



GROWTH MANAGEMENT UPDATE

December 8, 2015

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

- a. **Planning Commission:** December 1, 2015 special meeting agenda and November 18, 2015 meeting cancellation notice attached. Next meeting scheduled for December 16, 2015.
- b. **Historic Preservation Commission:** December 2, 2015 meeting agenda attached. Next meeting scheduled for January 6, 2016.
- c. **Board of Zoning Appeals:** November 17, 2015 meeting cancellation notice attached. Next meeting scheduled for December 15, 2015.
- d. **Development Review Committee:** November 17, and November 24, 2015 meeting agendas and November 10, and December 1, 2015 cancellation notices attached. Next meeting scheduled for December 8, 2015.
- e. **Historic Preservation Review Committee:** November 9, and November 30, 2015 meeting agendas and November 16, and November 23, 2015 cancellation notices attached. Next meeting scheduled for December 7, 2015.
- f. **Construction Board of Adjustment and Appeals:** November 24, 2015 meeting cancellation notice attached. Next meeting scheduled for December 22, 2015.
- g. **Affordable Housing Committee:** December 1, 2015 meeting agenda attached. Next meeting scheduled for January 5, 2015.
- h. **Beautification Committee:** November 19, 2015 meeting agenda attached. Next meeting scheduled for December 17, 2015.
- i. **Buck Island Simmonsville Neighborhood Plan Committee:** Next meeting scheduled for December 21, 2015.
- j. **Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee:** November 13, 2015 meeting agenda attached. The next meeting date has not been scheduled.
- k. **Lowcountry Area Transportation Study Metropolitan Planning Organization Policy Committee:** Next meeting scheduled for January 8, 2016.
- l. **Beaufort County Transportation Committee:** Next meeting scheduled for January 20, 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. To date 13 potential applicants have discussed the program with Town Staff. Currently two applicants are speaking with lending institutions regarding financing.
- b. **Home Repair Program - Minor.** As of July 1, 2015, the program has been funded by Town Council for FY16 and Town Staff is continuing to process applications for assistance. Currently there are 7 applications being completed by contractors and 4 in the review and approval process. The program is available to any Bluffton homeowner whose family income does not exceed 60% of the area median income for Beaufort County (\$28,938 for a 1 person household, \$33,072 for a 2 person household, and \$41,340 for a 4 person household). Each qualified household is eligible for up to \$5,000 in home repairs (\$10,000 for roof repairs and replacements) that result in safer, drier homes. The Home Repair Program is a part of the Neighborhood Assistance Program which was established to increase the quality of life for all residents while creating a safer more vibrant community that retains its character and provides for affordable housing. Applications are available on the Town's website, www.townofbluffton.sc.gov and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.
- c. **Home Repair Program – Major.** Repairs for four homes have been completed. The program's purpose is to assist residents earning 80% or less of the Beaufort County Area Median Income with repairs to the inside and outside of their homes that result in a home that is compliance with current Building Code requirements. The maximum benefit is \$25,000 per home (manufactured homes are not eligible). Applications are available on the Town's website, www.townofbluffton.sc.gov and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.
- d. **Affordable Housing Workforce Housing Request for Qualifications.** The Affordable Housing Committee voted to extend the deadline date for responses. The intent of the Request for Qualifications is to attract development teams interested in a small scale affordable housing project that focuses on homeownership. To date AHC has received one response.

3. Beautification Committee Work Plan.

- a. Currently the Committee is working on bidding and negotiation for landscape and irrigation improvements to the Bluffton Road/Parkway Traffic Circle to be implemented this fall and winter as part of the adopted FY16 budget. The project will consist of installing a permanent water source, irrigation system, approximately 16 ornamental trees, 54 shrubs, 200 groundcover plantings, seasonal perennials, and accent up lighting within the circle. The Committee is also evaluating the May River Road Corridor to consider adding street trees to enhance the tree canopy coverage within the Town's major thoroughfare.
- b. The Committee will continue discussions about a proposed "Adopt a Planter" program. A subcommittee was formulated to develop this concept further

and present progress reports at future meetings. It is anticipated that this program should be adopted prior to the Phase 2 Streetscape and Calhoun Street and Area Improvement projects.

4. Transportation Program.

- a. **US 278 Safety Audit.** A delay in completion of the report has resulted in a revised release date. It is now anticipated to be released after the first of the year.
- b. **SC 170 Widening.** SC 170 road work is complete. However, there are minor construction items related to SC 170 and Rights of Ways which still need to be completed. Two driveways on the parcel to be occupied by Walmart are included in the final items to be completed related to SC 170 and Right of Way Acquisition.
- c. **Bluffton Parkway Phase 5A.** Progress continues on this work. SCDOT and Beaufort County recently agreed on a change to add additional paving (overlay) to the contract to address the poor pavement condition of US 278 in the vicinity of the construction. This change, adding overlay on US 278, will slow completion of the project which had an original completion date of late 2015. The additional paving is adding several months to the completion date which is now scheduled for March of 2016. The work should be completed before summer.
- d. **Metropolitan Planning Organization (MPO).** The Long Range Transportation Plan is in final revision after the technical committee provided several comments on the rough draft. This final revision has been distributed to the Technical Committee. Final comments are due by November 30, 2015. Final revisions should be completed by the 15th of December for distribution to the Policy Committee which meets again in January. In addition to the completion of the Long Range Transportation Program, the Technical Committee has agreed to focus attention on a more comprehensive Bike and Pedestrian Plan over the next year.
- e. **Transportation Model.** This project involves providing additional modeling information to an existing model which focuses on updating the trip forecast data based upon future growth. The Request for Proposals was reviewed and a contract was awarded to CDM Smith, the original consultant for the model. The community is being asked to provide requests for the modeling of development or specific projects. Town staff will ask for the incorporation of the growth to the area south of Bluffton Parkway as it continues to grow and roadway constraints are greatest in this area. No kick off meeting has been scheduled yet.
- f. **Bluffton Parkway Phase 5B South Carolina Transportation Infrastructure Bank Application.** South Carolina Department of Commerce reviewed the application and provided a letter of support. SCDOT also reviewed the application and had four comments related to overall schedule, costs and wetland impacts. Staff has addressed these comments and responses and some clarifications were resubmitted for approval in June. Staff has completed a timeline of events related to the planning and design of this portion of the parkway as well as made sure all of the information in the application is up to date and accurate. A final draft of the application has been completed.

- g. **Beaufort County Transportation Committee (BCTC).** Beaufort County Council has begun the formal process of modifying the BCTC to represent the desires of Council as it moves from the legislative delegation's authority to the Council's authority. The committee is still designed to have eleven (11) members who represent each of the Council districts. They will be responsible for formulating "a county transportation plan, provide program management, approve expenditures of C funds" and be accountable to SCDOT for expenditures and record keeping. The Beaufort County Council held the Public Hearing on the Ordinance reorganizing this committee on October 26, 2015. The Beaufort County Public Facilities Committee has been nominating members for the vacant district seats. These nominees will have to be confirmed by County Council. Given the changes that are occurring related to this committee, the regularly scheduled meeting on November 18, 2015 was cancelled. The next meeting is scheduled for January 20, 2016. Time of this meeting is still uncertain.
- h. **May River Road Streetscape (Final Phase).** A final review and approval of the preliminary plan was completed and the plans were sent to SCDOT for review. SCDOT provided comments the week of November 23, 2015. Staff is reviewing the comments with the consultant and anticipates a resubmittal of the plans to SCDOT in December.
- i. **Bluffton Parkway Overlay.** Bluffton Parkway from Simmonsville to Buck Island will be overlaid as part of its routine maintenance. A contract with Lane Construction was approved by County Council at its August 24th meeting. Due to the extensive flooding in the state, the contractor for this work was deployed to assist in repairs of the flooded areas. The work on Bluffton Parkway will be delayed until late fall or postponed until next spring.

