65	73	61	113
Commercial Addition	45	44	48	33	36	33
New Commercial Construction/ Tenant Upfit	26	10	22	33	25	44
Other Residential	186	229	245	228	350	379
Residential Addition	98	104	107	275	144	140
New Single Family/Multi-Family Residential	269	280	332	461	604	592

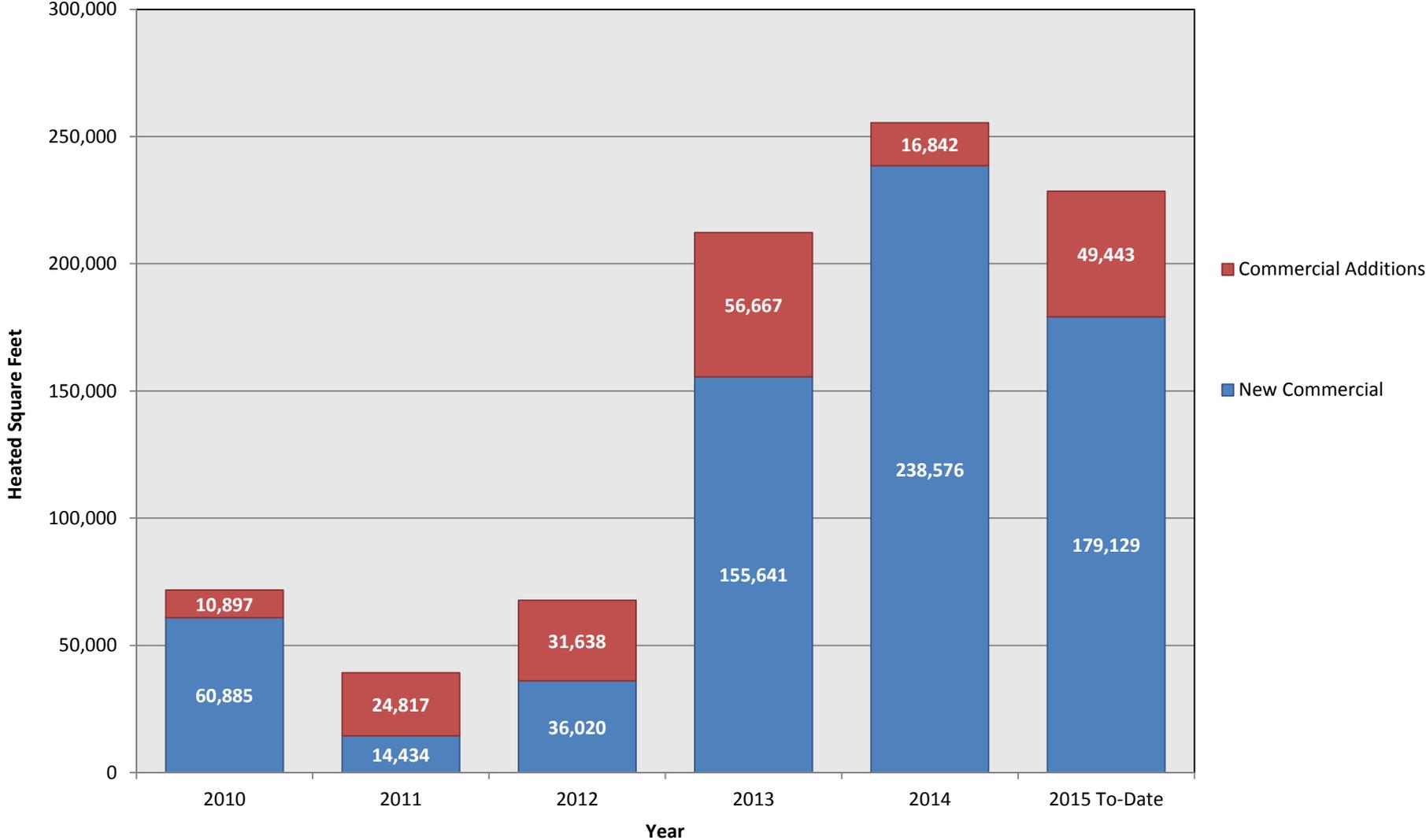
Year

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. The monthly average of building permits issued in 2015 (year to date) is 144 which is a 40% increase of building permits issued on a monthly basis from 2014.

