



GROWTH MANAGEMENT UPDATE

October 11, 2016

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

- a. **Planning Commission:** September 8, 2016, special meeting agenda and September 28, 2016, cancellation notice attached. Next meeting scheduled for October 26, 2016.
- b. **Historic Preservation Commission:** October 5, 2016, meeting agenda attached. Next meeting scheduled for November 1, 2016.
- c. **Board of Zoning Appeals:** October 4, 2016, meeting agenda and October 4, 2016, cancellation notice attached. Next meeting scheduled for November 1, 2016.
- d. **Development Review Committee:** September 13, September 14, September 20, September 27, and October 4, 2016, meeting agendas attached. Next meeting scheduled for October 11, 2016.
- e. **Historic Preservation Review Committee:** September 12, September 19, September 26, 2016, meeting agendas; and October 3, 2016, cancellation notice attached. Next meeting scheduled for October 10, 2016.
- f. **Construction Board of Adjustment and Appeals:** September 27, 2016, cancellation notice attached. Next meeting scheduled for October 25, 2016.
- g. **Affordable Housing Committee:** October 4, 2016, meeting agenda attached. Next meeting scheduled for November 1, 2016.

2. Community Development / Affordable Housing Committee Work Program.

- a. **Bluffton Home Series Program.** Town Staff is currently working with applicants interested in the program. The program was advertised at an informational meeting sponsored by Bluffton Self Help on September 27, 2016.
- b. **Home Repair Program - Minor.** As of July 1, 2016, the program has been funded by Town Council for FY17 and Town Staff is continuing to process applications for assistance. 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.

ATTACHMENTS:

1. Planning Commission special meeting agenda for September 8, 2016, and cancelation notice for September 28, 2016;
2. Historic Preservation Commission meeting agenda for October 5, 2016;
3. Board of Zoning Appeals meeting agenda and cancelation notice for October 4, 2016;
4. Development Review Committee meeting agendas for September 13, September 14, September 20, September 27, and October 4, 2016;
5. Historic Preservation Review Committee meeting agendas for September 12, September 19, and September 26, 2016; and cancelation notice for October 3, 2016;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for September 27, 2016;
7. Affordable Housing Committee meeting agenda for October 4, 2016;
8. Building Permits and Planning Applications:
 - a. Building Permits Issued 2010-2016 (to date);
 - b. Building Permits Issued Per Month 2010-2016 (to date); and
 - c. Value of Construction 2010-2016 (to date);
 - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2016 (to date);
 - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2016 (to date);
 - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2016 (to date);
 - g. New Commercial Construction/Additions Heated Square Footage 2010- 2016 (to date);
 - h. Planning and Community Development Applications Approved 2010-2016 (to date);
9. Planning Active Application Report.



**TOWN OF BLUFFTON
SPECIAL MEETING OF THE
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building

Auditorium

Thursday, September 8, 2016, 3:30 p.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 – August 24, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

1. FOR ACTION

- A. Certificate of Appropriateness.** The Applicant, Michael Kronimus on behalf of B2K, LLC, requests a Certificate of Appropriateness for the approval of a two story mixed use commercial structure of approximately 5,000 SF on the property located at 7 Johnston Way within the Bluffton Village Development, and zoned Bluffton Village PUD. (COFA-08-16-9998)

- IX. NEW BUSINESS
- X. DISCUSSION
- XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 28, 2016

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 Planning Commission (PC)
meeting scheduled for

Wednesday, September 28, 2016, at
6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, October 26, 2016

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



TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, October 5, 2016, 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 7, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

A. Certificate of Appropriateness Amendment. A request by Mike Vaccaro, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the design of the single family residence proposed at 3 Blue Crab Street in the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-5-16-9658).

B. Removal of Contributing Structure. A request by Roberts Vaux, with Vaux Marscher Berglind, PA. A request for the subject property, which is identified by Beaufort County Tax Map Number R610 039 00A 0099 0000 at 71 Calhoun Street and zoned as Neighborhood Center-HD, for a recommendation to remove the structure at 71 Calhoun Street, formally known as Egg N Tricities from the 2008 Historic Resources Survey as a Contributing Structure. The recommendation will be forwarded to Town Council.

C. Certificate of Appropriateness. A request by Kevin Grenier of KRA, Inc. on behalf of Landmark 2 Developers, LLC, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 3 story boutique inn (hotel) of approximately 7,670 SF on the currently undeveloped lot located at 1321 May River Road (Lot 1) in the Calhoun Street Promenade development in the in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-08-16-10035).

D. Certificate of Appropriateness. A request by Tyler Melnick, for approval of a Certificate of Appropriateness-HD to allow the construction of a Carriage House of approximately 880 SF on the currently developed single family residential lot located at 12 Lawrence Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-08-16-9995).

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, November 2, 2016

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
BOARD OF ZONING APPEALS MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, October 4, 2016, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board 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 Board 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 Board, 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 – April 19, 2016

VII. ELECTION OF OFFICERS

1. Chair
2. Vice-Chair

VIII. PUBLIC COMMENTS

IX. OLD BUSINESS

X. NEW BUSINESS

1. PUBLIC HEARING - FOR ACTION

- A. Special Exception.** A request by Denise D'Amico, for approval of a Special Exception, to allow for a Dog Grooming business which is classified under 'Animal Hospital, Veterinary Clinic, Kennel' to be located in the Town of Bluffton. The property is identified by Beaufort County Tax Map Number R610 031 000 0155 0000 at 23 Plantation Park Drive Suite 304, and zoned General Mixed Use. (ZONE-09-16-10093)

XI. DISCUSSION

XII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, November 1, 2016

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 Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, October 4, 2016, at 6:00 p.m.

Has been CANCELED
due to lack of quorum

The next meeting is scheduled for
Tuesday, November 1, 2016

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 13, 2016, 1:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - 1. **Water and Sewer Improvements Parcel 10A – Final Development Plan:** A request by University Investments, LLC for the approval of a Final Development Plan. The proposed development consists of approximately 1,400 feet of gravel roadway, culvert drainage crossings, and the extension of water and sewer utilities to Parcel 10A. The project is located west of Innovation Drive and east of Parcel 10B and Hampton Parkway within the Buckwalter PUD, and is identified by tax map number R610 029 000 0788 0000 (DP-05-16-9701).
 - 2. **Southern Oaks Phase 3 – Subdivision:** A request by Carolina Engineering Consultants, Inc. on behalf of Southern Oaks Land Development, LLC for the approval of a Subdivision. The proposed subdivision consists of 43 new single family residential lots and associated infrastructure. The property is located on New Riverside Road within the New Riverside PUD and is identified by tax map number R614 036 000 0474 0000 (DP-9-16-10072).
 - 3. **84 Goethe Road – Subdivision:** A request by Benjamin Frazier for the approval of a Subdivision. The proposed application is a request for approval to subdivide one lot into three additional single family lots. The property is zoned Residential General and is identified by tax map number R612 039 000 0046 0000 (SUB-09-16-10077).
- VI. PUBLIC COMMENTS
- VII. DISCUSSION
- VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, September 20, 2016

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
SPECIAL MEETING OF THE
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room

Wednesday, September 14, 2016, 4:45 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Possum Point Sewer Phase 4– Public Project:** A request by John Hutchinson on behalf of Town of Bluffton for the approval of a Public Project. The proposed Public Project will include installation of Sanitary Sewer on parcels along Simmonsville Road and further described in the application.(DP 9-16-10106)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT



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

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, September 20, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Southern Oaks Phase 3 – Final Development Plan:** A request by Carolina Engineering Consultants, Inc. on behalf of Southern Oaks Land Development, LLC for the approval of a Final Development Plan. The proposed development consists of 43 new single family residential lots and associated infrastructure. The property is located on New Riverside Road within the New Riverside PUD and is identified by tax map number R614 036 000 0474 0000 (DP-6-16-9778).
2. **252 Simmonsville Road – Subdivision:** A request by Sebastian James on behalf of Kenneth James for the approval of a Subdivision. The proposed subdivision consists of dividing a 1.691 acres property into 2 separate lots. The property is zoned Residential General and is identified by tax map number R610 039 000 0192 0000 (SUB-9-16-10079).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, September 27, 2016

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 27, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Live Oak Christian Church – Development Plan Amendment:** A request by Court Atkins Group on behalf of Dawn Miller for the approval of a Development Plan Amendment. The proposed development consists of a minor alteration to the existing building and site. The changes to the site will include providing an accessible sidewalk at the rear of the building. The property is located on Persimmon Street within the Shultz Tract PUD and is identified by tax map number R610 031 000 1441 0000 (DP-3-15-9144).
2. **Cypress Ridge Phase 6C- Subdivision:** A request by Thomas & Hutton on behalf of D.R. Horton for the approval of a Subdivision. The proposed subdivision consists of 29 new single family residential lots and associated infrastructure. The property is located in the vicinity of Highway 170 and Mill Creek Boulevard within the Jones Estate PUD and is identified by tax map number R614 028 000 0916 0000 (SUB-9-16-10102).
3. **252 Simmonsville Road – Subdivision:** A request by Sebastian James on behalf of Kenneth James for the approval of a Subdivision. The proposed subdivision consists of dividing a 1.691 acres property into 2 separate lots. The property is zoned Residential General and is identified by tax map number R610 039 000 0192 0000 (SUB-9-16-10079).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, October 4, 2016

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, October 4, 2016, 1:00 p.m.

REVISED

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Lawrence Street Gas Line – Public Project:** A request by Fred Morillo (SCEG) for the approval of a Public Project. The proposed project consists of the installation of a 2" (inch) plastic gas main down Lawrence Street to Boundary Street. This project will be installing the main approximately 3' (feet) off the edge of the road on the east side of Lawrence Street. The property is identified by tax map number R610 039 00A 0097 0000, R610 039 00A 098A 0000, and R610 039 00A 0236 0000 (DP-09-16-10107).
2. **LIDL Grocery Store- Final Development Plan:** A request by LIDL US Operations, LLC on behalf of Parcel 7A, LLC for the approval of a Final Development Plan. The proposed development consists of a 35,962 SF Grocery Store and associated infrastructure. The property is approximately 5.43 acres located at 1 Buckwalter Towne Boulevard at the Townes Center of Buckwalter. The property is within the Buckwalter PUD and is identified by tax map number R610 030 000 1704 0000, R610 030 000 1854 0000, R610 030 000 1865 0000 and R610 030 000 1856 0000. (DP-05-16-9671).
3. **Buck Island/Simmons ville- 3 Sidewalks- Toy Fields – Public Project:** A request by Town of Bluffton on behalf of SCDOT R/W for the approval of a Public Project. The proposed project consists of the installation of a 5 foot wide sidewalk along the east side of Buck Island Road in the Toy Fields area. This project is located in the SCDOT Right of Way and ties into the existing Beaufort County School District sidewalk. The property is in an area zoned Residential General and identified by tax map number SCDOT Right of Way (DP-09-16-10123).
4. **State Street- Subdivision Plan:** A request by Tim Dolnik on behalf of Dolnik Properties, LLC for the approval of a Subdivision Plan. The proposed project consists of subdividing the two consolidated lots back to the original configuration of 11 lots. The property is identified by tax map number R610 039 000 0716 0000 and R610 039 000 0722 0000 (SUB-9-16-10120).

5. **Old Town Bluffton Inn- Development Plan Amendment:** A request by Landmark 2 Developers, LLC for the approval of a Development Plan Amendment. The project consists of constructing a new three (3) story commercial main street building to include luxury boutique inn/lodging. The amendment is submitted to allow use of a hatched area as shown on the plat for parking. The property is located within the Neighborhood Core-HD at 1321 May River Road and is identified by tax map number R614 039 00A 0313 0000 (PD-05-05-383).
6. **53 Colcock Street – Tree Removal:** A request by Treewisemen on behalf of Joe Zokan for the approval of a Tree Removal permit. The proposed tree is a 32 inch Sweet Gum located in the front right corner of main house. The property is identified by tax map number R610 039 00A 162A 0000. (TRER-09-16-10231)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, October 11, 2016

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, September 12, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **2 Pope Lane.** A request by Joseph K. Hall, on behalf of Mr. and Mrs. James F. Grove, for review of a Certificate of Appropriateness-HD to construct a new carriage house of approximately 720 SF and an addition of approximately 480 SF to the existing single family structure on the lot located at 2 Pope Lane in the Old Town Bluffton Historic District, and zoned Neighborhood Conservation-HD (COFA-09-16-10073).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, September 19, 2016

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, September 19, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

VI. PUBLIC COMMENTS

VII. DISCUSSION

1. **5768 Yaupon Road, Lot 16B.** A request by Southern Coastal Homes, for review of a revised front elevation based on the conditional approval of a Certificate of Appropriateness-HD to construct a new single family residential structure of approximately 1,800 SF and a carriage house of approximately 390 SF on the currently undeveloped lot located at 5768 Yaupon Road (Lot 16B) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-07-16-9850).
2. **1321 May River Road.** A request by Kevin Grenier of KRA, Inc. on behalf of Landmark 2 Developers, LLC, for further discussion of a Certificate of Appropriateness-HD to construct a new 3 story boutique inn of approximately 7,670 SF on the currently undeveloped lot located at 1321 May River Road (Lot 1) in the Calhoun Street Promenade development in the in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-08-16-10035).

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, September 26, 2016

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, September 26, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **23 Pritchard Street.** A request by Southern Coastal Homes, for review of a Certificate of Appropriateness-HD to construct a single family residence of approximately 2,340 SF and a carriage house of approximately 470 SF on the property located at 23 Pritchard Street in the Tabby Roads Development, in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-09-16-10114).

VI. PUBLIC COMMENTS

VII. DISCUSSION

1. **5768 Yaupon Road, Lot 16B.** A request by Southern Coastal Homes, for review of a revised front elevation based on the conditional approval of a Certificate of Appropriateness-HD to construct a new single family residential structure of approximately 1,800 SF and a carriage house of approximately 390 SF on the currently undeveloped lot located at 5768 Yaupon Road (Lot 16B) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-07-16-9850).