5. Staff Announcements:

- a. **AICP Comprehensive Planning Exam.** The American Institute of Certified Planners is the American Planning Association's professional institute and the recognized leader in certifying professional planners and promoting ethical planning, professional development, planning education, and standards of practice. On November 16, 2015, Erin Schumacher passed the test making her eligible for membership in the American Institute of Certified Planners.
- b. **Commercial Building Inspector Training.** Rob Currall completed training for Commercial Building Inspector conducted by England Enterprises, LLC through their online E-Wise Program on November 2 – November 5, 2015.
- c. **Certified Building Official Training.** Sandy Oliver completed training for the technical module of the Certified Building Official series conducted by England Enterprises, LLC through their online E-Wise Program on November 16 – November 19, 2015.
- d. **International Residential Inspectors Exam.** Don Orson successfully passed the International Residential Inspectors exam on November 10, 2015 in Savannah, GA.

ATTACHMENTS:

1. Planning Commission special meeting agenda for December 1, 2015 and cancelation notice for November 18, 2015;
2. Historic Preservation Commission meeting agenda for December 2, 2015;
3. Board of Zoning Appeals cancelation notice for November 17, 2015;
4. Development Review Committee meeting agendas for November 17, and November 24, 2015 and cancelation notices for November 10, and December 1, 2015;
5. Historic Preservation Review Committee meeting agendas for November 9, and November 30, 2015 and cancelation notices for November 16, and November 23, 2015;
6. Construction Board of Adjustment and Appeals meeting cancelation notice for November 24, 2015;
7. Affordable Housing Committee meeting agenda for December 1, 2015;
8. Beautification Committee meeting agenda for November 19, 2015;
9. Lowcountry Area Transportation Study Metropolitan Planning Organization Technical Committee meeting agenda for November 13, 2015.
10. Building Permits and Planning Applications:
 - a. Building Permits Issued 2010-2015 (to date);
 - b. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2015 (to date);
 - c. New Commercial Construction/Additions Heated Square Footage 2010- 2015(to date);
 - d. Value of Construction 2010-2015 (to date);
 - e. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2015 (to date);
 - f. Planning and Community Development Approved Applications 2010-2015 (to date)
 - g. Building Permits Issued Per Month 2010-2015 (to date); and
 - h. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2015 (to date).
11. Planning Active Application Report.



PUBLIC NOTICE

The Planning Commission (PC)
meeting scheduled for

Wednesday, November 18, 2015, at
6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is a **Special Meeting**
scheduled for
Tuesday, December 1, 2015

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



TOWN OF BLUFFTON PLANNING COMMISSION SPECIAL MEETING AGENDA

Theodore D. Washington Municipal Building

Auditorium

Tuesday, December 1, 2015, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

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

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

VI. [ADOPTION OF MINUTES](#) – October 28, 2015

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

1. FOR ACTION

- A. [COFA-9-15-9340](#).** The Applicant, Wm. Gary McCamy of Bergmann Associates, requests a Certificate of Appropriateness – Highway Corridor Overlay for the approval of a Walmart Neighborhood Market and Pharmacy consisting of a 43,000 SF building, two retail buildings (Building A - 8,400 SF and Building B -9,000 SF), a Walmart fueling station with a building of 754 SF and six dual gas fueling stations with an overhead canopy, and associated site improvements on 24.73 acres of property located at the intersection of Bluffton Parkway and SC Highway 170, zoned Buckwalter PUD and located in the Highway Corridor Overlay District.

IX. NEW BUSINESS

1. FOR ACTION

A. Adoption of 2016 Planning Commission Meeting Dates

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 16, 2015

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



**TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION**

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, December 2, 2015, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

VI. [ADOPTION OF MINUTES](#) – November 4, 2015

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness](#). A request by Lottie Anne D. Mundy for approval of a Certificate of Appropriateness to renovate and construct an addition to an existing 990 SF residential structure, located on the property identified as 103 Lawrence Street and zoned Neighborhood General-HD (COFA 10-15-9401).

- B. [Certificate of Appropriateness](#). A request by Elaine Gallagher Adams for approval of a Certificate of Appropriateness to construct a new single family residence of approximately 1,690 SF and an accessory carriage house of approximately 650 SF on the property identified as 4 Tabby Shell Road (Lot 4), in the Tabby Roads Development and zoned Neighborhood General-HD (COFA-11-15-9403).

- X. DISCUSSION
- XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, January 6, 2015

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



PUBLIC NOTICE

The Board of Zoning Appeals
(BZA)
Meeting scheduled for

Tuesday, November 17, 2015, at 6:00 p.m.

Has been CANCELED

The next meeting is scheduled for
Tuesday, December 15, 2015

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



PUBLIC NOTICE

The Development Review
Committee (DRC)
Meeting scheduled for

Tuesday, November 10, 2015, at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, November 17, 2015

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, November 17, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Rose Hill Plantation- Master Plan Amendment:** A request by Chester C. Williams on behalf of Land Asset Holdings, LLC for the approval of a Master Plan Amendment. The proposed amendment proposes to change the permitted current use from Multi-family-16 du/acre to allow self-storage and outdoor storage of vehicles, RV's and boats. In addition, the amendment would allow other uses including general office, medical office, health services, research and laboratory, and artisan workshop. The project is located on Simmonsville Road, north of Bluffton Parkway and adjacent to the power line easement. The property is identified by tax map number R610 031 000 0250 0000 and is located within the Rose Hill PUD. (MPA-10-15-9391)
2. **Cypress Ridge Phase 6A – Subdivision:** A request by Brian Allen on behalf of D.R. Horton, Inc. for the approval of a Subdivision. The proposed subdivision consists of 74 detached dwellings, associated infrastructure and an approximately 1,300 LF entry drive. The project is located west of SC Hwy 170 and south of Mill Creek Boulevard within the Jones Estate PUD. The property is identified by tax map number R614 028 000 0916 0000 (SUB-10-15-9399)
3. **Cypress Ridge Phase 7A – Subdivision:** A request by Brian Allen on behalf of D.R. Horton, Inc. for the approval of a Subdivision. The proposed subdivision consists of 61 residential townhome lots and associated infrastructure. The project is located west of SC Hwy 170 and south Mill Creek Boulevard within the Jones Estate PUD. The property is identified by tax map number R614 028 000 0916 0000. (SUB-10-15-9396)

4. **Heritage at New Riverside Phase 2A – Subdivision:** A request by Brian Allen on behalf of D.R. Horton, Inc. for the approval of a Subdivision. The proposed subdivision consists of 48 new single family residential lots and associated infrastructure. The project is located adjacent to SC Hwy 46, west of the intersection of SC Hwy 46 and SC Hwy 170, and within the New Riverside PUD. The property is identified by tax map number R610 035 000 0014 0000. (SUB-10-15-9398)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, November 24, 2015

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



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Tuesday, November 24, 2015, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Rose Dhu Plantation Equestrian Center – Development Plan Amendment:** A request by Mark Maxwell on behalf of Phillip Warth for the approval of a Development Plan Amendment. The project proposes a 24' extension to an existing barn to allow the property to function more effectively. The project is located within Rose Dhu Plantation on US HWY 46, west of Buckwalter Parkway. The property is identified by tax map numbers R610 037 000 0138 0000 and R610 037 000 0119 0000 and is located within the Buckwalter PUD. (DPA-11-15-9406)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 1, 2015

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



PUBLIC NOTICE

The Development Review
Committee (DRC)
Meeting scheduled for

Tuesday, December 1, 2015, at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, December 8, 2015

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



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

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, November 9, 2015, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Lot 5 Calhoun Street Promenade.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for review of a Certificate of Appropriateness to construct a new 2 story commercial building of approximately 2,080 SF, located on the property identified as 212 Bluffton Road, in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD (COFA-10-15-9395).
- 2. 103 Lawrence Street.** A request by Lottie Anne D. Munday for review of a Certificate of Appropriateness to renovate and add an addition to an existing 990 SF structure, located on the property identified as 103 Lawrence Street and zoned Neighborhood General-HD (COFA 10-15-9401).
- 3. Lot 4 Tabby Roads.** A request by Elaine Gallagher Adams for review of a Certificate of Appropriateness to construct a new single family residence of approximately 1,690 SF and an accessory carriage house of approximately 650 SF on the property identified as 4 Tabby Shell Road, in the Tabby Roads Development and zoned Neighborhood General-HD (COFA-11-15-9403).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, November 16, 2015

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, November 16, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, November 23, 2015

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



PUBLIC NOTICE

The Historic Preservation Review
Committee (HPRC)
Meeting scheduled for

Monday, November 23, 2015, at 4:00 P.M.

has been CANCELED

The next meeting is scheduled for
Monday, November 30, 2015

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



TOWN OF BLUFFTON HISTORIC PRESERVATION REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room
Monday, November 30, 2015, 4:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **28 Tabby Shell Road.** A request by Thomas L. Hiatt, Architect, on behalf of Kristen and Matthew Scott for review of a Certificate of Appropriateness to construct a new single family residential structure of approximately 1740 SF, with a 763 SF carriage house, located on the property identified as 28 Tabby Shell Road (Lot 15), in the Tabby Roads Development and zoned as Neighborhood General-HD (COFA-11-15-9413).