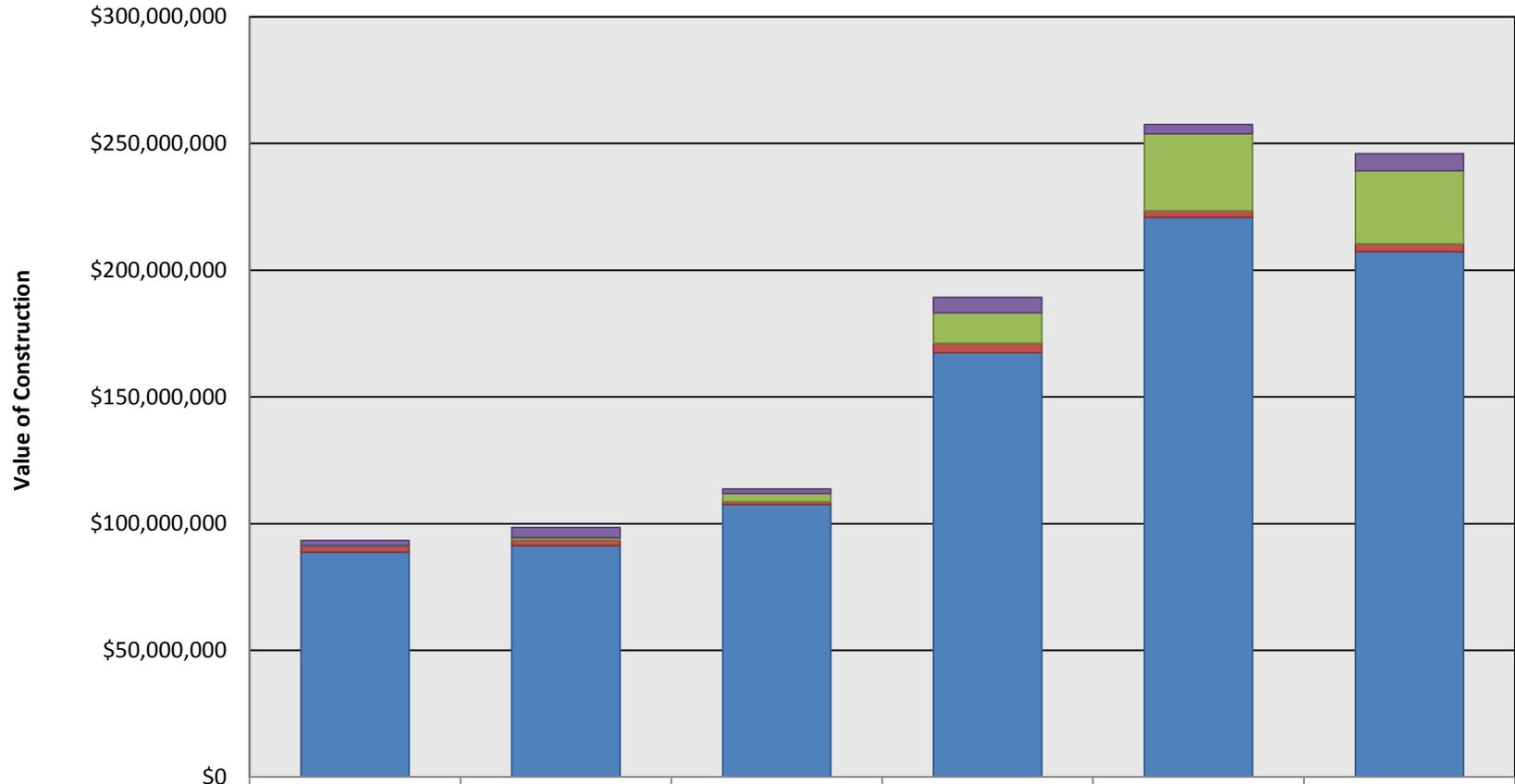
Updated October 1, 2015

Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2015 To-Date



Note: The monthly average of additional commercial square footage in 2015 (year to date) is 25,396 which is a 20% increase of additional commercial square footage from 2014.