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, October 3, 2016

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, October 3, 2016, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, October 10, 2016

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



PUBLIC NOTICE

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

Tuesday, September 27, 2016, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, October 25, 2016

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



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

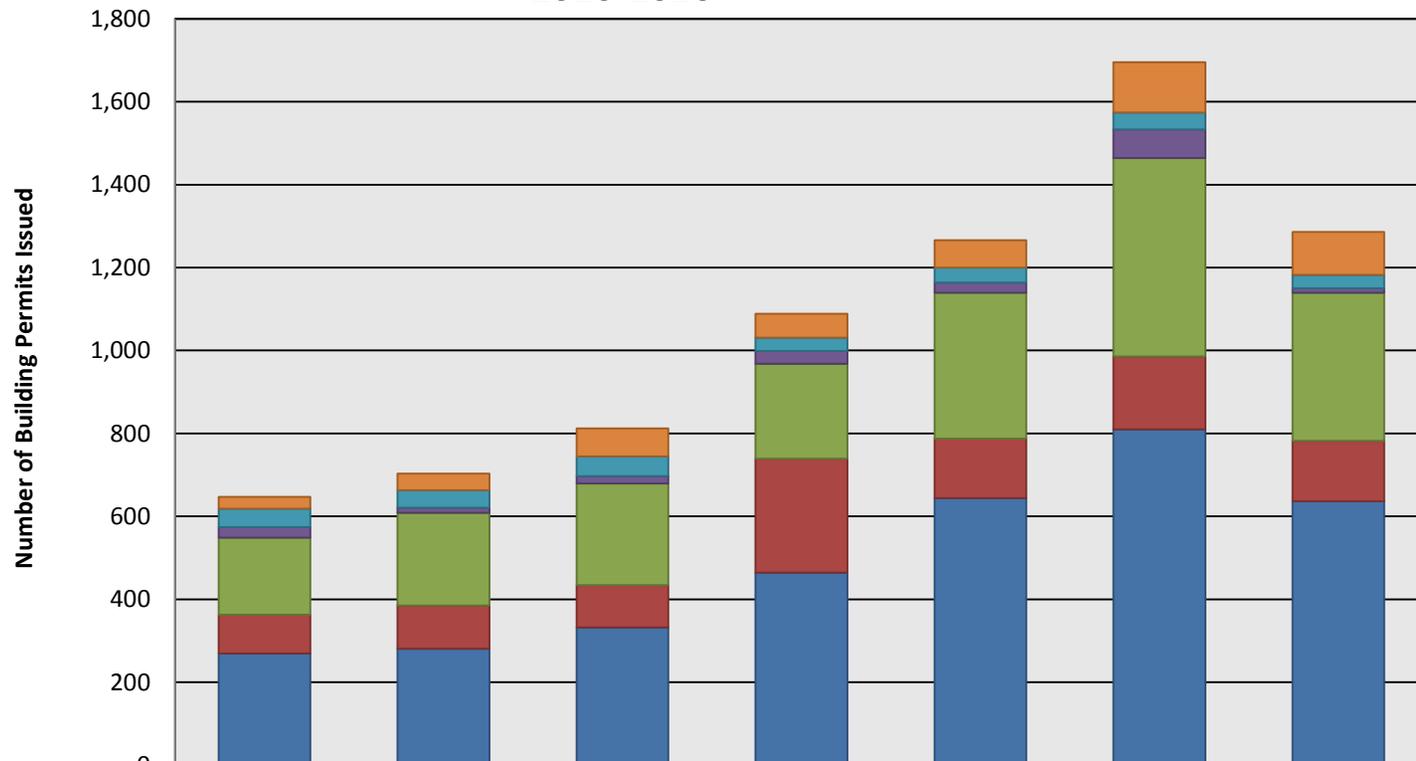
Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, October 4, 2016
10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – September 6, 2016
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Update on regional Affordable Housing projects
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
 - 1. Neighborhood Assistance Program Monthly Update
 - A. FY17 Budget (Completed Projects)
 - B. Buck Island-Simmonsville Community Sewer Project
 - C. Update on Staff Activities (Bluffton Home Series, Community Development binder)
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, November 1, 2016

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 Building Permits Issued 2010-2016

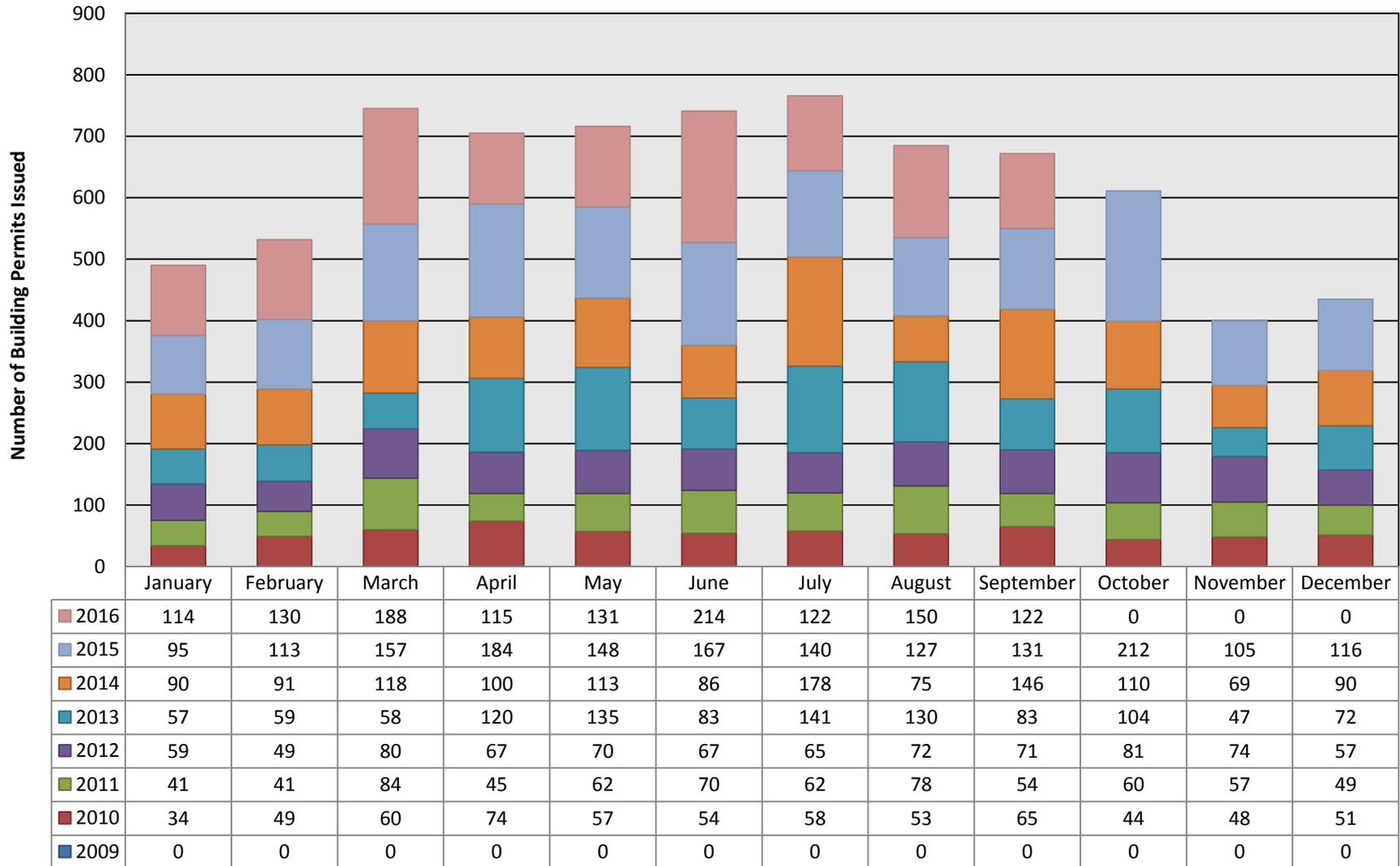


	2010	2011	2012	2013	2014	2015	2016 To Date
Other Commercial	28	40	67	58	66	121	104
Commercial Addition	45	42	48	32	36	41	32
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	11
Other Residential	186	224	245	229	351	478	357
Residential Addition	94	104	102	275	144	176	146
New Single Family/Multi-Family Residential	269	281	332	464	644	810	636

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. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
 3. The monthly average of building permits issued in 2016 (year to date) is 101 per month which is a 1% increase of building permits issued on a monthly basis from 2015.

Town of Bluffton Building Permits Issued Per Month 2010-2016

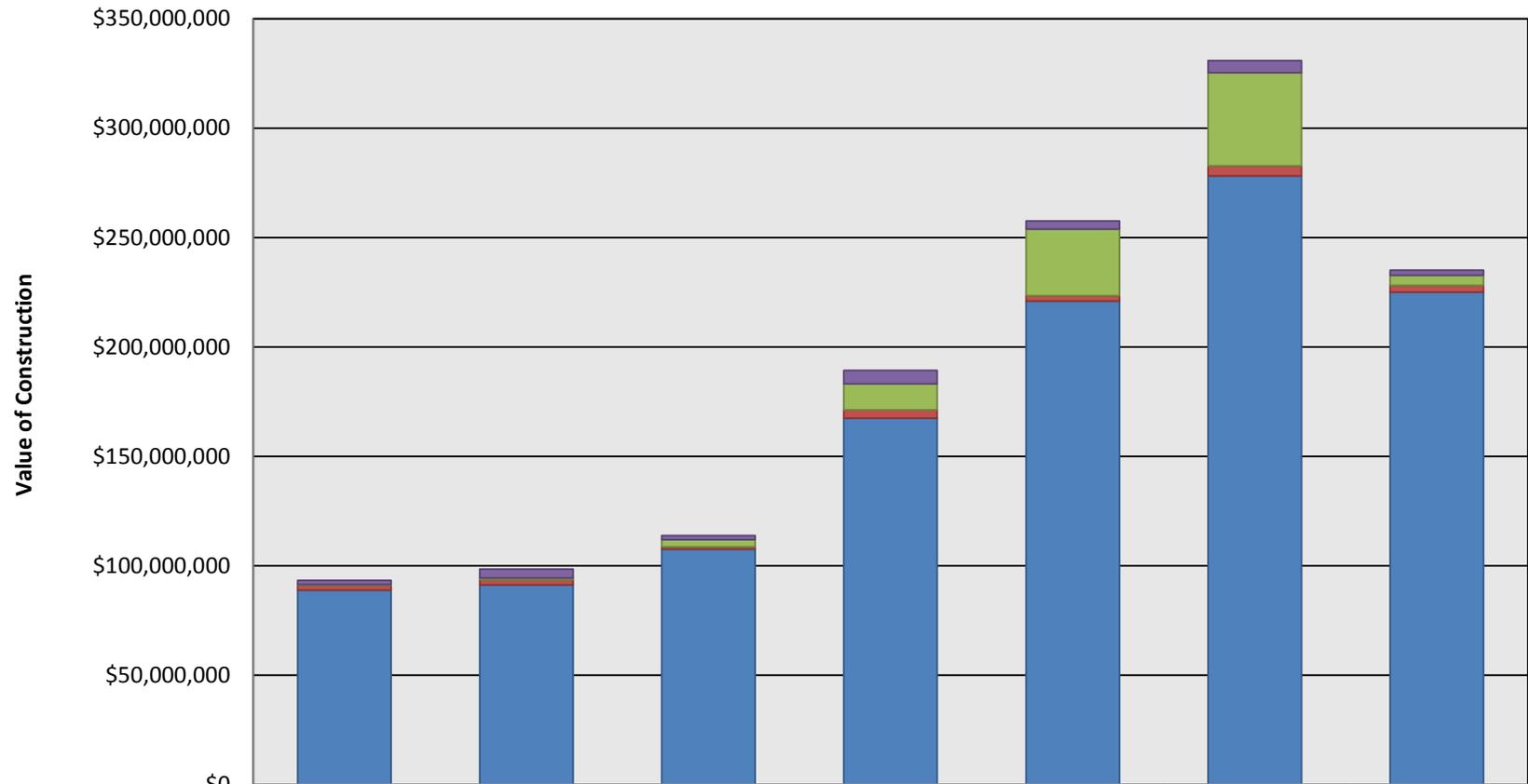


Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Month

Town of Bluffton Value of Construction 2010-2016

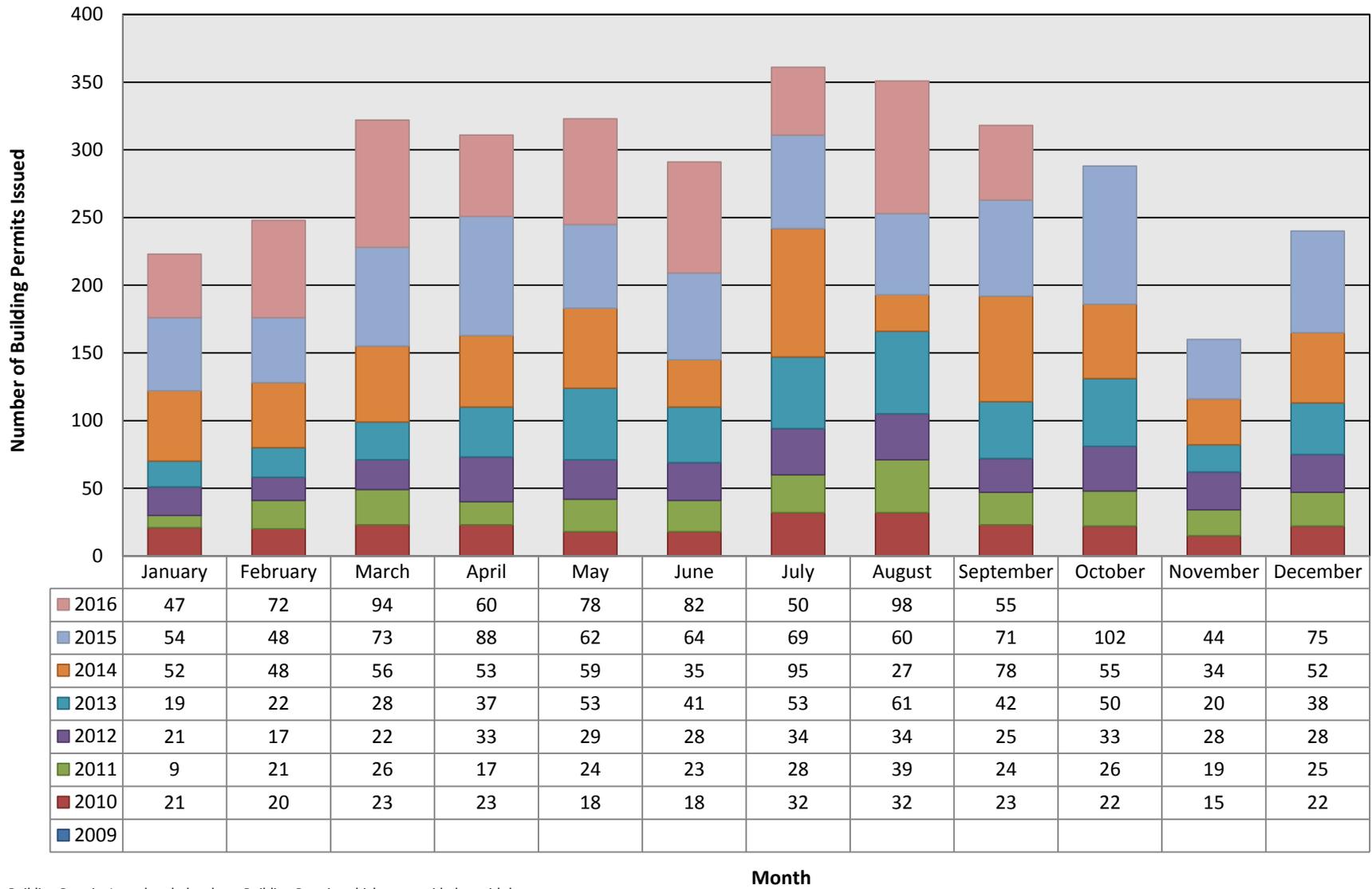


	2010	2011	2012	2013	2014	2015	2016 To Date
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708	\$2,263,534
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253	\$4,628,376
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$4,652,929	\$3,133,214
New Single Family/ Multi-Family	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$278,078,709	\$225,033,183

Year

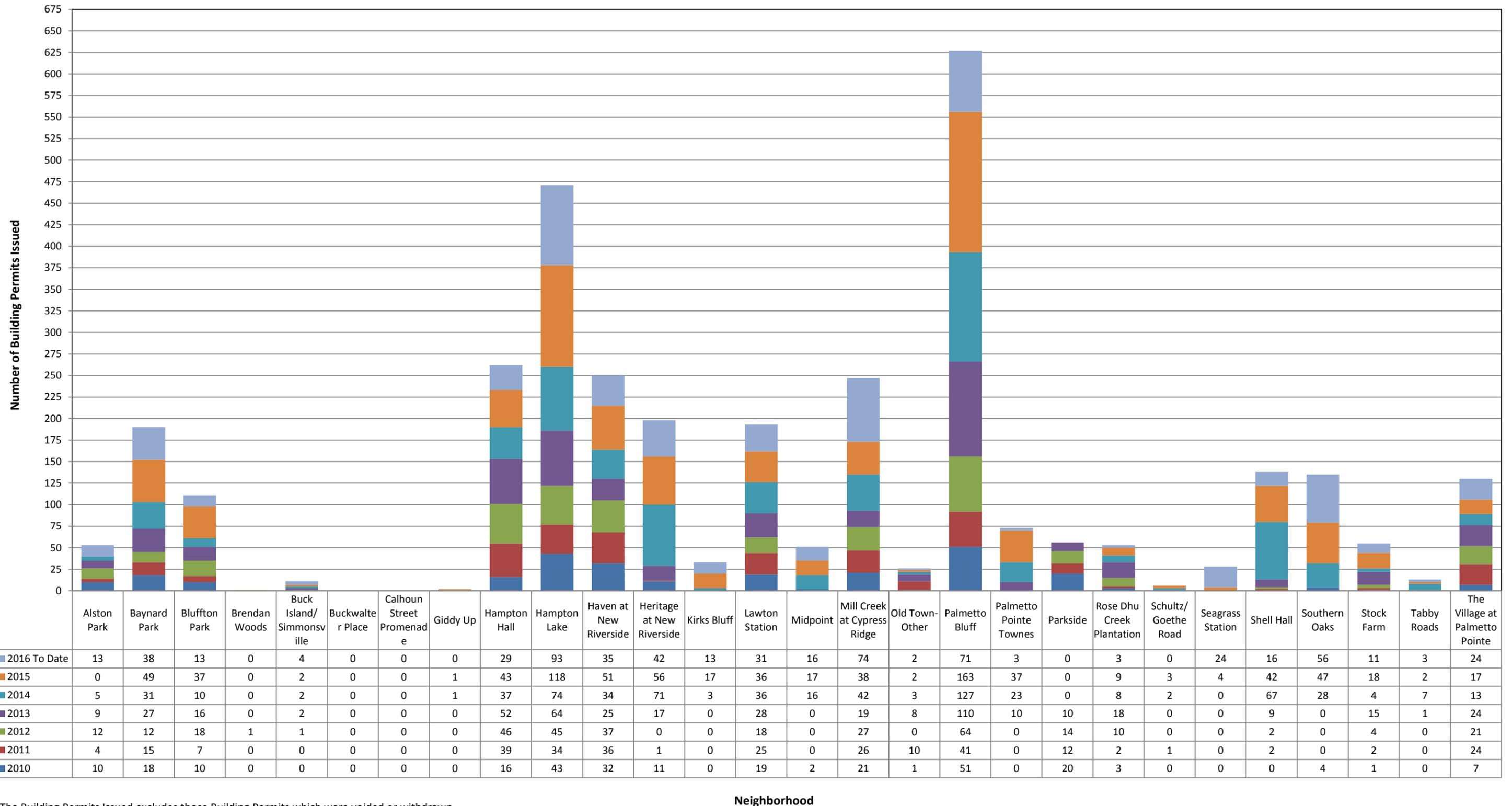
Note: The Value of Construction is added to each respective property where the improvement was constructed. This increases the overall value, also referred to as market value, of the property used to which is used determine its assessed value which is subject to Town Millage. This increased value is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

Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016



Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

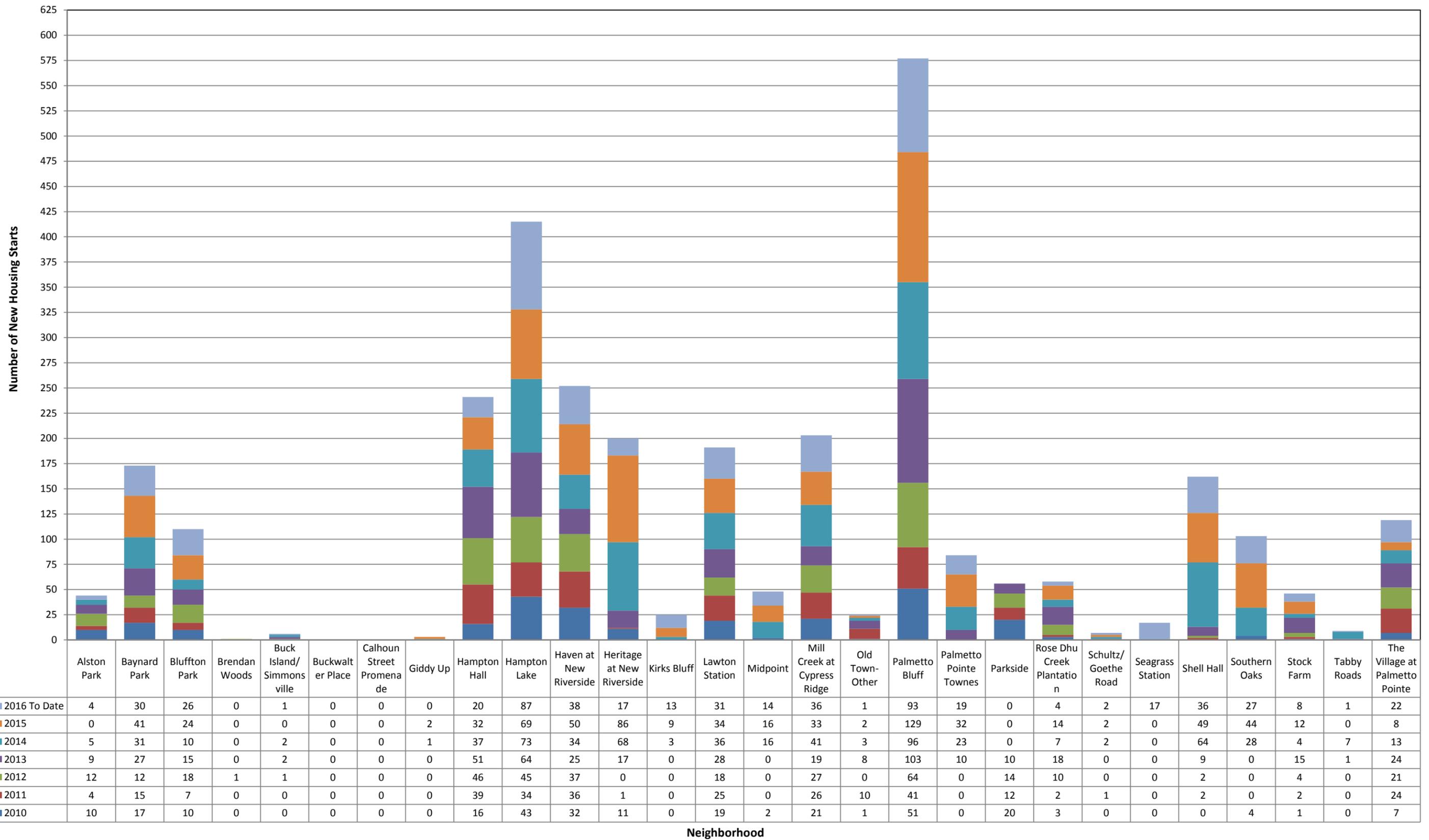
Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2016



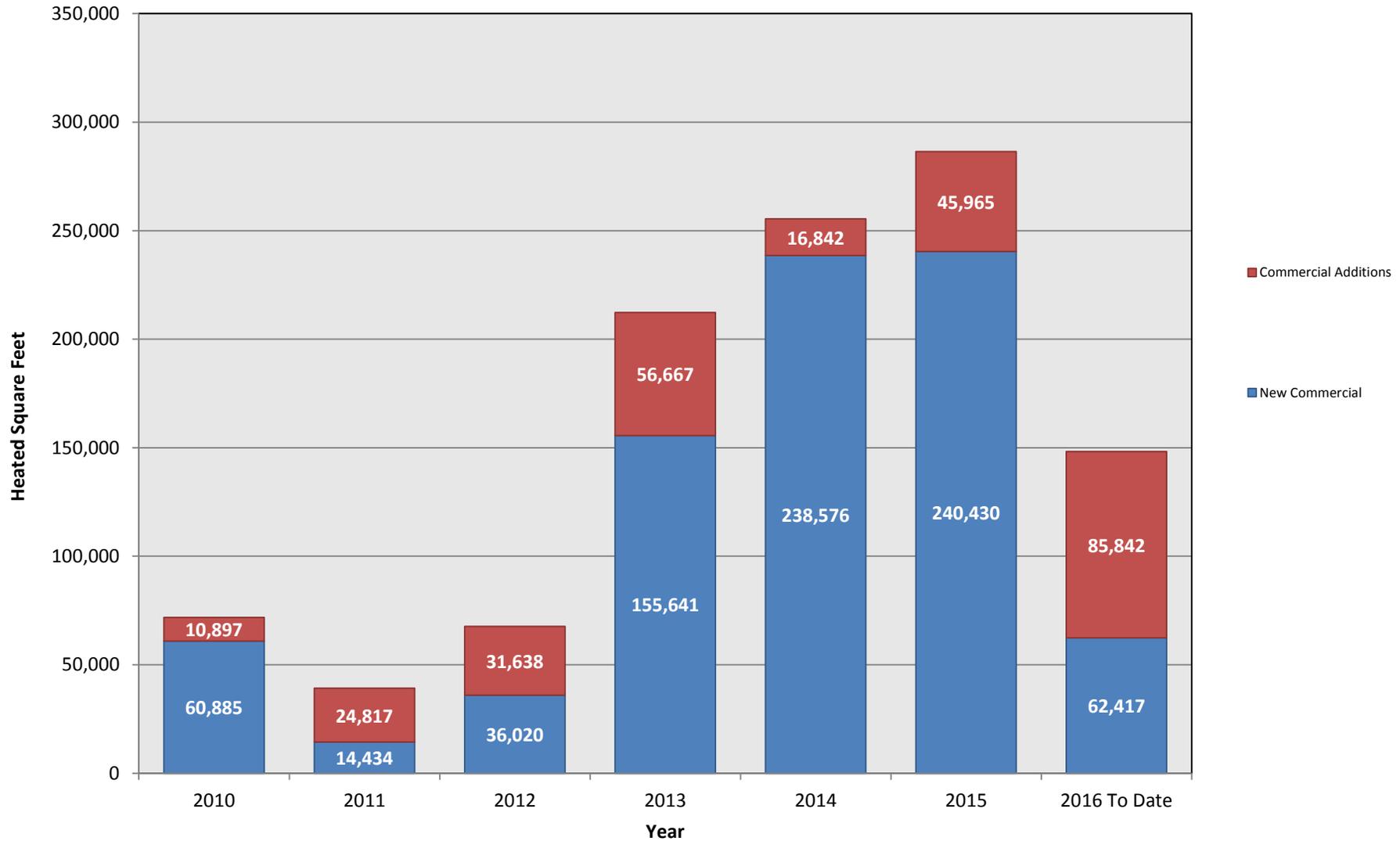
Note: The Building Permits Issued excludes those Building Permits which were voided or withdrawn

Neighborhood

Town of Bluffton New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2016

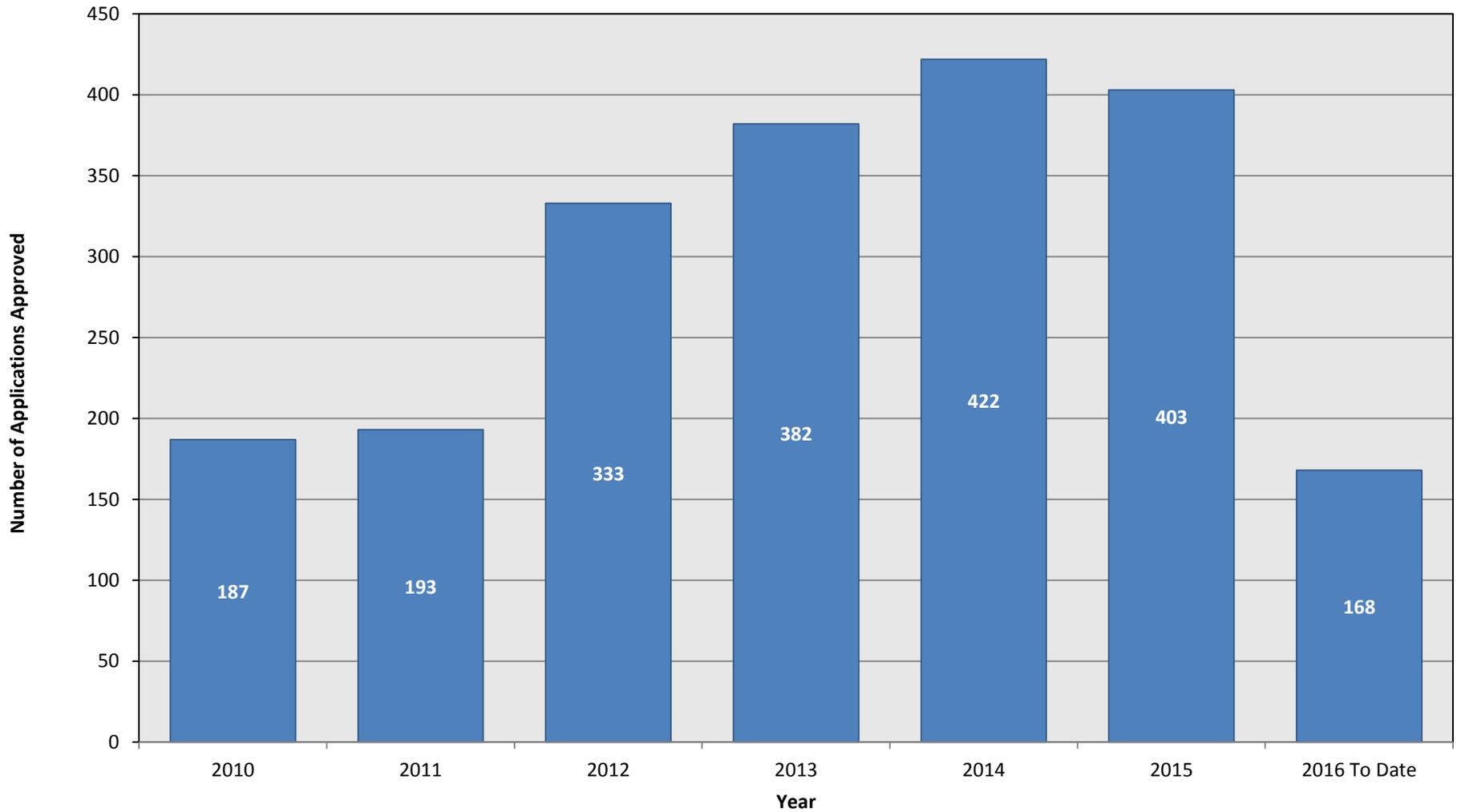


Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2016



Note: The monthly average of additional commercial square footage in 2016 (year to date) is 16473 which is a 31% decrease of additional commercial square footage from 2015.

Town of Bluffton Planning & Community Development Applications Approved 2010 - 2016





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

ATTACHMENT 9

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-09-16-010165	09/29/2016		Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Town of Bluffton

Owner: SCDOT

PLAN DESCRIPTION: The applicant is requesting approval for the final phase of the May River Streetscape project including the reconstruction of the roadway and installation of curb/gutter & sidewalks from Pin Oak to Whispering Pine Street.
STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO) and is scheduled for review by the PC at the October 26th meeting.

PROJECT NAME: OLD TOWN

COFA-06-16-009716	06/02/2016	30 SILVER LAKE RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: JK Tiller Associates Inc

Owner: DR Horton

PLAN DESCRIPTION: The Applicant is requesting A Certificate of Appropriateness to construct a regional corporate office for D R Horton at the community entrance for Cypress Ridge to include the landscaping, lighting, and assorted buffers.
STATUS: The application was reviewed at the July 11th Special Meeting of the Planning Commission 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: CYPRESS RIDGE - OFFICE BUILDING

Historic District

COFA-03-16-009568	03/22/2016	1223 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Court Atkins Architects, Inc.

Owner: RLB Squared LLC

PLAN DESCRIPTION: The applicant is requesting approval of a certificate of Appropriateness for a new two story 4800 SQFT mixed use building.
STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN



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

ATTACHMENT 9

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

Certificate of Appropriateness

COFA-03-16-009569	03/22/2016	1225 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Court Atkins Architects, Inc. **Owner:** RLB Squared LLC

PLAN DESCRIPTION: The applicant is requesting a certificate of appropriateness for the renovation to the facade of the Dollar General store located at 1225 May River Road.
STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-01-16-009458	01/06/2016	131 PRITCHARD ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Scardino, Lucy **Owner:** Scardino, Lucy

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for an addition and renovation to the existing main house, the addition of a garage with bonus room above and relocation of a garden structure.
STATUS: The application was reviewed at the January 19th HPRC meeting and comments were provided to the Applicant. The Applicant then submitted a variance request to the BZA to request a reduction to the side setback to allow for the proposed addition and to allow for the proposed carriage house. The BZA application was reviewed at the April 19, 2016 meeting and the variance for the addition was approved and the variance for the garage was denied. Staff is still awaiting the submission of a final COFA application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-10-14-8432	10/14/2014	209 GOETHE RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: George Gomolski **Owner:** Gomo Enterprises, LLC

PLAN DESCRIPTION: The applicant is requesting approval of a primary structure and carriage house on 209 Goethe RD.
STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff was then awaiting a final application to be presented to the full HPC for final review. A new conceptual application was submitted and reviewed at the June 6th HPRC meeting and the September 7th HPC meeting where it was 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



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

ATTACHMENT 9

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

Certificate of Appropriateness

COFA-09-15-009339	09/17/2015	127 BRIDGE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Summerour & Assoc Architects

Owner: Curt Seymour

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness to renovate and add on to the existing main house and detached garage. the addition to the main house will consist of 5,440 square feet and the detached garage will consist of 1,695 square feet. New landscaping, in ground pool, and basketball court.
STATUS: The application was reviewed at the September 28th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-07-16-009864	07/05/2016	215 GOETHE RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Christopher Epps

Owner: Trident LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness to install an event space shading structure.
STATUS: The application was reviewed at the July 11th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-10-15-009395	10/28/2015	212 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc.