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Monday, December 7, 2015

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



PUBLIC NOTICE

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

Tuesday, November 24, 2015, at 6:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Tuesday, December 22, 2015

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



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

Theodore D. Washington Municipal Building

Large Meeting Room

Tuesday, December 1, 2015

10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – November 3, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Discussion of Workforce Housing Initiatives
- VIII. PUBLIC COMMENTS
- IX. DISCUSSION
- X. ADJOURNMENT

NEXT MEETING DATE – Tuesday, January 5, 2015

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



**TOWN OF BLUFFTON
BEAUTIFICATION COMMITTEE MEETING AGENDA**

Theodore D. Washington Municipal Building
Large Meeting Room
Thursday, November 19, 2015, 10:00 a.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF THE AGENDA
- IV. ADOPTION OF MINUTES – September 17, 2015
- V. PUBLIC COMMENTS
- VI. OLD BUSINESS
 - 1. Updates on the Status of Bluffton Parkway Circle Improvements
 - 2. Continued Discussion of the Proposed Adopt a Planter Program
- VII. NEW BUSINESS
 - 1. May River Road Tree Replacements
 - 2. Adoption of 2016 Meeting Dates
- VIII. DISCUSSION
- IX. ADJOURNMENT

NEXT MEETING DATE: Thursday, December 17, 2015

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

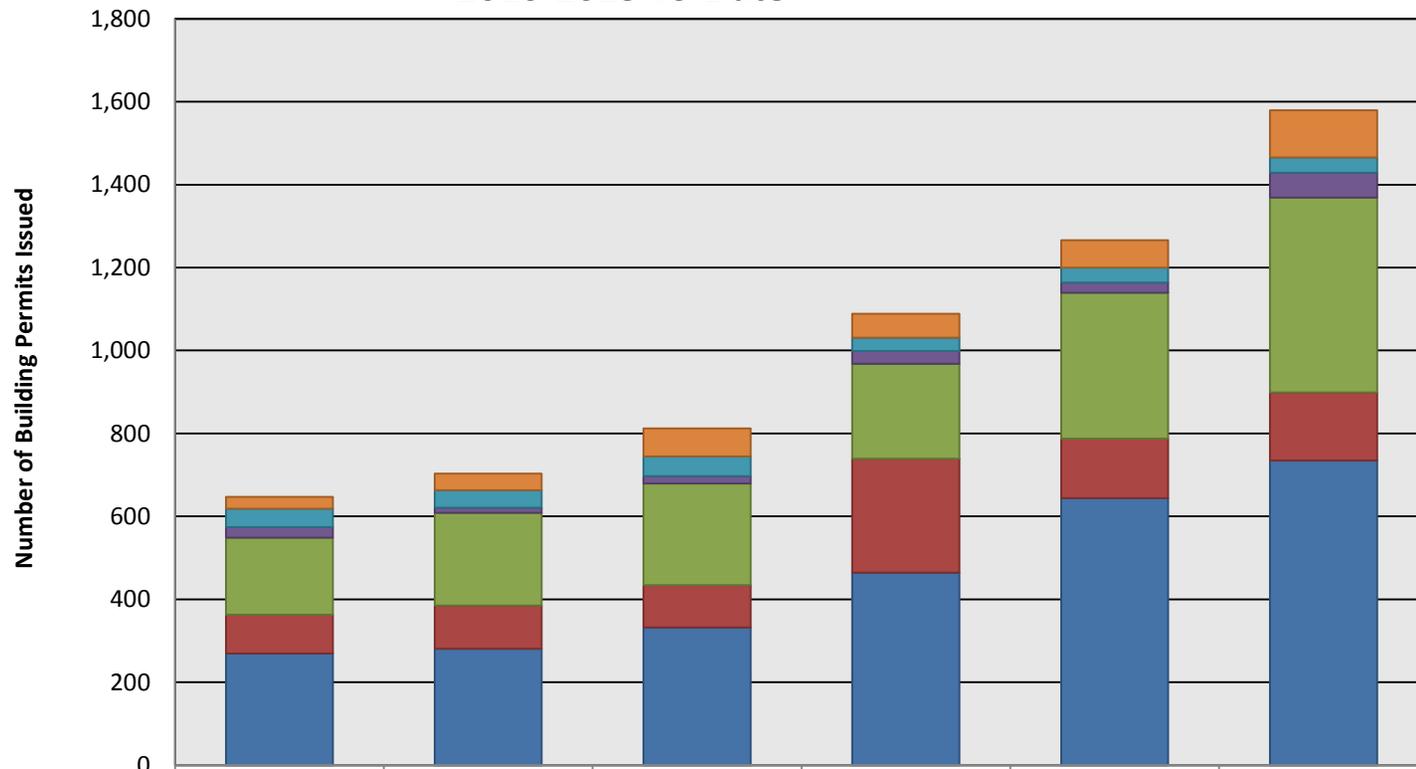
LATS MPO Technical Committee Meeting Agenda

Friday, November 13, 2015, 10:00 am
TCL New River Conference Room

1. Acceptance/Correction of Notes from 3/13/15 Meeting
2. SCDOT Update on US 17
3. Palmetto Breeze Service and Activities Update
4. LRTP Final Draft and Next Steps
5. Ongoing role and activities of the Technical Committee, per LATS By-Laws
<http://www.lowcountrycog.sc.gov/transportation/latsmpo/Documents/LATS%20MPO%20Bylaws.pdf>
6. Technical Committee Meeting Schedule for Calendar Year 2016.
Possibilities may include but not be limited to:
 - a. Current. Mid-month Friday, every two months, starting January 2016.
 - b. Concurrent with Policy Committee, two weeks before quarterly meetings, mid-month Friday. Additional meetings as needed. Starting March 2016.
 - c. Combination of a. + b.
 - d. Other.
7. Other Business
8. Adjournment