Town of Bluffton Value of Construction 2010-2015 To-Date



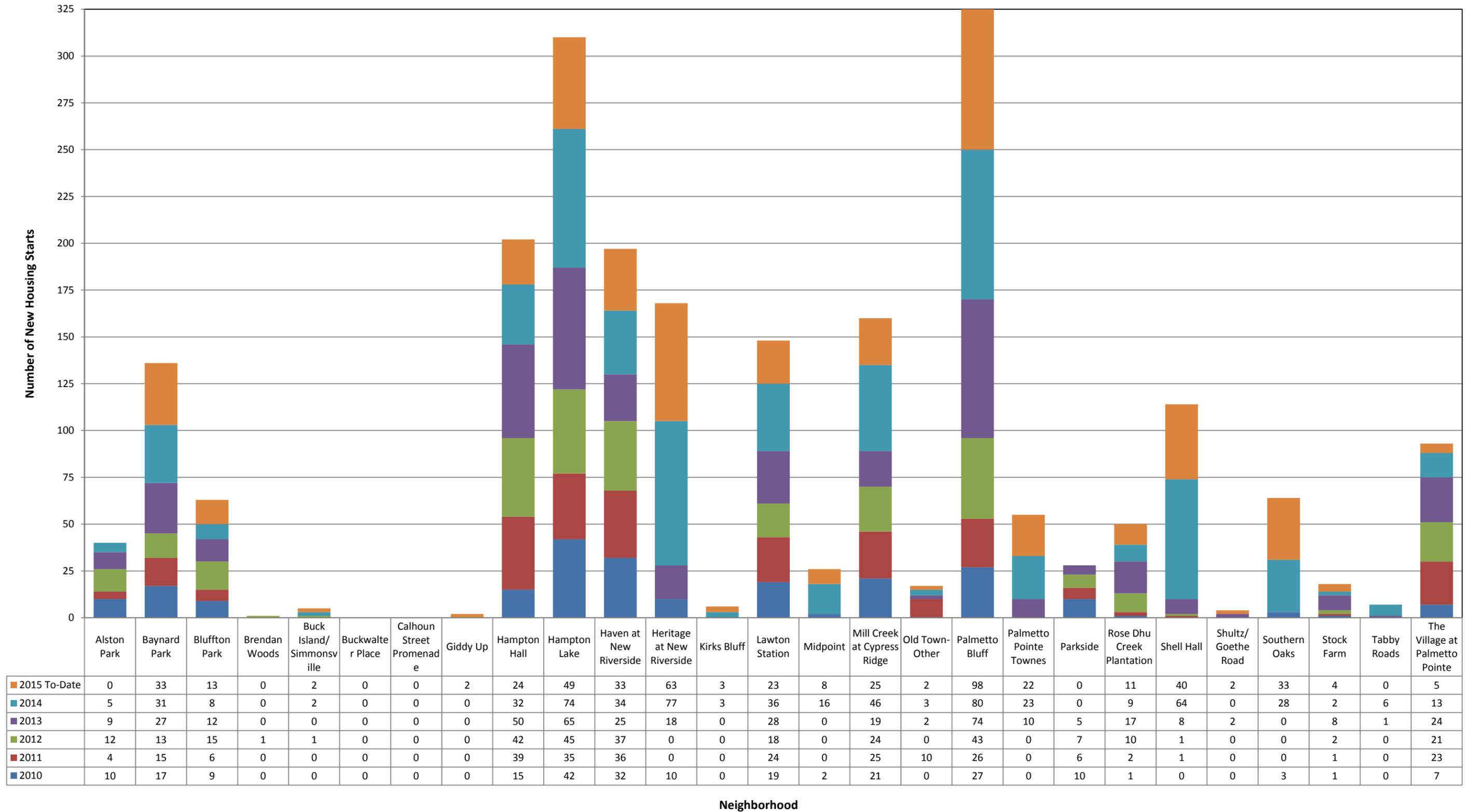
	2010	2011	2012	2013	2014	2015 To-Date
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$6,776,183
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$28,805,672
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$3,162,227
New Single Family/ Multi-Family	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$207,222,094

Year

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 determine its assessed value which is subject to Town Millage. This increased value is realized in the following year's tax roll.