Owner: Shoreline Construction and Development, LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for a new 2 story commercial Main Street Building located on lot 5 in the Calhoun Street Promenade.
STATUS: The application was reviewed at the November 9th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: CALHOUN STREET PROMENADE



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

ATTACHMENT 9

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

Development Plan

DP-07-16-009971	07/29/2016		Development Plan	Active	Rick Gammon
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Applicant: Thomas and Hutton

Owner: HL Development

PLAN DESCRIPTION: The applicant is requesting approval for a preliminary development plan for Hampton Lake Phase 5. This plan consists of 93 residential lots and associated infrastructure.
STATUS: Awaiting resubmittal for comments provided at DRC Hearing on August 16, 2016.

PROJECT NAME: HAMPTON LAKE PHASE 5

DP-05-16-009701	05/31/2016		Development Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton

Owner: University Investments

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for installation of utilities and land clearing located at Parcel 10A SW of Buckwalter Place on Bluffton Parkway.
Status: Awaiting resubmittal responding to comments provided at the 6/14/2016 Preliminary DRC hearing.
Status: Applicant addressed comments and Development Plan has been approved.

PROJECT NAME: PARCELS 10A AND 10B

DP-09-16-010163	09/28/2016	246 RED CEDAR ST	Development Plan	Active	Rick Gammon
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Applicant: Charles Russo

Owner: Charles Russo

PLAN DESCRIPTION: The applicant is seeking approval of a Preliminary Development Plan for a wholesale seafood facility located within the Bluffton Park Business District.
STATUS: Under Staff Review will be scheduled for an October DRC Hearing

PROJECT NAME:

DP-08-16-010036	08/19/2016		Development Plan	Active	Rick Gammon
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Applicant: THOMAS & HUTTON ENGINEERING CO.

Owner: D R Horton

PLAN DESCRIPTION: The Applicant is requesting a preliminary Development Plan that will consist of (49) single family lots with infrastructure on +/- 18.3 Acres. the owner of the property is D.R. Horton, Inc.
Status: Awaiting resubmittal for comments provided at 09/06/16 DRC Hearing.

PROJECT NAME: HERITAGE AT NEW RIVERSIDE PHASE 2C



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

ATTACHMENT 9

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

Development Plan

DP-12-15-009433	12/09/2015		Development Plan	Active	Kendra Lelie
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Applicant: THOMAS & HUTTON ENGINEERING CO. **Owner:** Grand Oak Hampton Lake, LLC

PLAN DESCRIPTION: The Applicant proposes the approval of a Development Plan for a 300 unit multi-family development located within the Hampton Lake PUD and identified as One Hampton Lake. This approval is based on Site Development Plans for One Hampton Lake prepared by Thomas and Hutton engineering and last revised April 14, 2016
 Status: Approved with Conditions on 5/5/2016

PROJECT NAME: ONE HAMPTON LAKE

DP-07-16-009851	07/05/2016		Development Plan	Active	Kevin Icard
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Applicant: Thomas and Hutton **Owner:** University Investments

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for the proposed project of approximately 45,000 single story building with 64 assisted living units, associated utilities, access, and erosion control.
 Status: 9/29/16 Staff is waiting for revised plans. Staff provided an option for the driveway configuration. The applicant has not resubmitted their plans.

PROJECT NAME: MEMORY CARE AMERICA

DP-01-16-009486	01/25/2016	30 SILVER LAKE RD	Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** THOMAS AND HUTTON

PLAN DESCRIPTION: The applicant is requesting approval for a Final Development Plan to construct an Sales Office Building, Boat/RV Storage and associated infrastructure. The property is located in the Jones Estate PUD at the corner of SC 170 and Hulston Landing Road.
 Status: Awaiting resubmittal responding to DRC comments provided on 7/13/2016 and HCOD comments provided on 7/11/2016.

PROJECT NAME: CYPRESS RIDGE - OFFICE BUILDING



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

ATTACHMENT 9

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

Development Plan

DP-08-16-010020	08/15/2016	0	Development Plan	Active	Rick Gammon
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Applicant: Thomas & Hutton

Owner: D R Horton Inc

PLAN DESCRIPTION: The applicant is requesting approval for a new amenity center and associated infrastructure to be constructed in Cypress Ridge.
 Status: Under Staff Review and will be scheduled for DRC Hearing on September 6, 2016.
 Status: Moved to 08/30/2016 DRC Hearing
 Status: Awaiting resubmittal for comments provided at 08/30/2016 DRC Hearing.

PROJECT NAME: CYPRESS RIDGE AMENITY CENTER

DP-08-16-010021	08/15/2016		Development Plan	Active	Rick Gammon
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Applicant: Thomas & Hutton

Owner: D R Horton Inc

PLAN DESCRIPTION: The applicant is requesting approval to construct 62 new single family residential lots along with associated infrastructure.
 Status: Under Staff review and will be scheduled for DRC Hearing on September 6, 2016
 Status: Moved to 08/30/2016 DRC Hearing
 Status: Awaiting resubmittal for comments provided at 08/30/2016 DRC Hearing

PROJECT NAME: CYPRESS RIDGE PHASE 8

DP-05-16-009632	05/04/2016		Development Plan	Active	Rick Gammon
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Applicant: THOMAS & HUTTON ENGINEERING CO.

Owner: Centex Homes

PLAN DESCRIPTION: The applicant is requesting the approval of a development plan to construct 67 single-family lots and associated infrastructure, and modification of existing sanitary sewer utilities to serve new lots.
 Status: Preliminary approved. Awaiting final Development Plan application.
 Status: Applicant submitted Final Development Plan and is under Staff Review to be scheduled for DRC hearing on August 30, 2016.
 Status: Awaiting resubmittal for comments provided at 08/30/2016 DRC Hearing

PROJECT NAME: SEAGRASS STATION PHASE 2



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

ATTACHMENT 9

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

Development Plan

DP-09-16-010132	09/20/2016		Development Plan	Active	Rick Gammon
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Applicant: CPM Federal Credit Union **Owner:** Buckwalter-Bluffton LLC

PLAN DESCRIPTION: The applicant is requesting approval for a preliminary development plan to construct a new commercial building at the southwest corner of Buckwalter Parkway and Buckwalter Place Boulevard. The project is for CPM Federal Credit Union and the plans will include all site work, associated utilities, paving and erosion control measures.

STATUS: Under Staff Review will be scheduled for an October DRC Hearing

PROJECT NAME: CPM FEDERAL CREDIT UNION

DP-05-16-009707	05/31/2016		Development Plan	Active	Pat Rooney
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Applicant: Tara's Contractor Test **Owner:** Tara's Contractors

PLAN DESCRIPTION: test

PROJECT NAME:

DP-08-16-010013	08/11/2016		Development Plan	Active	Rick Gammon
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Applicant: Key Engineering, Inc. **Owner:** Jim Saba

PLAN DESCRIPTION: The applicant is requesting approval of a preliminary development plan to install water and sewer utilities along JC's Cove Road.

STATUS: Under Staff Review and will be scheduled for DRC Hearing on August 30, 2016.

STATUS: Awaiting resubmittal for comments provided at 08.30.2016 DRC Hearing.

PROJECT NAME: JC'S COVE

DP-10-16-010179	10/03/2016		Development Plan	Active	Rick Gammon
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Applicant: Tara's Contractor Test **Owner:** Tara's Contractors

PLAN DESCRIPTION: TEST

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

ATTACHMENT 9

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

Development Plan

DP-04-16-009602	04/18/2016	0	Development Plan	Active	Pat Rooney
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Applicant: Village Park Communities, LLC **Owner:** Village Park Homes

PLAN DESCRIPTION: The Applicant is requesting the approval of a Development Plan of Phases 4A and 5A of Lawton Station to consist of 29 single family residential lots.
STATUS: Awaiting resubmittal, responding to comments provided 7/19/2016 DRC hearing.

PROJECT NAME: LAWTON STATION PHASE 4A & 5A

DP-04-16-009592	04/12/2016		Development Plan	Active	Rick Gammon
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Applicant: Thomas and Hutton **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting a Development Plan for clearing, haul road construction, lagoon excavation, and grading. The lagoon extension will provide additional water quality and stormwater retention for the current and future development within Palmetto Bluff.
STATUS: Application was heard at the April 26, 2016 DRC meeting. Staff is awaiting submission of a final plan set.
STATUS: Resubmittal of Final Plan set is now under Staff Review and scheduled for DRC Hearing August 2, 2016
STATUS: Awaiting response from comments provided at 08.02.2016 DRC Hearing.

PROJECT NAME: PALMETTO BLUFF-MORELAND

Non PUD

DP-04-16-009615	04/22/2016	103 PERSIMMON ST	Development Plan	Active	Pat Rooney
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Applicant: David Kim **Owner:** David Kim

PLAN DESCRIPTION: The Applicant is requesting approval of a development plan for medical offices at the intersection of Persimmon and Bluffton Parkway.
Status: Preliminary DP application approved at the 5/10/16 DRC hearing. Awaiting submittal of the Final Development Plan application.
STATUS: Final DP application was submitted on 8/8/2016 and is under Staff Review. Will be scheduled for DRC Hearing on August 23, 2016
Status: Awaiting resubmittal for comments provided at 8/23/2016 DRC hearing.

PROJECT NAME: BLUFFTON PARKWAY MEDICAL OFFICES



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

ATTACHMENT 9

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

Development Plan

DP-03-16-009548	04/21/2016		Development Plan	Active	Pat Rooney
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Applicant: R. Stewart Design, LLC **Owner:** Henry Carroll

PLAN DESCRIPTION: The applicant is requesting a DP a commercial cottage and associated site improvements.
 Status: Approved for Preliminary. Awaiting submittal of the Final Development Plan Application.

PROJECT NAME: OLD TOWN

Preliminary Development Plan

DP-06-16-009752	06/09/2016	18 SCOTT WAY	Development Plan	Active	Pat Rooney
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Applicant: CrossFit 843 **Owner:** CrossFit 843

PLAN DESCRIPTION: The applicant is requesting approval on a preliminary plan to construct a 11,300 SF gym facility located in Bluffton Park Business District. The property is zoned Planned Unit Development.
 Status: Awaiting re-submittal, responding to comments provided at Preliminary DRC on June 28, 2016

PROJECT NAME: BLUFFTON PARK PHASE C-1

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.
 Status: 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



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

ATTACHMENT 9

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

Development Plan

DP-06-16-009778	06/15/2016		Development Plan	Active	Rick Gammon
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Applicant: S.O. Land Development, LLC **Owner:** S.O. Land Development, LLC

PLAN DESCRIPTION: The applicant is requesting approval for a Preliminary Development Plan Phase 3 Southern Oaks. This will create 43 new residential lots, stormwater drainage system, sanitary sewer collection, water distribution system, roadways and utilities to serve the lots. Roll curb will be on both sides of road way for ease of driveway access.
 STATUS: Under Staff Review and scheduled for July 5 DRC Hearing.
 STATUS: Awaiting resubmittal for comments provided at 09.20.2016 DRC Hearing for Final Development Plan. Also waiting for digital copy of application and documents.

PROJECT NAME: SOUTHERN OAKS PHASE 3

DP-05-16-009671	05/20/2016		Development Plan	Active	Rick Gammon
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Applicant: LIDL US OPERATIONS LLC **Owner:** Zinn Asset Management Corp

PLAN DESCRIPTION: The applicant is requesting approval to construct a 35,962 SF (square foot) grocery store and associated site improvements.
 STATUS: Awaiting re-submittal, responding to comments provided at 06/07/16 DRC meeting.

PROJECT NAME: BUCKWALTER COMMONS

Public Project

DP-04-16-009605	04/19/2016		Development Plan	Active	Pat Rooney
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Applicant: Time Warner Cable **Owner:** CALHOUN DEVELOPMENT LLC

PLAN DESCRIPTION: The Applicant is requesting approval of a public project to HDD bore using a 2" HDPE conduit casing at a 4' depth. Total underground to be placed is 1337' or .253 miles.
 Status: Awaiting Final Development Plan Application responding to comments provided at the 5/3/2016 DRC meeting.

PROJECT NAME: TIME WARNER CABLE



Growth Management Application Update Report

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

ATTACHMENT 9

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

Total Development Plan Cases: 27

Development Plan Amendment

NA

DPA-04-16-009626	04/29/2016		Development Plan Amendment	Active	Rick Gammon
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Applicant: Jeff McCandless **Owner:** Parcel 6, LLC

PLAN DESCRIPTION: An application to amend development plan 9350 to update property lines to reflect the new ROW to widen HWY 170. STATUS: Awaiting resubmittal responding to comments provided at the 5/3/16 DRC hearing.

PROJECT NAME: WALMART AT CROSSROADS

PUD

DPA-03-16-009572	03/24/2016	11 BURLEY LN	Development Plan Amendment	Active	Pat Rooney
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Applicant: Centex Homes **Owner:** Pulte Homes

PLAN DESCRIPTION: The applicant is requesting approval of a development plan amendment for the following changes: Lot C33 has been split into lots B44 and B45. A mail kiosk has been added to the roundabout along with signage, striping and parking. Also the size of Pond #5 has been increased. STATUS: The application was heard at the 4/12 DRC meeting. Staff is awaiting the submission of final plan set for review.

PROJECT NAME: SEAGRASS STATION PHASE 1

Total Development Plan Amendment Cases: 2

Subdivision Plan

General



Growth Management Application Update Report

Town of Bluffton

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Office of Planning and Community Development

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

ATTACHMENT 9

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

Subdivision Plan

SUB-09-16-010120	09/19/2016	140 STATE ST	Subdivision Plan	Active	Katie Peterson
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Applicant: Dolnik Properties **Owner:** Town of Bluffton

PLAN DESCRIPTION: The applicant is requesting approval to convert two lots that the Town of Bluffton owns back into the original eleven.
STATUS: The Application will be heard by the DRC October 4, 2016.

PROJECT NAME: BLUFFTON VILLAGE PHASE IID

SUB-05-16-009672	05/20/2016		Subdivision Plan	Active	Katie Peterson
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Applicant: Bruce Kunkel **Owner:** Bruce Kunkel

PLAN DESCRIPTION: The applicant is requesting approval for a subdivision plan to divide 0.29- AC lot into two 0.145-AC lots. Comments were provided to the Applicant at the June 7, 2016 DRC meeting.
STATUS: Staff is waiting for revision documents to be submitted.

PROJECT NAME: OLD TOWN

SUB-09-16-010072	09/01/2016		Subdivision Plan	Active	Katie Peterson
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Applicant: S.O. Land Development, LLC **Owner:** Village Park Homes, LLC

PLAN DESCRIPTION: The applicant is requesting approval to create 43 new residential lots and associated infrastructure. Applicant requested more time to submit. (9/9/2016)
STATUS: Pending Development Plan Approval

PROJECT NAME: SOUTHERN OAKS PHASE 3

SUB-07-16-009882	07/12/2016	4 JCS CV	Subdivision Plan	Active	Katie Peterson
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Applicant: Key Engineering, Inc. **Owner:** Jim Saba

PLAN DESCRIPTION: The applicant is requesting approval to subdivide Lot 4 into three different parcels. The property is identified by parcel number R610 039 000 031D 0000 and is approximately 13.26 acres. The application was heard at the July 26th DRC Meeting and comments were provided to the Applicant.
STATUS: Awaiting Development Plan Approval.

PROJECT NAME: JC'S COVE



Growth Management Application Update Report

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ATTACHMENT 9

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

Subdivision Plan

SUB-09-16-010077	09/06/2016	86 GOETHE RD	Subdivision Plan	Active	Katie Peterson
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Applicant: Benjamin Frazier **Owner:** Benjamin Frazier

PLAN DESCRIPTION: The applicant is requesting approval to subdivide the existing parcel into two parcels.
STATUS: Awaiting Applicant Resubmittal.

PROJECT NAME: SCHULTZ/GOETHE RD

SUB-8-14-8069	08/06/2014		Subdivision Plan	Active	Pat Rooney
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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-05-16-009644	05/11/2016	6 BRUIN RD	Subdivision Plan	Active	Katie Peterson
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Applicant: R. Stewart Design, LLC **Owner:** Henry Carroll

PLAN DESCRIPTION: The applicant is requesting approval for a subdivision of lot 76 on Bruin Road. The purpose of this subdivision is to allow 2-3 additional structures. Scheduled for a 5/31/16 DRC Meeting. Applicant called 5/31 to table the application to the next meeting. Comments were provided to the Applicant at the 6/7 DRC Meeting.
STATUS: Staff is waiting for resubmittal materials addressing staff comments.