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

Attachment 10.a

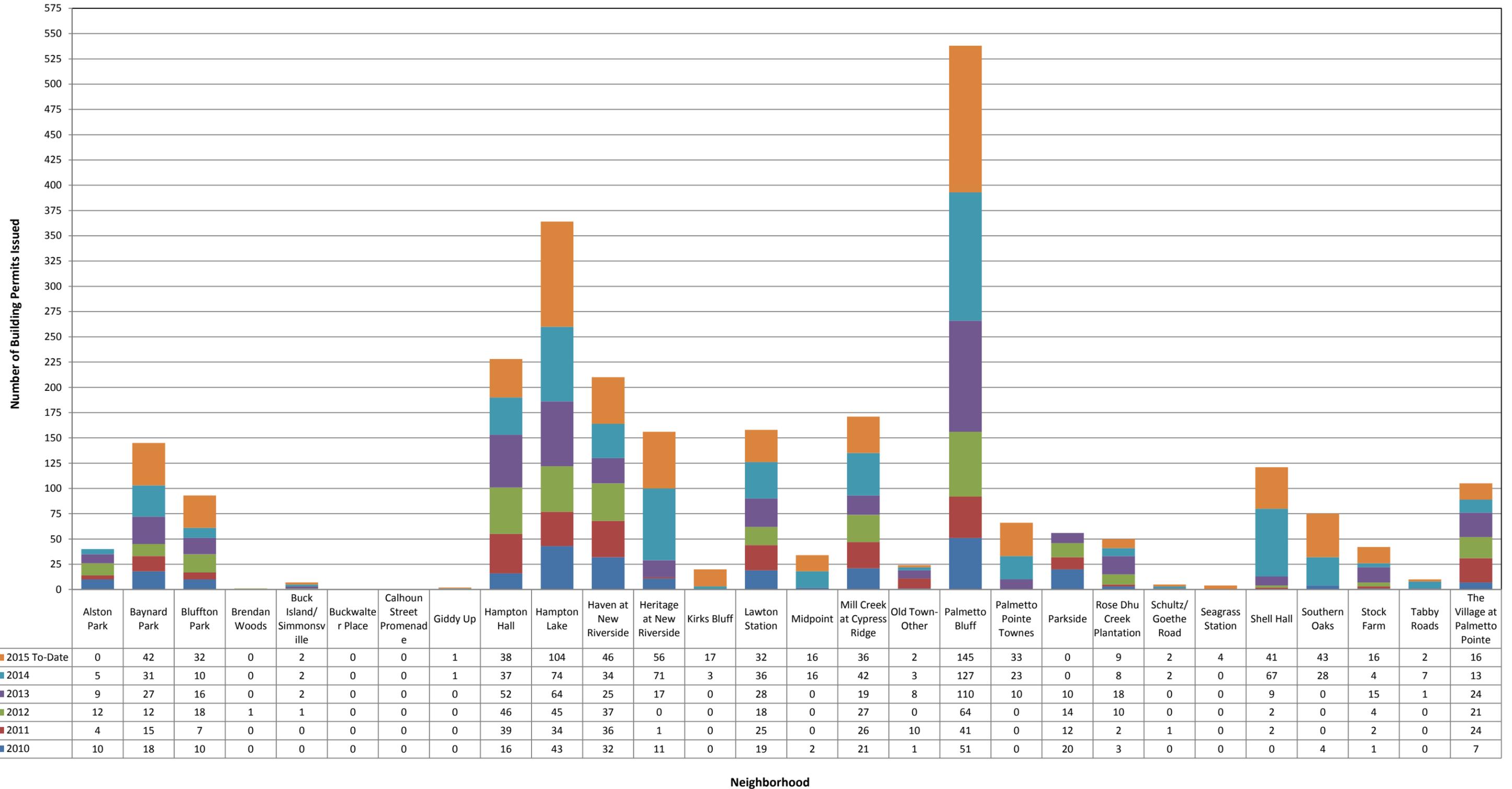


	2010	2011	2012	2013	2014	2015 To-Date
Other Commercial	28	40	67	58	66	113
Commercial Addition	45	42	48	32	36	37
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	60
Other Residential	186	224	245	229	351	470
Residential Addition	94	104	102	275	144	164
New Single Family/Multi-Family Residential	269	281	332	464	644	735

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 2015 (year to date) is 134 which is a 26% increase of building permits issued on a monthly basis from 2014.

Town of Bluffton New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2015 To-Date