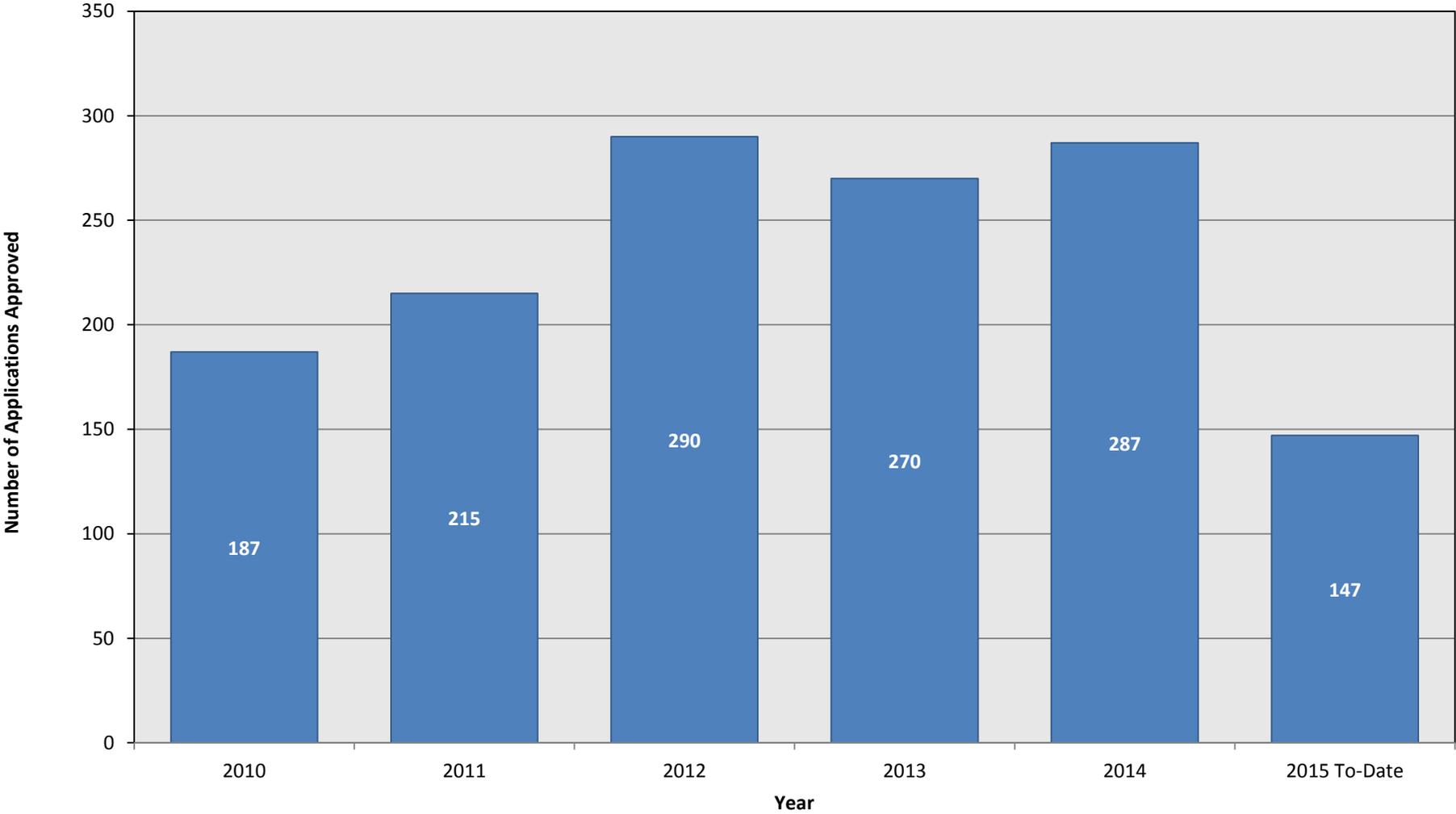
Updated October 1, 2015

Town of Bluffton New Housing Starts by Neighborhood 2010 - 2015 To-Date



Note: New Housing Starts are new Single Family and Multi-Family homes which were issued a Certificate of Occupancy.