PROJECT NAME: OLD TOWN

SUB-09-16-010079	09/06/2016	252 SIMMONSVILLE RD	Subdivision Plan	Active	Katie Peterson
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Applicant: Sebastian James **Owner:** Kenneth James

PLAN DESCRIPTION: The applicant is requesting approval to subdivide .5 acres from his father's property to build a home on.
Application was heard at the 9/27/2016 DRC Meeting.
STATUS: Awaiting Applicant resubmittal of letters of service from BJWSA.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE



Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

ATTACHMENT 9

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

Subdivision Plan

SUB-03-16-009561	03/14/2016	36 TWIN OAKS RD	Subdivision Plan	Active	Katie Peterson
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Applicant: Jesus De Leon Morales **Owner:** Boston Brown

PLAN DESCRIPTION: The applicant is requesting a subdivision of the property into an additional lot on R610 031 000 007C 0000 for the placement of a manufactured home.
UPDATE: Applicants family picked up the package since it required property owners signature. 3/23/2016
UPDATE: Applicant has not returned with the necessary documentation.

PROJECT NAME:

Historic District

SUB-06-15-009263	06/18/2015	1256 MAY RIVER RD	Subdivision Plan	Active	Katie Peterson
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Applicant: STEVE KISER **Owner:** STEVE KISER

PLAN DESCRIPTION: The applicant is requesting a subdivision of two lots into 4 lots. Comments provided at the 8/28/2015.
Status: Resubmittal submitted and comments provided to Applicant 9/28/2016. Awaiting Applicant resubmittal.

PROJECT NAME: OLD TOWN

Total Subdivision Plan Cases: 10

Zoning Action

Special Exception



Growth Management Application Update Report

ATTACHMENT 9

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

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

Zoning Action

ZONE-09-16-010093	09/12/2016	23 PLANTATION PARK DR	Zoning Action	Active	Kevin Icard
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Applicant: Denise D'Amico **Owner:** Dino J. Calamari

PLAN DESCRIPTION: The applicant is requesting approval for a Pet Grooming Salon in Plantation Park. Scheduled for October 4, 2016 BZA meeting. It's determined that there will not be a quorum. Staff is rescheduling for another Tuesday evening at 6:00PM

Status: Active

PROJECT NAME: PLANTATION BUSINESS PARK

UDO Text Amendment

ZONE-09-16-010146	09/24/2016		Zoning Action	Active	Kevin Icard
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Applicant: HealthSouth Corporation **Owner:** Security Bank of Kansas City

PLAN DESCRIPTION: The applicant is requesting approval to amend the latest Village of Verdier PUD using a Zoning Text Amendment to add Health/human Care as an allowable use.

Status: Active

Currently under review. Scheduled for Planning Commission on November 16, 2016

PROJECT NAME: VILLAGE AT VERDIER PLANTATION PHASE 1

Total Zoning Action Cases: 2

Total Active Cases: 67

Total Plan Cases: 67



GROWTH MANAGEMENT UPDATE

November 8, 2016

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

- a. **Planning Commission:** October 26, 2016, meeting agenda attached. Next meeting scheduled for November 16, 2016.
- b. **Historic Preservation Commission:** October 5, 2016, cancellation notice attached. November 2, 2016, meeting agenda attached. Next meeting scheduled for December 7, 2016.
- c. **Board of Zoning Appeals:** October 4, 2016, cancellation notice attached. November 1, 2016 meeting agenda attached. Next meeting scheduled for December 6, 2016.
- d. **Development Review Committee:** October 11, October 18, 2016, cancellation agendas attached. October 25, 2016 meeting agenda attached. November 1, 2016 cancellation agenda attached. Next meeting scheduled for November 8, 2016.
- e. **Historic Preservation Review Committee:** October 10, October 17, 2016, cancellation notice attached. October 24, 2016, meeting agenda attached. October 31, 2016, cancellation notice attached. Next meeting scheduled for November 7, 2016.
- f. **Construction Board of Adjustment and Appeals:** October 25, 2016, cancellation notice attached. Next meeting scheduled for November 22, 2016.
- g. **Affordable Housing Committee:** November 1, 2016, meeting agenda attached. Next meeting scheduled for December 6, 2016.

2. Community Development / Affordable Housing Committee Work Program.

- a. **Bluffton Home Series Program.** Town Staff is currently working with applicants interested in the program.
- b. **Home Repair Program - Minor.** As of July 1, 2016, the program has been funded by Town Council for FY17 and Town Staff is continuing to process applications for assistance. 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.

ATTACHMENTS:

1. Planning Commission meeting agenda for October 26, 2016;
2. Historic Preservation Commission meeting agenda and cancelation for October 5, 2016; meeting agenda for November 2, 2016;
3. Board of Zoning Appeals meeting agenda and cancelation notice for October 4, 2016; meeting agenda for November 1, 2016;
4. Development Review Committee meeting agendas and cancelation for October 11, October 18; meeting agenda for October 25, 2016; cancelation notice for November 1, 2016;
5. Historic Preservation Review Committee cancelation notices for October 10, October 17, 2016; Meeting agenda for October 24; and cancelation notice for October 31, 2016;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for October 25, 2016;
7. Affordable Housing Committee meeting agenda for November 1, 2016;
8. Building Permits and Planning Applications:
 - a. Building Permits Issued 2010-2016 (to date);
 - b. Building Permits Issued Per Month 2010-2016 (to date); and
 - c. Value of Construction 2010-2016 (to date);
 - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2016 (to date);
 - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2016 (to date);
 - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2016 (to date);
 - g. New Commercial Construction/Additions Heated Square Footage 2010- 2016 (to date);
 - h. Planning and Community Development Applications Approved 2010-2016 (to date);
9. Planning Active Application Report.



**TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, October 26, 2016, 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 – September 8, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

1. FOR ACTION

A. Certificate of Appropriateness –The applicant is requesting clarification of the Certificate of Appropriateness for a commercial office of approximately 4,490 SF, RV and boat storage, and the Phase 7 Buffer along with the associated lighting and landscaping improvements that was approved with conditions at the July 11, 2016 Planning Commission meeting. The applicant is requesting clarification on the lighting requirements based on Illuminating Engineering Society of North American (IESNA) standards. (COFA-06-16-9716)

IX. NEW BUSINESS**1. FOR ACTION**

A. Certificate of Appropriateness. The Applicant, John Hutchison on behalf of the Town of Bluffton, requests a Certificate of Appropriateness for the approval of phase 2 of the streetscape improvements to May River Road from Pin Oak Street west to Jennifer Court with parcels zoned Neighborhood Core-HD, Neighborhood Genera-HD, and Neighborhood Core. (COFA-09-16-10165)

2. FOR REVIEW

A. Planning Workshop. The Applicant, HealthSouth Rehabilitation Hospital of the Lowcountry, requests a Zoning Text/Map Amendment to the existing Village at Verdier PUD (Planned Unit Development). The amendment is to add Health/Human Care as an allowed use to Section 2 of the existing PUD document. No action will come from this meeting. This informal meeting is required prior to a formal public hearing. (ZONE-09-16-10146)

X. DISCUSSION

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

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 16, 2016

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
Commission (HPC)
meeting scheduled for

Wednesday, October 5, 2016, at
6:00 P.M.

Has been CANCELED
due to the State of Emergency in
preparation of Hurricane Matthew

The next meeting is to be determined at a
later date.

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



TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building
AUDITORIUM

Wednesday, November 2, 2016, 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 7, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

A. Certificate of Appropriateness Amendment. A request by Mike Vaccaro, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the design of the single family residence proposed at 3 Blue Crab Street in the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-5-16-9658).

B. Removal of Contributing Structure. A request by Roberts Vaux, with Vaux Marscher Berglind, PA. A request for the subject property, which is identified by Beaufort County Tax Map Number R610 039 00A 0099 0000 at 71 Calhoun Street and zoned as Neighborhood Center-HD, for a recommendation to remove the structure at 71 Calhoun Street, formally known as Eggs 'N' Tricities from the 2008 Historic Resources Survey as a Contributing Structure. The recommendation will be forwarded to Town Council.

- C. Certificate of Appropriateness.** A request by Kevin Grenier of KRA, Inc. on behalf of Landmark 2 Developers, LLC, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 3 story boutique inn (hotel) of approximately 7,670 SF on the currently undeveloped lot located at 1321 May River Road (Lot 1) in the Calhoun Street Promenade development in the in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-08-16-10035).
- D. Certificate of Appropriateness.** A request by Tyler Melnick, for approval of a Certificate of Appropriateness-HD to allow the construction of a Carriage House of approximately 880 SF on the currently developed single family residential lot located at 12 Lawrence Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-08-16-9995).
- E. Adoption of 2017 Historic Preservation Commission Meeting Dates.**

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, December 7, 2016

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, October 4, 2016, at 6:00 p.m.

Has been CANCELED
due to lack of quorum

The next meeting is scheduled for
Tuesday, November 1, 2016

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



**TOWN OF BLUFFTON
BOARD OF ZONING APPEALS MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, November 1, 2016, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board 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 Board 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 Board, 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 – April 19, 2016

VII. ELECTION OF OFFICERS

1. Chair
2. Vice-Chair

VIII. PUBLIC COMMENTS

IX. OLD BUSINESS

X. NEW BUSINESS

1. PUBLIC HEARING - FOR ACTION

- A. Special Exception.** A request by Denise D'Amico, for approval of a Special Exception, to allow for a Dog Grooming business which is classified under 'Animal Hospital, Veterinary Clinic, Kennel' to be located in the Town of Bluffton. The property is identified by Beaufort County Tax Map Number R610 031 000 0155 0000 at 23 Plantation Park Drive Suite 304, and zoned General Mixed Use. (ZONE-09-16-10093)

B. Adoption of 2017 Board of Zoning Appeals Meeting Dates.

XI. DISCUSSION

XII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 6, 2016

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 11, 2016, at 1:00 P.M.

Has been CANCELED
due to Hurricane Matthew

The next meeting is scheduled for
Tuesday, October 18, 2016

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



PUBLIC NOTICE

The Development Review
Committee (DRC)
Meeting scheduled for

Tuesday, October 18, 2016, at 1:00 P.M.

Has been CANCELED
due to Hurricane Matthew

The next meeting is scheduled for
Tuesday, October 25, 2016

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, October 25, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Cornerstone Church Parking – Development Plan Amendment:** A request by Cornerstone Church for the approval of a Development Plan Amendment. The proposed project consists of creating a new gravel parking lot in an existing grassy area. The property is identified by tax map number R610 039 00A 0083 0000 (HP.04.05.172).
2. **LIDL Grocery Store- Final Development Plan:** A request by LIDL US Operations, LLC on behalf of Parcel 7A, LLC for the approval of a Final Development Plan. The proposed development consists of a 35,962 SF Grocery Store and associated infrastructure. The property is approximately 5.43 acres located at 1 Buckwalter Towne Boulevard at the Townes Center of Buckwalter. The property is within the Buckwalter PUD and is identified by tax map number R610 030 000 1704 0000, R610 030 000 1854 0000, R610 030 000 1865 0000 and R610 030 000 1856 0000. (DP-05-16-9671).
3. **Village at Verdier Plantation PUD – Master Plan Amendment:** (postponed from October 11th meeting) A request submitted by Thomas and Hutton on behalf of HealthSouth Rehabilitation Hospital of Lowcountry. This is a Master Plan Amendment of approximately 5.9 acres within the current Master Plan for a revision to the layout of the land uses on the plan. The revised area, indicated with a "T" is being removed and replaced with an "H" to be added for Health/Human Care. The revised area will include an approximate 46,000 square foot rehabilitation hospital. (DP.02.09.170)
4. **Parcel C2B Buckwalter Plaza – Silviculture Permit:** (postponed from October 11th meeting) A request submitted by Carolina Engineering Consultants, Inc. on behalf of their client, Bluffton C2, LLC for a Silviculture permit to harvest the planted pines on the property. The area to be harvested is approximately 1.95 acres and located south of highway 278 on Buckwalter Parkway. Any significant hardwoods or vegetation within the wetland buffer areas will not be harvested

- and will be protected as per the South Carolina Forestry. The property is identified by tax map number R610 022 000 1072 0000. The property is zoned Planned Unit Development and should be reviewed based on the requirement set forth in the Buckwalter Commons Master Plan and Buckwalter PUD. (SVC-09-16-10151)
5. **246 Red Cedar Wholesale Seafood – Preliminary Development Plan:** A request by Carolina Engineering Consultants, Inc. on behalf of Charles Russo for the approval of a Preliminary Development Plan. The proposed development consists of a 1,600 SF wholesale seafood production facility and associated infrastructure. The property is approximately 1.37 acres located at 246 Red cedar Street in Bluffton Park Phase 1. The property is within the Shultz PUD and is identified by tax map number R610 031 000 1369 0000 and R610 031 000 1389 0000. (DP-09-16-10163)
 6. **Cypress Ridge Amenity Center – Final Development Plan:** A request by Thomas & Hutton on behalf of D. R. Horton, Inc. for the approval of a Final Development Plan. The proposed development consists of an Amenity Center with associated infrastructure. The property is approximately 5 acres located Southeast of SC 170 and Mill Creek Blvd. The property is within the Jones Estate PUD and is identified by tax map number R614 028 000 0916 0000. (DP-08-16-10020)
 7. **Hampton Lake Phase 5 – Final Development Plan:** A request by Thomas & Hutton on behalf of HL Development, LLC for the approval of a Final Development Plan. The proposed development will consist of 93 single family lots and associated infrastructure. The property is located within the Buckwalter PUD and is identified by tax map number R614 029 000 1735 0000. (DP-07-16-9971)
 8. **CMP Federal Credit Union – Preliminary Development Plan:** A request by Thomas & Hutton on behalf of Buckwalter-Bluffton, LLC for the approval of a Preliminary Development Plan. The proposed development consists of a 4,300 SF single story building, 4 drive-thru lanes, and associated infrastructure. The property is located within the Buckwalter PUD and is identified by tax map number R610 030 000 1844 0000. (DP-09-16-10132)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, November 1, 2016

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, November 1, 2016, at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, November 8, 2016

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, October 10, 2016, at 4:00 P.M.

has been CANCELED
due to Hurricane Matthew

The next meeting is scheduled for
Monday, October 24, 2016

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, October 17, 2016, at 4:00 P.M.

has been CANCELED
due to Hurricane Matthew

The next meeting is scheduled for
Monday, October 24, 2016

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, October 24, 2016, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **5765 Guilford Place, Lot 6A.** A request by Pearce Scott Architects on behalf of Joe O'Rourke, for review of a Certificate of Appropriateness-HD to construct a single family residence of approximately 2,139 SF and a carriage house of approximately 915 SF on the currently undeveloped lot located at 5765 Guilford Place (Lot 6A) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-10-16-10174).
2. **21 Pritchard Street, Lot 37.** A request by Preston J. Bussard, AIA, for review of a Certificate of Appropriateness-HD to construct a single family residence of approximately 1,463 SF and an attached carriage house of approximately 1,153 SF on the currently undeveloped lot located at 21 Pritchard Street (Lot 37) in the Tabby Roads development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-9-16-10122).
3. **30 Lawton Street, Lot 1.** A request by David Abney on behalf of Joe Zokan, for review of a Certificate of Appropriateness-HD to construct a single family residence of approximately 1,994 SF on the currently undeveloped lot located at 30 Lawton Street in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-10-16-10185).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, October 31, 2016

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, October 31, 2016, at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, November 7, 2016

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



PUBLIC NOTICE

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

Tuesday, October 25, 2016, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, November 22, 2016