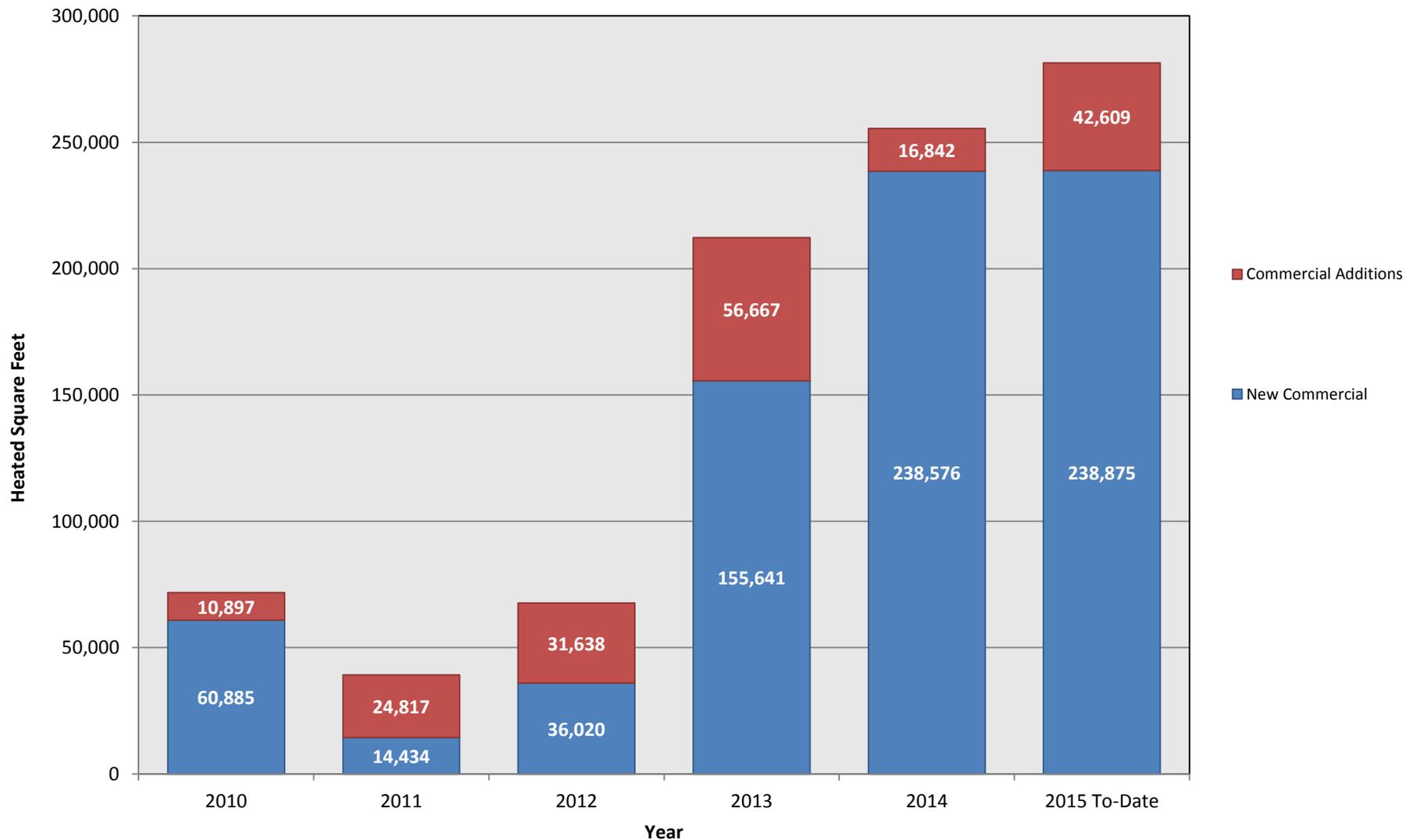
Neighborhood

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

Town of Bluffton

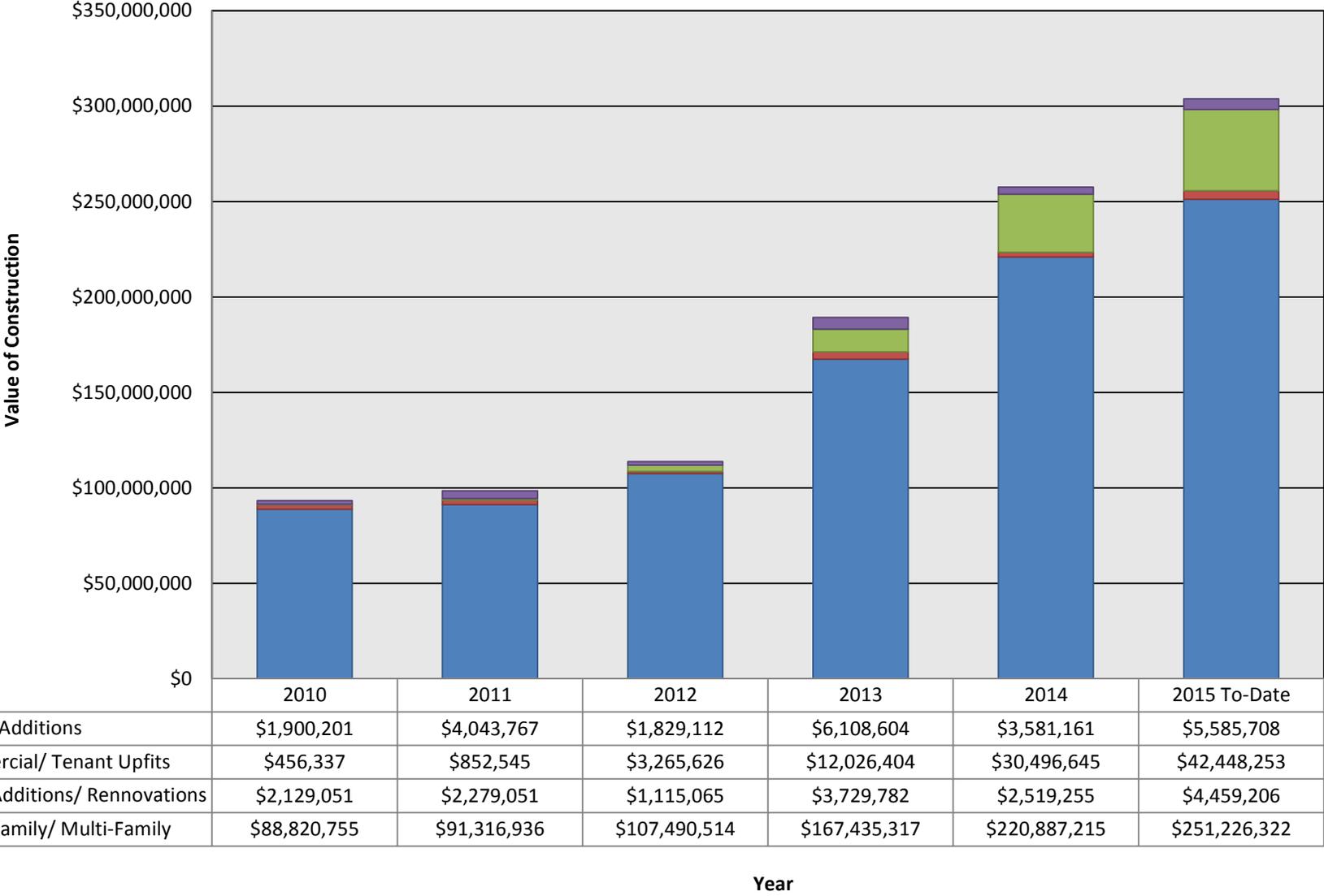
New Commercial Construction and Additions Heated Square Footage

2010 - 2015 To-Date



Note: The monthly average of additional commercial square footage in 2015 (year to date) is 27,155 which is a 28% increase of additional commercial square footage from 2014.

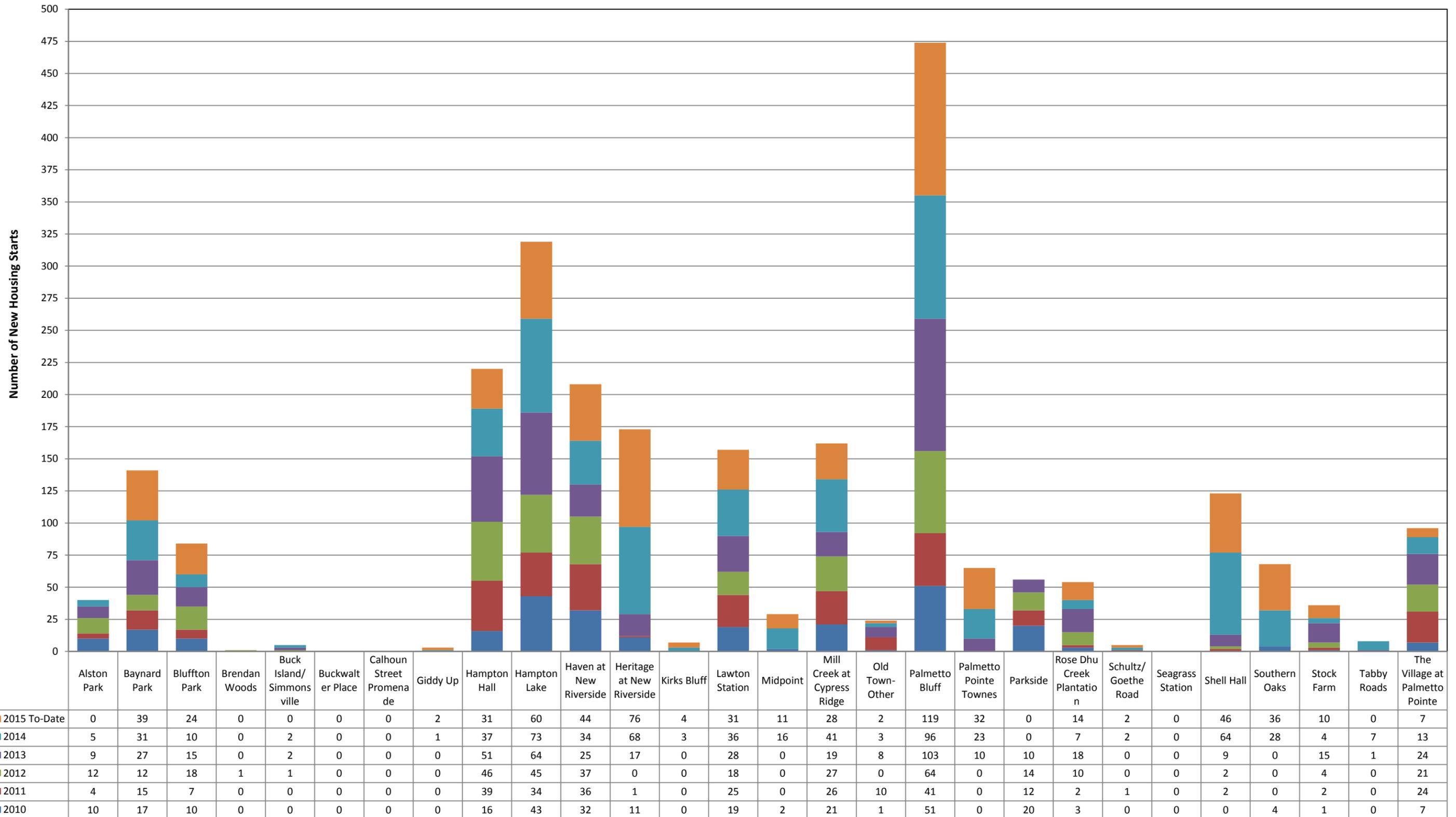
**Town of Bluffton
Value of Construction
2010-2015 To-Date**



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.