Town of Bluffton Planning & Community Development Applications Approved 2010 - 2015 To-Date





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

Highway Corridor Overlay District

COFA-09-15-009340	09/18/2015		Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Wm Gary McCamy

Owner: Parcel 8C LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HCO to construct a 43,000 square foot Walmart Neighborhood Market, pharmacy and gas station. The proposed development plan also includes 2 additional retail building which will include a mixture of shops and restaurants.

STATUS: The application is currently being reviewed for conformance with the UDO. It is scheduled for the October 28th Planning Commission meeting.

PROJECT NAME: WALMART AT CROSSROADS

Historic District

COFA-07-15-009273	07/02/2015	214 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc.

Owner: Chris Dalzell

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD to construct a new three story commercial Main Street building of 4,452 square feet.

STATUS: The application was reviewed at the July 13th HPRC meeting and the September 2nd 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: CALHOUN STREET PROMENADE

COFA-04-15-009182	04/20/2015	95 GREEN ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Storm Solutions of the Low Country, LLC

Owner: Glenda Mikulak

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for new construction at 95 Green Street.

STATUS: The project was reviewed at the May 11th 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:



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-08-15-009312	08/12/2015	40 COLCOCK ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Manuel Studio, LLC

Owner: leslie lessig

PLAN DESCRIPTION: The applicant is requesting approval for interior renovations, exterior changes including a garage addition, porch addition, enclosing stoop, adding dormers and changing exterior siding.

STATUS: The application was reviewed at the August 24th 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 7th meeting.

PROJECT NAME: OLD TOWN

COFA-09-15-009353	09/28/2015	1230 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Brentt Toole

Owner: Jeff Scott

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness-HD to remove an existing shed and construct a new shed that will be 252 square feet.

STATUS: The application is currently being reviewed by Staff for conformance with the UDO and is scheduled for review by the HPRC at the October 5th meeting

PROJECT NAME: OLD TOWN

COFA-08-15-009307	08/06/2015	5864 GINKGO LN	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Court Atkins Architects, Inc.

Owner: Scott & Mary Krista Kathmann

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for a new single family residence with detached garage in the Stock Farm Development.

STATUS: The application was reviewed at the August 17th 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 7th meeting.

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 Amendment

Historic District

COAA-09-15-009356	09/29/2015	15 CAPTAINS CV	Certificate of Appropriateness Amendment	Active	Erin Schumacher
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Applicant: SC Land Development Inc **Owner:** Old Town Dispensary

PLAN DESCRIPTION: The applicant is requesting to amend COFA-05-13-5813 to add two barn style doors - one at each rear elevation - modifications to the fenestration of both buildings, an egress stairs to the second floor of building 11 and some modifications to the building envelope of building 9.
STATUS: The application is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the October 7th meeting.

PROJECT NAME: OLD TOWN

Total Certificate of Appropriateness Amendment Cases: 19

Development Plan

Final Development Plan

DP-03-15-009138	03/09/2015	81 CALHOUN ST	Development Plan	Active	Pat Rooney
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Applicant: SC Land Development, Inc. **Owner:** Matthew Shoemaker

PLAN DESCRIPTION: The Applicant is requesting a Final Development Plan to demolish existing buildings, construct an office building for May River Excursions (Carriage House), and associated parking and infrastructure.
STATUS: Under review. Resubmittal comments due on 9/24/2015.

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

Development Plan

DP-07-15-009290	07/22/2015	24 THOMAS HEYWARD ST	Development Plan	Active	Pat Rooney
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Applicant: Tidal Cottages LLC **Owner:** Tidal Cottages LLC

PLAN DESCRIPTION: The Applicant is requesting approval of a Final Development Plan allowing for the construction of 10 single family bungalow cluster homes and associated infrastructure on 1.67 acres on Thomas Heyward Street.
STATUS: Resubmittal under review. Comments due 10/6/2015.