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, November 1, 2016

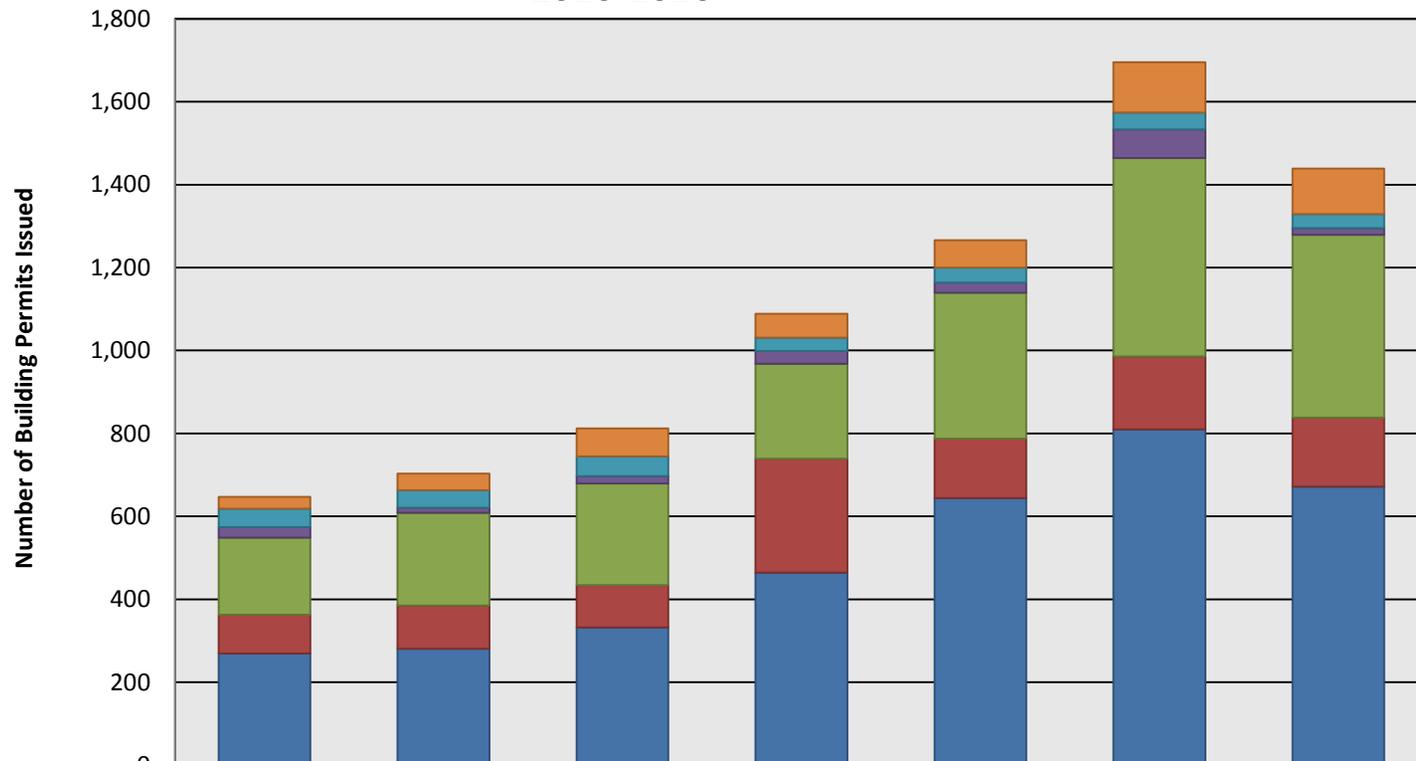
10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – October 4, 2016
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Increase Marketing of Services offered by the Neighborhood Assistance Program
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
 - 1. Update on Resources available after Hurricane Matthew
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, December 6, 2016

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 Building Permits Issued 2010-2016

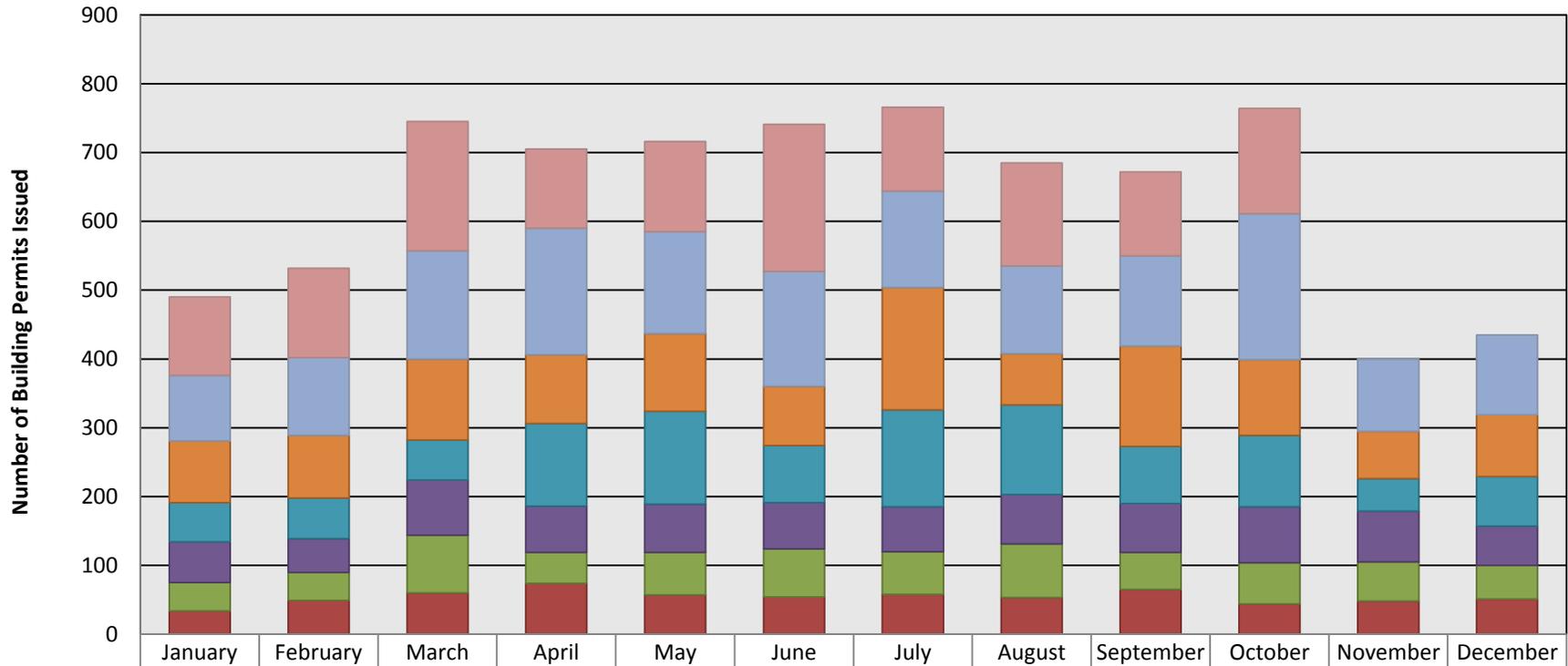


	2010	2011	2012	2013	2014	2015	2016 To Date
Other Commercial	28	40	67	58	66	121	110
Commercial Addition	45	42	48	32	36	41	34
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	16
Other Residential	186	224	245	229	351	478	441
Residential Addition	94	104	102	275	144	176	166
New Single Family/Multi-Family Residential	269	281	332	464	644	810	672

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. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
 3. The monthly average of building permits issued in 2016 (year to date) is 102 per month which is a 2% increase of building permits issued on a monthly basis from 2015.

Town of Bluffton Building Permits Issued Per Month 2010-2016



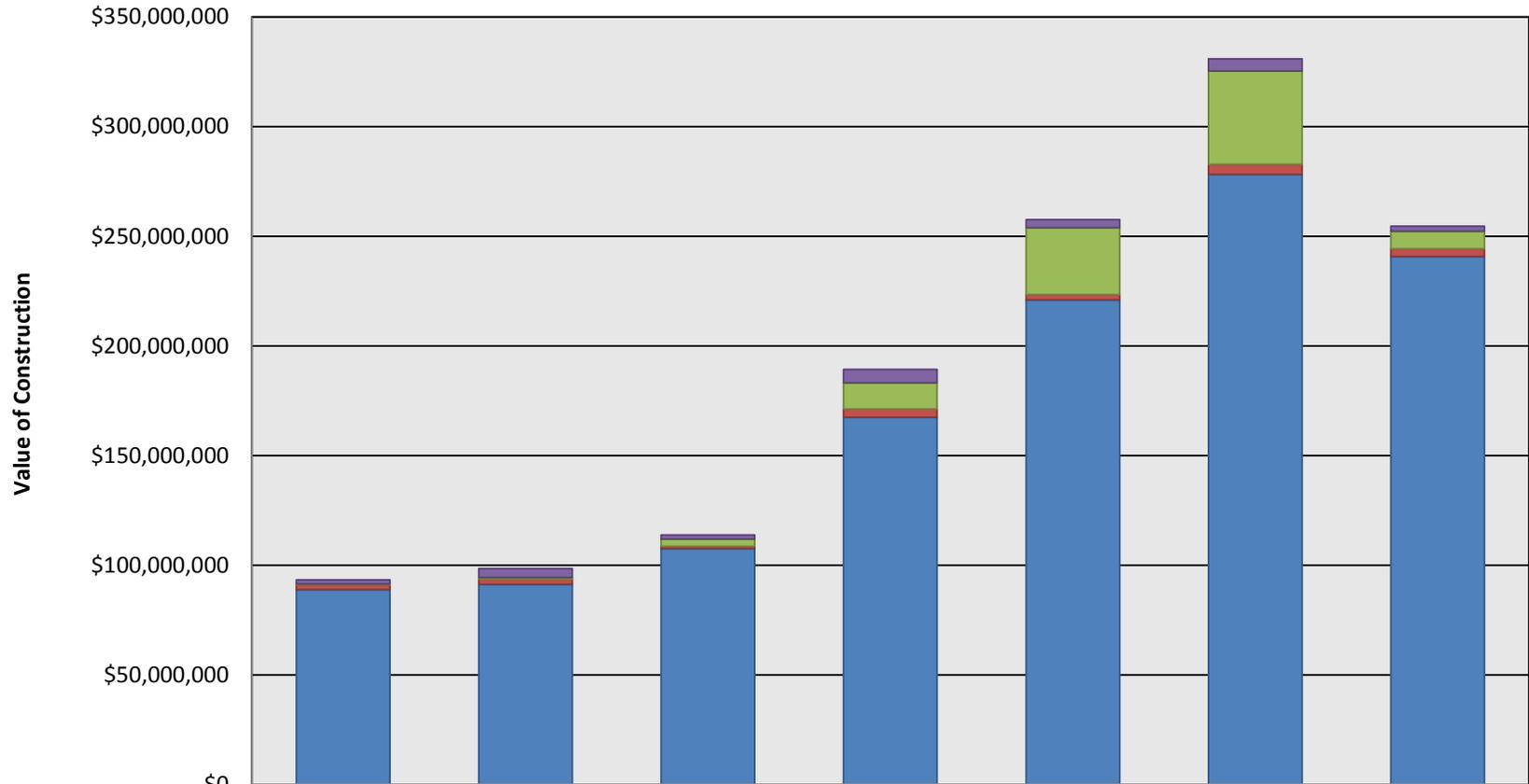
	January	February	March	April	May	June	July	August	September	October	November	December
2016	114	130	188	115	131	214	122	150	122	153	0	0
2015	95	113	157	184	148	167	140	127	131	212	105	116
2014	90	91	118	100	113	86	178	75	146	110	69	90
2013	57	59	58	120	135	83	141	130	83	104	47	72
2012	59	49	80	67	70	67	65	72	71	81	74	57
2011	41	41	84	45	62	70	62	78	54	60	57	49
2010	34	49	60	74	57	54	58	53	65	44	48	51
2009	0	0	0	0	0	0	0	0	0	0	0	0

Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Month

Town of Bluffton Value of Construction 2010-2016

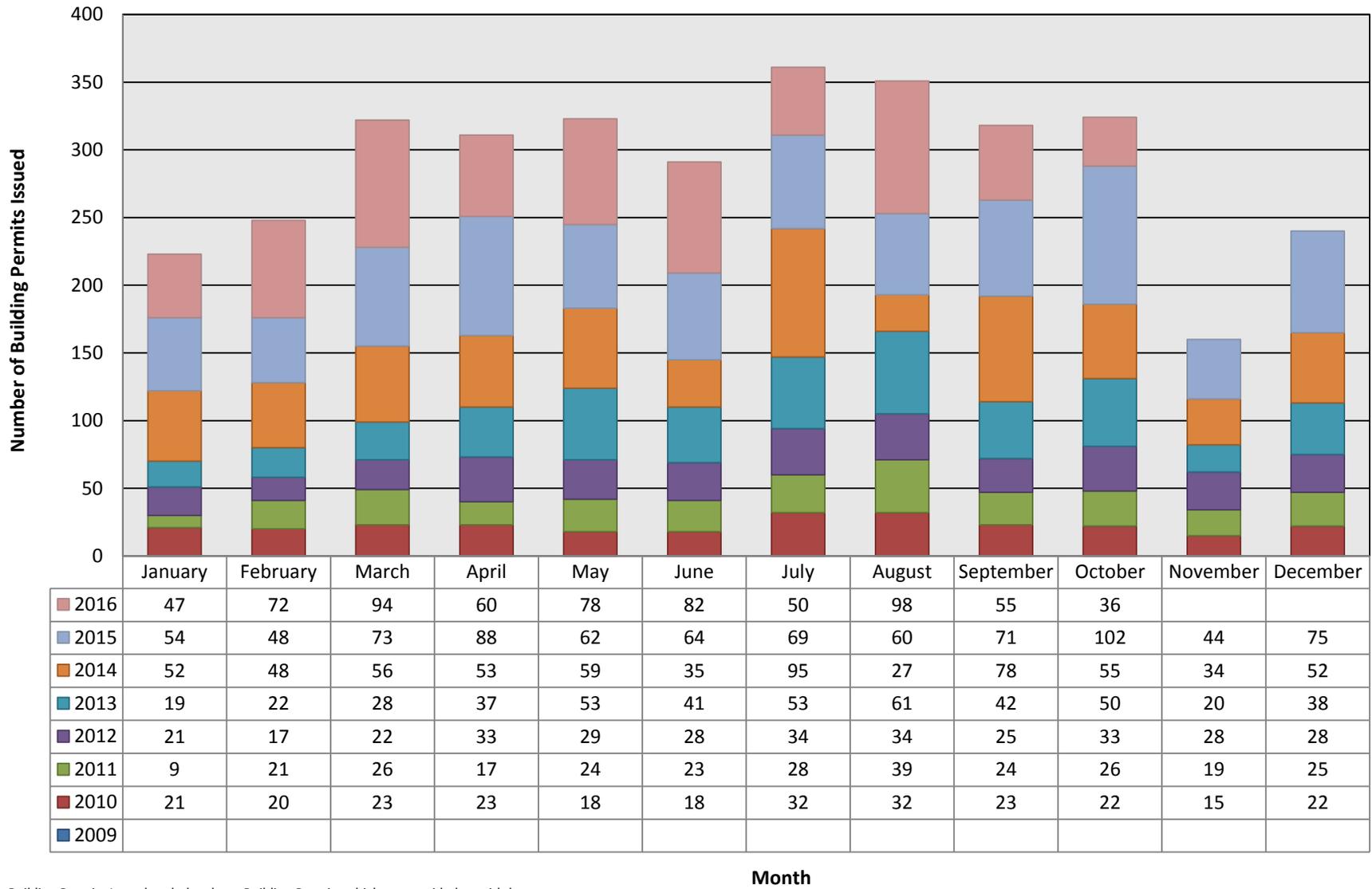


	2010	2011	2012	2013	2014	2015	2016 To Date
Commercial Additions	\$1,900,201	\$4,043,767	\$1,829,112	\$6,108,604	\$3,581,161	\$5,640,708	\$2,291,534
New Commercial/ Tenant Upfits	\$456,337	\$852,545	\$3,265,626	\$12,026,404	\$30,496,645	\$42,515,253	\$7,955,624
Residential Additions/ Renovations	\$2,129,051	\$2,279,051	\$1,115,065	\$3,729,782	\$2,519,255	\$4,652,929	\$3,508,866
New Single Family/ Multi-Family	\$88,820,755	\$91,316,936	\$107,490,514	\$167,435,317	\$220,887,215	\$278,078,709	\$240,771,852