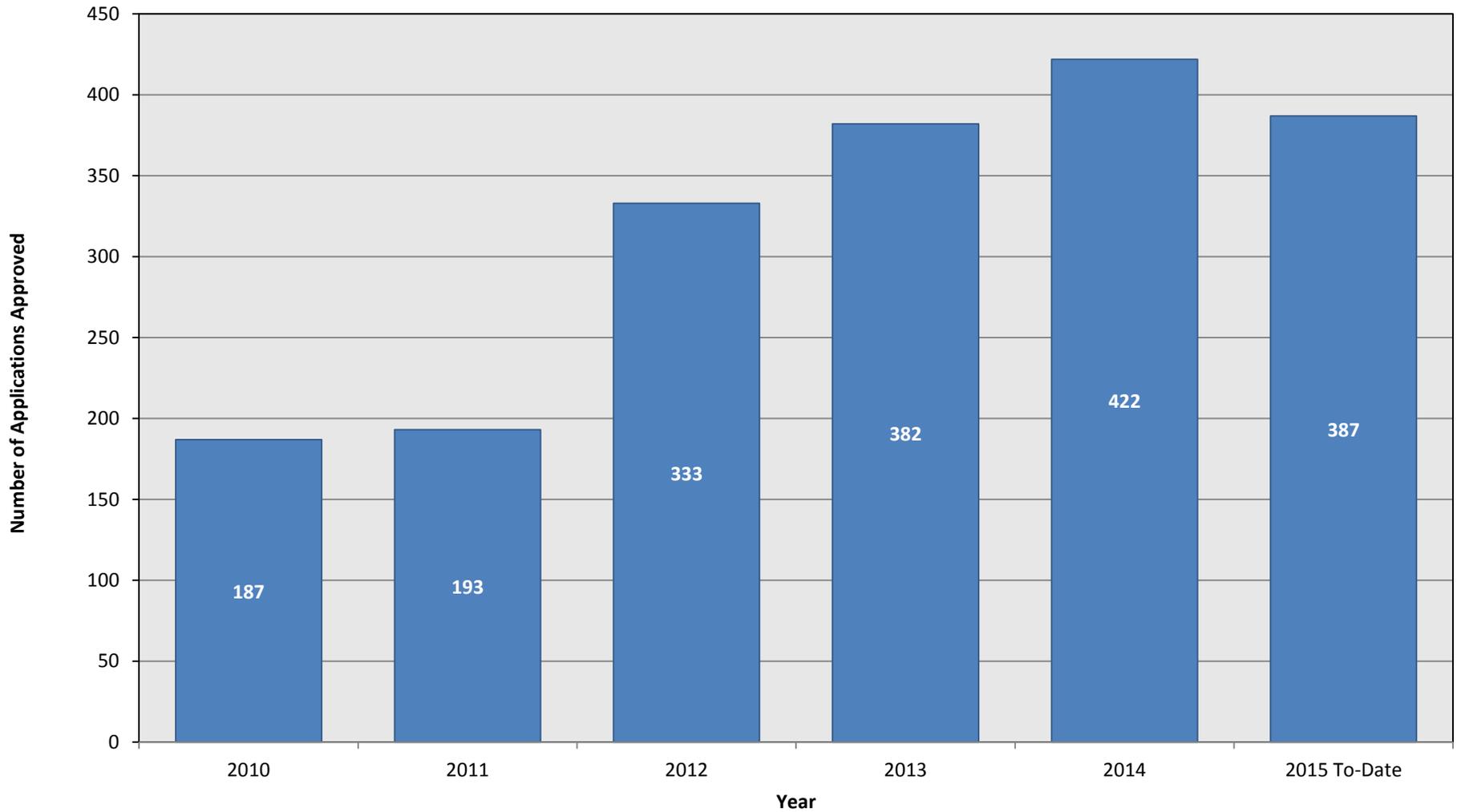
Town of Bluffton

New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2015 To-Date

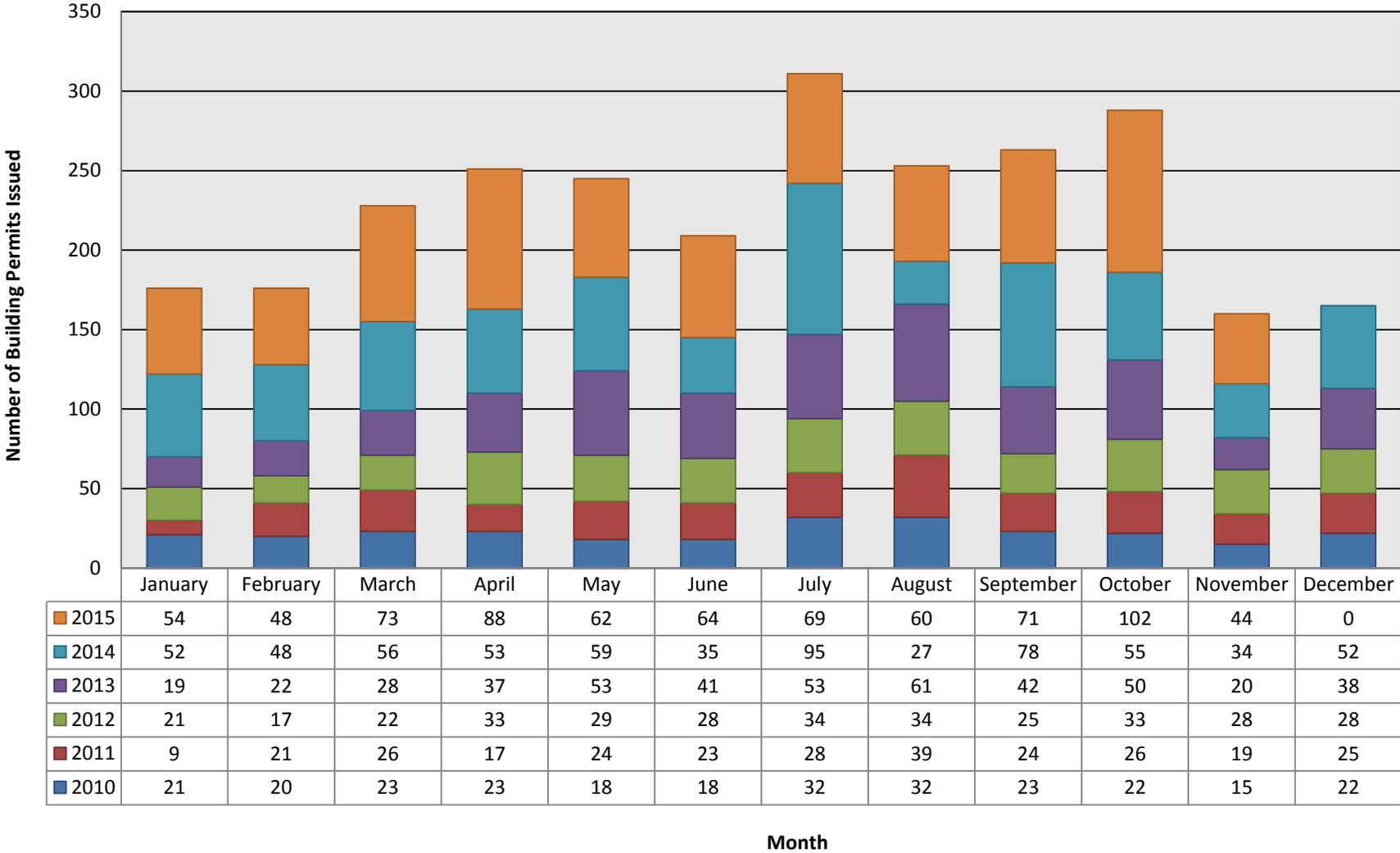


Neighborhood

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

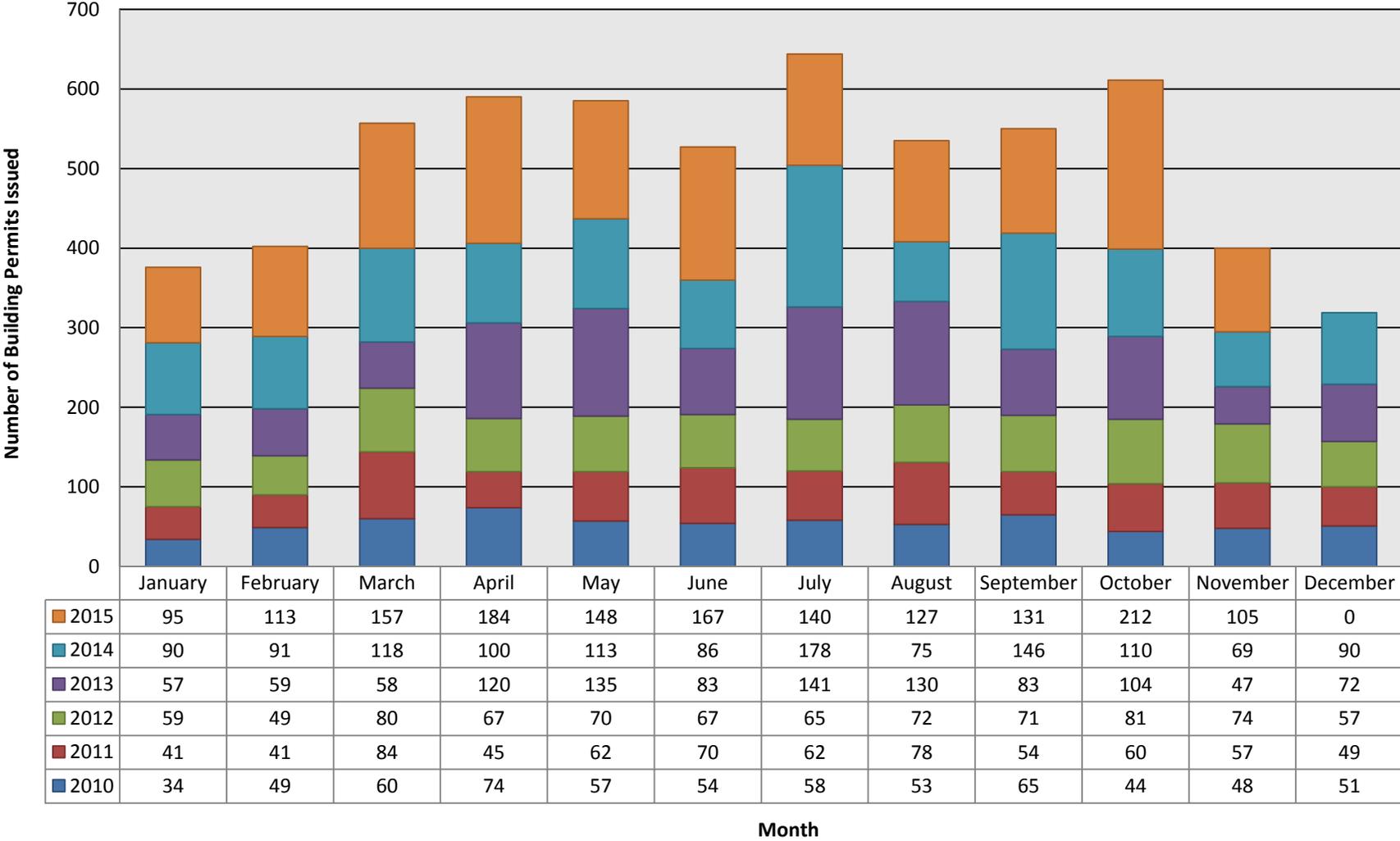


**Town of Bluffton
New Single Family/ Multi-Family Residential Building Permits Issued Per Month
2010-2015 To-Date**



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

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



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.



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 11

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

Certificate of Appropriateness

Highway Corridor Overlay District

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

Owner: Parcel 8C LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HCO to construct a 43,000 square foot Walmart Neighborhood Market, pharmacy and gas station. The proposed development plan also includes 2 additional retail building which will include a mixture of shops and restaurants.
STATUS: The application was reviewed for conformance with the associated planning documents and presented the October 28th Planning Commission meeting where direction was provided and the application was tabled until the December 1st special PC meeting.

PROJECT NAME: WALMART AT CROSSROADS

Historic District

COFA-11-15-009403	11/02/2015	4 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Elaine Gallagher Adams

Owner: Elaine Gallagher Adams

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for the new construction of a 1.5 story wood frame with garage option in the Tabby Roads subdivision of Old Town.
STATUS: The application was reviewed at the November 9th 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 2nd meeting.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-10-15-009385	10/19/2015	5753 GUILFORD PL	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc.

Owner: Eugene Marks

PLAN DESCRIPTION: The Applicant is requesting approval of a Certificate of Appropriateness for a two story single family residential.
STATUS: The application is currently being reviewed by Staff for conformance with the UDO and is scheduled for review by the HPRC at the October 26th meeting. Staff is awaiting a final application to be presented to the full HPC for final review.

PROJECT NAME: STOCK FARM



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Active Cases

Certificate of Appropriateness

COFA-04-15-009182 04/20/2015 95 GREEN ST Certificate of Appropriateness Active Erin Schumacher

Applicant: Storm Solutions of the Low Country, LLC **Owner:** Glenda Mikulak

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for new construction at 95 Green Street.
STATUS: The project was reviewed at the May 11th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

PROJECT NAME:

COFA-10-15-009382 10/19/2015 5733 GUILFORD PL Certificate of Appropriateness Active Erin Schumacher

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

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for a two story residential.
STATUS: The application was reviewed at the October 26th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: STOCK FARM

COFA-10-14-8432 10/14/2014 209 GOETHE RD Certificate of Appropriateness Active Erin Schumacher

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

PLAN DESCRIPTION: The applicant is requesting approval of a carriage house on 209 Goethe RD.
STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

PROJECT NAME: OLD TOWN



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Active Cases

Certificate of Appropriateness

COFA-10-14-8424	10/10/2014	0	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Town of Bluffton **Owner:** owner

PLAN DESCRIPTION: A submittal of Town of Bluffton Home Series Plans for review by the HPC so that they may be utilized in the HD zoning districts
 STATUS: The project was reviewed at the October 20th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

PROJECT NAME: Town of Bluffton Home Series

COFA-11-15-009413	11/19/2015	28 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Thomas L. Hiatt, Architect, PC **Owner:** Kristen and Matthew Scott

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for the construction of a new three bedroom, two and a half bathroom, 1740 sq. ft. with a 2 car garage and 279sq. ft. bonus room above.
 STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the November 30th meeting.

PROJECT NAME: TABBY ROADS PHASE 1

COFA-07-15-009282	07/14/2015	3 HEAD OF THE TIDE	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Christine & Don Galbraith **Owner:** DGMI Associates