PROJECT NAME: OLD TOWN

DP-09-15-009350	09/28/2015		Development Plan	Active	Pat Rooney
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Applicant: Wm Gary McCamy **Owner:** Buckwalter Commercial, LLC

PLAN DESCRIPTION: The Applicant is requesting a Final Development Plan to construct a 43,000 square foot Walmart Neighborhood Market, pharmacy and gas station. The proposed development plan also includes 2 additional retail buildings which will include a mixture of shops and restaurants.
STATUS: Under review for a 10/20/2015 DRC hearing

PROJECT NAME: WALMART AT CROSSROADS

DP-08-15-009326	08/31/2015		Development Plan	Active	Pat Rooney
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Applicant: Centex Homes **Owner:** Centex Homes

PLAN DESCRIPTION: The Applicant is requesting a Final Development Plan for Okatie Landing Phase 1, including forty seven single family lots and associated modifications to existing water, sanitary sewer, and drainage utilities.

STATUS: Under review. Comments due 10/6/2015

PROJECT NAME: SEAGRASS STATION



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-08-15-009304	08/04/2015		Development Plan	Active	Pat Rooney
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Applicant: Andrews & Burgess, Inc. **Owner:** Jerome Jay

PLAN DESCRIPTION: The applicant is requesting approval of a final development plan to construct a Bojangles Restaurant in the Buckwalter Commons Initial Master Plan area. The first partial phase of infrastructure construction was approved under development permit #295 for site work and to construct an access road with associated infrastructure known as "Pinellas Drive" (Buckwalter Plaza).

STATUS: Awaiting resubmittal responding to comments provided at the 8/25/2015 DRC hearing

PROJECT NAME: Bojangles-Buckwalter Pkwy

DP-03-15-009143	03/09/2015	15 BUCK ISLAND RD	Development Plan	Active	Pat Rooney
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Applicant: Morrison Dental Associates of SC, PC **Owner:** Dental Property Management

PLAN DESCRIPTION: The applicant is requesting approval of the future parking area at 15 Buck Island Rd.

STATUS: Awaiting resubmittal responding to comments provided at 3/24/2015 DRC hearing.

PROJECT NAME: WESTBURY PARK COMMERCIAL

Preliminary Development Plan

DP-06-15-009268	06/25/2015		Development Plan	Active	Pat Rooney
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Applicant: CRS / Canyon Bluffton 1 LLC **Owner:** Buckwalter Commercial, LLC

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan to construct a 43,000 square foot Walmart Neighborhood Market, pharmacy and gas station. The proposed development plan also includes 2 additional retail building which will include a mixture of shops and restaurants.

Status: Staff is awaiting revisions to the plans and the Final Development Plan application per the preliminary review.

PROJECT NAME: WALMART AT CROSSROADS



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-08-15-009302	08/04/2015	80 LAUREL OAK BAY RD	Development Plan	Active	Pat Rooney
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Applicant: THOMAS & HUTTON ENGINEERING CO. **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The applicant is requesting a Development Plan for the construction of a RV / Boat parking area and waste transfer station with associated infrastructure. The project site is located South of Laurel Oak Bay Road within the Uplands Tract with Palmetto Bluff PUD.

STATUS: Awaiting resubmittal responding to the comments provided at the 8/25/2015 DRC hearing.

PROJECT NAME: PALMETTO BLUFF PHASE 2

DP-8-14-8070	08/06/2014		Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** May River Forest, LLC

PLAN 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

DP-08-15-009298	08/03/2015	0 VERDIER PLANTATION RD	Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** Del Webb Communities Inc

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for Okatie Landing Phase 1, including forty four single family lots and modifications to existing water, sanitary sewer, and drainage utilities.

Status: Approved for Preliminary and to proceed with a Final DP Application.