Year

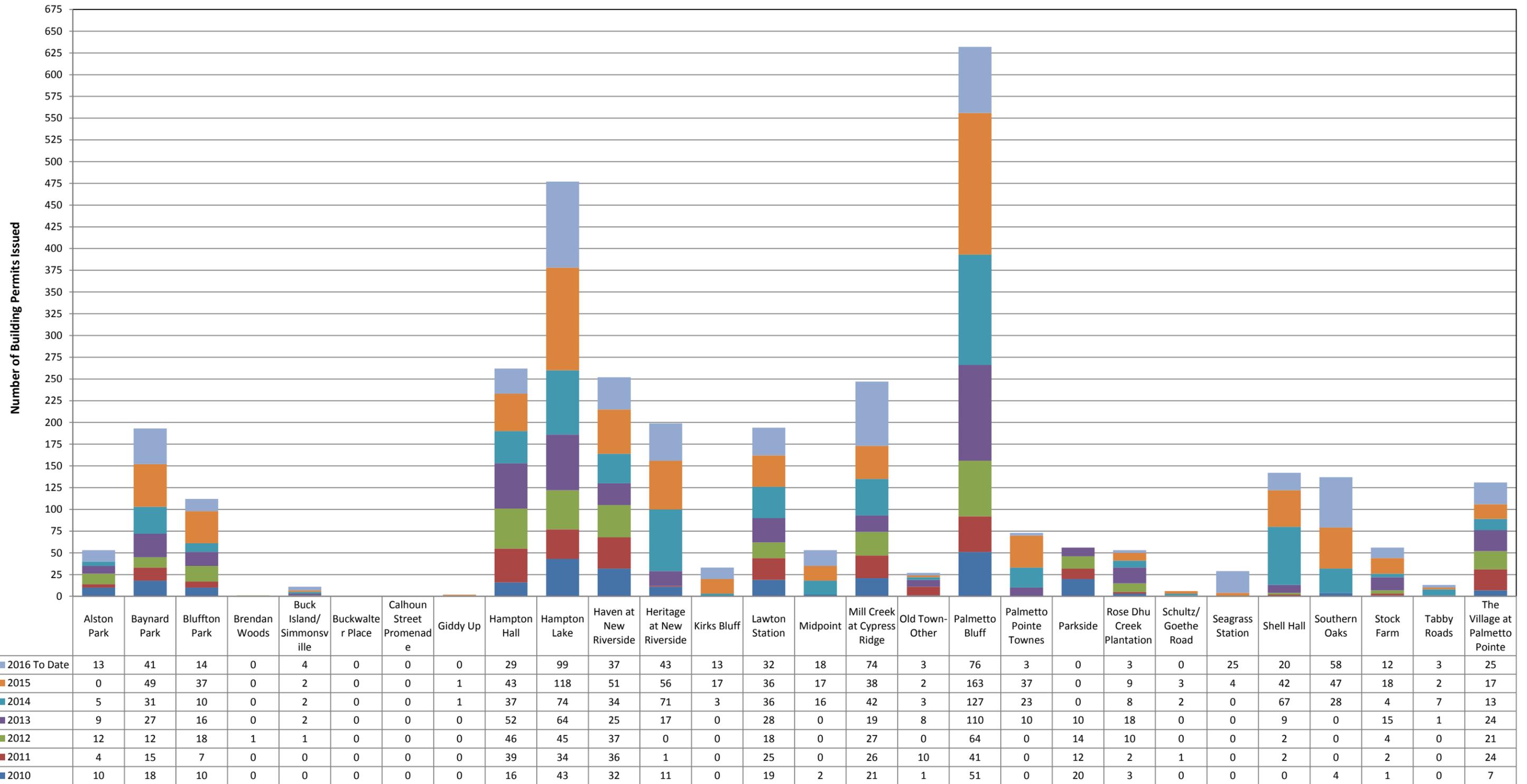
Note: The Value of Construction is added to each respective property where the improvement was constructed. This increases the overall value, also referred to as market value, of the property used to which is used determine its assessed value which is subject to Town Millage. This increased value is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

Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016



Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

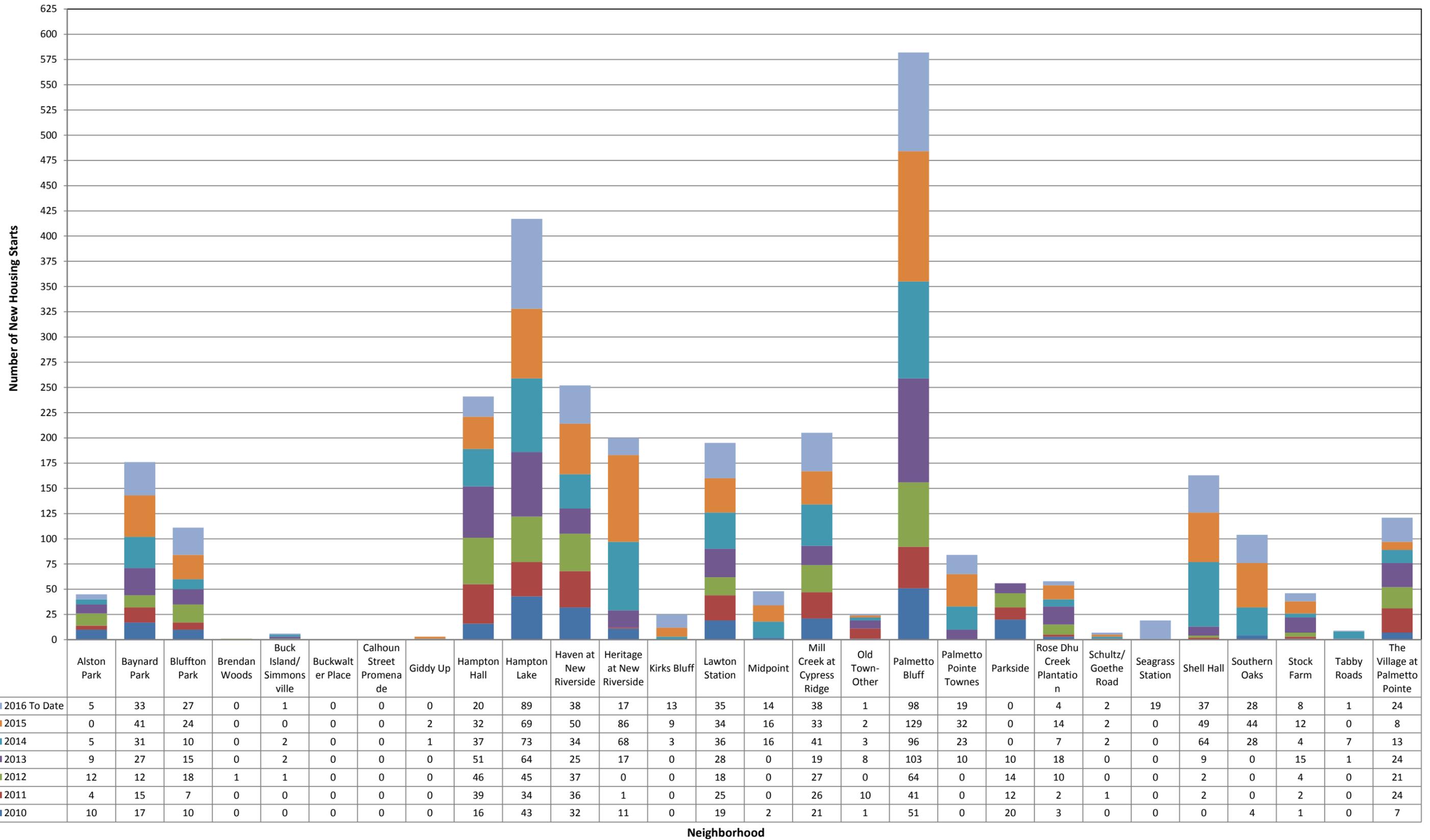
Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2016



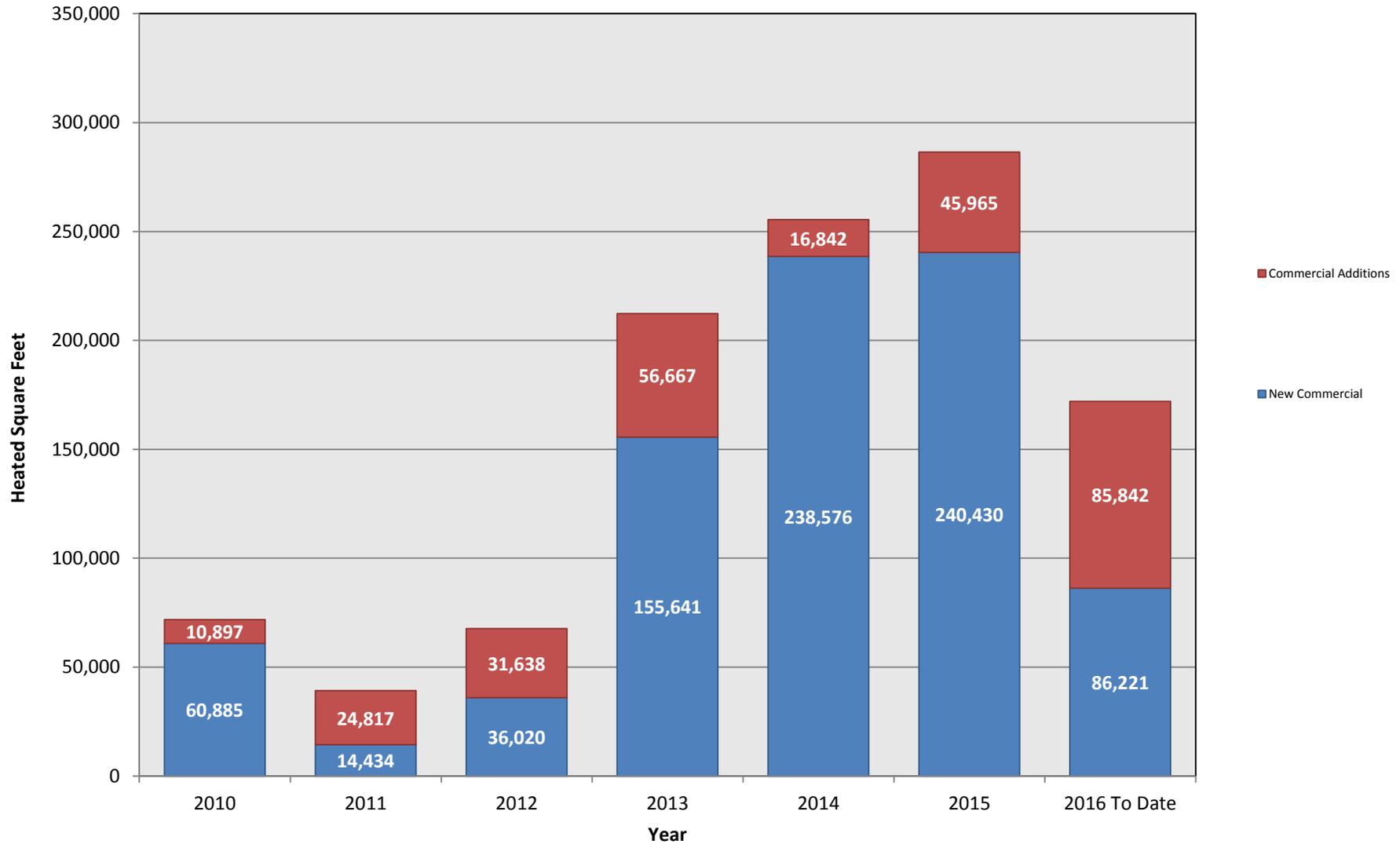
Note: The Building Permits Issued excludes those Building Permits which were voided or withdrawn

Neighborhood

Town of Bluffton New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2016

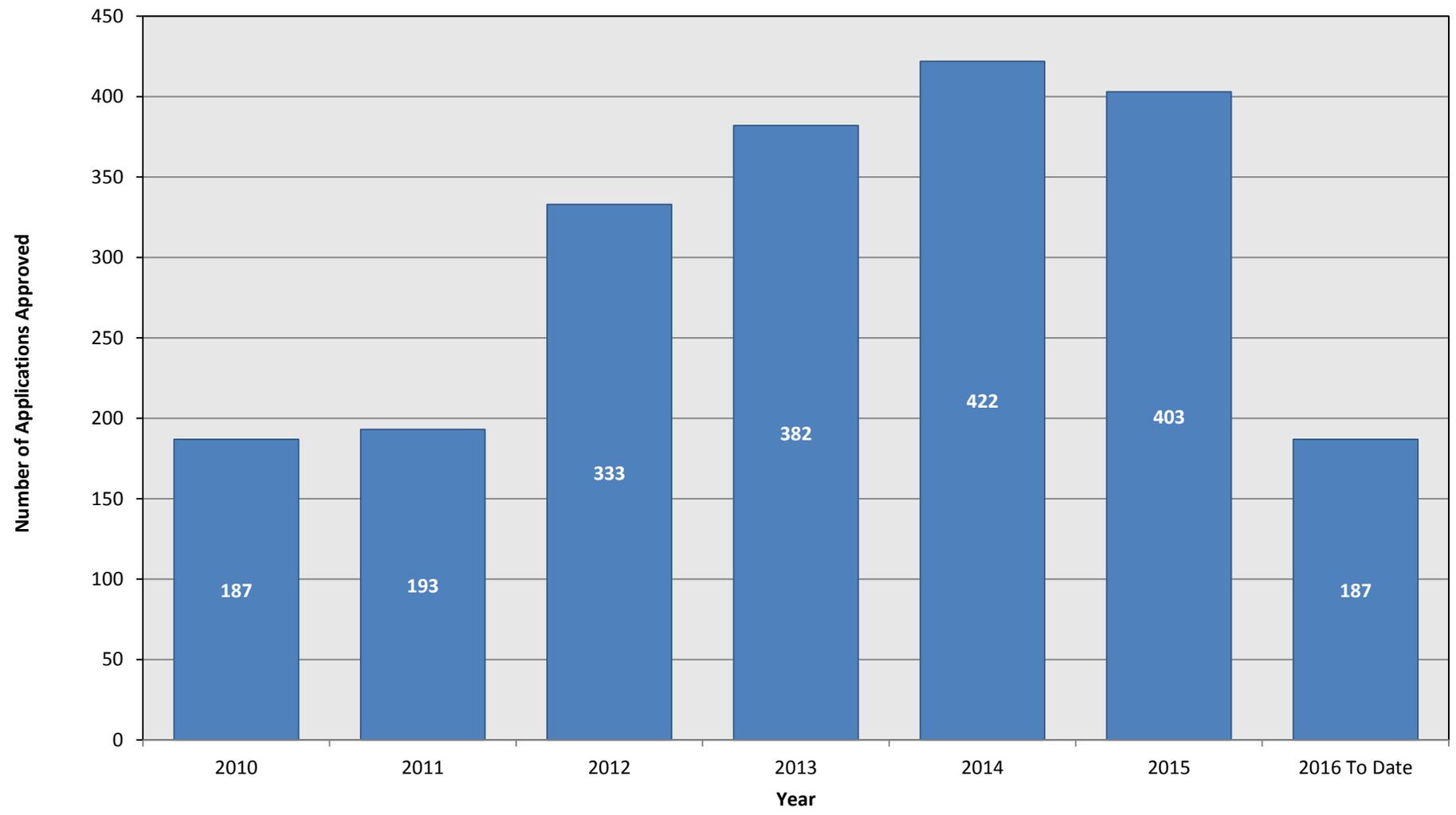


Town of Bluffton New Commercial Construction and Additions Heated Square Footage 2010 - 2016



Note: The monthly average of additional commercial square footage in 2016 (year to date) is 17206 which is a 28% decrease of additional commercial square footage from 2015.

Town of Bluffton Planning & Community Development Applications Approved 2010 - 2016





Growth Management Application Update Report

ATTACHMENT 9

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-10-16-010220	10/27/2016	4 BELFAIR VILLAGE DR	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Mama Inc of the Lowcountry **Owner:** Mama Inc of the Lowcountry

PLAN DESCRIPTION: The applicant is requesting approval to update exterior finishes to Wendy's remodel standards.
 STATUS: This application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO) and is scheduled for review by the Planning Commission at the November 23rd meeting.