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD to install a 228 square feet screened enclosure on the back of the existing home.
 STATUS: The application was reviewed at the July 20th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: STOCK FARM



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Active Cases

Certificate of Appropriateness

COFA-11-15-009421	11/30/2015	36 PROMENADE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Michael Vaccaro **Owner:** Apex Land & Development Co., LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for the New Construction of a restaurant with 5 residential units above. Approx. 1,725 SF restaurant approx. 1730 second floor(2 units), 1630 third floor(3 units)

PROJECT NAME: CALHOUN STREET PROMENADE

COFA-10-15-009401	10/29/2015	103 LAWRENCE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Lottie Anne Munday **Owner:** Lottie Anne Munday

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for an addition and renovation of the existing structures at 103 Lawrence Street.
 STATUS: The application was reviewed at the November 9th 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 2nd meeting.

PROJECT NAME: OLD TOWN

COFA-12-14-8727	12/18/2014	18 STOCK FARM RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Boshaw, Ronald J. (Boshaw Residential) **Owner:** Laurie Montano & Jack Novotny

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

STATUS: The project was reviewed at the December 29th HPRC meeting and the full HPC at the March 4th meeting and approved with conditions. Updated materials were submitted and reviewed to ensure that they met the conditions of the approval and the Certificate of Appropriateness was granted. An amendment was submitted on 10/29/2015 and was approved.

PROJECT NAME: STOCK FARM



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Active Cases

Certificate of Appropriateness

COFA-10-15-009384	10/19/2015	5747 GUILFORD PL	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc. **Owner:** Eugene Marks

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for a two story single family residential.
STATUS: The application was reviewed at the October 26th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: STOCK FARM

COFA-06-15-009265	06/22/2015	48 PROMENADE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Michael Vaccaro **Owner:** Michael Vaccaro

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for the new construction of an office building
STATUS: The application was reviewed at the June 29th HPRC meeting and the October 7th HPC 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: CALHOUN STREET PROMENADE

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



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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-06-15-009258	06/11/2015	5802 YAUPON RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Coastal Lowcountry Homes, LLC **Owner:** Coastal Lowcountry Home LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD to construct a single family home with detached garage.
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: STOCK FARM

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:** Premier Exteriors, 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



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Active Cases

Certificate of Appropriateness

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

Owner: leslie lessig

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

STATUS: The application was reviewed at the August 24th HPRC meeting and the October 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

COFA-10-15-009383	10/19/2015	5739 GUILFORD PL	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc.

Owner: Eugene Marks

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for a two story residential.

STATUS: The application was reviewed at the October 26th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: STOCK FARM

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

Owner: Jeff Scott

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

STATUS: The application was reviewed at the October 5th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review. The Applicant is currently reconsidering the proposed design and working with Building Safety to determine possible alternatives.

PROJECT NAME: OLD TOWN



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

Development Plan

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

PLAN DESCRIPTION: The Applicant is requesting approval of a Final Development Plan allowing for the construction of 10 single family bungalow cluster homes and associated infrastructure on 1.67 acres on Thomas Heyward Street.
STATUS: Awaiting resubmittal to comments provided on 10/6/2015.