PROJECT NAME: Okatie Landing Phase 1

Public Project



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-1-15-8897 01/23/2015 Development Plan Active Pat Rooney

Applicant: Carolina Engineering Consultants, Inc. **Owner:** Town of Bluffton

PLAN DESCRIPTION: The Applicant is requesting a Development Plan - Public Project to clear approximately 10 acres to stock pile fill material for future soccer fields.

STATUS: Awaiting resubmittal to comments provided at the 02/10/2015 DRC hearing

PROJECT NAME: BUCKWALTER REGIONAL PARK

DP-10-14-8462 10/20/2014 109 BRIDGE ST Development Plan Active Pat Rooney

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

PLAN DESCRIPTION: The Applicant is requesting a Development Plan - Public Project for the expansion of the existing parking facility at the Bluffton Oyster Factory Park. The project was reviewed by DRC on 11/4/2014 and comments were provided to the Applicant.

STATUS: Awaiting resubmittal responding to staff comments provided on 1/30/2015 and redesign based on the revised Master Plan for the Park.

PROJECT NAME: OLD TOWN

Total Development Plan Cases: 31

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-08-15-009303	08/04/2015	5765 GUILFORD PL	Development Plan Amendment	Active	Pat Rooney
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Applicant: Pearce Scott Architects, Inc. **Owner:** Eugene Marks

PLAN DESCRIPTION: The applicant is requesting a Development Plan Amendment to include changes in use and setbacks for Lots 1A through 6A located south of Guilford Place. The proposed use will eliminate commercial uses in favor of single-family detached residential development. In addition, modifications are proposed to some setbacks and creating additional curb cuts as necessary to accommodate garage access for these lots.

STATUS: Awaiting resubmittal responding to comments provided at the 8/25/2015 DRC hearing

PROJECT NAME: STOCK FARM

Non PUD

DPA-2-15-8988	02/09/2015		Development Plan Amendment	Active	Kendra Lelie
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Applicant: Apex Land & Development Co., LLC **Owner:** Calhoun Street Development, LLC

PLAN DESCRIPTION: The Applicant has submitted a Development Plan Amendment Application for Calhoun Street Promenade which depicts revised existing and proposed conditions including building locations, plantings, buffering, parking sidewalks, refuse disposal and screening.

Status: Application was deemed incomplete on 2/20/2015. Awaiting resubmission of complete plan and application. Applicant resubmitted revised plans on 4/15/2015. Under review currently. Staff comments are due on 4/30/2015. DRC meeting is scheduled for 5/5/2015. Applicant was not in attendance at the 5/5 or 5/12 DRC meeting. The application was heard at the June 9, 2015 DRC meeting. Staff is awaiting minor plan revisions.

PROJECT NAME: CALHOUN STREET PROMENADE

PUD



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 Amendment					
DPA-08-15-009319	08/19/2015		Development Plan Amendment	Active	Pat Rooney
Applicant:	Thomas & Hutton		Owner:	May River Forest, LLC	
PLAN DESCRIPTION:	The project consists of a Development Plan Amendment to revise the Palmetto Bluff Block K4. Revisions include a reconfiguration of Alley 2 by dividing it to Alley 4 and 5 and also removing a portion of Musket Road. The approval is based on Site Development Plans of River Road Amenities and Block K4 prepared by Thomas and Hutton, last revised September 16, 2015. STATUS: Approved 10/2/2015				
PROJECT NAME:	PALMETTO BLUFF BLOCK K4				
DPA-09-15-009357	09/29/2015		Development Plan Amendment	Active	Pat Rooney
Applicant:	S.O. Land Development, LLC		Owner:	S.O. Land Development, LLC	
PLAN DESCRIPTION:	The applicant is requesting approval of a Development Plan Amendment (DP.07.06.572). The number of lots for Phase 4A increased from 16 to 28 lots by reducing lot width. the number of lots in Phase 4B remained the same, but a eyebrow cul-de-sac was added and an eastern cul-de-sac was removed to allow connection for a previous phase. STATUS: Under review for a 10/20/2015 DRC meeting				
PROJECT NAME:	SOUTHERN OAKS PHASE 4				
DPA-09-15-009345	09/24/2015	0 OKATIE HWY	Development Plan Amendment	Active	Pat Rooney
Applicant:	Thomas & Hutton		Owner:	D R Horton Inc	
PLAN DESCRIPTION:	The applicant is requesting approval for a amendment to the site development permit (9136) for Cypress Ridge Phase 6. The revision includes the addition of a lagoon and an increase in the limits of disturbance. The limit of the disturbance increased by a total of 2.8 acres. STATUS: Under review for a October 13, DRC hearing				
PROJECT NAME:	CYPRESS RIDGE PHASE 6				