PROJECT NAME: BELFAIR TOWNE VILLAGE

COFA-09-16-010165	09/29/2016		Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Town of Bluffton **Owner:** SCDOT

PLAN DESCRIPTION: The applicant is requesting approval for the final phase of the May River Streetscape project including the reconstruction of the roadway and installation of curb/gutter & sidewalks from Pin Oak to Whispering Pine Street.
 STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO) and is scheduled for review by the PC at the October 26th meeting.
 STATUS: The application was reviewed at the October 26th Planning Commission meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: OLD TOWN

Historic District

COFA-03-16-009568	03/22/2016	1223 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Court Atkins Architects, Inc. **Owner:** RLB Squared LLC

PLAN DESCRIPTION: The applicant is requesting approval of a certificate of Appropriateness for a new two story 4800 SQFT mixed use building.
 STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

ATTACHMENT 9

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-03-16-009569	03/22/2016	1225 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Court Atkins Architects, Inc. **Owner:** RLB Squared LLC

PLAN DESCRIPTION: The applicant is requesting a certificate of appropriateness for the renovation to the facade of the Dollar General store located at 1225 May River Road.
STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-01-16-009458	01/06/2016	131 PRITCHARD ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Scardino, Lucy **Owner:** Scardino, Lucy

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for an addition and renovation to the existing main house, the addition of a garage with bonus room above and relocation of a garden structure.
STATUS: The application was reviewed at the January 19th HPRC meeting and comments were provided to the Applicant. The Applicant then submitted a variance request to the BZA to request a reduction to the side setback to allow for the proposed addition and to allow for the proposed carriage house. The BZA application was reviewed at the April 19, 2016 meeting and the variance for the addition was approved and the variance for the garage was denied. Staff is still awaiting the submission of a final COFA application for full HPC review.

PROJECT NAME: OLD TOWN

COFA-10-14-8432	10/14/2014	209 GOETHE RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: George Gomolski **Owner:** Gomo Enterprises, LLC

PLAN DESCRIPTION: The applicant is requesting approval of a primary structure and carriage house on 209 Goethe RD.
STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff was then awaiting a final application to be presented to the full HPC for final review. A new conceptual application was submitted and reviewed at the June 6th HPRC meeting and the September 7th HPC meeting where it was 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



Growth Management Application Update Report

ATTACHMENT 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Certificate of Appropriateness

COFA-09-16-010114	09/15/2016	23 PRITCHARD ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Southern Coastal Homes, LLC **Owner:** Southern Coastal Homes, LLC

PLAN DESCRIPTION: The applicant is requesting approval for a 2 story single family residence with a detached 2 car garage connected to main house by breezeway.
STATUS: The application was reviewed at the September 26th 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 December 7th meeting.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-06-15-009255	06/10/2015	181 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Cash Back Corporation **Owner:** David Heller

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD to place a roof over an existing porch.
STATUS: The application was reviewed at the June 22nd HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: MAGNOLIA VILLAGE BUSINESS PARK PHASE 2

COFA-09-15-009339	09/17/2015	127 BRIDGE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Summerour & Assoc Architects **Owner:** Curt Seymour

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness to renovate and add on to the existing main house and detached garage. the addition to the main house will consist of 5,440 square feet and the detached garage will consist of 1,695 square feet. New landscaping, in ground pool, and basketball court.
STATUS: The application was reviewed at the September 28th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

ATTACHMENT 9

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-10-16-010217	10/26/2016		Development Plan	Active	Kevin Icard
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Applicant: Thomas & Hutton Engineering Company, Inc.

Owner: Centex Homes

PLAN DESCRIPTION: Reference PD.05.11.432 not in Energov.
 The applicant is requesting approval of a development plan amendment for a modification to existing sanitary sewer utilities to serve new lots and the construction of 67 single family homes and associated infrastructure.

PROJECT NAME: SEAGRASS STATION PHASE 2

DP-07-16-009971	07/29/2016		Development Plan	Active	Kevin Icard
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Applicant: Thomas and Hutton

Owner: HL Development

PLAN DESCRIPTION: The applicant is requesting approval for a preliminary development plan for Hampton Lake Phase 5. This plan consists of 93 residential lots and associated infrastructure. The application was heard at the August 16th DRC Meeting and comments provided. A final application was submitted and comments provided to the applicant at the October 24, 2016 DRC meeting.
 Status: Awaiting resubmittal.

PROJECT NAME: HAMPTON LAKE PHASE 5

DP-05-16-009701	05/31/2016		Development Plan	Active	Kevin Icard
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Applicant: Thomas and Hutton

Owner: University Investments

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for installation of utilities and land clearing located at Parcel 10A SW of Buckwalter Place on Bluffton Parkway.
 Status: Awaiting resubmittal responding to comments provided at the 6/14/2016 Preliminary DRC hearing.
 Status: 11/1/16 - Awaiting resubmittal responding to Final Development Plan comments provided to the applicant.

PROJECT NAME: PARCELS 10A AND 10B



Growth Management Application Update Report

ATTACHMENT 9

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-08-16-010020	08/15/2016	0	Development Plan	Active	Kevin Icard
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Applicant: Thomas & Hutton

Owner: D R Horton Inc

PLAN DESCRIPTION: The applicant is requesting approval for a new amenity center and associated infrastructure to be constructed in Cypress Ridge. Preliminary Application was heard at the 08/30/2016 DRC Hearing. Final Application was heard at the 10/25 DRC meeting and comments provided to the applicant.
 Status: Town staff is awaiting resubmittal reflecting comments provided at the 10/25/16 DRC hearing.

PROJECT NAME: CYPRESS RIDGE AMENITY CENTER

DP-08-16-010021	08/15/2016		Development Plan	Active	Rick Gammon
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Applicant: Thomas & Hutton

Owner: D R Horton Inc

PLAN DESCRIPTION: The applicant is requesting approval to construct 62 new single family residential lots along with associated infrastructure.
 Status: Under Staff review and will be scheduled for DRC Hearing on September 6, 2016
 Status: Moved to 08/30/2016 DRC Hearing
 Status: Awaiting Final for comments provided at 08/30/2016 DRC Hearing

PROJECT NAME: CYPRESS RIDGE PHASE 8

DP-05-16-009632	05/04/2016		Development Plan	Active	Rick Gammon
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Applicant: THOMAS & HUTTON ENGINEERING CO.

Owner: Centex Homes

PLAN DESCRIPTION: The applicant is requesting the approval of a development plan to construct 67 single-family lots and associated infrastructure, and modification of existing sanitary sewer utilities to serve new lots.
 Status: Preliminary approved. Awaiting final Development Plan application.
 Status: Applicant submitted Final Development Plan and is under Staff Review to be scheduled for DRC hearing on August 30, 2016.
 Status: Awaiting resubmittal for comments provided at 08/30/2016 DRC Hearing

PROJECT NAME: SEAGRASS STATION PHASE 2



Growth Management Application Update Report

ATTACHMENT 9

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-09-16-010132	09/20/2016		Development Plan	Active	Kevin Icard
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Applicant: CPM Federal Credit Union **Owner:** Buckwalter-Bluffton LLC

PLAN DESCRIPTION: The applicant is requesting approval for a preliminary development plan to construct a new commercial building at the southwest corner of Buckwalter Parkway and Buckwalter Place Boulevard. The project is for CPM Federal Credit Union and the plans will include all site work, associated utilities, paving and erosion control measures.

STATUS: Preliminary development plan comments were provided to the applicant at the 10/27/2016 DRC meeting.

PROJECT NAME: CPM FEDERAL CREDIT UNION

DP-04-16-009602	04/18/2016	0	Development Plan	Active	Kevin Icard
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Applicant: Village Park Communities, LLC **Owner:** Village Park Homes

PLAN DESCRIPTION: The Applicant is requesting the approval of a Development Plan of Phases 4A and 5A of Lawton Station to consist of 29 single family residential lots.
 STATUS: Awaiting resubmittal, responding to comments provided 7/19/2016 DRC hearing.

10/24/2016: Applicant provided response to previous comments 10/19/2016. Watershed Management is currently reviewing plans for compliance.

PROJECT NAME: LAWTON STATION PHASE 4A & 5A

Non PUD

DP-03-16-009548	04/21/2016	6 BRUIN RD	Development Plan	Active	Katie Peterson
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Applicant: R. Stewart Design, LLC **Owner:** Henry Carroll

PLAN DESCRIPTION: The applicant is requesting a DP a commercial cottage and associated site improvements.
 Status: Approved for Preliminary. Awaiting submittal of the Final Development Plan Application.

PROJECT NAME: CARROLL COTTAGE

Preliminary Development Plan



Growth Management Application Update Report

ATTACHMENT 9

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-06-16-009778	06/15/2016		Development Plan	Active	Kevin Icard
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Applicant: S.O. Land Development, LLC **Owner:** S.O. Land Development, LLC

PLAN DESCRIPTION: The applicant is requesting approval for a Preliminary Development Plan Phase 3 Southern Oaks. This will create 43 new residential lots, stormwater drainage system, sanitary sewer collection, water distribution system, roadways and utilities to serve the lots. Roll curb will be on both sides of road way for ease of driveway access.
 STATUS: Under Staff Review and scheduled for July 5 DRC Hearing.
 STATUS: Awaiting resubmittal for comments provided at 09.20.2016 DRC Hearing for Final Development Plan. Also waiting for digital copy of application and documents.

PROJECT NAME: SOUTHERN OAKS PHASE 3

DP-05-16-009671	05/20/2016		Development Plan	Active	Kevin Icard
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Applicant: LIDL US OPERATIONS LLC **Owner:** Zinn Asset Management Corp

PLAN DESCRIPTION: The applicant is requesting approval to construct a 35,962 SF (square foot) grocery store and associated site improvements. Comments were provided at the 10/31/2016 DRC Meeting.
 STATUS: Resubmittal was submitted 10/31/2016 for review by staff.

PROJECT NAME: LIDL GROCERY STORE-BLUFFTON

Public Project

DP-04-16-009605	04/19/2016		Development Plan	Active	Pat Rooney
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Applicant: Time Warner Cable **Owner:** CALHOUN DEVELOPMENT LLC

PLAN DESCRIPTION: The Applicant is requesting approval of a public project to HDD bore using a 2" HDPE conduit casing at a 4' depth. Total underground to be placed is 1337' or .253 miles.
 Status: Awaiting Final Development Plan Application responding to comments provided at the 5/3/2016 DRC meeting.

PROJECT NAME: TIME WARNER CABLE



Growth Management Application Update Report

ATTACHMENT 9

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

PD.02.09.170	09/23/2016		Master Plan	Active	Kevin Icard
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Applicant: IMPORT-APP-PERMIT

Owner:

PLAN DESCRIPTION: October 2016: Amendment to existing IMP to change the plan to add Health/Human Care as a land use classification. This amendment is associated with ZONE 9-16-10146. A PUD Amendment to Village at Verdier to include Health/Human Care as an allowed Planning Area and associated uses. The Application was heard at the 10/25 DRC meeting and comments were provided to the applicant. The Application was heard at the 10/26 Plan Commission Meeting and comments were provided to the applicant
STATUS: Town staff is awaiting resubmittal documents.

Original:
DEVELOPMENT AGREEMENT

PROJECT NAME: VILLAGE AT VERDIER PLANTATION

Total Master Plan Cases: 1

Subdivision Plan

General

SUB-05-16-009672	05/20/2016		Subdivision Plan	Active	Katie Peterson
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Applicant: Bruce Kunkel

Owner: Bruce Kunkel

PLAN DESCRIPTION: The applicant is requesting approval for a subdivision plan to divide 0.29- AC lot into two 0.145-AC lots. Comments were provided to the Applicant at the June 7, 2016 DRC meeting.
STATUS: Staff is waiting for revision documents to be submitted.

PROJECT NAME: OLD TOWN



Growth Management Application Update Report

ATTACHMENT 9

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

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-09-16-010072	09/01/2016		Subdivision Plan	Active	Katie Peterson
Applicant:	S.O. Land Development, LLC		Owner:	Village Park Homes, LLC	
PLAN DESCRIPTION:	The applicant is requesting approval to create 43 new residential lots and associated infrastructure. Applicant requested more time to submit. (9/9/2016) STATUS: Pending Development Plan Approval				
PROJECT NAME:	SOUTHERN OAKS PHASE 3				
SUB-07-16-009882	07/12/2016	4 JCS CV	Subdivision Plan	Active	Katie Peterson
Applicant:	Key Engineering, Inc.		Owner:	Jim Saba	
PLAN DESCRIPTION:	The applicant is requesting approval to subdivide Lot 4 into three different parcels. The property is identified by parcel number R610 039 000 031D 0000 and is approximately 13.26 acres. The application was heard at the July 26th DRC Meeting and comments were provided to the Applicant. STATUS: Awaiting Development Plan Approval.				
PROJECT NAME:	JC'S COVE				
SUB-10-16-010226	10/31/2016	2 HAMPTON HALL BLVD	Subdivision Plan	Active	Katie Peterson
Applicant:	Matt Rowe		Owner:	ROWE HH BUILDING LLC	
PLAN DESCRIPTION:	The applicant is requesting approval to subdivide one parcel into two separate parcels with one building on each. The property is located in a PUD.				
PROJECT NAME:	HAMPTON HALL				
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				



Growth Management Application Update Report

ATTACHMENT 9

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 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-05-16-009644	05/11/2016	6 BRUIN RD	Subdivision Plan	Active	Katie Peterson
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Applicant: R. Stewart Design, LLC **Owner:** Henry Carroll

PLAN DESCRIPTION: The applicant is requesting approval for a subdivision of lot 76 on Bruin Road. The purpose of this subdivision is to allow 2-3 additional structures. Scheduled for a 5/31/16 DRC Meeting. Applicant called 5/31 to table the application to the next meeting. Comments were provided to the Applicant at the 6/7 DRC Meeting.
STATUS: Staff is waiting for resubmittal materials addressing staff comments.

PROJECT NAME: CARROLL COTTAGE

SUB-09-16-010079	09/06/2016	252 SIMMONSVILLE RD	Subdivision Plan	Active	Katie Peterson
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Applicant: Sebastian James **Owner:** Kenneth James

PLAN DESCRIPTION: The applicant is requesting approval to subdivide .5 acres from his father's property to build a home on. Application was heard at the 9/27/2016 DRC Meeting.
STATUS: Awaiting Applicant resubmittal of letters of service from BJWSA.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

SUB-03-16-009561	03/14/2016	36 TWIN OAKS RD	Subdivision Plan	Active	Katie Peterson
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Applicant: Jesus De Leon Morales **Owner:** Boston Brown

PLAN DESCRIPTION: The applicant is requesting a subdivision of the property into an additional lot on R610 031 000 007C 0000 for the placement of a manufactured home.
UPDATE: Applicants family picked up the package since it required property owners signature. 3/23/2016
UPDATE: Applicant has not returned with the necessary documentation.

PROJECT NAME:

SUB-10-16-010202	10/21/2016		Subdivision Plan	Active	Katie Peterson
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Applicant: Thomas and Hutton **Owner:** HL DEVELOPMENT

PLAN DESCRIPTION: The applicant is requesting approval of a subdivision plan for 49 residential lots and associated infrastructure.
STATUS: The application is under staff review for the November 8th DRC meeting.

PROJECT NAME: HAMPTON LAKE PHASE 4



Growth Management Application Update Report

ATTACHMENT 9

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

Historic District

SUB-06-15-009263	06/18/2015	1256 MAY RIVER RD	Subdivision Plan	Active	Katie Peterson
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Applicant: STEVE KISER

Owner: STEVE KISER

PLAN DESCRIPTION: The applicant is requesting a subdivision of two lots into 4 lots. Comments provided at the 8/28/2015. Status: Resubmittal submitted and comments provided to Applicant 9/28/2016. Awaiting Applicant resubmittal.

PROJECT NAME: OLD TOWN

Total Subdivision Plan Cases: 10

Zoning Action

Special Exception

ZONE-09-16-010093	09/12/2016	23 PLANTATION PARK DR	Zoning Action	Active	Kevin Icard
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Applicant: Denise D'Amico

Owner: Dino J. Calamari

PLAN DESCRIPTION: The applicant is requesting approval for a Pet Grooming Salon in Plantation Park. Scheduled for November 1, 2016 BZA meeting. Status: Active

PROJECT NAME: PLANTATION BUSINESS PARK

UDO Text Amendment



Growth Management Application Update Report

ATTACHMENT 9

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

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

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

Zoning Action

ZONE-09-16-010146	09/24/2016		Zoning Action	Active	Kevin Icard
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Applicant: HealthSouth Corporation **Owner:** Security Bank of Kansas City

PLAN DESCRIPTION: The applicant is requesting approval to amend the latest Village of Verdier PUD using a Zoning Text Amendment to add Health/human Care as an allowable use.

Status: Active

Currently under review. Scheduled for Planning Commission on November 16, 2016

Status: 10-27-16 Held informal Planning Commission Workshop. Applicant and PC Members discussed the proposed text. Next step - PC Public Hearing 11-16-16

PROJECT NAME: VILLAGE AT VERDIER PLANTATION PHASE 1

Total Zoning Action Cases: 2

Total Active Cases: 59

Total Plan Cases: 59