PROJECT NAME: OLD TOWN

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

PLAN DESCRIPTION: The Applicant is requesting a Final Development Plan to construct a 43,000 square foot Walmart Neighborhood Market, pharmacy and gas station. The proposed development plan also includes 2 additional retail buildings which will include a mixture of shops and restaurants.
STATUS: Resubmittal under review responding to comments provided at the 10/27/2015 DRC hearing. Staff comments due 12/3/2015

PROJECT NAME: WALMART AT CROSSROADS

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

PLAN DESCRIPTION: The applicant is requesting approval of a final development plan to construct a Bojangles Restaurant in the Buckwalter Commons Initial Master Plan area. The first partial phase of infrastructure construction was approved under development permit #295 for site work and to construct an access road with associated infrastructure known as "Pinellas Drive" (Buckwalter Plaza).
STATUS: Awaiting resubmittal responding to comments provided at the 8/25/2015 DRC hearing

PROJECT NAME: Bojangles-Buckwalter Pkwy

Preliminary Development Plan



Growth Management Application Update Report

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Active Cases

Development Plan

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

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

STATUS: Awaiting resubmittal

PROJECT NAME: PALMETTO BLUFF BLOCK J

Public Project

DP-10-15-009373	10/12/2015		Development Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton **Owner:** BC Buckwalter LLC

PLAN DESCRIPTION: The applicant is requesting approval of an earthwork management plan for the new Kroger and mixed use development located in Buckwalter Place. The project proposes to place fill in future building, parking and roadway areas, plus perform preliminary excavation of stormwater ponds.

STATUS: Resubmittal under review responding to comments provided at the 10/20/15 DRC hearing. Staff comments due 12/3/2015

PROJECT NAME: BUCKWALTER PLACE

DP-10-14-8462	10/20/2014	109 BRIDGE ST	Development Plan	Active	Pat Rooney
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Applicant: Town of Bluffton **Owner:** Town of Bluffton

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

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

PROJECT NAME: OLD TOWN



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Active Cases

Development Plan Amendment

DPA-11-15-009406 11/04/2015 Development Plan Amendment Active Pat Rooney

Applicant: Lowcountry Compost, LLC **Owner:** Phillip Warth

PLAN DESCRIPTION: The Applicant is requesting approval of a Development Plan Amendment to add a 24 foot addition to the existing barn to help the property function more effectively as an equestrian center.
STATUS: Awaiting resubmittal responding to comments provided at the 11/24/2015 DRC hearing

PROJECT NAME:

DPA-10-15-009359 10/01/2015 Development Plan Amendment Active Pat Rooney

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

PLAN DESCRIPTION: The applicant is requesting approval to convert 24 multi-family units to 17 single family lots within Phase 1 - Tract 6 at Hampton Lake. In addition, revised water and sewer connections are proposed to service the new 17 lots within Parcels 5 and 8 located on Mooring Line Court and Hampton Lake Crossing.
STATUS: Resubmittal under review responding to comments provided at the 11/10/2015 DRC hearing. Staff comments due 12/4/2015

PROJECT NAME: HAMPTON LAKE PHASE 1 TRACT 6

Total Development Plan Amendment Cases: 38

Master Plan Amendment

Major



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Active Cases

Master Plan Amendment

MPA-10-15-009391 10/26/2015 71 SIMMONSVILLE RD Master Plan Amendment Active Pat Rooney

Applicant: Chester Williams **Owner:** Land Asset Holdings, LLC

PLAN DESCRIPTION: The Applicant is requesting an amendment to the Rose Hill Master Plan and the Future Land Use Map within the Comprehensive Plan to change the currently approved uses and associated density on the Property. The property was annexed into the Town with the approved land use of MF -16 (Multi-family residential up to 16 du/acre). The Applicant is requesting a change in the approved land uses to allow self storage and outdoor storage for vehicles, RV's and boats. In addition, other permitted uses requested include general office, medical offices, health services, car wash, research and laboratory, and artisan workshop up to 6,000 SF/acre.
STATUS: Under review for a December 16th Planning Commission hearing and January 12th Town Council hearing. Preliminary DRC comments provided on November 17th.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Total Master Plan Amendment Cases: 39

Subdivision Plan

General

SUB-7-14-8003 07/29/2014 Subdivision Plan Active Pat Rooney

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

PLAN DESCRIPTION: The Applicant is requesting approval for a Subdivision - General application to define and convey approximately 1.7 miles of Old Moreland Road and 43.15 acres to the Palmetto Bluff Preservation Trust Inc. The application was reviewed at the August 19, 2014 DRC meeting and staff comments were provided.

STATUS: Called Brad Rife for a status update. Still awaiting resubmittal in response to staff comments provided at the 8/19/14 DRC.

PROJECT NAME: PALMETTO BLUFF PHASE 1



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Active Cases

Subdivision Plan

SUB-10-15-009399	10/29/2015		Subdivision Plan	Active	Theresa Thorsen
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Applicant: Thomas & Hutton

Owner: THOMAS AND HUTTON

PLAN DESCRIPTION: The Applicant is requesting the approval of a Subdivision of approximately 42 acres to consist of 74 detached dwellings, associated infrastructure and approximately 1,300 LF entry drive. The phase will be located south of previously approved Phases 5, however access shall be from the newly constructed entry at the intersection of Hulston Landing Road and SC Highway 170.

Status: Applicant was provided comments on November 17, 2015 DRC meeting and awaiting re submittal.

PROJECT NAME: Cypress Ridge Phase 6A

SUB-11-15-009412	11/19/2015		Subdivision Plan	Active	Theresa Thorsen
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Applicant: John Paul Moore

Owner: MAY RIVER FOREST

PLAN DESCRIPTION: The Applicant is a requesting a subdivision plan for Moreland Block L-1A to be located within Phase 2 of Palmetto Bluff. The purpose of the plat is to allow May River Forest, LLC to sell the proposed 15 single family lots within the Moreland neighborhood as well as dedicate the right of way to the Palmetto Bluff Preservation Trust upon completion of the project. The project is part of the overall Moreland L-1 project and is covered under the Moreland L-1 development permit (DEVP-9-14-6018) as a residential use.

STATUS: Under review for a 12/10/2015 DRC hearing

PROJECT NAME: Palmetto Bluff Moreland Block L-1A

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



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Active Cases

Subdivision Plan

SUB-10-15-009398 10/28/2015 Subdivision Plan Active Theresa Thorsen

Applicant: Thomas & Hutton **Owner:** THOMAS AND HUTTON

PLAN DESCRIPTION: The Applicant is requesting the approval of a subdivision of 17.72 acres into 48 single family lots and associated infrastructure. It is located in The Heritage at New Riverside Phase 2A, and is located on HWY 46, west of the SC46/170 intersection and has a tax map number of R610 035 000 0014 0000.
Status: Applicant was provided comments at November 17, 2015 DRC meeting and awaiting resubmittal.

PROJECT NAME: HERITAGE AT NEW RIVERSIDE PHASE 2A

SUB-10-15-009396 10/28/2015 Subdivision Plan Active Theresa Thorsen

Applicant: Thomas & Hutton **Owner:** THOMAS AND HUTTON

PLAN DESCRIPTION: The Applicant is requesting approval of the subdivision of an approximately 9.6 acre parcel within Cypress Ridge Phase 7A into 61 residential town home dwellings and associated infrastructure.
Status: Applicant was provided comments at November 17, 2015 DRC meeting and awaiting resubmittal.

PROJECT NAME: CYPRESS RIDGE PHASE 7

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

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

PLAN DESCRIPTION: The Applicant is requesting approval of a Subdivision - General application to define and convey approximately 3/4 miles of Moreland Road and 5.365 acres to the Palmetto Bluff Preservation Trust, Inc. The Application was reviewed on 8/19/2014 and staff provided comments. Staff is awaiting a response and resubmittal from the Applicant.

STATUS: Called Brad Rife for a status update. Still awaiting Resubmittal to respond to staff comments provided at 8/19/2014 DRC hearing.

PROJECT NAME: PALMETTO BLUFF PHASE 1

Historic District