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

Total Master Plan Amendment Cases: 39

Subdivision Plan

General

SUB-09-15-009347	09/25/2015		Subdivision Plan	Active	Pat Rooney
Applicant: Thomas and Hutton		Owner: Crescent Resources			
PLAN DESCRIPTION: The applicant is requesting approval of a subdivision which will create five new parcels and a right of way. The dog park (DP), proposed park (PP) and park plus dock (RR) will be conveyed to the Palmetto Bluff Preservation Trust. The other two parcels will be for an Amenity Center and Beaufort Jasper pump station. STATUS: Under review for a 10/13/2015 DRC hearing.					
PROJECT NAME: Palmetto Bluff-River Road Amenity Center					
SUB-7-14-8003	07/29/2014		Subdivision Plan	Active	Pat Rooney
Applicant: Thomas and Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION: The Applicant is requesting approval for a Subdivision - General application to define and convey approximately 1.7 miles of Old Moreland Road and 43.15 acres to the Palmetto Bluff Preservation Trust Inc. The application was reviewed at the August 19, 2014 DRC meeting and staff comments were provided. STATUS: Called Brad Rife for a status update. Still awaiting resubmittal in response to staff comments provided at the 8/19/14 DRC.					
PROJECT NAME: PALMETTO BLUFF PHASE 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
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Active Cases

Subdivision Plan

SUB-8-14-8069 08/06/2014 Subdivision Plan Active Pat Rooney

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

PLAN 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 J1. The application was reviewed by the DRC at the 8/26/14 meeting.

STATUS: Awaiting resubmittal in response to staff comments provided at the 8/26/14 DRC meeting.

PROJECT NAME: PALMETTO BLUFF BLOCK J1

SUB-7-14-8002 07/29/2014 Subdivision Plan Active Pat Rooney

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

PLAN 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: 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

Historic District

SUB-06-15-009263 06/18/2015 1256 MAY RIVER RD Subdivision Plan Active Pat Rooney

Applicant: STEVE KISER **Owner:** STEVE KISER

PLAN DESCRIPTION: The applicant is requesting a subdivision of two lots into 4 lots.

STATUS: Awaiting resubmittal of final plat responding to the comments provided at the 8/28/2015.

PROJECT NAME: OLD TOWN

Total Subdivision Plan Cases: 44



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 Amendment

General

SUBA-10-15-009362 10/01/2015 Subdivision Plan Amendment Active Pat Rooney

Applicant: Thomas and Hutton **Owner:** Hampton Lake LLC

PLAN DESCRIPTION: The applicant is requesting approval for a subdivision plan creating 17 new lots in Phase 1 Tract 6 of Hampton Lake.

PROJECT NAME: HAMPTON LAKE PHASE 1 TRACT 6

Total Subdivision Plan Amendment Cases: 45

Zoning Action

Zoning Map Amendment

ZONE-08-15-009314 08/14/2015 3025 OKATIE HWY Zoning Action Active Kendra Lelie

Applicant: Town of Bluffton **Owner:** Lowcountry Evergreen

PLAN DESCRIPTION: The Applicant is requesting a Zoning Map Amendment to rezone from PUD to Preserve District. Application was before PC as a workshop item on 8/26 and will be before PC for a public hearing on 9/3 and before TC for a 1st reading on 9/8 and public hearing and second reading on 10/13.

PROJECT NAME: KENT ESTATES

Total Zoning Action Cases: 46

Total Active Cases: 46



Growth Management Application Update Report

Town of Bluffton

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Total Plan Cases: 46